

704B

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



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

May 11, 2016

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

Case No: CV15-01226 [LEDESMA]

Subject Property: 24431 Juniper Springs Road, Homeland

APN: 455-040-012

District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

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

(Continued)

Albert Brady
ALBERT BRADY
Code Enforcement Official

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

SOURCE OF FUNDS

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

9-4

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

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

Case No: CV15-01226 [LEDESMA]

Subject Property: 24431 Juniper Springs Road, Homeland

APN: 455-040-012

District: 5

DATE: May 11, 2016

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owners or whoever has possession of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Lanee Padilla on April 9, 2015. The inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: tires, scrap metal, blocks, pallets, scrap wood, mobilehome stabilizing devices, building materials, mobilehome parts, appliances, and other miscellaneous items, of about 10,000 square feet.
2. There have been approximately four (4) subsequent follow up inspections, with the last inspection occurring on March 14, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

N/A

Additional Fiscal Information

N/A

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Subject Property: 24431 Juniper Springs Road, Homeland

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PAGE: 3 of 3

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration

Exhibits A-G

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

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

7
8 I, Lane E Padilla, declare that the facts set forth below are personally known to me except to
9 the extent that certain information is based on information and belief which I believe to be true, and if
10 called as a witness, I could and would competently testify thereof under oath:

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

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

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

28 ///

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

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

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

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

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

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

20 10 True and correct copies of each Notice issued in this matter and other supporting
21 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

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

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

28 ///

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

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

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

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

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

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

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

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

28 ///

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

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

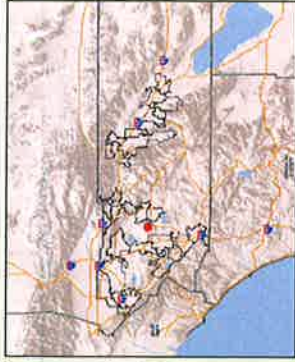
7 Executed this 19th day of APRIL, 2016, at SAN JACINTO,
8 California.

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

CV15-01226

24431 Juniper Springs Rd, Homeland 455-040-012



Legend

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



0

548

1,096 Feet



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

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

© Riverside County TLMA GIS

Notes

Thomas Brother Page 809
Grid F-5

EXHIBIT “B”

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

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





Riverside County Parcel Report

APN 455-040-012

[Disclaimer](#)

Report Date: Monday, April 04, 2016



| | | | |
|--------------------------|--|------------------------------------|---|
| APN | 455-040-012-9 | Supervisorial District 2011 | MARION ASHLEY, DISTRICT 5 |
| | | Supervisorial District 2001 | MARION ASHLEY, DISTRICT 5 |
| Previous APN | 000000000 | Township/Range | T5SR2W SEC 4 |
| Owner Name | MARCOS LEDESMA ADA LEDESMA | Elevation Range | 2,144 - 2,232 |
| Address | 24431 JUNIPER SPRINGS RD HOMELAND, CA 92548 | Thomas Bros. Map Page/Grid | PAGE: 809 GRID: E5 PAGE: 809 GRID: F5 |
| Mailing Address | See situs address | Indian Tribal Land | Not in Tribal Land |
| Legal Description | Recorded Page: Not Available Subdivision Name: Lot/Parcel: Not Available Block: Not Available Tract Number: Not Available | City Boundary/Sphere | Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable |

| | | | |
|--|---|--|--|
| Lot Size | Recorded lot size is 16.25 acres | March Joint Powers Authority | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
| Property Characteristics | <p>Constructed: 1944 Baths: 1.00 Bedrooms: 2 Const. Type: WOOD FRAME Garage Type: D Prop Area: 831 SqFt Roof Type: COMPOSITION Stories: 1</p> <p>Constructed: 1971 Baths: 2.00 Bedrooms: 2 Const. Type: WOOD FRAME Prop Area: 1440 SqFt Roof Type: COMPOSITION Stories: 1</p> | County Service Area | In or partially within LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 - Library Street Lighting |
| Specific Plans | Not within a Specific Plan | Historic Preservation Districts | Not in an Historic Preservation District |
| Land Use Designations | RR | Agricultural Preserve | Not in an agricultural preserve |
| General Plan Policy Overlays | Not in a General Plan Policy Overlay Area | Redevelopment Areas | Not in a Redevelopment Area |
| Area Plan (RCIP) | Lakeview / Nuevo | Airport Influence Areas | Not in an Airport Influence Area |
| General Plan Policy Areas | None | Airport Compatibility Zones | Not in an Airport Compatibility Zone |
| <u>Zoning Classifications (ORD. 348)</u> | Zoning: R-A-5 CZNumber: 5696 | Zoning Districts and Zoning Areas | HOMELAND, AREA |
| <u>Zoning Overlays</u> | Not in a Zoning Overlay | Community Advisory Councils | NUVIEW/ROMOLAND (MAC) |
| <u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area | WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group | Not in a Cell Group |

| | | | |
|--|---|---|--|
| CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area | Not in a Conservation Area | WRMSHCP Cell Number | None |
| CVMSHCP Fluvial Sand Transport Special Provision Areas | Not in a Fluvial Sand Transport Special Provision Area | HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process) | None |
| <u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u> | None | Vegetation (2005) | Chaparral Developed or Disturbed Land Grassland |
| Fire Hazard Classification (Ord. 787) | VERY HIGH | Fire Responsibility Area | SRA |
| <u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u> | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | RBBD (Road & Bridge Benefit District) | Not in a District |
| <u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u> | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION | <u>DIF (Development Impact Fee Area Ord. 659)</u> | LAKEVIEW/NUEVO |
| <u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u> | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO | <u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u> | In or partially within an SKR Fee Area |
| <u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u> | NOT WITHIN THE EASTERN TUMF FEE AREA | DA (Development Agreements) | Not in a Development Agreement Area |
| Circulation Element Ultimate Right-of-Way | Not in a Circulation Element Right-of- Way | Road Book Page | 104 |
| | | Transportation Agreements | Not in a Transportation |

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

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

Building Permits

| Case # | Description | Status |
|---------------------|----------------|----------------|
| No Building Permits | Not Applicable | Not Applicable |

Environmental Health Permits

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

Planning Cases

| Case # | Description | Status |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

Code Cases

| Case # | Description | Status |
|-----------|-------------|--------|
| CV1404565 | ABATEMENT | OPEN |
| CV1501226 | ABATEMENT | OPEN |

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV15-01226 - Regina Keyes/#33432

IN RE: LEDESMA, MARCOS

Order Number: **35245**

Order Date: 12/4/2015

Dated as of: 2/3/2016

County Name: Riverside

FEE(s):

Report: \$62.40

Property Address: 24431 Juniper Springs Rd

Homeland

CA 92548

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

All exceptions are as follows:

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

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

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

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



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

Order Number: 35245

Reference: CV15-01226 - Re

Abstract of Judgment Filed in the

Superior Court of California, County of Riverside - Main
Branch

Case No.

RIC 432290

Recorded

12/02/2015

Document No.

2015-0524646

Amount

\$12,440.30

Debtor

Marco Antonio Ledesma aka Marco A. Ledesma; Ada
Ledesma

Creditor

J.J. Mac Intyre Co., Inc.

NO OTHER EXCEPTIONS

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

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

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

RELEASE OF LIEN

(Recorded without acknowledgement pursuant to Section 27282 Government Code)

Lien Number:
0440650

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

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

Name and Address

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

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

Dated: 08/26/2015



Don Kent, Tax Collector

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

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

2015-0524646

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

Page 1 of 3

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



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

MEDICREDIT, INC.

vs.

MARCO ANTONIO LESESMA, et al.

Case No.: RIC 432290

ABSTRACT OF JUDGMENT

TITLE OF DOCUMENT

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

NOV 06 2015

DOC #2015-0524646 Page 2 of 3

EJ-001

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

After recording, return to:

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

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

E-MAIL ADDRESS (Optional):

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4050 MAIN STREET

MAILING ADDRESS: SAME

CITY AND ZIP CODE: RIVERSIDE, CA 92501

BRANCH NAME: MAIN BRANCH

FOR RECORDER'S USE ONLY

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

DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

CASE NUMBER:

RIC 432290

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

☐ Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

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

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

☒ Unknown

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

☐ Unknown

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

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

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

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

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

5. ☒ Original abstract recorded in this county:
 RIVERSIDE

a. Date: 1/30/2006

b. Instrument No.: 2006-0068673

Date: 11/4/2015

JONATHAN B. TEPERSON, ESQ.

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

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

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

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

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

Clerk, by Briana Elco-Mestas, Deputy

[SEAL]



This abstract issued on (date):

NOV 10 2015

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

Martin Dean's
 ESSENTIAL FORMS™

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

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

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

COURT CASE NO:

DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

RIC 432290

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

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

16. Name and last known address

17. Name and last known address

ADA LEDESMA
24431 JUNIPER SPRINGS ROAD
HOMELAND, CA 92548

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

☒ Unknown

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

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

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

18. Name and last known address

19. Name and last known address

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

☐ Unknown

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

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

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

20. ☐ Continued on Attachment 20.



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

Lot Book Report

Order Number: **33432**

Customer:

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

Order Date: 7/10/2015

Dated as of: 7/7/2015

County Name: Riverside

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

FEE(s):

Report: \$120.00

Property Address: 24431 Juniper Springs Rd
Homeland CA

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

Assessments:

