

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**

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**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."

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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.

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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.

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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.

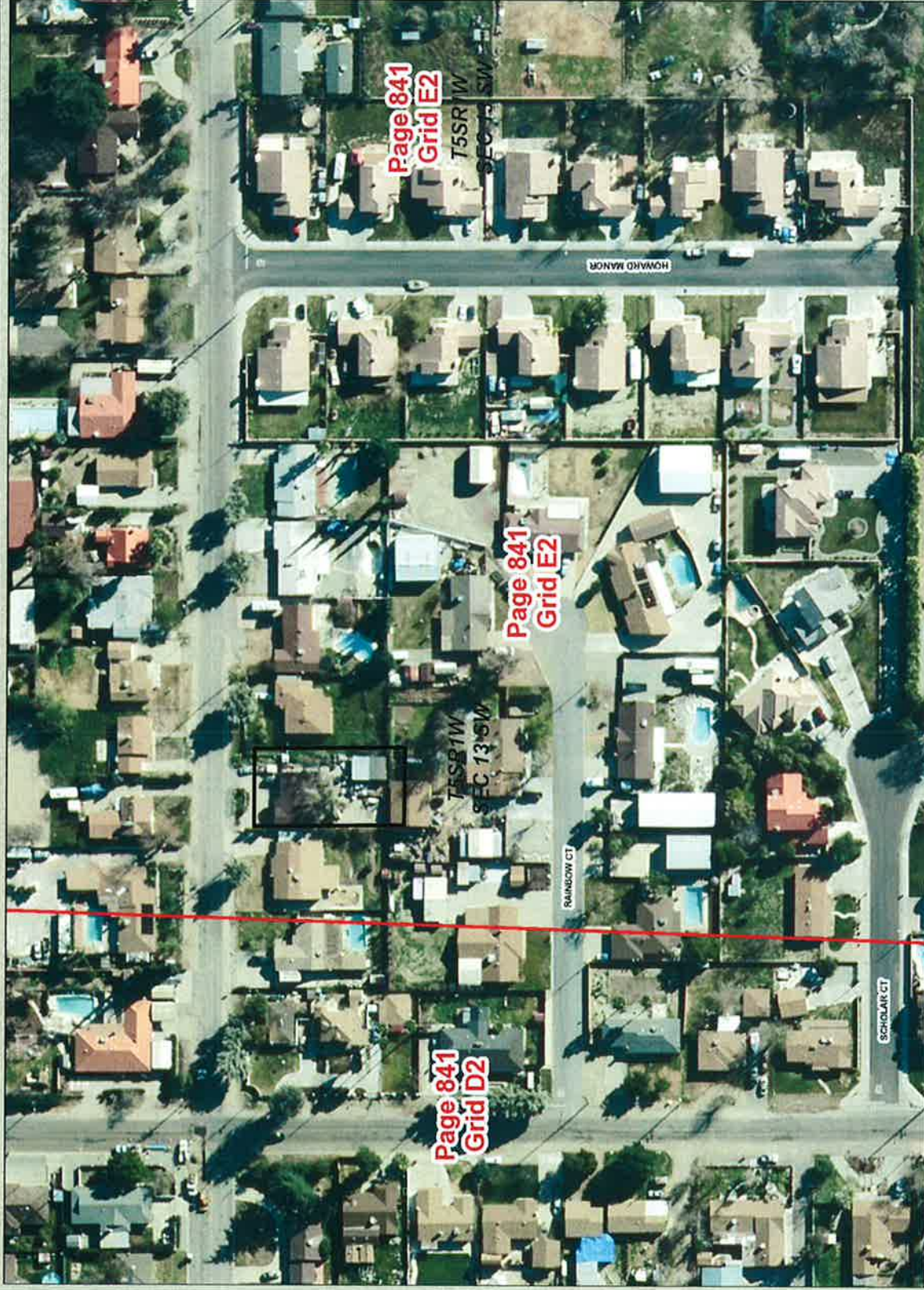
12 Executed this 29<sup>th</sup> day of March, 2016, at Murrieta, California.

13  
14   
15 BRETT POLLARD  
16 Code Enforcement Officer  
Code Enforcement Department

# **EXHIBIT “A”**

CV14-04439

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



### Legend

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



0 176

353 Feet



REPORT PRINTED ON... 3/8/2016 10:51:43 AM

© Riverside County TLMA GIS

### Notes

Thomas Bros Page 841  
Grid E2

\*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 “B”**

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

Assessment #449280005-0

Parcel # 449280005-0

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

[View Parcel Map](#)

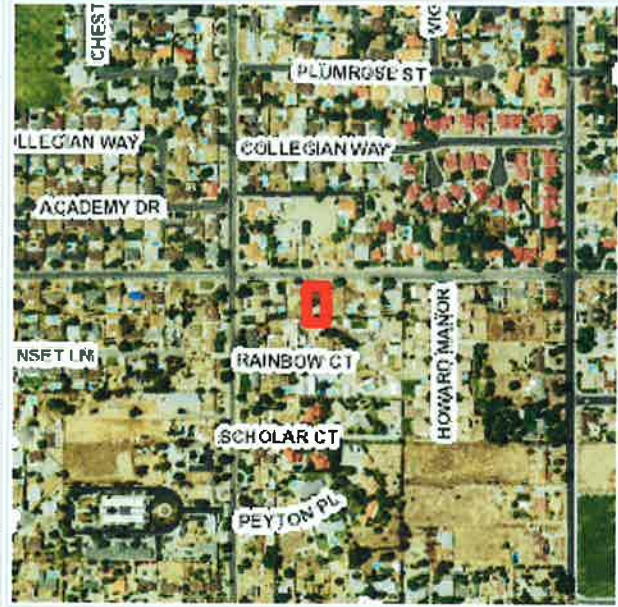




# Riverside County Parcel Report

**APN 449-280-005**  
[Disclaimer](#)

Report Date: Tuesday, March  
08, 2016



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

<b>Property Characteristics</b>	Constructed: 1961 Baths: 1.00 Bedrooms: 2 Const. Type: WOOD FRAME Garage Type: A Prop Area: 1009 SqFt Roof Type: COMPOSITION Stories: 1	<b>County Service Area</b>	In or partially within HEMET #69 - Street Lighting
<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	MDR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	Not in a Redevelopment Area
<b>Area Plan (RCIP)</b>	San Jacinto Valley	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	None	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b><u>Zoning Classifications (ORD. 348)</u></b>	Zoning: R-1-12000 CZNumber: 3508	<b>Zoning Districts and Zoning Areas</b>	RAMONA, DIST
<b><u>Zoning Overlays</u></b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	Not in a Community Advisory Council Area
<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	Not in a Cell Group
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Not in a Conservation Area	<b>WRMSHCP Cell Number</b>	None
<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None
<b><u>WRMSHCP</u></b>	None	<b>Vegetation (2005)</b>	Developed or

<b><u>(Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b>			Disturbed Land
<b>Fire Hazard Classification (Ord. 787)</b>	Not in a High Fire Area	<b>Fire Responsibility Area</b>	Not in a Fire Responsibility Area
<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBD (Road &amp; Bridge Benefit District)</b>	Not in a District
<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</b>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<b><u>DIF (Development Impact Fee Area Ord. 659)</u></b>	SAN JACINTO VALLEY
<b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	<b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b>	In or partially within an SKR Fee Area
<b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b>	NOT WITHIN THE EASTERN TUMF FEE AREA	<b>DA (Development Agreements)</b>	Not in a Development Agreement Area
<b>Circulation Element Ultimate Right-of-Way</b>	Not in a Circulation Element Right-of- Way	<b>Road Book Page</b>	111A
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b>	Not in a CETAP Corridor
<b>Flood Plan Review</b>	Not Required	<b>Watershed</b>	SAN JACINTO VALLEY
<b>Water District</b>	EMWD	<b>California Water Board</b>	None



<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	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.
<b>Faults</b>	Not within a 1/2 mile of a Fault		
<b>Liquefaction Potential</b>	Moderate		
<b>Subsidence</b>	Susceptible		
<b>School District</b>	HEMET UNIFIED	<b>Tax Rate Areas</b>	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
<b>Communities</b>	East Hemet		
<b>Lighting (Ord. 655)</b>	Zone B, 26.30 Miles From Mt. Palomar Observatory		
<b>2010 Census Tract</b>	043314		
<b>Farmland</b>	URBAN-BUILT UP LAND		
<b>Special Notes</b>	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.

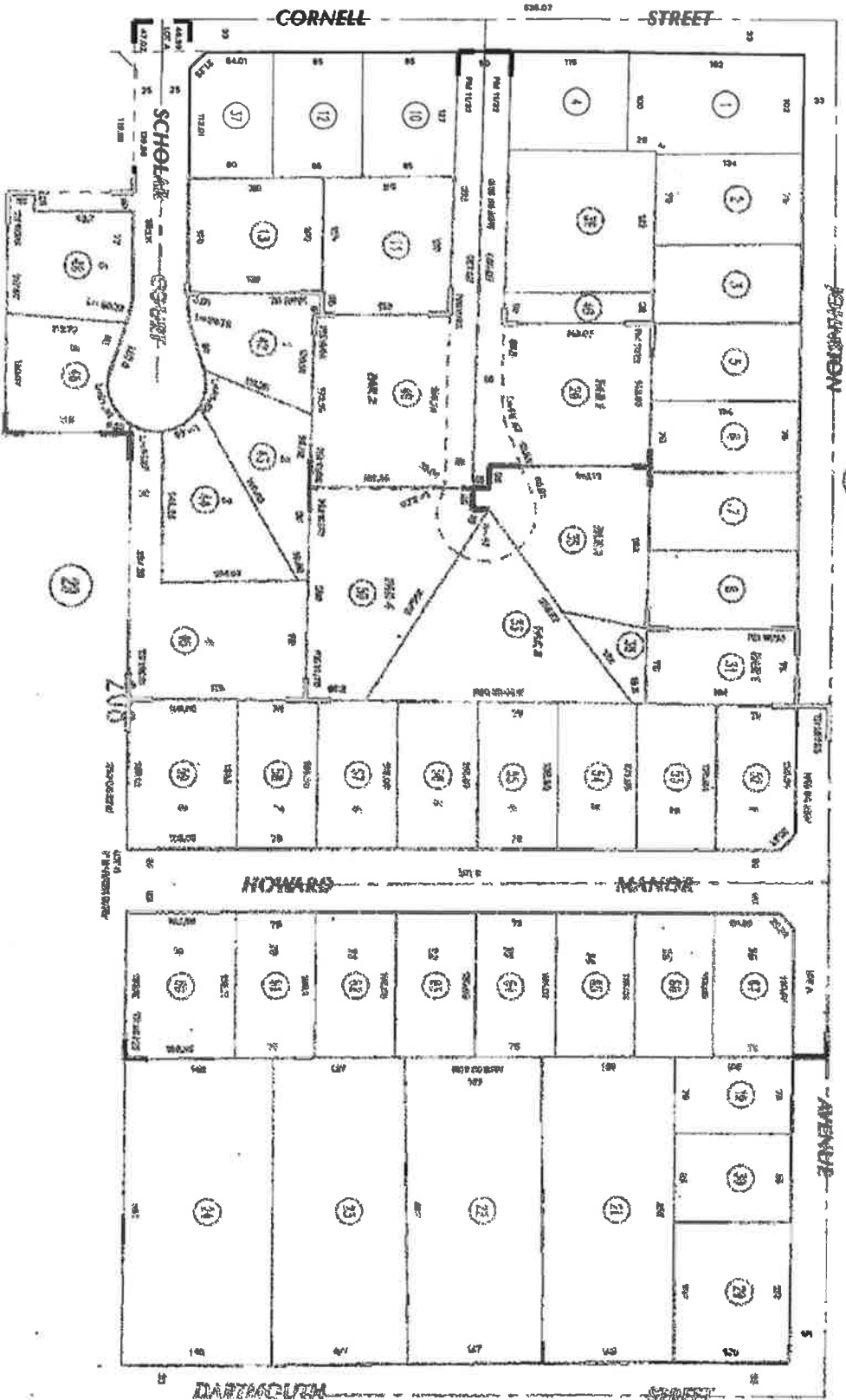


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICE MAY NOT COMPLY WITH LOCAL, CO-OPERATIVE OR BUILDING SITE ORDINANCES.

POR. SW 13 T. 5S. R. 1W  
K1/2, BLK 202, HOMET LAND CO LANDS

T.R.A. 871-073

449-28



ASSESSOR'S MAP BK449 PG. 26  
Riverside County, Calif.

B&B

BLK. 202  
HOMET

1/16-1/2 HOMET LAND CO LANDS  
11/32 PRINCE, MAP 5338  
14/70 PRINCE, MAP 5302  
21/60-1/2 TRACT MAP 19881  
204/46-48 TRACT MAP 25728

MAP 2-5-2001

200 2001

LOT	AREA	ACRES	OWNER
1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
16	1.00	1.00	1.00
17	1.00	1.00	1.00
18	1.00	1.00	1.00
19	1.00	1.00	1.00
20	1.00	1.00	1.00
21	1.00	1.00	1.00
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23	1.00	1.00	1.00
24	1.00	1.00	1.00
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28	1.00	1.00	1.00
29	1.00	1.00	1.00
30	1.00	1.00	1.00
31	1.00	1.00	1.00
32	1.00	1.00	1.00
33	1.00	1.00	1.00
34	1.00	1.00	1.00
35	1.00	1.00	1.00
36	1.00	1.00	1.00
37	1.00	1.00	1.00
38	1.00	1.00	1.00
39	1.00	1.00	1.00
40	1.00	1.00	1.00
41	1.00	1.00	1.00
42	1.00	1.00	1.00
43	1.00	1.00	1.00
44	1.00	1.00	1.00
45	1.00	1.00	1.00
46	1.00	1.00	1.00
47	1.00	1.00	1.00
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53	1.00	1.00	1.00
54	1.00	1.00	1.00
55	1.00	1.00	1.00
56	1.00	1.00	1.00
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60	1.00	1.00	1.00
61	1.00	1.00	1.00
62	1.00	1.00	1.00
63	1.00	1.00	1.00
64	1.00	1.00	1.00

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 Office of  
Recorder of Deeds,  
Riverside County, California

Recorded  
Page 2

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

NAME  
STREET  
ADDRESS  
CITY &  
STATE  
ZIP

## RECORDING REQUESTED BY

M/M Paul A. Nunez

AND WHEN RECORDED MAIL TO

M/M Paul A. Nunez  
41315 Johnston Avenue  
Hemet, CA 92544RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAY 5 1994

Fees to be paid to Recorder  
at time of recording  
Recorder  
Fees \$

(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 as41315 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

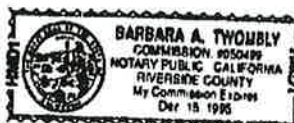
STATE OF CALIFORNIA  
COUNTY OF Riverside

ss.

On April 21, 1994 before me, Barbara A. Twombly, Notary Publicpersonally 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

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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:

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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 14<sup>th</sup> 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 <sup>NOTARY PUBLIC</sup>

Date

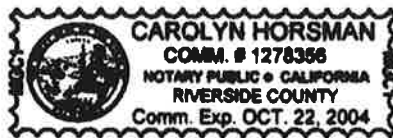
personally appeared

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.

### 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:

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:

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing:



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

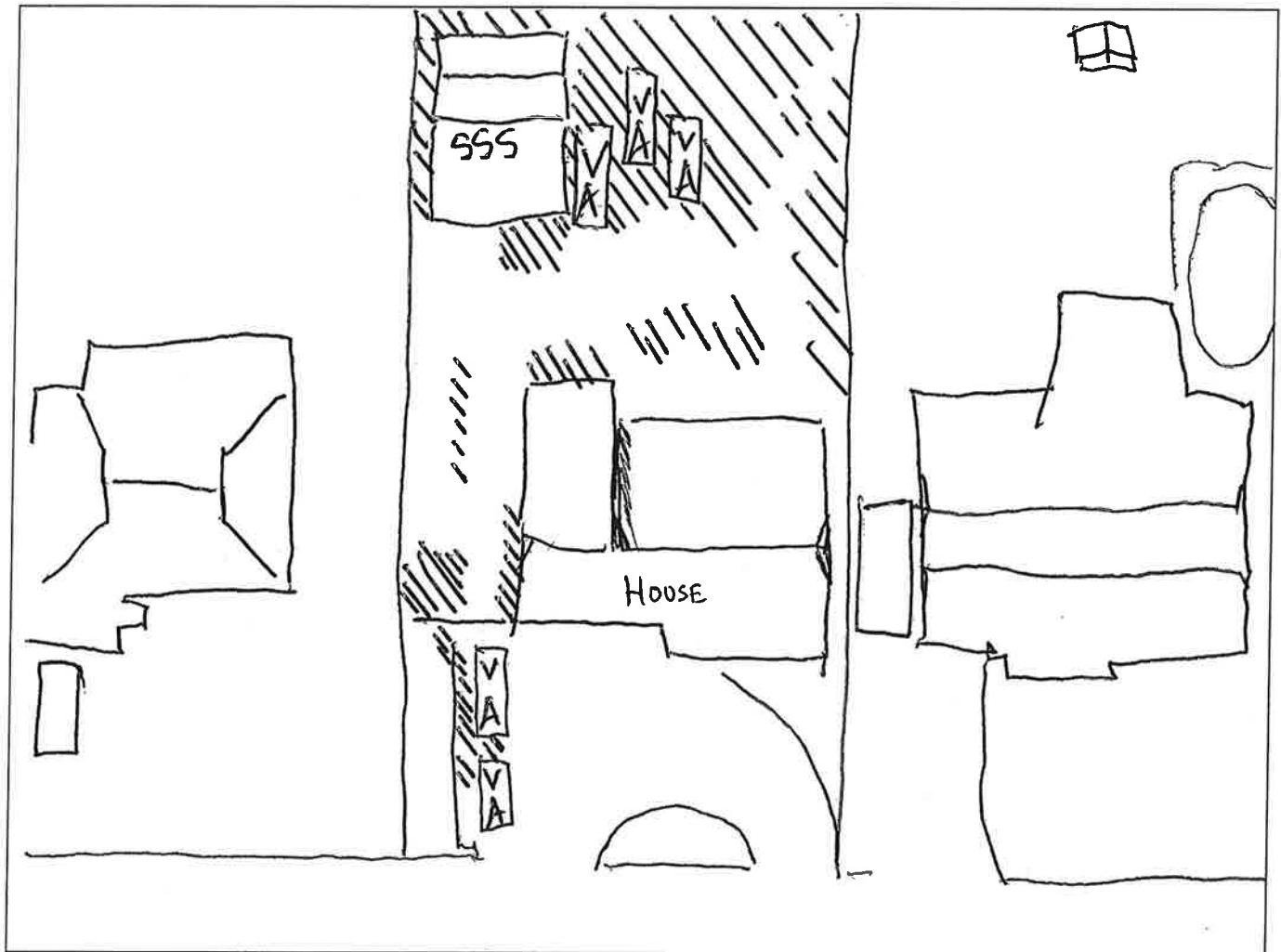
NORTH ARROW: 

||||| = 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



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



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS





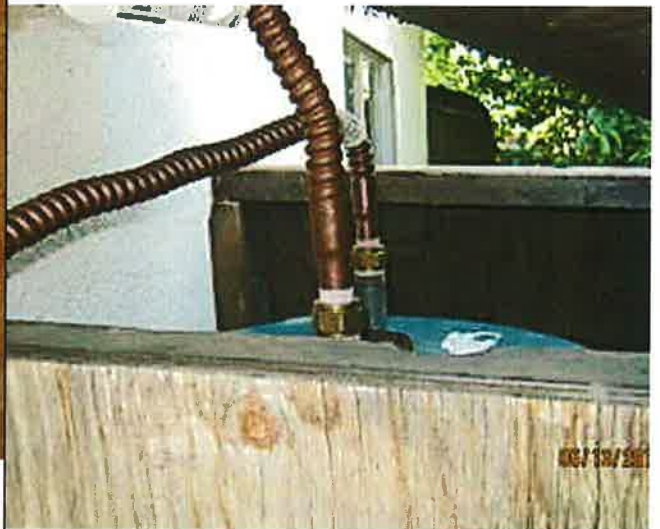
b pollard 051315 SSS-accessory structure-NOD #'s



b pollard 051315 SSS-NOD #'s : #11-Members ceiling, roofs,.....which sag, split or buckle, #, 1 Faulty Weather Protection, #14 General dilapidation 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





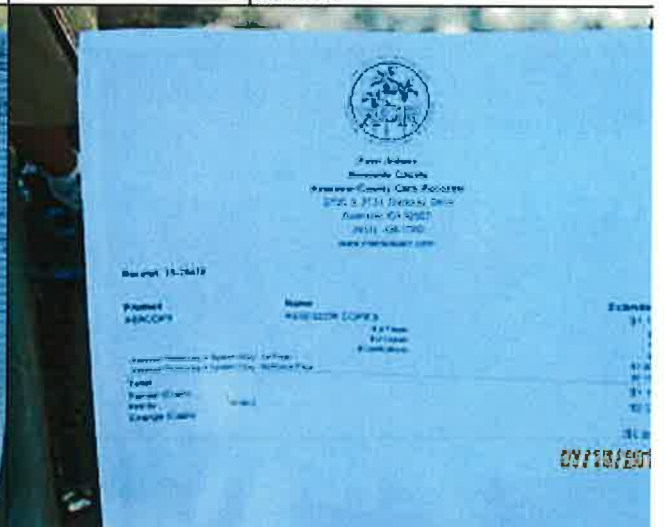
b pollard 071615 SSS



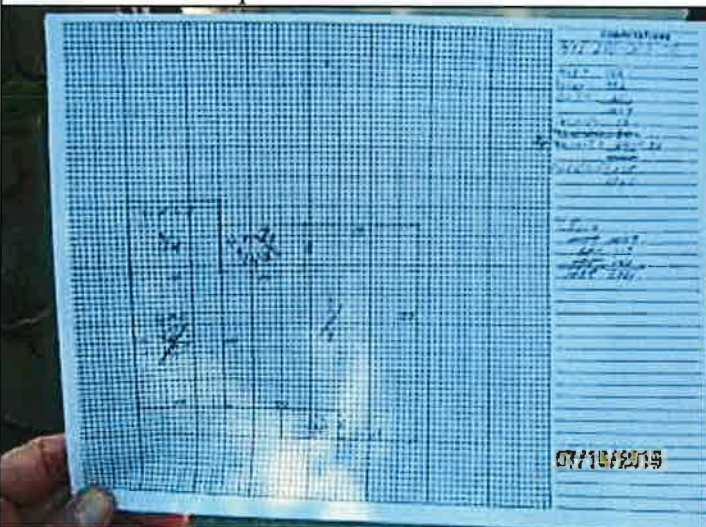
b pollard 071615 SSS



b pollard 071615 SSS



b pollard 071615 SSS



b pollard 071615 SSS



b pollard 071615 AR/EOS





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b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



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





## 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

285-025 (4/96)

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



## 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](http://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 		<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		
Mail <input type="checkbox"/> Express Mail d <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> 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**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://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 \$ \_\_\_\_\_

Postmark  
Here

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 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:

Exexecutive Director-Riverside County  
 Redevelopment Agency  
 ATTN: Home Rehabilitation Program  
 P.O.Box 1180  
 Riverside, CA 92502  
 Cv14-04439 / 449-280

2. Article Number

(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Taylor Gilfoxy*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*Taylor Gilfoxy*

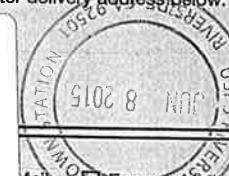
C. Date of Delivery

*6/8/15*

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes  
☐ No



- ☒ Express Mail  
☐ Return Receipt for Merchandise

- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

- ☐ 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](http://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

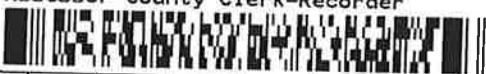
AND WHEN RECORDED MAIL TO:  
County of Riverside  
Code Enforcement Department  
37600 Sky Canyon Drive, Suite G  
Murrieta, California 92563  
Mail Stop #5155

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

or'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, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

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;  
6 that my business address is 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

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

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

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

12 **SEE ATTACHED NOTICE LIST**

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

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

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

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

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

24   
25 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