

FORM APPROVED COUNTY COUNSEL
 BY: *G.P.P.* GREGORY P. PRIAMOS DATE

Departmental Concurrence

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

907B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 June 9, 2016

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
 Case No: CV13-02369 [ADLER]
 Subject Property: 51898 Date Avenue, Cabazon
 APN: 528-033-026
 District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as 51898 Date Avenue, Cabazon, Riverside County, California, APN: 528-033-026 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Thomas H. Adler, the owner of the subject real property, be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from the real property within ninety (90) days.

Albert Brady

(Continued)

ALBERT BRADY
 Code Enforcement Official

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

SOURCE OF FUNDS Budget Adjustment:
 For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE
Tina Grande
 BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: | District: 5 | Agenda Number:

9-6

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV13-02369 [ADLER]
Subject Property: 51898 Date Avenue, Cabazon
APN: 528-033-026
District: 5**

DATE: June 9, 2016

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Edward Torres on March 31, 2015. The inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: discarded broken furniture, spent building material, household trash, a camper, household items, appliances and other miscellaneous items, of about 1,250 square feet. During a subsequent inspection on February 29, 2016, additional rubbish and outside storage were observed on the property. The rubbish and outside storage consisted of, but were not limited to: green waste, spent building materials, discarded household items, telephone poles, lumber and miscellaneous items of about 4,777 square feet.
2. There have been approximately seven (7) subsequent follow up inspections, with the last inspection occurring on May 23, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

N/A

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

FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV13-02369 [ADLER]
Subject Property: 51898 Date Avenue, Cabazon
APN: 528-033-026
District: 5

DATE: June 9, 2016

PAGE: 3 of 3

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 13-02369
4 [EXCESSIVE OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN: 528-033-026,) DECLARATION OF CODE
6 51898 DATE AVENUE, CABAZON, COUNTY OF) ENFORCEMENT OFFICER
7 RIVERSIDE, STATE OF CALIFORNIA; THOMAS) EDWARD TORRES
8 H. ADLER, OWNER.)
9 [RCO Nos. 348, 541 & 725]

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

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

16 2. On March 31, 2015, I conducted an inspection of the real property described as 51898
17 Date Avenue, Cabazon, Riverside County, California and further described as Assessor's Parcel Number
18 528-033-026 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas
19 Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated
20 herein by reference as Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY is owned by
22 Thomas H. Adler (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
23 Assessment Roll for 2015-2016 tax year and a copy of the report generated from the County Geographic
24 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." The
25 property is an unimproved parcel approximately 0.12 acres in size and is located within the W-2-M
26 (Controlled Development Areas with Mobilehomes) zone classification. Since this is an unimproved
27 parcel, no amount of outside storage is allowed on THE PROPERTY. Accumulated rubbish is not
28 permitted on any property within the unincorporated areas of the County of Riverside.

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FOR: APPROVED COUNTY COUNSEL
DATE 06/08/2016
BY: SOPHIA H. CHOL

1 4. Based on the Lot Book Report from RZ Title Service dated July 7, 2015 and updated on
2 February 17, 2016, there appears to be no interested parties. True and correct copies of the Lot Book
3 Reports are attached hereto and incorporated herein by reference as Exhibit "C."

4 5. On March 31, 2015, I arrived at THE PROPERTY to conduct an inspection. I observed
5 from a chain link fence excess outside storage and accumulated rubbish on THE PROPERTY. The
6 outside storage of materials and accumulated rubbish consisted of, but were not limited to: discarded
7 broken furniture, spent building materials, household trash, a camper, appliances and other
8 miscellaneous items, of about 1,250 square feet. This condition causes THE PROPERTY to constitute a
9 public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348
10 and 541.

11 6. On March 31, 2015, a Notice of Violation was posted on THE PROPERTY.

12 7. On April 15, 2015, a Notice of Violation was mailed to OWNER by certified mail, return
13 receipt requested.

14 8. On September 2, 2015, a Notice of Violation was mailed to OWNER by first class mail and
15 was posted on THE PROPERTY on September 21, 2015.

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

18 10 True and correct copies of each Notice issued in this matter and other supporting
19 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

20 11. There have been approximately seven (7) subsequent follow up inspections, with the last
21 inspection being May 23, 2016. During the inspection on February 29, 2016, I observed additional
22 rubbish and outside storage on THE PROPERTY. This additional rubbish and outside storage included,
23 but were not limited to: green waste, spent building materials, discarded household items, telephone
24 poles, lumber and miscellaneous items of about 4,777 square feet. Each inspection revealed the
25 accumulated rubbish and excess outside storage of materials remained on THE PROPERTY in violation
26 of RCO Nos. 348 and 541.

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

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

6 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
7 County Recorder, County of Riverside, State of California, on August 13, 2015, as Instrument Number
8 2015-0358535. A true and correct copy of the Notice of Pendency of Administrative Proceedings is
9 attached hereto and incorporated herein by reference as Exhibit "F."

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

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

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

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

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

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

7 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
8 be 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 No. 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 8th day of JUNE, 2016, at RIVERSIDE COUNTY,
13 California.

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15 
16 _____
17 EDWARD TORRES
18 Code Enforcement Officer
19 Code Enforcement Department
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EXHIBIT “A”

CV13-02369

51898 Date Avenue, Cabazon 528-033-026



Legend

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

Notes
Thomas Bros Page 723
Grid G6

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

REPORT PRINTED ON...5/24/2016 2:52:35 PM

0 347 694 Feet

© Riverside County RCIT GIS

EXHIBIT “B”

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

Assessment #528033026-3

Parcel # 528033026-3

Assessee:	ADLER THOMAS H	Land	6,926
Mail Address:	7236 COYOTE TRL	Full Value	6,926
City, State Zip:	OAK HILLS CA 92344	Total Net	6,926

Real Property Use Code: MY
Base Year 2012
Conveyance Number: 0219374
Conveyance (mm/yy): 5/2011
PUI: M060000
TRA: 55-044
Taxability Code: 0-00
ID Data: Lot 80 MB 047/081
 CABAZON ESTATES NO 3
Situs Address: 51898 DATE AVE CABAZON
 CA 92230

View Parcel Map





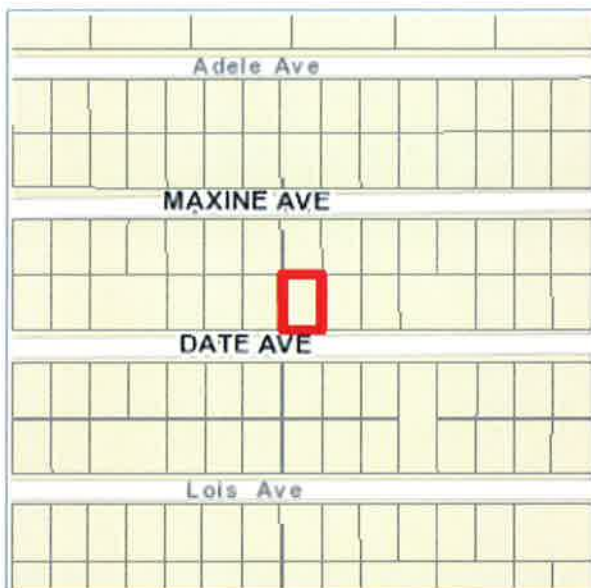
Riverside County Parcel Report

APN 528-033-026

[Disclaimer](#)

Report Date: Monday, May 02, 2016

MAPS/IMAGES



PARCEL			
APN	528-033-026-3	Supervisory District 2011	MARION ASHLEY, DISTRICT 5
		Supervisory District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T3SR2E SEC 22
Owner Name	THOMAS H ADLER	Elevation Range	No Elevation Range available
Address	51898 DATE AVE CABAZON, CA 92230	Thomas Bros. Map Page/Grid	PAGE: 723 GRID: G6
Mailing Address	7236 COYOTE TRL OAK HILLS CA, CA 92344	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: MB 47/81 Subdivision Name: CABAZON ESTATES NO 3 Lot/Parcel: 80 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.12 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

PARCEL

Property Characteristcs	No Property Description Available	County Service Area	In or partially within CABAZON #85 - Parks & Recreation Street Lighting
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PLANNING

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	MDR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	The Pass	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	CABAZON POLICY AREA	Airport Compatibility Zones	Not in an Airport Compatibility Zone
Zoning Classifications (ORD. 348)	Zoning: W-2-M CZNumber: 6293	Zoning Districts and Zoning Areas	CABAZON, DIST
Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	WEST DESERT(MAC)

ENVIRONMENTAL

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Within the Cabazon Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Fluvial Sand Transport Only	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	Fluvial Sand Transport Only
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	None	Vegetation (2005)	Developed or Disturbed Land

FIRE

Fire Hazard Classification (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
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FIRE

DEVELOPMENT FEES

<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)</u>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	DIF (Development Impact Fee Area Ord. 659)	THE PASS
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. PASS	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not within a SKR Fee Area
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area

TRANSPORTATION

Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	147A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

HYDROLOGY

Flood Plan Review	RCFC	Watershed	WHITEWATER
Water District	SGPWA	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		

GEOLOGIC

Subsidence	Susceptible	PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
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MISCELLANEOUS

School District	BANNING UNIFIED	Tax Rate Areas 055044 BANNING UNIFIED SCHOOL CABAZON COUNTY WTR CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 152 CSA 85 * FLOOD CONTROL ADMIN FLOOD CONTROL ZN 5 GENERAL GENERAL PURPOSE INLAND EMPIRE JT (33,36)RES MT SAN JACINTO JR COLLEGE RDV PROJ 3-1989 RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN GORGONIO PASS MEM HOSPITAL SAN GORGONIO PASS WTR AGENCY DS SAN GORGONIO SERIES BOND A SUMMIT CEMETERY DISTRICT
Communities	Cabazon	
Lighting (Ord. 655)	Zone B, 38.12 Miles From Mt. Palomar Observatory	
2010 Census Tract	043813	
Farmland	URBAN-BUILT UP LAND	
Special Notes	No Special Notes	

PERMITS/CASES/ADDITIONAL

Building Permits

Case #	Description	Status
BHR060156	ONE HR GRADING INSPECTION	FINAL
BMR060968	SITE PREP	EXPIRED
BMR060969	PERM FOUNDATION 1510 SQ FT	EXPIRED
BMR060970	MH INSTALL	VOID

Environmental Health Permits

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

PERMITS/CASES/ADDITIONAL

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1302369	ABATEMENT	OPEN

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV13-02369/Dean Deines- #33427
 IN RE: ADLER, THOMAS H.

Property Address: 51898 Date Ave
 Cabazon CA 92230

Order Number: **35347**

Order Date: 2/24/2016

Dated as of: 2/17/2016

County Name: Riverside

FEE(s):
 Report: \$62.40

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

All exceptions are as follows:

Assessor's Parcel No. : 528-033-026-3

Assessments:	Land Value:	\$6,926.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$6,926.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$83.52
Penalty	\$8.35
Status	NOT PAID-DELINQUENT
Second Installment	\$83.52
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
Prior Delinquencies for tax defaulted year(s)	2011-2014
Redemption Amount	\$894.59
If paid by	02/29/2016
Redemption Amount	



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

Order Number: 35347

Reference: CV13-02369/Dea

If paid by

A Notice of Administrative Proceedings by the

City of

San Jacinto

County of

Riverside

Recorded

08/13/2015

Document No.

2015-0358535

NO OTHER EXCEPTIONS

RECORDING REQUESTED BY:
 County of Riverside
 Code Enforcement Department

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

2015-0358535

08/13/2015 08:00 AM Fee: \$ 0.00

Page 1 of 2

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



369					R	A	Exam: 411		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									1
SIZE	NCOR	SMF	NCHGT:						

is use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
THOMAS H ADLER)
 and DOES I through X, Owners)

Case #: CV-1302369

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: 51898 DATE AVE, CABAZON CA, 92230

PARCEL #: 528-033-026

LEGAL DESCRIPTION: 0.12 acres in LOT 80 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
 Brian Black, Code Enforcement Department

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS
PAGE TWO
CV1302369
528-033-026

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 7/31/15 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2018834 Expires: May 7, 2017



Signature: Jamison D. Cole (Seal)



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

Lot Book Report

Order Number: **33427**

Customer:

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

Order Date: 7/2/2015
 Dated as of: 7/7/2015
 County Name: Riverside

Attn: Brent Steele
 Reference: CV13-02369 / Officer Torres
 IN RE: ADLER, THOMAS H.

FEE(s):
 Report: \$120.00

Property Address: 51898 Date Ave.
 Cabazon CA 92230

Assessor's Parcel No. : 528-033-026-3

Assessments:

Land Value:	\$6,792.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$6,792.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$82.95
Penalty	\$8.28
Status	NOT PAID-DELINQUENT
Second Installment	\$82.95
Penalty	\$46.91
Status	NOT PAID-DELINQUENT



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

Order Number: 33427

Reference: CV13-02369 / Offi

Property Vesting

The last recorded document transferring title of said property

Dated	03/15/2011
Recorded	05/18/2011
Document No.	2011-0219374
D.T.T.	\$7.15
Grantor	Tax Collector of Riverside County
Grantee	Thomas H. Adler, a married man as his sole & separate property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Legal Description

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

LOT 80 OF CABAZON ESTATES NO. 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 81 OF MAPS, RECORDS OF SAID COUNTY.

24-29-5

528-03

T.C.A. 5544

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

BK 525

031

032

033

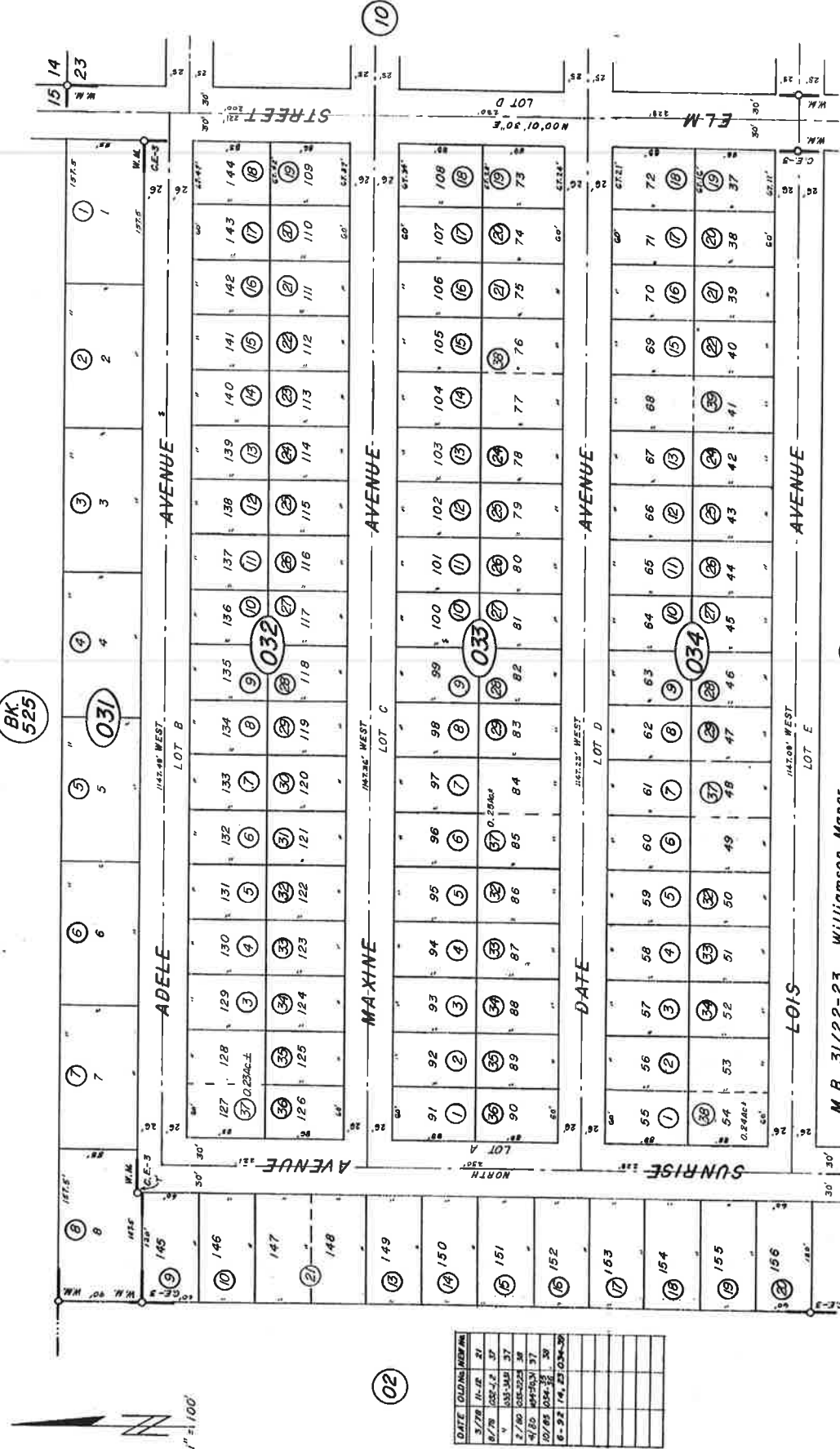
034

04

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

APRIL 1969

ASSESSOR'S MAP BK 528 PG 03
RIVERSIDE COUNTY, CALIF.



THOMAS H. ADLER
7236 COYOTE TRAIL
OAK HILLS, CA 92344

DOC # 2011-0219374

05/18/2011 01:37P Fee:15.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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TRA 055-044

Doc. Trans. Tax - computed on full value of property conveyed \$ 7.15

Don Kent, Tax Collector

Nina Paegony
Signature of Declarant

M

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2004-2005

and for nonpayment were duly declared to be in default 2005-528033026-0000

Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and THOMAS H. ADLER, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on MARCH 15, 2011 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$6,500.00

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to BELTRAN ZAIDA C DIAZ, described as follows:

528033026-3
Assessor's Parcel Number

OUTSIDE CITY

LOT 80 OF CABAZON ESTATES NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

State of California
County of Riverside

Executed on
MARCH 15, 2011

By *Don Kent*
Tax Collector

On May 5, 2011, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, 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.
Larry W. Ward, Assessor, Clerk Recorder

By: *N. Taylor* Deputy Seal



§§3708 & 3804 R&T Code

TDL 8-19 (6-97)

EXHIBIT “D”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

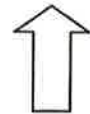
Greg Flannery
Code Official

District 5/San Jacinto Office
581 S. Grand Ave, San Jacinto, CA 92582
Tel: 951-791-3900 Fax: 951-791-3910

CASES#: CV1302369
A.P.N.: 528-033-026

PROPERTY SITUS: 51898 Date Ave, Cabazon
DRAWN ON: 05/02/2016 DRAWN BY: E. Torres

NORTH



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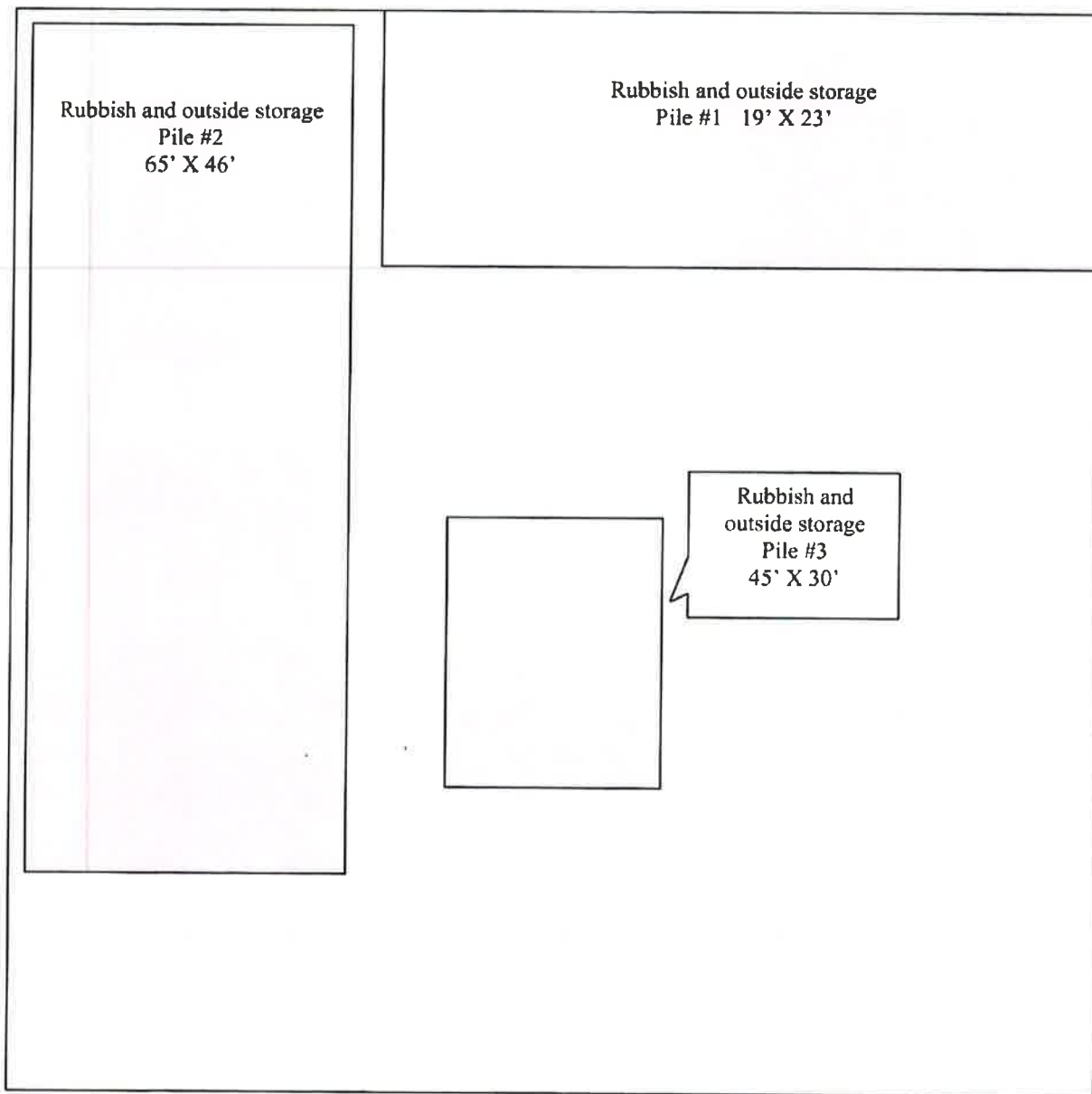
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Front of property (DATE AVE)

Code Enforcement Case: CV1302369

Printed on: 06/07/2016

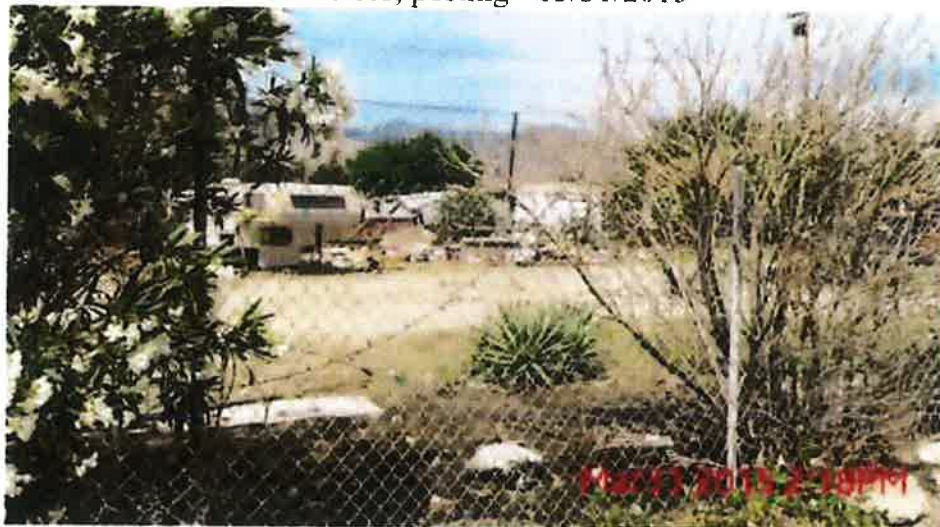
Photographs



E. Torres; rubbish and outside storage on parcel - 03/31/2015



E. Torres; posting - 03/31/2015



E. Torres; rubbish and outside storage on parcel - 03/31/2015



E. Torres AR/EOS remain - 06/18/2015



E. Torres AR/EOS remain - 06/18/2015



E. Torres; AR/EOS - 11/17/2015



E. Torres; AR/EOS pile 1 - 02/29/2016



E. Torres; AR/EOS pile 1 - 02/29/2016



E. Torres; AR/EOS pile 2 - 02/29/2016



E. Torres; AR/EOS pile 2 - 02/29/2016



E. Torres; AR/EOS pile 3 - 02/29/2016

Photographs



E. Torres; accumulated rubbish and outside storage viewed from gate



E. Torres; entry gate to the property



E. Torres; rubbish at the rear of the property



E. Torres; Rubbish and outside storage



E. Torres; rubbish



E. Torres; accumulated rubbish

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

FIELD NOTICE OF VIOLATION

March 31, 2015

Occupant
51898 DATE AVE
CABAZON, CA 92230

RE CASE NO: CV1302369 at 51898 DATE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-033-026

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51898 DATE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-033-026, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

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

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

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

COMPLIANCE MUST BE COMPLETED BY April 30, 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.

Service By: **Posted**

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 6, 2015

RE CASE NO: CV1302369

I, Edward Torres, hereby declare:

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

That on 03/31/2015 at 1410 hours, I securely and conspicuously posted Field Notice of Violation for RCC 8.120.010 (RCO 541) Accumulated Rubbish and RCC 17.156.010 (RCO 348) Excessive Outside Storage at the property described as:


Property Address: 51898 DATE AVE, CABAZON

Assessor's Parcel Number: 528-033-026

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

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

CODE ENFORCEMENT DEPARTMENT


By: Edward Torres, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 15, 2015

THOMAS H ADLER
7236 COYOTE TRL
OAK HILLS, CA 92344

RE CASE NO: CV1302369 at 51898 DATE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-033-026

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51898 DATE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-033-026, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage; per RCC 17.156.010 (RCO 348) no outside storage is allowed on an undeveloped parcel.

COMPLIANCE MUST BE COMPLETED BY May 6, 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: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1302369

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 15, 2015, I served the following documents(s):

Notice of Violation

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

THOMAS H ADLER 7236 COYOTE TRL, OAK HILLS, CA 92344

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

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

EXECUTED ON April 15, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

COUNTY OF RIVERSIDE

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7011 1570 0003 2126 6570

021R



02 1R
\$ 06.48⁰⁰
APR 16 2015
MAILED FROM ZIP CODE 92501

JUN 29 2015

THOMAS HADLER
7236 COYOTE TRL
OAK HILLS, CA 92344
CV13-02369 / ET 528

BY:

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

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

OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

THOMAS HADLER
7236 COYOTE TRL
OAK HILLS, CA 92344
CV13-02369 / ET 528

Sent To
Street
or PO Box
City, State

NIXIE 916 SE 1009 0006/25/15

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

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52369000321266570
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**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 2, 2015

THOMAS H ADLER
7236 COYOTE TRL
OAK HILLS, CA 92344

RE CASE NO: CV1302369 at 51898 DATE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-033-026

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51898 DATE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-033-026, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
RCO 541 SECTION 2 RCC 8.120.010 ACCUMULATED RUBBISH
- 2) Remove all outside storage; no outside storage is allowed on an undeveloped parcel.
RCO 348 SECTION 3.3 RCC 17.12.040 EXCESSIVE OUTSIDE STORAGE IN W-2-M ZONE (RCC 17.156.010)

COMPLIANCE MUST BE COMPLETED BY September 17, 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: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 2, 2015

Thomas H Adler
511 E San Ysidro Blvd
San Ysidro, CA 92173

RE CASE NO: CV1302369 at 51898 DATE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-033-026

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51898 DATE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-033-026, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
RCO 541 SECTION 2 RCC 8.120.010 ACCUMULATED RUBBISH
- 2) Remove all outside storage; no outside storage is allowed on an undeveloped parcel.
RCO 348 SECTION 3.3 RCC 17.12.040 EXCESSIVE OUTSIDE STORAGE IN W-2-M ZONE (RCC 17.156.010)

COMPLIANCE MUST BE COMPLETED BY September 17, 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: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1302369

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 September 2, 2015, I served the following document(s):

Notice of Violation

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

THOMAS H ADLER 7236 COYOTE TRL, OAK HILLS, CA 92344
Thomas H Adler 511 E San Ysidro Blvd, San Ysidro, CA 92173

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 September 2, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "A. Ricks", is written over a horizontal line.

By: Amanda Ricks, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 23, 2015

RE CASE NO: CV1302369

I, Edward Torres, hereby declare:

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

That on 09/21/2015 at 1300 hours, I securely and conspicuously posted Notice of Violation for RCO 541 SECTION 2 RCC 8.120.010 ACCUMULATED RUBBISH and RCO 348 SECTION 3.3 RCC 17.12.040 EXCESSIVE OUTSIDE STORAGE IN W-2-M ZONE (RCC 17.156.010) at the property described as:

Property Address: 51898 DATE AVE, CABAZON

Assessor's Parcel Number: 528-033-026

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

Executed on September 23, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Edward Torres, Code Enforcement Officer

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

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

2015-0358535

08/13/2015 08:00 AM

Customer Copy Label

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

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

THOMAS H ADLER)
and DOES I through X, Owners)

Case #: CV-1302369

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: 51898 DATE AVE, CABAZON CA, 92230

PARCEL #: 528-033-026

LEGAL DESCRIPTION: 0.12 acres in LOT 80 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

COPY

ACKNOWLEDGEMENT

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

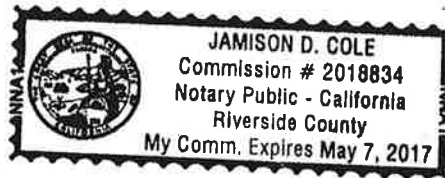
State of California)
County of Riverside)

On 7/31/15 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2018834 Expires: May 7, 2017



Signature: Jamison D. Cole (Seal)

COPY

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Al Brady
Code Enforcement
Official

June 07, 2016

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

TO: Owner
(See Attached Proof of Service)

Case No.: CV13-02369
APN: 528-033-026
Property: 51898 Date Avenue, Cabazon

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 51898 Date Avenue, Cabazon, Riverside County, California, and more particularly described as Assessor's Parcel Number 528-033-026.


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

SAID HEARING will be held on **Tuesday, June 21, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

ALBERT BRADY
CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 51898 Date Avenue, Cabazon

Case No.: CV13-02369

APN: 528-033-026; District 5

THOMAS H. ADLER
7236 COYOTE TRAIL
OAK HILLS, CA 92344

THOMAS H. ADLER
51898 DATE AVENUE
CABAZON, CA 92230

1 **PROOF OF SERVICE**

2 Case No. CV13-02369

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, 12th Floor, Riverside, California 92501.

7 That on June 8, 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**

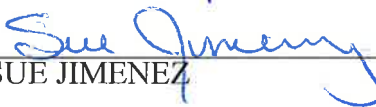
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
16 California, in the 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 June 8, 2016, at Riverside, California.

24 
25 _____
26 SUE JIMENEZ

27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 8, 2016

RE CASE NO: CV1302369

I, Edward Torres, hereby declare:

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

That on 06/08/2016 at 0915 hours, I securely and conspicuously posted
Notice to Abate County Ordinance Violations and Correct Public Nuisance and Notice List at the property described as:

Property Address: 51898 DATE AVE, CABAZON

Assessor's Parcel Number: 528-033-026

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

Executed on June 8, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer