

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRAMOS DATE: 5/25/16

Departmental Concurrence

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

803 B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
 May 25, 2016

**SUBJECT:** Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]  
 Case No: CV15-02407 [ESTATE OF THELMA MARIE TAFF]  
 Subject Property: 16154 Via Quedo, Desert Hot Springs; APN: 657-093-005  
 District: 4 [\$0]

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

1. The substandard structure (dwelling) on the real property located at 16154 Via Quedo, Desert Hot Springs, Riverside County, California, APN: 657-093-005 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. The Estate of Thelma Marie Taff, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

*Albert Brady*  
 ALBERT BRADY  
 Code Enforcement Official

(Continued)

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

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

**C.E.O. RECOMMENDATION:** APPROVE  
 BY: *Tina Grande*  
 County Executive Office Signature Tina Grande

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: \_\_\_\_\_ District: 4 Agenda Number: \_\_\_\_\_

9-4

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

**FORM 11: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]  
Case No: CV15-02407 [ESTATE OF THELMA MARIE TAFF]  
Subject Property: 16154 Via Quedo, Desert Hot Springs; APN: 657-093-005  
District: 4**

**DATE:** May 25, 2016

**PAGE:** 2 of 3

**RECOMMENDED MOTION (continued):**

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

4. The accumulation of rubbish on the real property located at 16154 Via Quedo, Desert Hot Springs, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit accumulation of rubbish on the property.

5. The Estate of Thelma Marie Taff, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.

6. If the owner of the real property does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.

7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

8. County Counsel be directed to prepare the necessary Findings of Fact, Conclusions and Order to Abate Nuisance for approval from the Board that the substandard structure and accumulated rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitute a public nuisance.

**BACKGROUND:**

1. An inspection was made on the subject property by Code Enforcement Officer Rusty Hannah on July 28, 2015. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: general dilapidation or improper maintenance, and public and attractive nuisance – abandoned/vacant.

2. The inspection also revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of but was not limited to the following materials: construction materials, wood, plastic, metal, furniture, gardening equipment, kids' toys, car parts, and household trash, of about 1000 square feet.

3. There have been approximately five (5) subsequent follow-up inspections, with the last inspection being April 18, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.

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

**FORM 11: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]**  
**Case No: CV15-02407 [ESTATE OF THELMA MARIE TAFF]**  
**Subject Property: 16154 Via Quedo, Desert Hot Springs; APN: 657-093-005**  
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**PAGE:** 3 of 3

4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structure, 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:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Declaration  
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 15-02407  
4 [SUBSTANDARD STRUCTURE AND )  
5 ACCUMULATED RUBBISH]; APN: 657-093-005, ) DECLARATION OF CODE  
6 16154 VIA QUEDO, DESERT HOT SPRINGS, ) ENFORCEMENT OFFICER  
7 COUNTY OF RIVERSIDE, STATE OF ) RUSTY HANNAH  
8 CALIFORNIA; ESTATE OF THELMA MARIE )  
9 TAFF, OWNER. )  
10 \_\_\_\_\_ ) [RCO Nos. 457, 541 and 725]

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

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

17 2. On July 28, 2015, I conducted an inspection of the real property described as 16154 Via  
18 Quedo, Desert Hot Springs, Riverside County, California, and further described as Assessor's Parcel  
19 Number 657-093-005 (hereinafter described as "THE PROPERTY"). A true and correct copy of a  
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and  
21 incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
23 Estate of Thelma Marie Taff (hereinafter referred to as "OWNER"). A certified copy of the County  
24 Equalized Assessment Roll for the 2015-2016 tax year and a copy of the report generated from the  
25 County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference  
26 as Exhibit "B." Accumulated Rubbish is not permitted to be located on any property within the County of  
27 Riverside.  
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FORM APPROVED COUNTY COUNSEL  
BY: *Sophiah Choi*  
DATE: 5/12/16  
SOPHIAH CHOI

1           4.       Based on the Lot Book Reports from RZ Title Service dated July 29, 2015, and updated  
2 on February 15, 2016, it is determined that other parties may potentially hold a legal interest in THE  
3 PROPERTY, to wit: United States of America, acting through the Farmers Home Administration, United  
4 States Department of Agriculture, Mission Springs Water District, and Thelma Marie Taff, Trustor and  
5 Trustee of the Thelma Marie Taff Living Trust dated July 11, 1996. (hereinafter referred to as  
6 "INTERESTED PARTIES"). True and correct copies of the Lot Book Reports are attached hereto and  
7 incorporated herein by reference as Exhibit "C."

8           5.       On July 28, 2015, I entered THE PROPERTY through a section of fencing about 10 feet  
9 wide that was missing. THE PROPERTY was vacant, abandoned, open and unsecured with no signs  
10 restricting access. I observed accumulated rubbish on THE PROPERTY including, but not limited to:  
11 construction materials, wood, plastic, metal, furniture, gardening equipment, kids toys, car parts, and  
12 household trash, of about 1000 square feet. This condition causes THE PROPERTY to constitute a  
13 public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

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

17 Dwelling:

- 18           1)       General dilapidation or improper maintenance;  
19           2)       Public and attractive nuisance-abandoned/vacant.

20           7.       On July 28, 2015, a Notice of Violation, Notice of Defects and a "Danger Do Not Enter"  
21 sign were posted on THE PROPERTY.

22           8.       On August 13, 2015, Notice of Violation and Notice of Defects were mailed to OWNER  
23 and INTERESTED PARTIES by certified mail, return receipt requested, and by first class mail.

24           9.       On December 11, 2015, a Notice of Violation and Notice of Defects were mailed to  
25 Brenda Gail Dennis, the granddaughter of OWNER, by certified mail, return receipt requested, and by  
26 first class mail.

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

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

3 12. There have been approximately five (5) subsequent follow-up inspections, with the last  
4 inspection being April 18, 2016. THE PROPERTY continues to be in violation of RCO Nos. 457  
5 and 541.

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

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

12 15. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
13 County Recorder, County of Riverside, State of California, on September 30, 2015, as Instrument  
14 Number 2015-0432971. A true and correct copy of which is attached hereto and incorporated herein by  
15 reference as Exhibit "F."

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

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

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

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

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

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

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

21 (e) the accumulation of rubbish on THE PROPERTY be deemed and declared a  
22 public nuisance;

23 (f) the OWNER, or whoever has possession or control of THE PROPERTY be  
24 required to remove and dispose of all rubbish on THE PROPERTY in strict accordance of RCO No. 541.

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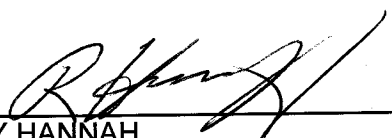
28 ///

1 (g) if the rubbish is not removed and disposed of in strict accordance with all Riverside  
2 County Ordinances, including but not limited to RCO No.541, within ninety (90) days after posting and  
3 mailing of the Board's Order and Findings, the rubbish may be abated by representatives of the  
4 Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon receipt  
5 of an owner's consent or a Court Order, where necessary under applicable law, authorizing entry onto  
6 THE PROPERTY; and

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

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

12 Executed this 5<sup>TH</sup> day of MAY, 2016, at Palm Desert,  
13 California.

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16 \_\_\_\_\_  
17 RUSTY HANNAH  
18 Code Enforcement Officer  
19 Code Enforcement Department  
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# **EXHIBIT “A”**

# CV15-02407

16154 Via Quedo, Desert Hot Springs, APN: 657-093-005



## Legend

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



0

162

324 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... 5/2/2016 12:53:45 PM

© Riverside County TLMA GIS

## Notes

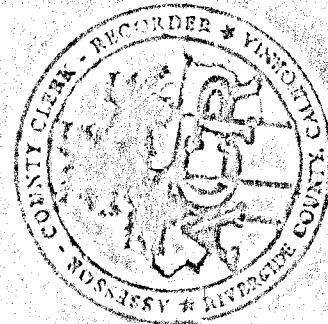
Thomas Bros Page 727  
Grid A1

# **EXHIBIT “B”**

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

Assessment #657093005-3		Parcel # 657093005-3	
<b>Assessee:</b>	TAFF THELMA MARIE	<b>Land</b>	13,771
<b>Mail Address:</b>	16154 VIA QUEDO DSRT HOT SPG CA 92240	<b>Structure</b>	68,932
<b>Real Property Use Code:</b>	R1	<b>Full Value</b>	82,703
<b>Base Year</b>	1985	<b>Homeowners' Exemption</b>	7,000
<b>Conveyance Number:</b>	0279783	<b>Total Net</b>	75,703
<b>Conveyance (mm/yy):</b>	7/1996		
<b>PUI:</b>	R010000		
<b>TRA:</b>	61-074		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 397 MB 029/029 DOS PALMAS TR UNIT 4		
<b>Situs Address:</b>	16154 VIA QUEDO DSRT HOT SPG CA 92240		

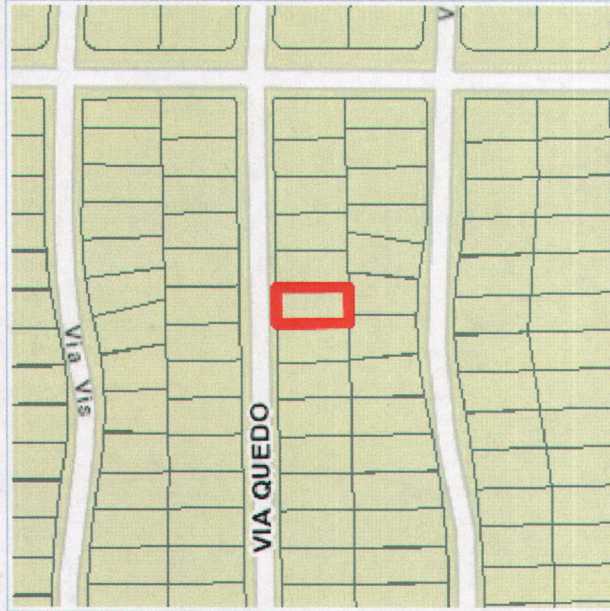
[View Parcel Map](#)





**Riverside County Parcel Report**  
**APN 657-093-005**  
Disclaimer

Report Date: Thursday, April 21, 2016



<b>APN</b>	<u>657-093-005-3</u>	<b>Supervisorial District 2011</b>	JOHN BENOIT, DISTRICT 4
		<b>Supervisorial District 2001</b>	MARION ASHLEY, DISTRICT 5
<b>Previous APN</b>	000000000	<b>Township/Range</b>	T3SR5E SEC 7
<b>Owner Name</b>	THELMA MARIE TAFF	<b>Elevation Range</b>	848 - 848
<b>Address</b>	16154 VIA QUEDO DSRT HOT SPG, CA 92240	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 727 GRID: A1
<b>Mailing Address</b>	See situs address	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <u>MB 29/29</u> Subdivision Name: DOS PALMAS TR UNIT 4 Lot/Parcel: 397 Block: Not Available Tract Number: Not Available	<b>City Boundary/Sphere</b>	Not within a City Boundary City Sphere: DESERT HOT SPRINGS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 0.16 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

<b>Property Characteristics</b>	Constructed: 1984 Baths: 1.00 Bedrooms: 2 Central Heat: Y Const. Type: WOOD FRAME Garage Type: A Prop Area: 900 SqFt Roof Type: COMPOSITION Stories: 1	<b>County Service Area</b>	Not in a County Service Area
<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	MDR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	PROJECT AREA NAME: MCPA SUBAREA NAME: Garnet - Sub Area AMENDMENT NUMBER: 0 ADOPTION DATE: 2010-05-13 ACREAGE: 2588 ACRES
<b>Area Plan (RCIP)</b>	Western Coachella Valley	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	None	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b>Zoning Classifications (ORD. 348)</b>	Zoning: W-2 CZNumber: 0	<b>Zoning Districts and Zoning Areas</b>	PASS & DESERT, DIST
<b>Zoning Overlays</b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	Not in a Community Advisory Council Area
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</b>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	Not in a Cell Group
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Not in a Conservation Area	<b>WRMSHCP Cell Number</b>	None

<b>CVMShCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None
<b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b>	None	<b>Vegetation (2005)</b>	No Data Available
<b>Fire Hazard Classification (Ord. 787)</b>	Not in a High Fire Area	<b>Fire Responsibility Area</b>	Not in a Fire Responsibility Area
<b><u>CVMShCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBD (Road &amp; Bridge Benefit District)</b>	Not in a District
<b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u></b>	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	<b><u>DIF (Development Impact Fee Area Ord. 659)</u></b>	WESTERN COACHELLA VALLEY
<b><u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u></b>	NOT WITHIN THE WESTERN TUMF FEE AREA	<b><u>SKR Fee Area (Stephen's Kangaroo Rat Ord. 663.10)</u></b>	Not within a SKR Fee Area
<b><u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u></b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. EAST	<b>DA (Development Agreements)</b>	Not in a Development Agreement Area
<b>Circulation Element Ultimate Right-of-Way</b>	Not in a Circulation Element Right-of-Way	<b>Road Book Page</b>	171
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b>	Not in a CETAP Corridor

<b>Flood Plan Review</b>	Not Required	<b>Watershed</b>	WHITEWATER
<b>Water District</b>	DWA	<b>California Water Board</b>	None
<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
<b>Faults</b>	Not within a 1/2 mile of a Fault		
<b>Liquefaction Potential</b>	Moderate		
<b>Subsidence</b>	Susceptible		
<b>School District</b>	PALM SPRINGS UNIFIED	<b>Tax Rate Areas</b>	061074 CITRUS PEST CONTROL 2 CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST COACHELLA VALLEY RESOURCE CONS CSA 152 CV MOSQUITO & VECTOR CONTROL DESERT COMMUNITY COLLEGE DESERT HOSPITAL DESERT WATER AG FLOOD CONTROL ADMIN FLOOD CONTROL ZN 6 GENERAL GENERAL PURPOSE MISSION SPRINGS WTR DIST MISSION SPRINGS WTR IMP G PALM SPRINGS PUBLIC CEMETERY PALM SPRINGS UNIFIED B&I 1992-A  PALM SPRINGS UNIFIED SCHOOL
<b>Communities</b>	Southeast Desert Hot Springs		
<b>Lighting (Ord. 655)</b>	Zone B, 44.98 Miles From Mt. Palomar Observatory		
<b>2010 Census Tract</b>	044515		
<b>Farmland</b>	URBAN-BUILT UP LAND		



**Special Notes**

No Special Notes

RDV MID-CO PROJ  
 AMND 2-AB1290  
 RIV CO REGIONAL  
 PARK & OPEN SP  
 RIVERSIDE CO OFC  
 OF EDUCATION

**Building Permits**

Case #	Description	Status
050115	GRADING-275 CU YDS-FILL	FINALED
050643	DWELL & ATT GARAGE	FINALED

**Environmental Health Permits**

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

**Planning Cases**

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

**Code Cases**

Case #	Description	Status
CV1502407	NEIGHBORHOOD ENFORCEMENT	OPEN

# **EXHIBIT “C”**



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

## Updated Lot Book

**Customer:**

**RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT**

4080 Lemon Street  
 Riverside

CA 92501

Attn: Brent Steele  
 Reference: CV15-02407-Snunez/Rhannah- #33467  
 IN RE: TAFF, THELMA MARIE TR.

Order Number: **35310**

Order Date: 1/21/2016  
 Dated as of: 2/15/2016

County Name: Riverside

FEE(s):  
 Report: \$62.40

Property Address: 16154 Via Quedo  
 Desert Hot Springs CA 92240

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. : 657-093-005-3

Assessments:	Land Value:	\$13,771.00
	Improvement Value:	\$68,932.00
	Exemption Value:	\$7,000.00
	Total Value:	\$75,703.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$611.26
Penalty	\$61.12
Status	NOT PAID-DELINQUENT
Second Installment	\$611.26
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
Prior Delinquencies for tax defaulted year(s)	2012-2014
Redemption Amount	\$6,235.85
If paid by	02/29/2016



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

Order Number: 35310  
Reference: CV15-02407-Snu

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A Notice of Administrative Proceedings by the

City of	Palm Desert
County of	Riverside
Recorded	09/30/2015
Document No.	2015-0432971

NO OTHER EXCEPTIONS

When recorded please mail to:  
 Riverside County Code Enforcement Department  
 (District 4 Office)  
 77588 El Duna Ct, Palm Desert, CA 92211  
 Mail Stop No. 4016

**2015-0432971**

09/30/2015 11:33 AM Fee: \$ 0.00

Page 1 of 1

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



					R	A	Exam: 298			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
1									1	
SIZE	NCOR	SMF	NCHGT:			NCHGCC				

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case No.: CV15-02407

**Thelma Marie Taff** )

And DOES I through X, owners

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

**ADDRESS: 16154 Via Quedo, Desert Hot Springs, Ca 92240**

**PARCEL #: 657-093-005**

**LEGAL DESCRIPTION: Lot 397 MB 029/029 Dos Palmas Tr Unit 4 of Sec 7 T3SR5E**

**VIOLATIONS: RCO 457 Sec 2 RCC 15.16.020 Substandard Structure; RCO 541 Sec 2 RCC 8.120.010 Accumulated Rubbish**

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

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

COUNTY OF RIVERSIDE  
 DEPARTMENT OF CODE ENFORCEMENT

Dated: September 29, 2015

By: Hector Herrera  
 Hector Herrera, Senior Code Enforcement Officer

**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.

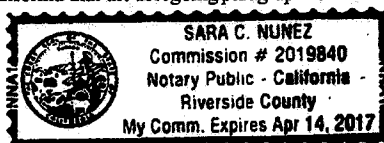
State of California )  
 County of Riverside )

On 9-24-15 before me, Sara C. Nunez, Notary Public, personally appeared Hector Herrera who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission # 2019840 Comm. Expires April 14, 2017





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

## Lot Book Report

Order Number: **33467**

**Customer:**

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

Order Date: 7/31/2015  
 Dated as of: 7/29/2015  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV15-02407/ Snunez/ R. Hannah  
 IN RE: TAFF, THELMA MARIE TR.

FEE(s):  
 Report: \$120.00

Property Address: 16154 Via Quedo  
 Desert Hot Springs CA 92240

Assessor's Parcel No. : 657-093-005-3

**Assessments:**

Land Value:	\$13,502.00
Improvement Value:	\$67,583.00
Exemption Value:	\$7,000.00
Total Value:	\$74,085.00

## Tax Information

Property Taxes for the Fiscal Year	2014-2015
First installment	\$606.77
Penalty	\$60.67
Status	NOT PAID-DELINQUENT
Second Installment	\$606.77
Penalty	\$99.30
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2012-2014
Redemption Amount	\$5,844.14
If paid by	08/31/2015



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

Order Number: 33467  
Reference: CV15-02407/ Snu

## Property Vesting

The last recorded document transferring title of said property

Dated	07/11/1996
Recorded	07/26/1996
Document No.	279783
D.T.T.	\$0.00
Grantor	Thelma M. Taff, a widow
Grantee	Thelma Marie Taff, Trustee of The Thelma Marie Taff Living Trust Dated Jul 11 1996

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	04/11/1984
Recorded	04/12/1984
Document No.	74670
Amount	\$48,300.00
Trustor	Dow C. Taff and Thelma M. Taff, husband and wife as joint tenants
Trustee	Safeco Title Insurance Company
Beneficiary	United States of America, acting through the Farmers Home Administration, United States Department of Agriculture

## Additional Information

A Notice of Lien Recorded	10/18/2012
Document No.	2012-0497143
Amount	\$720.24



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

Order Number: 33467

Reference: CV15-02407/ Snu

Owner

Thelma Taff

Claimant

Mission Springs Water District

## Legal Description

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

LOT 397 OF DOS PALMAS TRACT UNIT NO. 4, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGES 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY



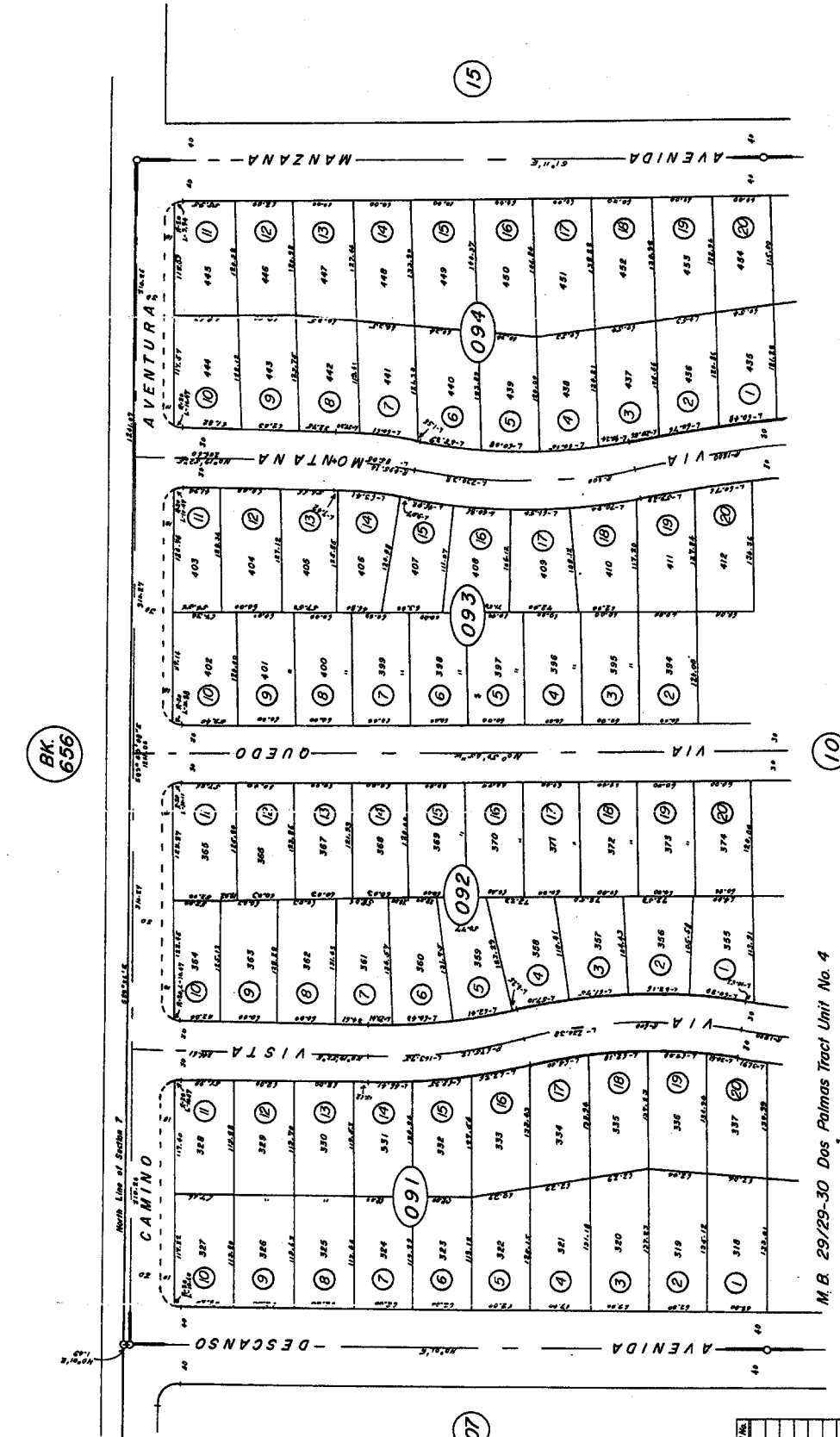
24-60-16

657-09

T. C. A. 6174

N<sup>2</sup>NE<sup>4</sup>, NE<sup>4</sup>, SEC. 7, T.3S., R.5E.

BK. 656



M.B. 29/29-30 Dos Palmas Tract Unit No. 4

DATE	OLD No.	REMARKS

0010

MAR 1968

ASSESSORS MAP BK. 657 PG. 09 RIVERSIDE COUNTY, CALIF. 7

279783

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

RECORDING REQUESTED BY:  
Alliance for Mature Americans

WHEN RECORDED, MAIL TO:  
Thelma Taff  
16154 Via Quedo  
Desert Hot Springs, CA 92240

Recorded in Libro Records  
of Riverside County, California  
Recorder

JUL 26 1996

GATEWAY TITLE COMPANY  
"ACCOMMODATION ONLY"

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 657-093-005 TRA 014 QUITCLAIM DEED

The undersigned grantor (s) declare(s): This conveyance transfers the grantor's interest into a Revocable Living Trust R & T 11911. There is no consideration for this transfer and is excluded from reappraisal under Proposition 13. I.e., California Const. 13 A, Section 1, et, seq. (Documentary Transfer Tax - 0 - )

Thelma M. Taff, a widow,

hereby REMISES, RELEASES AND QUITCLAIMS to:

Thelma Marie Taff, Trustor(s) and Trustee(s) of  
The Thelma Marie Taff Living Trust Dated JUL 11 1996, 1996

the following described real property in the City of Desert Hot Springs, County of Riverside, State of California.

Lot 397 of Dos Palmas Tract Unit No. 4, as shown by map on file in Book 29, Pages 29 and 30 of Maps, Riverside County Records.

More commonly known as: 16154 Via Quedo, Desert Hot Springs, CA

DATED: JUL 11 1996

Thelma M Taff  
Thelma M. Taff

STATE OF California )  
COUNTY OF Riverside ) ss.

On JUL 11 1996 before me, NANCY BOULTON, personally appeared, Thelma M. Taff, 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 this instrument the person(s) or the entity upon behalf of which person(s) acted, executed the instrument.

WITNESS my hand and official seal



Signature Nancy Boulton

(THIS AREA FOR OFFICIAL NOTARY STAMP)

Mail Tax Statements to: Thelma Taff 16154 Via Quedo Desert Hot Springs, CA 92240  
Name Address City, State & Zip

74670

RECORDING LISTED BY

Name  
Street Address  
City & State

AND WHEN RECORDED MAIL TO  
FARMERS HOME ADMINISTRATION  
21160 Box Springs Road #106  
Riverside, CA. 92507

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
IN PRESENCE OF  
SAFECO TITLE INSURANCE CO.  
Book 1384, Page 74670

APR 12 1984

Recorded in Official Records  
of Riverside County, California

Walter J. Stanley  
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5326075

USDA-FmHA  
Form FmHA 427-1 CA  
(Rev. 11-4-82)

Position 5

CONSTRUCTION TRUST DEED

REAL ESTATE DEED OF TRUST FOR CALIFORNIA  
WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST is made and entered into by and between the undersigned owner(s):

DOW C. TAPP AND THELMA M. TAPP

HUSBAND AND WIFE AS JOINT TENANTS

whose mailing address is 16-154 Via Quedo, Desert Hot Springs, California 92240

as Trustor(s), herein called "Borrower," and Safeco Title Insurance Company

whose mailing address is P. O. Box 111, Riverside, California 92502

as trustee, herein called "Trustee," and the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, whose mailing address is 21160 Box Springs Road #106, Riverside

California 92507, as lender and beneficiary, herein called the "Government," and:

WHEREAS Borrower is indebted to the Government as evidenced by one or more promissory note(s) or assumption agreement(s), herein called "note," which has been executed by Borrower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and being further described as follows:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>
April 11, 1984	\$48,300.00	11-7/8

(The interest rate for limited resource farm ownership or limited resource operating loan(s) secured by this instrument will be increased after 3 years, as provided in the Farmers Home Administration regulations and the note.)

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949 or any other statute administered by the Farmers Home Administration.

And it is the purpose and intention of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity deed of trust to secure the Government against loss under its insurance contract by reason of any default by Borrower.

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §1490c.

NOW, THEREFORE, in consideration of the loan(s) Borrower grants to Trustee with power of sale the following described property at 16-154 Via Quedo, Desert Hot Springs, CA. 92240

in Riverside County(ies), of California:

74670

LOT 397 OF DOS PALMAS TRACT UNIT NO. 4, AS SHOWN BY  
MAP ON FILE IN BOOK 29, PAGES 29 AND 30 OF MAPS,  
RIVERSIDE COUNTY RECORDS.

together with all rights, interests, easements, hereditaments and appurtenances thereto belonging, the rents, issues, and profits thereof and revenues and income therefrom (subject to the right of the Government to collect and apply the same as provided in Covenant (30) hereof); all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds; all water, water rights, and water stock pertaining thereto; and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance or condemnation of any part thereof or interest therein all of which are herein called "the property";

**IN TRUST, NEVERTHELESS,** (a) at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other charge, (b) at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance contract by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, the provisions of which are hereby incorporated herein and made a part hereof.

**BORROWER WARRANTS** the property and the title thereto unto Trustee for the benefit of the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and **COVENANTS AND AGREES** as follows:

- (1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration and to pay or reimburse the Government or Trustee for all of Trustee's fees, costs or expenses in connection with any full or partial reconveyance or subordination of this instrument or any other transaction affecting the property.
- (3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the property.
- (4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts including advances for payment of prior and/or junior liens, required herein to be paid by Borrower and not paid by Borrower when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for Borrower's account. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.
- (5) All advances by the Government, including advances for payment of prior and/or junior liens, in addition to any advances required by the terms of the note, as described in this instrument, with interest shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.
- (6) To use the loan evidenced by the note solely for purposes authorized by the Government.
- (7) To pay when due all taxes, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges, and assessments in connection with water, water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payments.
- (8) To keep the property insured as required by and under insurance policies approved by the Government and, at its requests to deliver such policies to the Government. The amount collected under any fire or other insurance policy may be applied by the Government upon the loan or any other indebtedness secured hereby in such order as the Government may determine, or at the Government's option may be released to Borrower. Such application or release will not cure or waive any default hereunder.
- (9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.
- (10) To comply with all laws, ordinances, and regulations affecting the property.
- (11) To pay or reimburse the Government or Trustee for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to any survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.
- (12) Neither the property nor any portion thereof or interest therein shall be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as beneficiary hereunder, including but not limited to the power to grant consents and subordinations, and to request full and partial reconveyances, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may (a) extend or defer the maturity of, and renew and reschedule the payments on, the debt evidenced by the note or any indebtedness to the Government secured by this instrument, (b) release any party who is liable under the note or for the debt from liability to the Government, (c) request reconveyance of portions of the property and subordinate its lien, and (d) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lien or the priority of this instrument or Borrower's or any other party's liability to the Government for payment of the note or debt secured by this instrument unless the Government says otherwise in writing. HOWEVER, any forbearance by the Government—whether once or often—in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

(15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other real-estate or under any personal property or other security instrument held or issued by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should the parties named as Borrower die or be declared incompetent, or should any one of the parties named as Borrower be declared a bankrupt or an insolvent, or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) without a prior hearing authorize and request Trustee to foreclose this instrument and sell the property as provided by law and (e) bring an action to foreclose this instrument, obtain a deficiency judgment, or enforce any other remedy provided by law.

(18) At the request of the Government, Trustee may foreclose this instrument by advertisement and sale of the property as provided by law, for cash or secured credit at the option of the Government, personal notice of which sale need not be served on Borrower; the lots or parcels of the property need not be sold separately or in any particular order; and at such sale the Government and its agents may bid and purchase as a stranger; Trustee may conduct such sale without being personally present, through a delegate authorized for such purpose orally or in writing and Trustee's execution of a conveyance of the property or any part thereof to any purchaser at foreclosure sale shall be conclusive evidence that the sale was conducted by Trustee personally or through such delegate duly authorized in accordance herewith.

(19) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option any other indebtedness of Borrower owing to or insured by the Government, and (f) any balance to Borrower. In case the Government is the successful bidder at foreclosure or other sale of all or any part of the property, the Government may pay its share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government, in the order prescribed above.

(20) All powers and agencies granted in this instrument are coupled with an interest and are irrevocable by death or otherwise; and the rights and remedies provided in this instrument are cumulative to remedies provided by law.

(21) Borrower agrees that the Government will not be bound by any present or future State laws, (a) providing for homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action must be brought, (c) prescribing any other statute of limitations, or (d) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State laws.

(22) BORROWER ACKNOWLEDGES AND AGREES THAT IF THE LEGAL OR EQUITABLE OWNERSHIP OF ANY OF THE PROPERTY IS TRANSFERRED, THE NEW OWNER(S) MUST APPLY TO THE GOVERNMENT FOR AND QUALIFY TO ASSUME THE LOAN ON SUCH RATES AND TERMS AS THE REGULATIONS OF FARMERS HOME ADMINISTRATION MAY THEN ALLOW. THESE REGULATIONS SUPERSEDE ANY CONTRARY STATE LAW INCLUDING BUT NOT LIMITED TO CIVIL CODE §2924.6.

(23) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

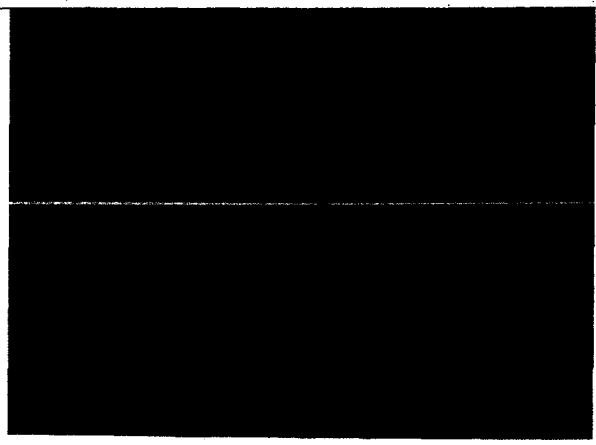
(24) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, and addressed, unless and until some other address is designated to the parties hereto at their addresses given above. BORROWER REQUESTS THAT A COPY OF ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE HEREUNDER BE MAILED TO BORROWER AT THE MAILING ADDRESS STATED ABOVE.

(25) Upon full and final payment of all indebtedness hereby secured and the performance and discharge of each and every condition, agreement and obligation, contingent or otherwise, contained herein or secured hereby, the Government shall request Trustee to execute and deliver to Borrower at the above post office address a full reconveyance of the property within 60 days after written demand by Borrower, and Borrower hereby waives the benefits of all laws requiring earlier execution or delivery of such reconveyance.

(26) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, or national origin, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex, or national origin.

04974

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74670

(27) Beneficiary may, from time to time, as provided by statute, or by a writing, signed, acknowledged and recorded in the office(s) of the county recorder(s) of the aforesaid county(ies) appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.

(28) If the property or any part thereof is a lease, Borrower will pay when due all rents and any and all other charges required by said lease, will comply with all other requirements of said lease, and will not surrender or relinquish, without the Government's written consent, any of Borrower's right, title or interest in or to said leasehold estate or under said lease while this instrument remains in effect.

(29) This instrument also secures future advances to Borrower when evidenced by note(s) for operating, emergency or other loan(s) by the Government, subject to the same terms and conditions regarding assignment of said note(s) as hereinabove provided, and all references herein shall be deemed to include such future note(s).

(30) As additional security, Borrower hereby assigns to and confers upon the Government the power to collect the rents, issues, profits and income of the property, reserving to Borrower the right to collect and retain same prior to any default hereunder. The Government may apply said rents and other income on the loan or any indebtedness secured hereby in any order it may determine and without regard to the adequacy of security for same.

(31) Any award for damages or injury to the property, including any award for its condemnation for public use, is hereby assigned to the Government which may apply or release the money in the same manner and with the same effect as provided in Covenant (8).

(32) If any provision of this instrument or application thereof to any person or circumstance is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

April 11, 1984

(Date)

*Dow C. Taff*

DOW C. TAFF

*Thelma M. Taff*

THELMA M. TAFF

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

ACKNOWLEDGMENT

On this 11th day of April, 1984, before me, the undersigned

(Insert Name of Notary Public)

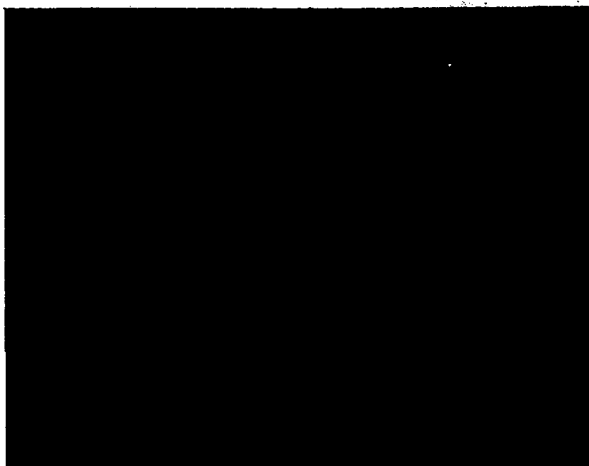
DOW C. TAFF AND THELMA M. TAFF

a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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 in this instrument, and

acknowledged to me that THEY executed it.



*Cindy C. Parsell*  
(Signature of Notary Public)



DOC # 2012-0497143

10/18/2012 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



When recorded return to:  
Mission Springs Water District  
66575 Second St.  
Desert Hot Springs, CA 92240

Office of the Riverside County Clerk/Recorder  
P. O. Box 751  
Riverside, CA 92502-0751

Record without fee for benefit  
of public agency (G.C. 6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			465	426	PCOR	NCOR	SMF	NCHG	EXAM
M	A	L							002
							T:	CTY	UNI




**Lien for Unpaid Water and/or Other Charges**  
(California Water Code Section 31701 et seq.)

Notice is give that the undersigned, acting as authorized agent for Mission Springs Water District, hereby records a lien against the following property to satisfy the agreement executed by and between Mission Springs Water District and the property owner named below:

**Property owner:** Thelma Taff  
**In the amount:** \$720.24  
**APN:** 657-093-005-3  
**Street Address:** 16154 Via Quedo, Desert Hot Springs, CA

Dated October 11, 2012  
at Desert Hot Springs, CA.

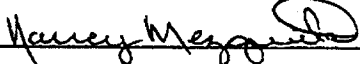
  
Arden Wallum  
General Manager of Mission Springs Water  
District and its Board of Directors

State of California  
ss.  
County of Riverside

On October 11, 2012, before me, Nancy Mezquita, Notary Public, personally appeared ---Arden Wallum---who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

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

WITNESS my hand and official seal.

Signature 



# **EXHIBIT “D”**

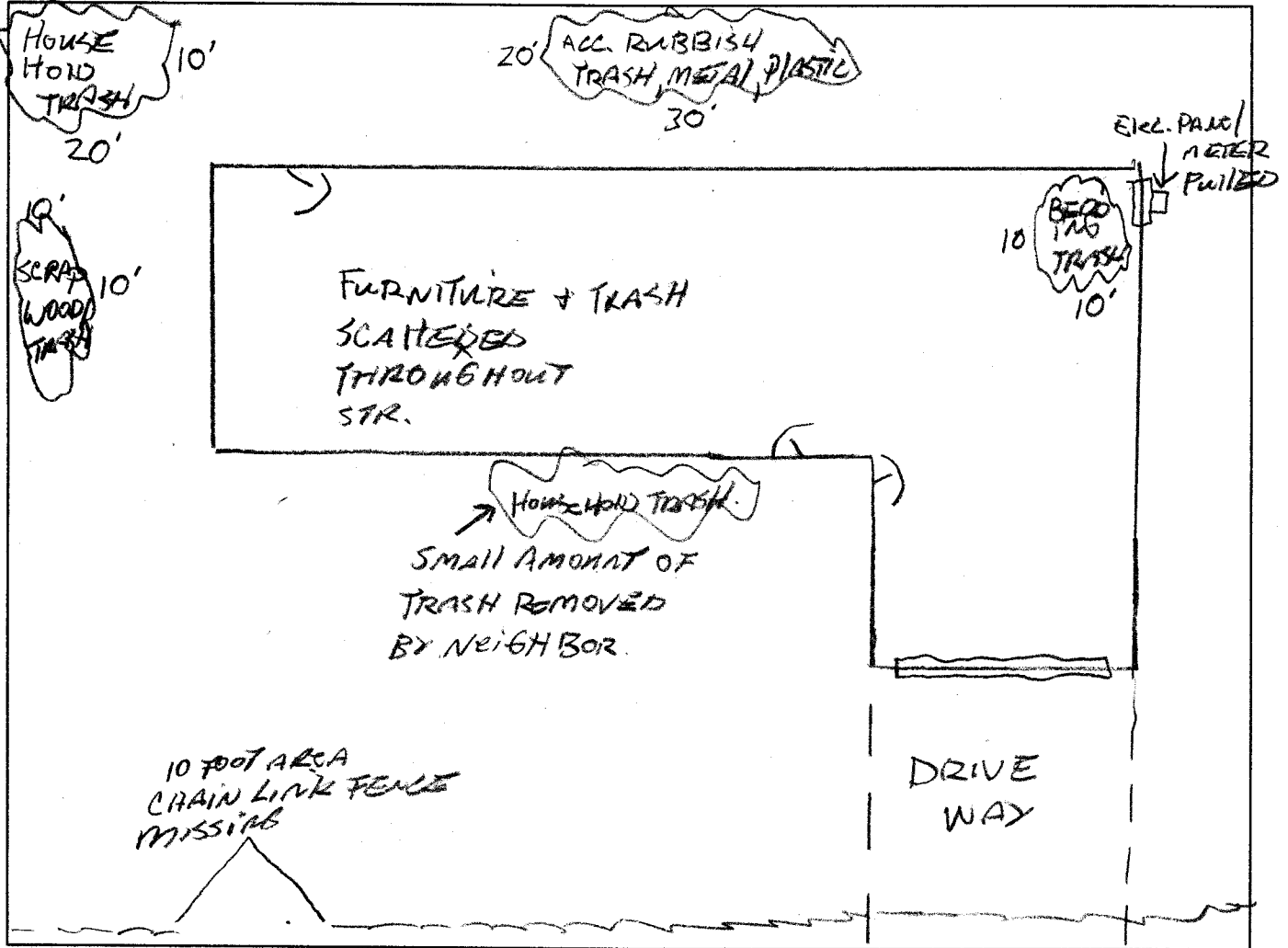


# SITE PLAN: Case # CV-1502407

OWNER(S): THELMA MARIE TAFF  
SITE ADDRESS: 16154 VIA QUEDO, DSRT HOT SPG  
ASSESSOR'S PARCEL: 657-093-005  
ACREAGE: 0.16

NORTH ARROW: ←

REAR PROPERTY LINE



FRONT PROPERTY LINE: 16154 VIA QUEDO, DSRT HOT SPG

PREPARED BY: R. HANNAN DATE: 7-28-15

Code Enforcement Case: CV1502407

Printed on: 12/17/2015

*Photographs*



;Accumulated rubbish/ trash, # 17 on notice of defects. RHannah - 07/28/2015



;Accumulated rubbish/ trash, # 17 on notice of defects. RHannah - 07/28/2015

Code Enforcement Case: CV1502407

Printed on: 12/17/2015

*Photographs*



Inside garage, # 14 & 17 on notice of defects. RHannah - 09/29/2015



Inside structure. # 14 & 17 on notice of defects. RHannah - 09/29/2015

Code Enforcement Case: CV1502407

Printed on: 12/17/2015

*Photographs*



Inside structure. # 14 & 17 on notice of defects. RHannah - 11/30/2015



Inside structure. # 14 & 17 on notice of defects. RHannah - 11/30/2015

Code Enforcement Case: CV1502407

Printed on: 12/17/2015

*Photographs*



Broken window\*, # 14 & 17 on notice of defects. RHannah - 09/29/2015



Inside structure\*. # 14 & 17 on notice of defects. RHannah - 09/29/2015

Code Enforcement Case: CV1502407

Printed on: 12/17/2015

*Photographs*



Inside structure'. # 14 & 17 on notice of defects. RHannah - 11/30/2015



Inside structure'. # 14 & 17 on notice of defects. RHannah - 11/30/2015

Photographs



Property remains unchanged and further valdelism is occurring. 1 of 11.



IMG 7399.JPG



Accumulated rubbish/ trash, number 17 on notice of defects also.



Inside structure!. # 14 & 17 on notice of defect. RHannah



Inside structure. # 14 & 17 on notice of defects.





Inside structure'. # 14 & 17 on notice of defects.  
RHannah



Inside structure. # 14 & 17 on notice of defects  
RHannah



11 of 11. RHannah



AR/ & SST remain unchanged. 1 of 10.



IMG 7831.JPG



IMG 7832.JPG





IMG\_7833.JPG



IMG\_7836.JPG



IMG\_7837.JPG



IMG\_7838.JPG



AR & SST unchanged. 1 of 9.



IMG\_8379.JPG



IMG\_8380.JPG



IMG\_8381.JPG



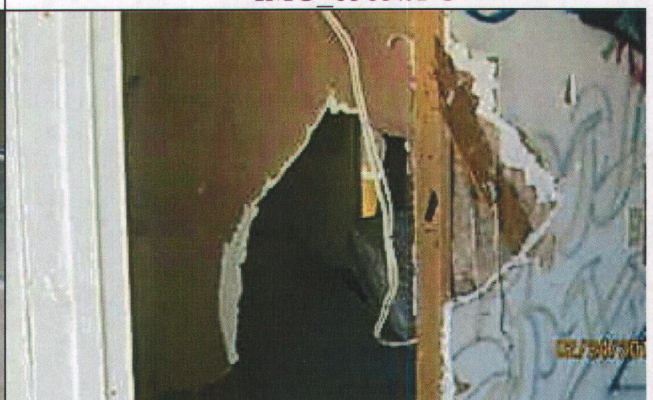
IMG\_8382.JPG



IMG\_8383.JPG



IMG\_8385.JPG



9 of 9. RHannah



Substandard structure and accumulated rubbish remains unchanged. 1 of 8.



IMG\_8896.JPG



IMG\_8897.JPG



IMG\_8898.JPG



IMG\_8899.JPG



IMG\_8900.JPG



IMG 8901.JPG



8 of 8. RHannah

# **EXHIBIT “E”**



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 15-02407

THE PROPERTY AT: 16154 VIA QUERO, DHSF

APN#: 657 023 005

WAS INSPECTED BY OFFICER: RUSTY HANNAH

ID#: 20

ON: 7-28-15 AT: 10:20 am/pm

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

Table with 2 columns: Code and Description. Includes violations such as Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish, Unpermitted Construction, Unapproved Grading/Clearing, Substandard Structure, Unpermitted Mobile Home, and Substandard Mobile Home/Trailer/RV.

COMMENTS: VACANT & UNSURE STRUCTURE

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 8-28-15. 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.

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 AS DETERMINED BY THE BOARD OF SUPERVISORS.

Signature and Name fields: SIGNATURE, PRINT NAME, DATE, CDL/CID#, D.O.B., TEL. NO. Includes checkboxes for PROPERTY OWNER and TENANT, and a POSTED stamp.

WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

60' x 40' (APPROX)

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

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

Case No. 1502407 Address 16154 Via Queedo, DHSF  
 Date 7-28-15 Officer RUEB HANNATH



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

August 13, 2015

RE CASE NO: CV1502407

I, Rusty Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
77588 El Duna Court  
Palm Desert, California 92211  
Mail Stop #4016.

That on 7/28/15 at 10:00 am, I securely and conspicuously posted a notice of violation for RCO 457 Sec. 3, RCC 15.16.020, substandard structure, RCO 541, Sec 2, RCC 8.120.010, accumulated rubbish, a notice of defects and a do not enter sign at the property described as:

**Property Address:** 16154 VIA QUEDO, DSRT HOT SPG

**Assessor's Parcel Number:** 657-093-005

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

Executed on August 13, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Rusty Hannah, Code Enforcement Officer





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 13, 2015

THELMA MARIE TAFF  
16154 VIA QUEDO  
DSRT HOT SPG, CA 92240

RE CASE NO: CV1502407 at 16154 VIA QUEDO, in the community of DSRT HOT SPG, California, Assessor's Parcel Number 657-093-005

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 16154 VIA QUEDO, in the community of DSRT HOT SPG California, Assessor's Parcel Number 657-093-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541 Sec 2), 15.16.020 (Ord. 457 Sec 3), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541 Sec 2) - 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) 15.16.020 (Ord. 457 Sec 3) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16.020 Sec 3, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

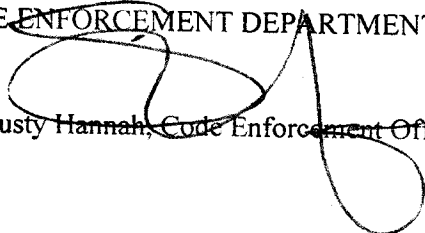
- 1) Remove ALL rubbish and dispose of it in an approved, legal landfill. TRASH ON ENTIRE PROPERTY
- 2) ABANDONED/ VACANT/ OPEN AND UNSECURE: THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY September 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: Rusty Hannah, Code Enforcement Officer

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

**SUBSTANDARD BUILDING CONDITIONS:**

60' x 40' (APPROX)

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

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

Case No. 1502407 Address 16154 VIA QUEDO, DHSR  
Date 7-28-15 Officer RICARDO HANNAH



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 13, 2015

Occupant  
16154 VIA QUEDO  
DSRT HOT SPG, CA 92240

RE CASE NO: CV1502407 at 16154 VIA QUEDO, in the community of DSRT HOT SPG, California, Assessor's Parcel Number 657-093-005

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 16154 VIA QUEDO, in the community of DSRT HOT SPG California, Assessor's Parcel Number 657-093-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541 Sec 2), 15.16.020 (Ord. 457 Sec 3), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541 Sec 2) - 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) 15.16.020 (Ord. 457 Sec 3) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16 .020 Sec 3, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

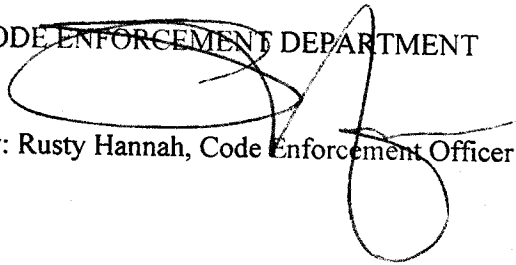
- 1) Remove ALL rubbish and dispose of it in an approved, legal landfill. TRASH ON ENTIRE PROPERTY
- 2) ABANDONED/ VACANT/ OPEN AND UNSECURE: THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY September 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: Rusty Hannah, Code Enforcement Officer

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

**SUBSTANDARD BUILDING CONDITIONS:**

60' x 40' (APPROX)

UNIFORM HOUSING CODE SECTIONS    HEALTH & SAFETY CODE SECTIONS

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

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

Case No. 1502407      Address 16154 VIA QUEDO, DHSR  
 Date 7-28-15      Officer RUEB HANNATH



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

August 13, 2015

Farmers Home Administration  
21160 Box Springs Road, Suite 106  
Riverside, CA 92507

RE CASE NO: CV1502407 at 16154 VIA QUEDO, in the community of DSRT HOT SPG, California, Assessor's Parcel Number 657-093-005

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 16154 VIA QUEDO, in the community of DSRT HOT SPG California, Assessor's Parcel Number 657-093-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541 Sec 2), 15.16.020 (Ord. 457 Sec 3), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541 Sec 2) - 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) 15.16.020 (Ord. 457 Sec 3) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16.020 Sec 3, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove ALL rubbish and dispose of it in an approved, legal landfill. TRASH ON ENTIRE PROPERTY
- 2) ABANDONED/ VACANT/ OPEN AND UNSECURE: THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY September 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: Rusty Hannah, Code Enforcement Officer



# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

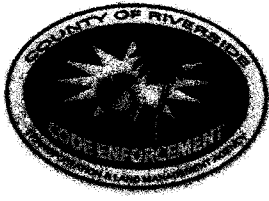
60' x 40' (APPROX)

**SUBSTANDARD BUILDING CONDITIONS:**

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

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

Case No. 1502407      Address 16154 Via Queedo, DHSF  
 Date 7-28-15      Officer Rieya Hannah



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

August 13, 2015

Safeco Title Ins co  
P O Box 111  
Riverside, Ca. 92502

RE CASE NO: CV1502407 at 16154 VIA QUEDO, in the community of DSRT HOT SPG, California, Assessor's Parcel Number 657-093-005

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 16154 VIA QUEDO, in the community of DSRT HOT SPG California, Assessor's Parcel Number 657-093-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541 Sec 2), 15.16.020 (Ord. 457 Sec 3), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541 Sec 2) - 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) 15.16.020 (Ord. 457 Sec 3) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16.020 Sec 3, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove ALL rubbish and dispose of it in an approved, legal landfill. TRASH ON ENTIRE PROPERTY
- 2) ABANDONED/ VACANT/ OPEN AND UNSECURE: THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Rusty Hannah, Code Enforcement Officer

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

**SUBSTANDARD BUILDING CONDITIONS:**

60' x 40' (APPROX)

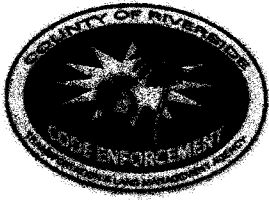
UNIFORM HOUSING	HEALTH & SAFETY
CODE SECTIONS	CODE SECTIONS

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

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

Case No. 1502407                    Address 16154 Via Queedo, DHSR

Date 7-28-15                    Officer RUEB HANNATH



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

August 13, 2015

Safeco Title Ins co  
21160 Box Springs Rd # 106  
Riverside, Ca 92507

RE CASE NO: CV1502407 at 16154 VIA QUEDO, in the community of DSRT HOT SPG, California, Assessor's Parcel Number 657-093-005

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CODE ENFORCEMENT DEPARTMENT

By: Rusty Hannah, Code Enforcement Officer

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

**SUBSTANDARD BUILDING CONDITIONS:**

60' x 40' (APPROX)

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

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

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

Case No. 1502407 Address 16154 Via Queedo, DHSR

Date 7-28-15 Officer RUEB HANNAH



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

August 13, 2015

Mission Springs Water Dist.  
66575 Second St.  
Desert Hot Spgs, Ca 92240

RE CASE NO: CV1502407 at 16154 VIA QUEDO, in the community of DSRT HOT SPG, California, Assessor's Parcel Number 657-093-005

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 16154 VIA QUEDO, in the community of DSRT HOT SPG California, Assessor's Parcel Number 657-093-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541 Sec 2), 15.16.020 (Ord. 457 Sec 3), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541 Sec 2) - 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) 15.16.020 (Ord. 457 Sec 3) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16.020 Sec 3, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove ALL rubbish and dispose of it in an approved, legal landfill. TRASH ON ENTIRE PROPERTY
- 2) ABANDONED/ VACANT/ OPEN AND UNSECURE: THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

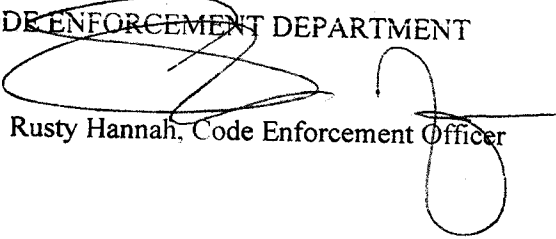


COMPLIANCE MUST BE COMPLETED BY September 11, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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: Rusty Hannah, Code Enforcement Officer

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

**SUBSTANDARD BUILDING CONDITIONS:**

60' x 40' (APPROX)

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

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

Case No. 1502407 Address 16154 VIA QUEDO, DHSR  
 Date 7-28-15 Officer RUEB HANNAH



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1502407

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

**Notice of Violation and Notice of Defects (1)**

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


THELMA MARIE TAFF 16154 VIA QUEDO, DSRT HOT SPG, CA 92240  
OCCUPANT 16154 VIA QUEDO, DSRT HOT SPG, CA 92240  
Farmers Home Administration 21160 Box Springs Road, Suite 106, Riverside, CA 92507  
Safeco Title Ins co P O Box 111, Riverside, Ca. 92502  
Safeco Title Ins co 21160 Box Springs Rd # 106, Riverside, Ca 92507  
Mission Springs Water Dist. 66575 Second St., Desert Hot Spgs, Ca 92240

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

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

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

CODE ENFORCEMENT DEPARTMENT

  
By: Sara Nunez, Code Enforcement Aide

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Certified Mail Fee

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

Return Receipt (hardcopy)

Return F

Certified

Adult Si

Adult Si

Postage

Total Post

Sent To

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

City, State, Zip+4®

PS Form 3800, April 2015 PSN 7530-02-000-9037

See Reverse for Instructions

7015 0640 0007 1167 1042

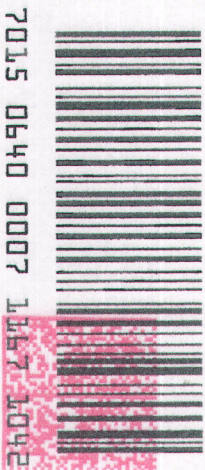
County of Riverside  
Code Enforcement Department  
77588 El Duna Ct  
Palm Desert, CA 92211

Thelma Marie Taff  
16154 Via Quedo  
Desert Hot Springs, Ca 92240  
CV1502407RH

NIXIE 918 7E 1009 0008/15/15

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92211412799 \*2904-00622-13-38



UNITED STATES POSTAGE  
PRIME BOOKS  
02 1R  
0002004337  
AUG 13 2015  
MAILED FROM ZIP CODE 92250 4  
**\$ 06.735**

7015 0640 0007 1167 1042

**CERTIFIED MAIL®**

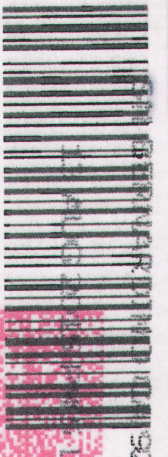
2015 PM 61  
92240

92211 04127



County of Riverside  
Code Enforcement Department  
77588 El Duna Ct  
Palm Desert, CA 92211

CERTIFIED MAIL®



9224

7015 0640 0007 1167 0717

02 1R  
0002004337 AUG13 2015  
MAILED FROM ZIP CODE 92504

\$06.735



Occupant  
16154 Via Quedo  
Desert Hot Springs, Ca 92240

NIXTE 918 SE 1009 0008/16/15  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 92211412799 \*2804-08980-13-37

92240924324

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 Adult Sig  
Occupant  
16154 Via Quedo  
Desert Hot Springs, Ca 92240

Postage  
CV1502407RH

Total Postage

Sent To

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

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

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Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail

Adult Sign

Adult Sign

Postage

Total Postage

Sent To

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

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047

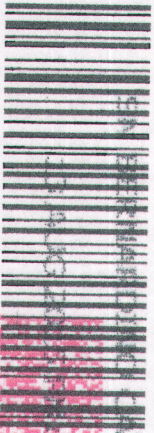
7015 0640 0007 1167 0700

Farmers Home Administration  
21160 Box Springs Road, Suite 106  
Riverside, Ca 92507  
CV1502407RH

PS Form 3800, April 2013 PSN 7530-02-000-9047

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**CERTIFIED MAIL®**



7015 0640 0007 1167 0700

924  
02 1R  
0002004337 AUG13 2015  
MAILED FROM ZIP CODE 92504  
\$06.73



Farmers Home Administration  
21160 Box Springs Road, Suite 106  
Riverside, Ca 92507

NIXIE 918 SE 1009 0008/17/15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

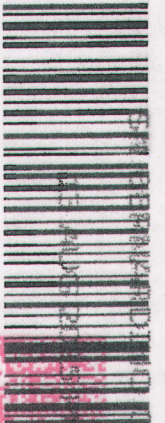
BC: 92211412799 \*2904-00136-13-38

922073449427

County of Riverside  
Code Enforcement Department  
77588 El Duna Ct  
Palm Desert, CA 92211

County of Riverside  
Code Enforcement Department  
77588 El Duna Ct  
Palm Desert, CA 92211

**CERTIFIED MAIL**



7015 0640 0007 1167 0694



*Handwritten signature*

Safeco Title Ins Co  
PO Box 111  
Riverside, Ca 92502

*Handwritten signature*

922211412799

MIXIE 918 SE 1009 0008/19/15  
RETURN TO SENDER  
UNABLE TO FORWARD  
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 Return R  
 Certified: Riverside, Ca 92502  
 Adult S CV1502407RH  
Postage \$

Total Postage and Fees \$

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

City, State, ZIP+4®

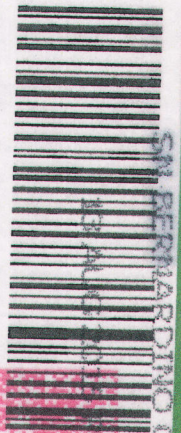
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PS Form 3800, April 2015 PSN 7530-02-000-9047

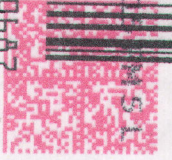
See Reverse for Instructions

County of Riverside  
Code Enforcement Department  
77588 El Duna Ct  
Palm Desert, CA 92211

**CERTIFIED MAIL**



SA BERNARDINO CA 924



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METRO  
02 1R  
0002004337  
AUG 13 2015  
MAILED FROM ZIP CODE 92504  
**\$06.735**

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Safeco Title Ins Co  
21160 Box Springs Rd #106  
Riverside Ca 92507

NIXIE 918 SE 1009 0008/17/15  
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BC: 92211412799 \*2804-0906E-13-37

9227110432  
9250739932

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 Return Receipt (handcopy) \$  
 Return Receipt (electronic)  
 Certified  
 Adult Signature Required  
 Adult Signature Required (Signature Confirmation)  
Postage \$  
Total Post \$

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Riverside, Ca 92507  
CV1502407RH

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Tracking Number: 701506400007 11671097

## Product & Tracking Information

## Available Actions

Postal Product:

Features:  
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
August 15, 2015 , 1:20 am	Departed USPS Facility	SAN BERNARDINO, CA 92403
Your item departed our USPS facility in SAN BERNARDINO, CA 92403 on August 15, 2015 at 1:20 am. The item is currently in transit to the destination.		
August 13, 2015 , 7:01 pm	Arrived at USPS Facility	SAN BERNARDINO, CA 92403

## Track Another Package

Tracking (or receipt) number

70150640000711671097

[Track It](#)

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Adult Signatur

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Total Postage and Fees

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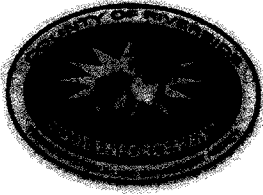
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Mission Springs Water Dist  
66575 Second St  
Desert Hot Springs, Ca 92240  
CV1502407RH

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

See Reverse for Instructions



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

December 11, 2015

BRENDA GAIL DENNIS  
17322 SANBORN ST  
N. PALM SPRINGS, CA 92258

RE CASE NO: CV1502407 at 16154 VIA QUEDO, in the community of DSRT HOT SPG, California, Assessor's Parcel Number 657-093-005

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 16154 VIA QUEDO, in the community of DSRT HOT SPG California, Assessor's Parcel Number 657-093-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541 Sec 2), 15.16.020 (Ord. 457 Sec 3), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541 Sec 2) - 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) 15.16.020 (Ord. 457 Sec 3) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove ALL rubbish and dispose of it in an approved, legal landfill. TRASH ON ENTIRE PROPERTY
- 2) ABANDONED/ VACANT/ OPEN AND UNSECURE: THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY December 27, 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:  Rusty Hannah, Code Enforcement Officer

**RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT  
CODE ENFORCEMENT NOTICE OF DEFECTS**

**SUBSTANDARD BUILDING CONDITIONS:**

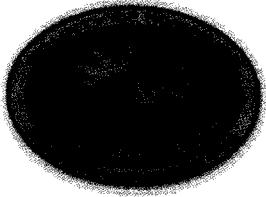
*60' x 40' (APPROX)*

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

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

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

Case No. 1502407 Address 16154 VIA QUERO, DHSR  
 Date 7-28-15 Officer RUSTY HANNETT



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1502407

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sara Nunez, 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 December 11, 2015, I served the following documents(s):

**Notice of Violation and Notice of Defects (1)**

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

BRENDA GAIL DENNIS 17322 SANBORN ST, N. PALM SPRINGS, CA 92258

**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.

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

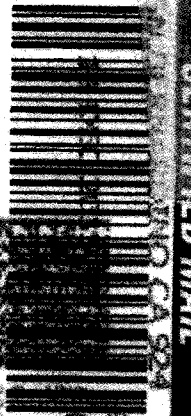
EXECUTED ON December 11, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Sara Nunez, Code Enforcement Aide

County of Riverside  
Code Enforcement Department  
77588 El Duna Ct  
Palm Desert, CA 92211

**CERTIFIED MAIL**



7015 0640 0003 6743 3780



Brenda Gail Dennis  
17322 Sanborn St  
Palm Springs, Ca 92258

NIXIE 918 35 1 0012/21/15  
RETURN TO SENDER  
NO MAIL TO BE FORWARDED  
UNABLE TO FORWARD

RC: 92211412759 \*2604-09963-14-42

**U.S. Postal Service  
CERTIFIED MAIL<sup>®</sup> RECEIPT**

*Domestic Mail Only*

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees  
 Return Receipt  
 Return Receipt 17322 Sanborn St  
 Certified Mail  
 Adult Signature  
 Adult Signature CV1502407RH

Postage

Sent To

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

City, State, ZIP+4<sup>®</sup>

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Postmark

# **EXHIBIT “F”**

2015-0432971

09/30/2015 11:33 AM Fee: \$ 0.00

Page 1 of 1

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

When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 4 Office)  
77588 El Duna Ct, Palm Desert, CA 92211  
Mail Stop No. 4016



					R	A	Exam: 298			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
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**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case No.: CV15-02407

Thelma Marie Taff )

And DOES I through X, owners

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

**ADDRESS:** 16154 Via Quedo, Desert Hot Springs, Ca 92240

**PARCEL #:** 657-093-005

**LEGAL DESCRIPTION:** Lot 397 MB 029/029 Dos Palmas Tr Unit 4 of Sec 7 T3SR5E

**VIOLATIONS:** RCO 457 Sec 2 RCC 15.16.020 Substandard Structure; RCO 541 Sec 2 RCC 8.120.010 Accumulated Rubbish

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

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

Dated: September 29, 2015

By: Hector Herrera  
Hector Herrera, Senior Code Enforcement Officer

**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.

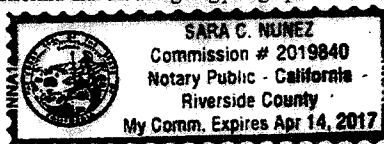
State of California )  
County of Riverside )

On 9-29-15 before me, Sara C. Nunez, Notary Public, personally appeared Hector Herrera 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.

Sara C. Nunez  
Commission # 2019840 Comm. Expires April 14, 2017







**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Al Brady  
Code Enforcement  
Official

May 13, 2016

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

TO: Owner, Interested Parties,  
and Brenda Gail Dennis  
(See Attached Proof of Service  
and Responsible Parties List

Case No.: CV15-02407  
APN: 657-093-005  
Property: 16154 Via Quedo, Desert Hot Springs

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 457, 541 and 725 to consider the substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 16154 Via Quedo, Desert Hot Springs, Riverside County, California, and more particularly described as Assessor's Parcel Number 657-093-005.

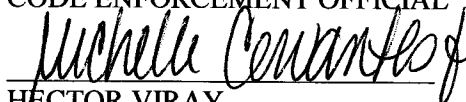
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, June 7, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

ALBERT BRADY  
CODE ENFORCEMENT OFFICIAL

  
HECTOR VIRAY  
Supervising Code Enforcement Officer

# NOTICE LIST

Subject Property: 16154 Via Quedo, Desert Hot Springs

Case No.: CV15-02407

APN: 657-093-005; District; 4

ESTATE OF THELMA MARIE TAFF  
16154 VIA QUEDO  
DESERT HOT SPRINGS, CA 92240

THELMA MARIE TAFF, TRUSTOR AND  
TRUSTEE OF THE THELMA MARIE TAFF LIVING  
TRUST DATED JULY 11, 1996  
16154 VIA QUEDO  
DESERT HOT SPRINGS, CA 92240

UNITED STATES OF AMERICA,  
ACTING THROUGH THE FARMERS HOME  
ADMINISTRATION, UNITED STATES  
DEPARTMENT OF AGRICULTURE  
21160 BOX SPRINGS ROAD #106  
RIVERSIDE, CA 92507

MISSION SPRINGS WATER DISTRICT  
66575 SECOND STREET  
DESERT HOT SPRINGS, CA 92240

BRENDA GAIL DENNIS  
P.O. BOX 580045  
N PALM SPRINGS, CA 92258

1 **PROOF OF SERVICE**

2 Case No. CV15-02407

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on May 13, 2016 I served the following document(s):

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

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

12 **SEE ATTACHED NOTICE LIST**


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

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

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

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

23 EXECUTED ON May 13, 2016, at Riverside, California.

24   
25 SUE JIMENEZ



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

May 17, 2016

RE CASE NO: CV1502407

I, Rusty Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
77588 El Duna Court  
Palm Desert, California 92211  
Mail Stop #4016.

That on 5/17/16 at 10:30 am, I securely and conspicuously posted  
the Notice to correct County Ordinance Violations and Abate Public Nuisance, a notice list and proof of service at the  
property described as:

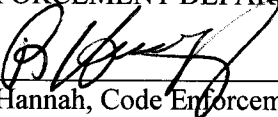
**Property Address:** 16154 VIA QUEDO, DSRT HOT SPG

**Assessor's Parcel Number:** 657-093-005

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

Executed on May 17, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Rusty Hannah, Code Enforcement Officer