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

Tax Information

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

Property Vesting

The last recorded document transferring title of said property

Dated 11/15/2002

Recorded 12/16/2002



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

Order Number: 33432

Reference: CV15-01226 / De

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

Deeds of Trust

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

Additional Information

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



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

Order Number: 33432

Reference: CV15-01226 / De

A Notice of Administrative Proceedings by the

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

Abstract of Judgment Filed in the

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

Abstract of Judgment Filed in the

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

Abstract of Judgment Filed in the

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

Abstract of Judgment Filed in the

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



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

Order Number: 33432

Reference: CV15-01226 / De

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

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

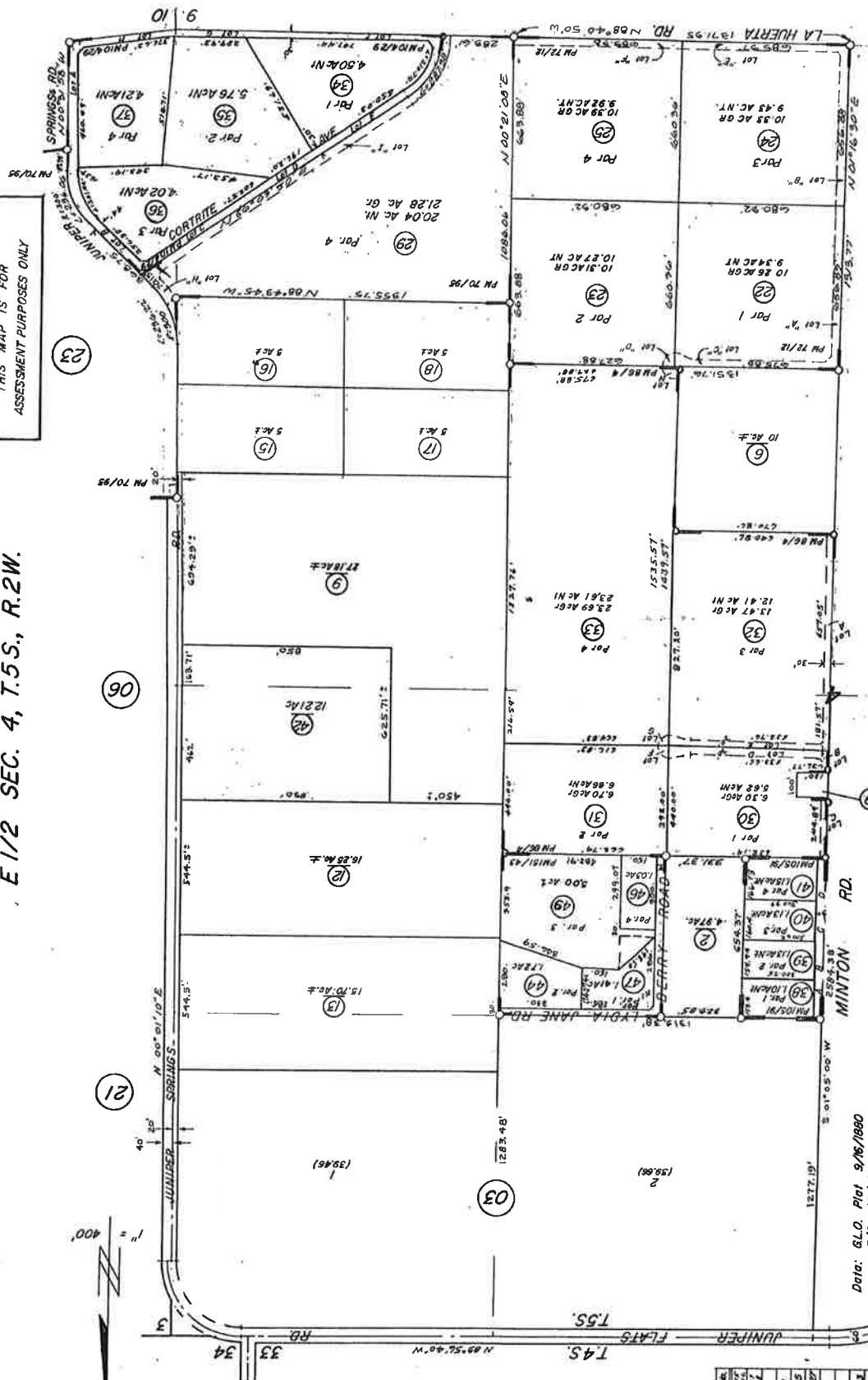
Legal Description

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

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

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

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



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

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

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

JANUARY 1971

[illegible]

DOC # 2002-750437

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

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

LAWYERS

AND WHEN RECORDED MAIL TO:

| M | S | U | PAGE | SIZE | DA | PCOR | NOCOR | SF | MSC |
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SPACE ABOVE FOR RECORDER'S USE ONLY

DTT # 196-90

TRA 083

GRANT Deed

Title of Document

23



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

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

STC-SCSO 000a (Rev 8/97)

Lawyers Title Co.

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

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

Order No.: 4035922-22

Escrow No.: 36990-NDS

GRANT DEED

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

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

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

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

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

GRANT DEED CONTINUED ON NEXT PAGE

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



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

CONTINUATION OF GRANT DEED

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

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

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

Document Date: November 15, 2002

STATE OF Nevada)
COUNTY OF Clark) SS

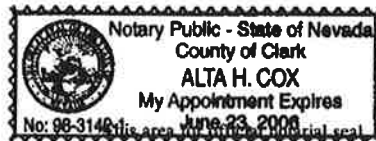
On November 22, 2002 before me, Alta H. Cox

personally appeared Verl L. Childers and Elizabeth M. Childers

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

WITNESS my hand and official seal.

Signature Alta H. Cox



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

DOC # 2002-750438

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

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

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AND WHEN RECORDED MAIL TO:

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SPACE ABOVE FOR RECORDER'S USE ONLY

MA

DTT &

DEED OF TRUST



Title of Document

+ ASSIGNMENT OF RENTS

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

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

STC-SCSD 000a (Rev 8/97)

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

| | | | | | | | | | | |
|---|---|---|------|------|----|------|-------|--------|------|------|
| M | S | U | PAGE | SIZE | DA | PCOR | RECOR | SMI | LIBS | |
| A | R | L | | | | COPY | LONG | REFUND | CHNG | EXAM |

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

Order No.: 4035922-22

Escrow No.: 36990-NDS

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

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

TRUSTOR: Marcos Ledesma and Ada Ledesma, Husband and Wife

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

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

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

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

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

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

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

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

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

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

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

PAGE 1 OF 4



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

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

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

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

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

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

Signature of Trustor(s)

Marcos Ledesma
Marcos Ledesma

Ada Ledesma
Ada Ledesma

Document Date: November 15, 2002

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)SS

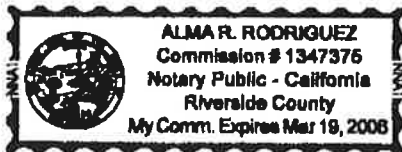
On DECEMBER 9, 2002 before me, ALMA R. RODRIGUEZ
personally appeared MARCOS LEDESMA - Ada Ledesma

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

WITNESS my hand and official seal.

Signature Alma R. Rodriguez

This area for official notarial seal.



PAGE 2 OF 4



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

DO NOT RECORD

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

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

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
 - (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
 - (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
 - (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
 - (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
 - (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
 - (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
 - (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee is such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
 - (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable, Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
 - (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
- After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.
 - (13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
 - (14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

PAGE 3 OF 4



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

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

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

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

Dated: _____

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

Mail Reconveyance to: _____

By _____

By _____

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

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

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

PAGE 4 OF 4



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

When recorded please mail to:
Mail Stop# 5155

DOC # 2004-0746412

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

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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8)

NOTICE OF NONCOMPLIANCE



In the matter of the Property of
Marcos and Ada Ledesma

)

Case No.: CV04-0689

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348, Section 6.5, (RCC Title 17.32.010) described as prohibited storage of a mobile home. Such proceedings are based upon the noncompliance of such real property, located at 24431 Juniper Springs Rd., Homeland, CA 92548 and more particularly described as Assessment Parcel No. 455-040-012 and having a legal description of T5SR2W Sec 4, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.32.010).

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

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

By

Louis Pizatella, Supervising Code Enforcement Officer
Code Enforcement Division

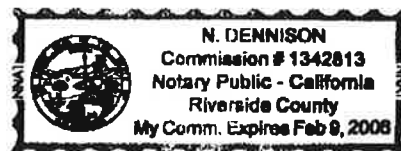
ACKNOWLEDGMENT

State of California)
County of Riverside)

On 9-16-04 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal of Notary)



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

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

2015-0272805

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

Page 1 of 2

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



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.cr's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1404565

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

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

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

VIOLATION(S): Riverside County Code (Ordinance) 15.08.010 (Ord. 457) , 15.48.010 (Ord. 457) , 17.12.040 (Ord. 348) , 17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice Is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

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

ACKNOWLEDGEMENT

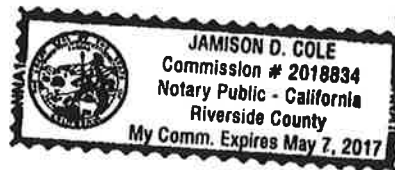
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 6/4/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature: Jamison D. Cole (Seal)

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

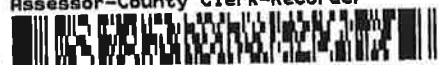
AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

2015-0272806

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

Page 1 of 2

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



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

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

Case #: CV-1501226

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

ADDRESS: 24431 JUNIPER SPRINGS RD, HOMELAND CA, 92548

PARCEL #: 455-040-012

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

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

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

ACKNOWLEDGEMENT

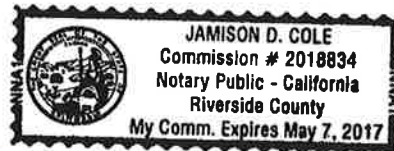
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 6/4/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature: _____

Jamison D. Cole

(Seal)

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

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

J.J. MAC INTYRE CO., INC.

vs.

MARCO ANTONIO LEDESMA, ET AL.

TITLE OF DOCUMENT

CASE NUMBER: RIC 432290

ABSTRACT OF JUDGMENT

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

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

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

DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

CASE NUMBER:

RIC432290

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address

ADA LEDESMA
24431 JUNIPER SPRINGS RD.
HOMELAND, CA 92548

Driver's license No. & state:

☒ Unknown

Social security No.:

☐ Unknown

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

ADA LEDESMA
24431 JUNIPER SPRINGS RD.
HOMELAND, CA 92548

14. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

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

11. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

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

15. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

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

12. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

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

16. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

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

13. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

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

17. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

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

18. ☐ Continued on Attachment 18.

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

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

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



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☒ ABSTRACT OF JUDGMENT

☐ ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT

☐ OTHER (specify):

69295 -6J

UNIFUND CCR PARTNERS V. LEDESMA

RECORDER'S COVER SHEET

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

Recording requested by and return to:

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

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 41002 COUNTY CTR DR, BLG C

MAILING ADDRESS: 41002 COUNTY CTR DR, BLG C

CITY AND ZIP CODE: TEMECULA, CA 92591

BRANCH NAME: TEMECULA LIMITED CIVIL

FOR RECORDER'S USE ONLY

PLAINTIFF: UNIFUND CCR PARTNERS, A NEW YORK PARTNERSHIP

DEFENDANT: ADA LEDESMA aka ADA MORA

CASE NUMBER:

TEC10006402

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

☐ Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

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

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

☒ Unknown

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

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): ADA LEDESMA aka ADA MORA 24431 JUNIPER SPRINGS RD HOMELAND CA 92548

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

3. Judgment creditor (name and address):

UNIFUND CCR PARTNERS A NEW YORK PARTNERSHIP
8581 Santa Monica Blvd., #17 Los Angeles, CA 90069

Date: 09-28-10

KENNETH J. MIELE, ATTORNEY FOR UNIFUND CCR PARTNERS

(TYPE OR PRINT NAME)

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

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:

\$ 15806.66

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 09-01-10

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

Clerk, by J. Prendergast, Deputy

J. PRENDERGAST



This abstract issued on (date):

OCT 08 2010

| | |
|--|------------------------------------|
| PLAINTIFF: UNIFUND CCR PARTNERS A NEW YORK PARTNERSHIP DEFENDANT: ADA LEDESMA aka ADA MORA | CASE NUMBER: TEC10006402 |
|--|------------------------------------|

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT

CREDITORS: 13. Judgment creditor (*name and address*): 14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

| | |
|--|--|
| 16. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: Social security no. [last 4 digits]: Summons was personally served at or mailed to (<i>address</i>): | 17. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: Social security no. [last 4 digits]: Summons was personally served at or mailed to (<i>address</i>): |
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| 18. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: Social security no. [last 4 digits]: Summons was personally served at or mailed to (<i>address</i>): | 19. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: Social security no. [last 4 digits]: Summons was personally served at or mailed to (<i>address</i>): |
|--|--|

20. ☐ Continued on Attachment 20.

RECORDING REQUESTED BY

Name: Ryan Vos

WHEN RECORDED MAIL TO:

NAME: Mandarin Law Group, LLP

ADDRESS: 6301 Owensmouth Avenue, Suite 850

CITY/STATE/ZIP: Woodland Hills, CA 91367

(DOCUMENT WILL ONLY BE RETURNED TO
NAME & ADDRESS IDENTIFIED ABOVE)

DOC # 2013-0294793

06/20/2013 12:38P Fee:44.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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(SPACE ABOVE FOR RECORDER'S USE)

ABSTRACT OF JUDGMENT

(DOCUMENT TITLE)

SEPARATE PAGE, PURSUANT TO CA. GOV'T. CODE 27361.6

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number): 818-264-0111
 Recording requested by and return to:
 Ryan Vos, SBN:224368; Amy Shah, SBN:270861;
 Jo-Anna Nieves, SBN:278607; Jennifer Marrow, SBN: 276495;
 Elizabeth Sutlian, SBN: 281099
 MANDARICH LAW GROUP, LLP
 6301 Owensmouth Avenue, Suite 850
 Woodland Hills, California 91367

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**
 STREET ADDRESS: **41002 County Center Drive #100**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **Temecula, Ca 92591**
 BRANCH NAME: **Temecula Court**

FOR RECORDER'S USE ONLY

PLAINTIFF: **CACH, LLC**
 DEFENDANT: **ADA LEDESMA, an individual**

CASE NUMBER:
TEC1204336

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS ☐ Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

ADA LEDESMA, an individual
 24431 JUNIFER SPRINGS RD
 HOMELAND, CA 92548

- b. Driver's license no. [last 4 digits] and state: ☒ Unknown
 c. Social security no. [last 4 digits]: ☐ Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): ADA LEDESMA, an individual
 24431 JUNIFER SPRINGS RD, HOMELAND, CA 92548

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

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

3. Judgment creditor (name and address):
CACH, LLC C/O: Mandarin Law Group, LLP
6301 Owensmouth Avenue, Suite 850
Woodland Hills, CA 91367
 Date: 06/07/2013

5. ☐ Original abstract recorded in this county:
 a. Date:
 b. Instrument No.:

Ryan Vos/ Amy Shah/Jennifer Marrow/Elizabeth Sutlian
 (TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 6142.85
 7. All judgment creditors and debtors are listed on this abstract.
 8. a. Judgment entered on (date): 12/28/2012
 b. Renewal entered on (date):
 9. ☐ This judgment is an installment judgment.

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

11. A stay of enforcement has
 a. ☒ not been ordered by the court.
 b. ☐ been ordered by the court effective until (date):
 12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
 b. ☐ A certified copy of the judgment is attached.

[SEAL]



This abstract issued on (date):

6-17-13

Clerk, by

Jackie Pust

Deputy

PLAINTIFF: CACH, LLC

CASE NUMBER:

DEFENDANT: ADA LEDESMA

TEC1204336

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

17. Name and last known address

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]: HOMELA

☐ Unknown

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

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

20. ☐ Continued on Attachment 20.

DOC # 2013-0017966

01/11/2013 12:56P Fee:NC

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

County of San Bernardino

Central Collections

AND WHEN RECORDED MAIL TO:

CENTRAL COLLECTIONS
157 W. 5th Street, 3rd Floor
San Bernardino, CA 92415-0465



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ABSTRACT OF JUDGMENT

M
062

Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

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

ACR 238P-AS4RE0 (Rev. 06/2007)

28623749-25

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TEL NO.:
☒ Recording requested by and return to: COLLECTIONS (909) 387-8303
S. MARK STRAIN, Deputy County Counsel CA BAR# 183911
JEAN-RENE BASLE, County Counsel, CA BAR #134107
385 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92415-0140
☒ ATTORNEY ☐ JUDGMENT ☐ ASSIGNEE
FOR CREDITOR OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO
STREET ADDRESS: 303 W. THIRD STREET
MAILING ADDRESS:
CITY AND ZIP CODE: SAN BERNARDINO, CA, 92415-0210
BRANCH NAME: SAN BERNARDINO DISTRICT

FOR RECORDER'S USE ONLY

PLAINTIFF: COUNTY OF SAN BERNARDINO
DEFENDANT: MARCOS LEDESMA ETC

ABSTRACT OF JUDGMENT--CIVIL
AND SMALL CLAIMS

☐ Amended

CASE NUMBER: CIVDS1203080

1. The ☒ judgment creditor ☐ assignee of record
applies for an abstract of judgment and represents the following:
a. Judgment debtor's

Name and last known address

MARCOS LEDESMA
AKA MARCO LEDESMA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

- b. Driver's licence No. [last 4 digits] and state: CA
c. Social Security No. [last 4 digits]:
d. Summons or notice of entry of sister-state judgment was
personally served or mailed to (name and address):

MARCOS LEDESMA AKA MARCO LEDESMA
24431 JUNIPER SPRINGS RD, HOMELAND, CA 92548

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

3. Judgment creditor (name and address):
COUNTY OF SAN BERNARDINO
157 W. 5th Street, 3rd Flr
San Bernardino, CA 92415-0465

Date: 13 30 OCT 2012 11-18-12 SJS
S. Mark Strain, Deputy County Counsel
(Type or Print Name)

☒ Unknown
☐ Unknown

FOR COURT USE ONLY

4. ☐ Information on additional judgment
creditors is shown on page 2.
5. ☐ Original abstract recorded in this county:
a. Date:
b. Instrument No.:

(Signature of Applicant or Attorney)

6. Total amount of judgment as entered or last renewed:
\$ 12057.53
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): 09-24-12
b. Renewal entered on (date):
9. ☐ This judgment is an installment judgment.

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

11. A stay of enforcement has
a. ☒ not been ordered by the court.
b. ☐ been ordered by the court effective
until (date):
12. a. ☒ I certify that this is a true and correct abstract of
the judgement entered in this action.
b. ☐ A certified copy of the judgment is attached.

(SEAL)



This abstract issued on
(date): DEC 04 2012

Clerk, by

Christine Lockman, Deputy
Christine Lockman

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 [Rev. January 1, 2008]

ABSTRACT OF JUDGMENT--CIVIL
AND SMALL CLAIMS

Code of Civil Procedure, SS 488.480.
674.700.190
ABSTCC/ABST1-CC Account # 28623749 - 25

PLAINTIFF: COUNTY OF SAN BERNARDINO

DEFENDANT MARCOS LEDESMA ETC

CASE NUMBER:

CIVDS1203080

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown
CA

Social Security No. [last 4 digits]: ☐ Unknown

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

17. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

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

18. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

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

19. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

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

20. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

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

21. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

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

22. ☐ Continued on attachment 20.

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN
FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

DOC # 2015-0286539

07/02/2015 08:00 AM Fees: \$0.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

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

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE | SS

No. 0440650

I, Don Kent, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

| <u>Fiscal Year</u> | <u>Tax Rate Area</u> | <u>Assessment Number</u> | <u>Tax</u> | <u>Penalty</u> | <u>Cost</u> | <u>Recording Fee</u> |
|--------------------|----------------------|--------------------------|------------|----------------|-------------|----------------------|
| 2014-2015 | 021-623 | 009728099-2 | \$102.04 | \$10.20 | \$0.00 | \$23.00 |

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 06/25/2015



Don Kent, Tax Collector

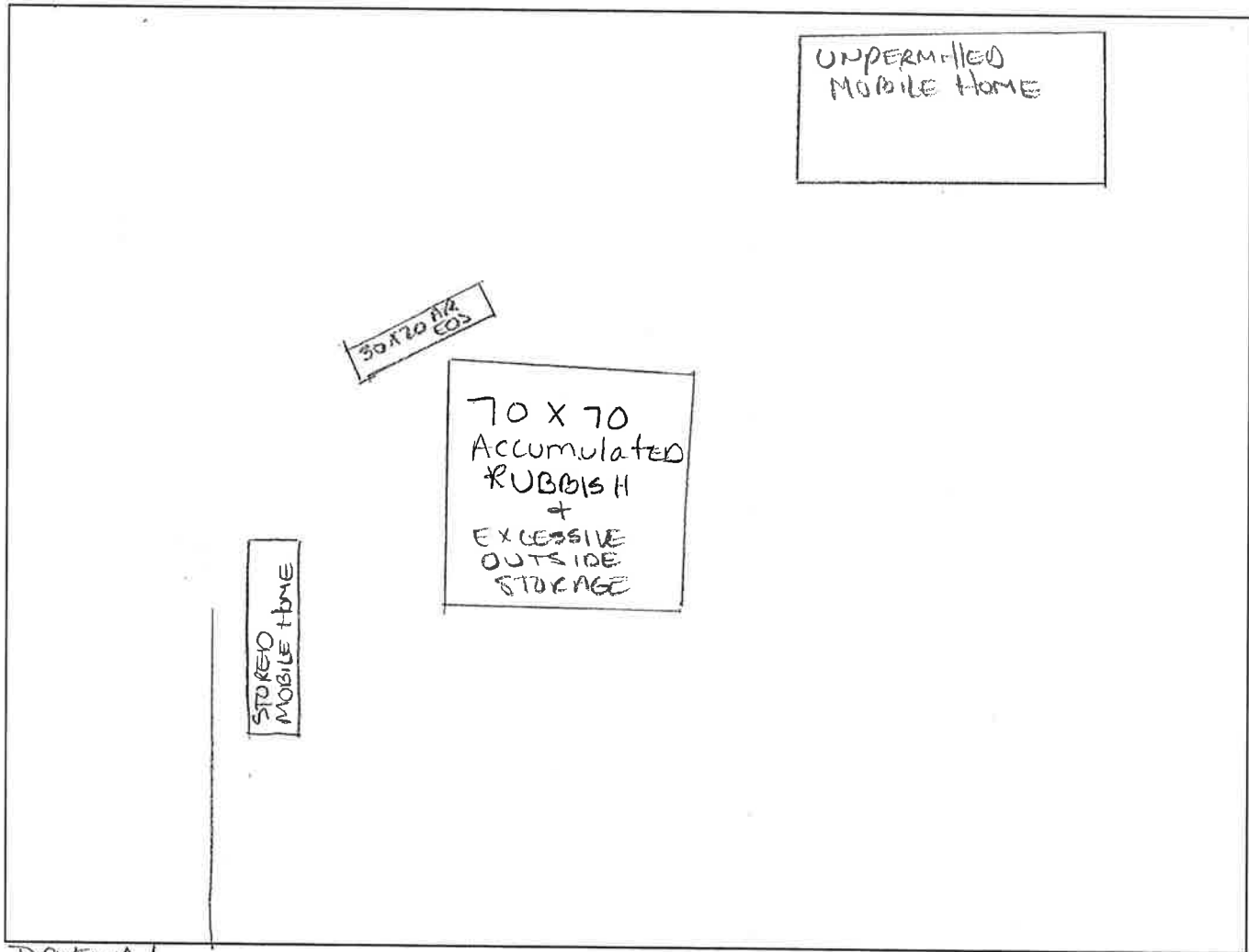
EXHIBIT “D”

SITE PLAN: Case # CV-1501226

OWNER(S): MARCOS LEDESMA / ADA LEDESMA
SITE ADDRESS: 24431 JUNIPER SPRINGS RD, HOMELAND
ASSESSOR'S PARCEL: 455-040-012
ACREAGE: 16.25

NORTH ARROW: 

REAR PROPERTY LINE

**FRONT PROPERTY LINE:** 24431 JUNIPER SPRINGS RD, HOMELAND**PREPARED BY:** L. PADILLA**DATE:** 8/6/15



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



Accumulated Rubbish & Excessive Outside Storage
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



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Accumulated rubbish and Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla

Photographs



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.



Accumulated Rubbish & Excessive Outside Storage.

EXHIBIT “E”



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 15-01226

THE PROPERTY AT: 2443 JUNIPER SPRINGS Rd Homeland APN#: 455-040-012

WAS INSPECTED BY OFFICER: C. Padilla ID#: 70 ON 4/9/15 AT 10:30 am/pm

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

| | | | |
|---|--|---|--|
| <input type="radio"/> 5.28.040 (RCO 593) | Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year. | <input type="radio"/> 17.252.030 (RCO 348) | Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display. |
| <input type="radio"/> 8.28.030 (RCO 821) | Unfenced Pool - Install or provide adequate fencing to secure the pool. | <input type="radio"/> 17.172.205 (RCO 348) | Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences. |
| <input checked="" type="radio"/> 8.120.010 (RCO 541) | Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill. | <input checked="" type="radio"/> 17.32.010 (RCO 348) | Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property. |
| <input type="radio"/> 15.08.010 (RCO 457) | Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the | <input checked="" type="radio"/> 17.32.010 (RCO 348) | Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer. |
| <input type="radio"/> 15.12.020(J)(2) (RCO 457) | Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment. | <input type="radio"/> 17. (RCO 348) | Excessive Animals - Remove or reduce the number of to less than |
| <input type="radio"/> 15.16.020 (RCO 457) | Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure. | <input checked="" type="radio"/> 17.32.010 (RCO 348) | Unpermitted Land Use: Mobile Home Storage Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations. |
| <input type="radio"/> 15.48.010 (RCO 457) | Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home. | <input checked="" type="radio"/> 17.32.010 (RCO 348) | Excessive Outside Storage - Remove or reduce all outside storage to less than 200 square feet at the rear of the property. |
| <input type="radio"/> 15.48.040 (RCO 457) | Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV. | <input type="radio"/> | |
| | | <input type="radio"/> | |
| | | <input type="radio"/> | |
| | | <input type="radio"/> | |

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 5/15/15. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$104.50 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

☐ PROPERTY OWNER ☐ TENANT

CDL/CID#

D.O.B.

TEL. NO.

POSTED



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 10, 2015

RE CASE NO: CV1501226

I, Lance Padilla, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 4/9/2015 at 10:30, I securely and conspicuously posted Notice of Violation RCC 8.120.010 Accumulated Rubbish & RCC 17.32.010 Excessive Outside Storage at the property described as:


Property Address: 24431 JUNIPER SPRINGS RD, HOMELAND

Assessor's Parcel Number: 455-040-012

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

Executed on April 10, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 10, 2015

MARCOS LEDESMA / ADA LEDESMA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 square feet.

COMPLIANCE MUST BE COMPLETED BY May 15, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1501226

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 10, 2015, I served the following documents(s):

Notice of Violation

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

MARCOS LEDESMA / ADA LEDESMA 24431 JUNIPER SPRINGS RD, HOMELAND, CA 92548

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

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

EXECUTED ON April 10, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Sr. Accounting Assistant



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

MARCOS LEDESMA / ADA LEDESMA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 square feet.

COMPLIANCE MUST BE COMPLETED BY August 11, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Verl L. Childers and Elizabeth M. Childers
1065 Sur Este Ave
Las Vegas, NV 89123

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 square feet.

COMPLIANCE MUST BE COMPLETED BY August 11, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

J. J. Mac Intyre Co., INC
1801 California Ave
Corona, Ca 92881

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Law Offices of Kenosian & Meile, LLP
Kenneth J. Miele, BAR #165730
8581 Santa Monica Blvd #17
Los Angeles, Ca 90069

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Unifund CCR Partners A New York Partnership
8581 Santa Monica Blvd #17
Los Angeles, Ca 90069

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Mandarich Law Group, LLP
6301 Owensmouth Ave, Suite 850
Woodland Hills, Ca 91367

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

CACH, LLC C/O Mandarin Law Group, LLP
6301 Owensmouth Ave, Suite 850
Woodland Hills, Ca 91367

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Central Collections
157 W. 5th Street, 3rd Floor
San Bernardino, Ca 92415-0465

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

First American Title Insurance
1515 W. Florida Ave, Suite A
Hemet, CA 92543

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Law Offices of Jonathan B. Teperson
P.O. Box 78131
Corona, Ca 92877

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer

7015 0640 0007 0898 0324

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Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

Postmark

MARCOS LEDESMA / ADA LEDESMA
 24431 JUNIPER SPRINGS RD
 HOMELAND, CA 92548
 CV15-01226 LP 455

City, State, ZIP+4®

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MARCOS LEDESMA / ADA LEDESMA
 24431 JUNIPER SPRINGS RD
 HOMELAND, CA 92548
 CV15-01226 LP 455

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Marcos Ledesma*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Marcos Ledesma

C. Date of Delivery

7/8/15

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

Mail® ☐ Priority Mail Express™

☐ Return Receipt for Merchandise

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7015 0640 0007 0898 0324

PS Form 3811, July 2013

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

Postmark

Here

Verl L. Childers and Elizabeth M. Childers
1065 Sur Este Ave
Las Vegas, NV 89123
CV15-01226 LP 455

City, State, ZIP+4®

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

See Reverse for Instructions

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Verl L. Childers and Elizabeth M. Childers
1065 Sur Este Ave
Las Vegas, NV 89123
CV15-01226 LP 455

2. Article Number

(Transfer from service label)

7015 0640 0007 0898 0331

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

RECEIVED
AUG 26 2015

☐ Mail® ☐ Priority Mail Express™

☐ Insured Mail ☐ Return Receipt for Merchandise

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

County of Riverside

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL



7015 0640 0007 0898 0348



02 1R
0002004339
JUL 29 2015
MAILED FROM ZIP CODE 92504

\$06.73⁵



First American Title Insurance
1515 W. Florida Ave, Suite A
Hemet, CA 92543
CV15-01226 LP 455

NIXIE

918 0C 1009 7208/13/15

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

335
92543 03817
335 92543 03817

7015 0640 0007 0898 0348

**U.S. Postal Service™
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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$

First American Title Insurance
1515 W. Florida Ave, Suite A
Hemet, CA 92543
CV15-01226 LP 455

City, State, ZIP+4®

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

See Reverse for Instructions.

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OFFICIAL USE

Certified Mail Fee
\$ _____

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

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

Law Offices of Jonathan B. Teperson
P.O. Box 78131
Corona, Ca 92877
CV15-01226 LP 455

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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1. Article Addressed to:

Law Offices of Jonathan B. Teperson
P.O. Box 78131
Corona, Ca 92877
CV15-01226 LP 455

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *for Mercado* ☐ Agent ☐ Addressee

B. Received by (Printed Name) *for Mercado* C. Date of Delivery

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

☐ Mail® ☐ Priority Mail Express™
☐ Return Receipt for Merchandise
☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7015 0640 0007 0898 0355

PS Form 3811, July 2013

Domestic Return Receipt

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$

Postmark
Here

7015 0640 0007 0898 0386

J. J. Mac Intyre Co., INC
1801 California Ave
Corona, Ca 92881
CV15-01226 LP 455

City, State, ZIP+4[®]

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

See Reverse for Instructions

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

☐ Agent
☐ Addressee

C. Date of Delivery

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

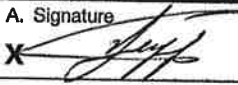
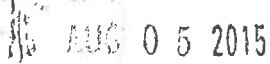
J. J. Mac Intyre Co., INC

BY: 

3 AUG 2015

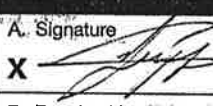
7015 0640 0007 0898 0393

| | |
|---|----|
| U.S. Postal Service™ | |
| CERTIFIED MAIL® RECEIPT | |
| Domestic Mail Only | |
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| OFFICIAL USE | |
| Certified Mail Fee | \$ |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| Postmark | |
| Law Offices of Kenosian & Meile, LLP Kenneth J. Miele, BAR #165730 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455 | |
| City, State, ZIP+4® | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

| | |
|--|--|
| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY |
| <ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits. | A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee |
| 1. Article Addressed to: | B. Received by (Printed Name) Miele |
| Law Offices of Kenosian & Meile, LLP Kenneth J. Miele, BAR #165730 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455 | C. Date of Delivery 08/01/15 |
| | D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. Article Number (Transfer from service label) | BY:  1 Mail® <input type="checkbox"/> Priority Mail Express™ red <input type="checkbox"/> Return Receipt for Merchandise Mail <input type="checkbox"/> Collect on Delivery |
| PS Form 3811, July 2013 | 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes |
| 7015 0640 0007 0898 0393 | |
| Domestic Return Receipt | |

7015 0640 0007 0898 0409

| | |
|---|----|
| U.S. Postal Service™ | |
| CERTIFIED MAIL® RECEIPT | |
| Domestic Mail Only | |
| For delivery information, visit our website at www.usps.com ®. | |
| OFFICIAL USE | |
| Certified Mail Fee | |
| \$ | |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| Postmark | |
| Unifund CCR Partners A New York Partnership 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455 | |
| City, State, ZIP+4® | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

| | | | |
|--|--|---|--|
| SENDER: COMPLETE THIS SECTION | | COMPLETE THIS SECTION ON DELIVERY | |
| <ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits. | | A. Signature X  | |
| 1. Article Addressed to: | | B. Received by (Printed Name) Moss | C. Date of Delivery 08/01/15 |
| Unifund CCR Partners A New York Partnership 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455 | | D. Is delivery address different? If YES, enter delivery address: | irm 1? <input type="checkbox"/> Yes aw: <input type="checkbox"/> No |
| 2. Article Number (Transfer from service label) | | E. RECEIVED AUG 05 2015 Priority Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery | |
| PS Form 3811, July 2013 | | 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes | |
| Domestic Return Receipt | | 7015 0640 0007 0898 0409 | |

7015 0640 0007 0898 0416

| | |
|--|---|
| U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i> | |
| For delivery information, visit our website at www.usps.com ®. | |
| OFFICIAL USE | |
| Certified Mail Fee \$ _____ | Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ |
| Mandarin Law Group, LLP 6301 Owensmouth Ave, Suite 850 Woodland Hills, Ca 91367 CV15-01226 LP 455 | |
| _____ <small>City, State, ZIP+4®</small> | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

| | |
|---|--|
| SENDER: COMPLETE THIS SECTION <ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p>Mandarich Law Group, LLP 6301 Owensmouth Ave, Suite 850 Woodland Hills, Ca 91367 CV15-01226 LP 455</p> <p>2. Article Number (Transfer from service label)</p> | COMPLETE THIS SECTION ON DELIVERY <p>A. Signature <input checked="" type="checkbox"/> V. Aguirre <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) V. Aguirre</p> <p>C. Date of Delivery AUG 3 2015</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> |
| PS Form 3811, July 2013 Domestic Return Receipt | |

7015 0640 0007 0898 0416

7015 0640 0007 0898 0423

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$

Postmark
 Here

CACH, LLC C/O Mandarich Law Group, LLP
 6301 Owensmouth Ave, Suite 850
 Woodland Hills, Ca 91367
 CV15-01226 LP 455

City, State, ZIP+4®

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

See Reverse for Instructions.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CACH, LLC C/O Mandarich Law Group, LLP
 6301 Owensmouth Ave, Suite 850
 Woodland Hills, Ca 91367
 CV15-01226 LP 455

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *V. Aguirre*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

V. Aguirre

C. Date of Delivery

JUL 31 2015

Does delivery address differ from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

BY:

AUG 03 2015

19

1 Mail®

red

Mail

☐ Priority Mail Express™

☐ Return Receipt for Merchandise

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7015 0640 0007 0898 0423

PS Form 3811, July 2013

Domestic Return Receipt

7015 0640 0007 0898 0430

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

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

OFFICIAL USE

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

Postmark
Here

Central Collections
 157 W. 5th Street, 3rd Floor
 San Bernardino, Ca 92415-0465
 CV15-01226 LP 455

City, State, ZIP+4®

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Central Collections
 157 W. 5th Street, 3rd Floor
 San Bernardino, Ca 92415-0465
 CV15-01226 LP 455

COMPLETE THIS SECTION ON DELIVERY

| | | |
|---|------------------------------------|--|
| A. Signature <i>Key J Escamero</i> | | <input type="checkbox"/> Agent <input type="checkbox"/> Addressee |
| B. Received by (Printed Name) | C. Date of Delivery AUG 30 2015 | |
| D. Is delivery address different from item 1? <input type="checkbox"/> Yes If yes, enter delivery address below: <input type="checkbox"/> No | | |

AUG 05 2015

ok

| | |
|--|---|
| Mail® | <input type="checkbox"/> Priority Mail Express™ |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Collect on Delivery |
| 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes | |

2. Article Number
(Transfer from service label)

7015 0640 0007 0898 0430

PS Form 3811, July 2013

Domestic Return Receipt



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1501226

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 29, 2015, I served the following documents(s):

Notice of Violation

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

✓
MARCOS LEDESMA / ADA LEDESMA 24431 JUNIPER SPRINGS RD, HOMELAND, CA 92548
Verl L. Childers and Elizabeth M. Childers 1065 Sur Este Ave, Las Vegas, NV 89123
First American Title Insurance 1515 W. Florida Ave, Suite A, Hemet, CA 92543
Law Offices of Jonathan B. Teperson P.O. Box 78131, Corona, Ca 92877
J. J. Mac Intyre Co., INC 1801 California Ave, Corona, Ca 92881
Law Offices of Kenosian & Meile, LLP Kenneth J. Miele, BAR #165730 8581 Santa Monica Blvd #17, Los Angeles, Ca 90069
Unifund CCR Partners A New York Partnership 8581 Santa Monica Blvd #17, Los Angeles, Ca 90069
Mandarich Law Group, LLP 6301 Owensmouth Ave, Suite 850, Woodland Hills, Ca 91367
CACH, LLC C/O Mandarich Law Group, LLP 6301 Owensmouth Ave, Suite 850, Woodland Hills, Ca 91367
Central Collections 157 W. 5th Street, 3rd Floor, San Bernardino, Ca 92415-0465

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

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

EXECUTED ON July 29, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines
By: Dean Deines, Sr. Accounting Assistant

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

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

2015-0272806

06/25/2015 01:42 PM

Customer Copy Label

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

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

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

Case #: CV-1501226

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

ADDRESS: 24431 JUNIPER SPRINGS RD, HOMELAND CA, 92548

PARCEL #: 455-040-012

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

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
Brian Black, Code Enforcement Department

Copy

ACKNOWLEDGEMENT

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

State of California)
County of Riverside)

On 6/4/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature: _____

Jamison D. Cole

(Seal)

Copy

EXHIBIT “G”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Tracey Towner
Interim Code Enforcement
Official

April 28, 2016

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

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

Case No.: CV15-01226
APN: 455-040-012
Property: 24431 Juniper Springs Road, Homeland

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 24431 Juniper Springs Road, Homeland, Riverside County, California, and more particularly described as Assessor's Parcel Number 455-040-012.

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

SAID HEARING will be held on **Tuesday, May 24, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

TRACEY TOWNER
INTERIM CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY

Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 24431 Juniper Springs Road, Homeland

Case No.: CV15-01226

APN: 455-040-012; District 5

MARCOS LEDESMA
ADA LEDESMA
24431 JUNIPER SPRINGS ROAD
HOMELAND, CA 92548

VERL L. CHILDERS AND
ELIZABETH M. CHILDERS
TRUSTORS AND/OR TRUSTEES OF
VERL LEE CHILDERS AND
ELIZABETH MAY CHILDERS FAMILY
TRUST DATED MAY 20, 1993
1065 SUR ESTE AVENUE
LAS VEGAS, NV 89123

PROOF OF SERVICE

Case No. CV15-01226

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 28, 2016, I served the following document(s):

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

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

SEE ATTACHED NOTICE LIST

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

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

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

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

EXECUTED ON April 28, 2016, at Riverside, California.


SUE JIMENEZ



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

May 3, 2016

RE CASE NO: CV1501226

I, Lance Padilla, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 5/3/2016 at 10:30AM, I securely and conspicuously posted
NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE(HEARING
DATE) at the property described as:

Property Address: 24431 JUNIPER SPRINGS RD, HOMELAND

Assessor's Parcel Number: 455-040-012

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

Executed on May 3, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer