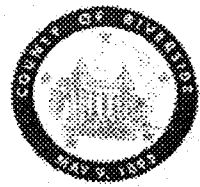


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



615B

SUBMITTAL DATE:  
December 30, 2009

FROM: County Counsel/TLMA  
Code Enforcement Department

SUBJECT: Abatement of Public Nuisance [Grading Without a Permit]  
Case No.: CV 06-3907 (MUNIZ)  
Subject Property: 33495 Mirage Mesa Circle, Temecula  
APN: 965-390-008  
District Three

RECOMMENDED MOTION: Move that:

- (1) The grading without permits on the real property located at 33495 Mirage Mesa Circle, Temecula, Riverside County, California, APN: 965-390-008, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit grading of more than fifty (50) cubic yards without a grading permit.
- (2) A five (5) year hold on the issuance of building permits and land use approvals be placed on The Property.

Departmental Concurrence

(Continued)

JULIE JARVI, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A
SOURCE OF FUNDS:				Positions To Be Deleted Per A-30 <input type="checkbox"/>
				Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 12, 2010  
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

Prev. Agn. Ref.:

District: 3

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

9.2

Policy

X

Consent

☐

Policy

X

Consent

☐

Dept's Recomm.:

Per Exec. Ofc.:

- (3) Antonio Raul Muniz and Aida Muniz, the Owners of the subject real property or whoever has possession or control of the premises, be directed to restore the unpermitted grading so as to prevent offsite drainage and slope erosion within ninety (90) days.
- (4) If the owners or whoever has possession or control of the real property do not take the above described action within ninety (90) days of the date of the mailing and posting of the Board's Order to Abate, that representatives of the Code Enforcement Department are authorized to obtain the services of a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, to restore the property so as to prevent offsite drainage and slope erosion.
- (5) 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 Ordinance No. 725.
- (6) Upon the restoration of the property, so as to prevent offsite drainage and slope erosion, and payment of all abatement costs assessed against the property the five (5) year hold on the issuance of building permits and land use approvals will be lifted.
- (7) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the grading without a permit on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

- 1. An inspection was made of the subject property by the Code Enforcement Officer on August 31, 2006. The inspection revealed dirt had been imported onto the property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer estimates that approximately seven hundred (700) cubic yards of dirt has been imported. A search of Riverside County records indicates that no permit for grading has been obtained. This creates a public and attractive nuisance.
- 2. Follow-up inspections on March 26, 2008, August 6, 2009, September 4, 2009 and December 28, 2009, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
- 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 grading without a permit.

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE ) [GRADING WITHOUT PERMITS] APN: 965- ) 390-008, 33495 MIRAGE MESA CIRCLE, ) TEMECULA, COUNTY OF RIVERSIDE, STATE ) OF CALIFORNIA; ANTONIO RAUL MUNIZ ) AND AIDA MUNIZ, OWNERS. )	CASE NO. CV 06-3907  DECLARATION OF OFFICER JANE TATE  [R.C.O. Nos. 457 (RCC Title 15) and 725 (RCC Title 1) and Board of Supervisors Policy F-6]
---	--

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

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

2. I am informed and believe and based thereon allege that on August 31, 2006, Officer Slocum conducted an initial inspection of the real property described as 33495 Mirage Mesa Circle, Temecula, Riverside County, California and further described as Assessor's Parcel Number 965-390-008 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

3. A review of County records and documents disclosed that THE PROPERTY is owned by Antonio Raul Muniz and Aida Muniz (hereinafter referred to as "OWNERS"). A certified copy of the County Equalized Assessment Roll for the year 2009-2010 and a copy of the County Geographic Information System ("GIS") report is attached hereto and incorporated herein by reference as Exhibit "B." THE PROPERTY is approximately 4.35 acres and is located within the R-A (Residential Agricultural) zone classification.

4. Based upon the Lot Book Report issued by RZ Title Service on August 6, 2009, it is determined that other parties potentially hold a legal interest in THE PROPERTY, to-wit: Prenovost, Normandin, Bergh & Dawe, Wachovia Dealer Services, Inc., and State of California Franchise Tax

1 Board ("INTERESTED PARTIES"). A true and correct copy of the Lot Book Report is attached hereto  
2 and incorporated herein as Exhibit "C."

3 5. I am informed and believe and based thereon allege that on August 31, 2006, Officer  
4 Slocum conducted an initial inspection of THE PROPERTY. From the road right-of-way, the Officer  
5 visually estimated approximately seven hundred (700) cubic yards of dirt had been imported onto THE  
6 PROPERTY. He determined that THE PROPERTY constituted a public nuisance in violation of the  
7 provisions set forth in Riverside County Ordinance ("RCO") No 457, Section 4, Subdivision (J)(2), as  
8 codified in Riverside County Code ("RCC") Title 15. He posted a Notice of Violation (RCO No. 457)  
9 to THE PROPERTY.

10 6. A search of County records revealed that a grading permit had not been obtained for the  
11 grading on THE PROPERTY.

12 7. On September 21, 2006 and March 27, 2008, a Notice of Violation for Unapproved  
13 Grading and an Illegal Grading Notification was sent to INTERESTED PARTIES and on September 21,  
14 2006 and November 21, 2007 was sent to OWNERS by certified mail, return receipt requested. The  
15 notice advised that the property owner was required to provide complete restoration or remediation to  
16 THE PROPERTY affected by the unapproved grading. The notice further advises that failure to bring  
17 THE PROPERTY into compliance will result in criminal, administrative, or civil action being brought  
18 against the owner including penalties, restoration, or remediation of the illegal grading by the County.  
19 In addition, the notice states RCO No. 457 allows for the Department of Building & Safety to place a  
20 five year flag on the issuance of building permits and land use approvals for property that has been  
21 graded without approval or permits.

22 8. I am informed and believe and based thereon allege that on March 26, 2008, Officer  
23 Chamberlain conducted a follow-up inspection of THE PROPERTY. She observed approximately 24  
24 piles of imported dirt and estimated the total accumulated amount as one hundred (120) cubic yards.  
25 THE PROPERTY remained in violation of RCO No. 457.

26 9. I am informed and believe and based thereon allege that on May 20, 2008, Officer  
27 Chamberlain received a message from OWNER indicating that he had obtained a Restoration

28 ///

1 Assessment permit on May 19, 2008. However, the permit subsequently expired on November 15,  
2 2008.

3 10. On August 6, 2009, I conducted a follow-up inspection of THE PROPERTY. From the  
4 road right-of-way I observed the dirt piles identified in the previous inspection had been distributed to  
5 the northwest side of the parcel creating a three (3) foot high pad which appeared to be loose and not  
6 compacted.

7 11. I returned to my office and using a GIS aerial map of THE PROPERTY, I measured the  
8 pad and determined that two hundred eighty (280) cubic yards of dirt had been imported and THE  
9 PROPERTY remained in violation of RCO No. 457.

10 16. On September 4, 2009, I returned to THE PROPERTY and conducted a follow-up  
11 inspection. I observed no change in the condition of THE PROPERTY since my previous inspection. I  
12 observed a tractor parked on THE PROPERTY which remained in violation of RCO No. 457.

13 17. A site plan and photographs of the unapproved grading on THE PROPERTY are attached  
14 hereto as Exhibit "D" and incorporated herein by reference.

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

17 19. Based upon my experience, knowledge and visual observations, it is my determination  
18 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the  
19 general public and is a public nuisance.

20 20. Based upon my experience, knowledge and visual observations, it is my determination  
21 that the unpermitted grading on THE PROPERTY is in excess of fifty (50) cubic yards and was done  
22 without a permit and is therefore in violation of Riverside County Ordinance No. 457 (RCC Title 15).  
23 Under Riverside County Ordinance No. 725 (RCC Chapter 1.16), any condition caused, maintained or  
24 permitted to exist in violation of any of the provisions of county land use ordinances, including  
25 Riverside County Ordinance No. 457, is declared unlawful and a public nuisance that may be abated  
26 consistent with the procedures provided for in Riverside County Ordinance No. 725, or in any other  
27 manner provided by law.

28 ///

1           21.     A Notice of Non-Compliance was recorded in the Office of the County Recorder, County  
2 of Riverside, State of California, on September 25, 2006 as Instrument Number 2006-0707531, a true  
3 and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

4           22.     A review of County records revealed no new application for an assessment permit or  
5 grading permit on file for THE PROPERTY.

6           23.     A subsequent inspection on December 28, 2009 revealed that THE PROPERTY  
7 remained in violation of RCO Nos. 457 (RCC Title 15) due to the grading without permits.

8           24.     On December 24, 2009, the second notice – "Notice to Correct County Ordinance  
9 Violations and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing  
10 scheduled for January 12, 2009, as required by Riverside County Ordinance No. 725, was mailed to  
11 OWNERS and INTERESTED PARTIES by certified mail, return receipt requested and on December  
12 28, 2009 was posted on THE PROPERTY. True and correct copies of the notice, returned receipt cards,  
13 together with the proof of service, and the affidavit of posting of notices are attached hereto as Exhibit  
14 "G" and incorporated herein by reference.

15           25.     The complete restoration or remediation of THE PROPERTY affected by the unapproved  
16 grading is required to bring THE PROPERTY into compliance with RCO No. 457 (RCC Title 15).

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

18                 (a)     the grading without permits on THE PROPERTY be deemed and declared a  
19 public nuisance; and

20                 (b)     that a five year hold on the issuance of building permits and land use approvals be  
21 placed on THE PROPERTY;

22                 (c)     the OWNER or whoever has possession or control of THE PROPERTY be  
23 required to restore the unpermitted grading on THE PROPERTY so as to prevent offsite drainage and  
24 slope erosion in accordance with the provisions of all applicable County ordinances, including but not  
25 limited to RCO No. 457 (RCC Title 15) within ninety days of the Board's Order to Abate Nuisance;

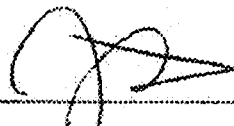
26                 (d)     that if THE PROPERTY is not restored so as to prevent offsite drainage and slope  
27 erosion within ninety days of the Board's Order to Abate Nuisance, the County will retain a county  
28 approved contractor to reclaim THE PROPERTY so as to prevent offsite drainage and slope erosion;

1 (e) that upon restoration of THE PROPERTY, so as to prevent offsite drainage and  
2 slope erosion, and payment of all abatement costs, the five year hold on the issuance of building permits  
3 and land use approvals will be released; and

4 (f) that reasonable costs of abatement, after notice and opportunity for hearing, shall  
5 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
6 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457  
7 and 725.

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

10 Executed this 29<sup>th</sup> day of DECEMBER 2009 at MURFETA, California.

11  
12   
13 JANE TATE  
14 Code Enforcement Officer  
15 Code Enforcement Department  
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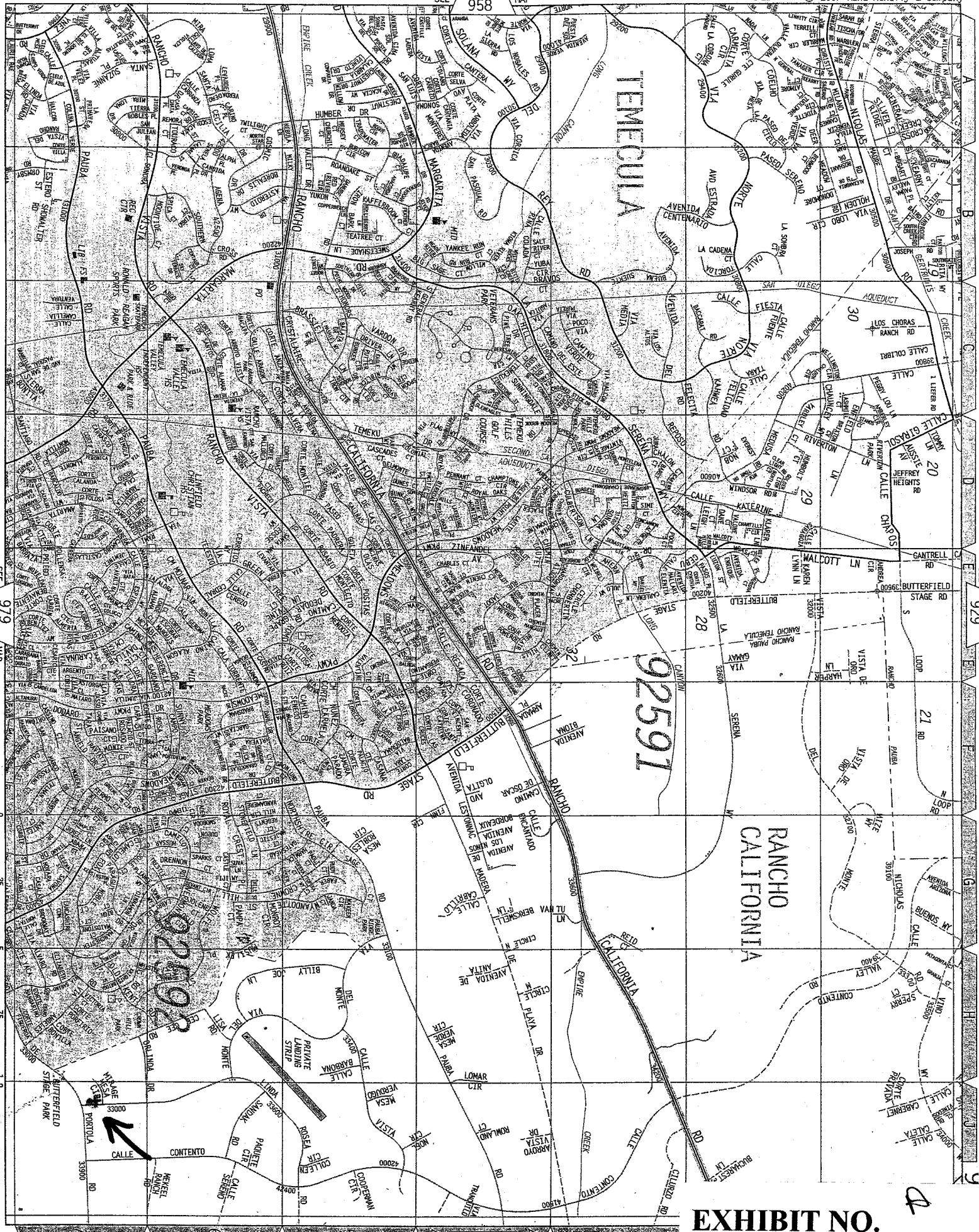
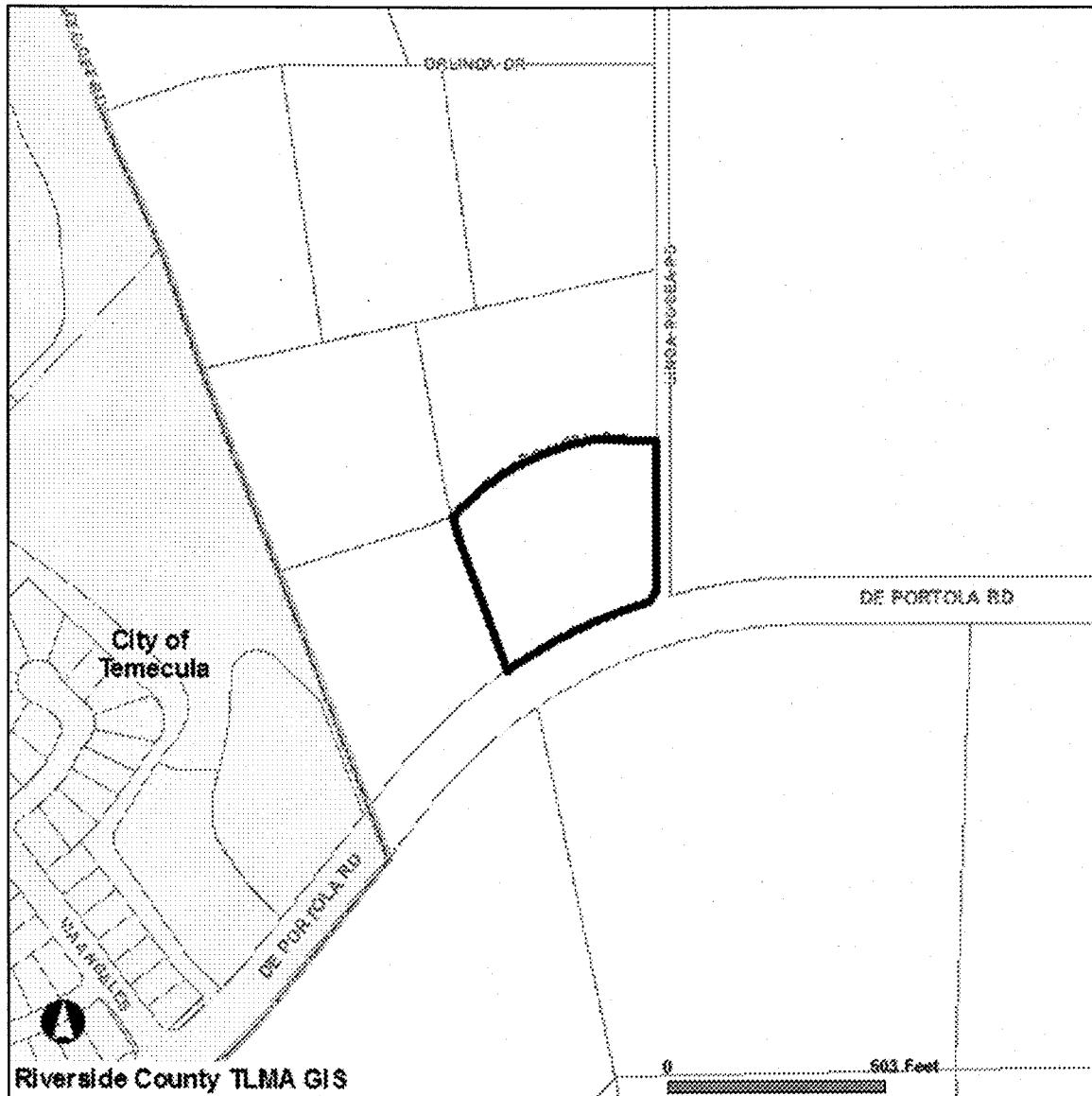


EXHIBIT NO.

2

## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
965-390-008

**\*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.

**STANDARD REPORT****APNs**

965-390-008-6

**OWNER NAME / ADDRESS**

ANTONIO RAUL MUNIZ  
AIDA MUNIZ  
33495 MIRAGE MESA CIR  
TEMECULA, CA. 92592

**MAILING ADDRESS**

(SEE OWNER)

33495 MIRAGE MESA CIR  
TEMECULA CA.. 92592

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 109/19  
SUBDIVISION NAME: TR 12129  
LOT/PARCEL: 107, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 12129

**LOT SIZE**

RECORDED LOT SIZE IS 4.35 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 975 SQFT., 1 BDRM/ 1 BATH, 1 STORY, CONST'D 1983 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 959 GRID: H7

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T8SR2W SEC 10

**ELEVATION RANGE**

1140/1148 FEET

**PREVIOUS APN**

952-120-011

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-EDR

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A (CZ 9920)

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**  
NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

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## **FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREAS**  
STATE RESPONSE AREA

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## **DEVELOPMENT FEES**

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**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
SOUTHWEST AREA**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN A FEE AREA. SEE MAP FOR MORE INFORMATION.**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.**ROAD BOOK PAGE**  
133**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.**WATER DISTRICT**  
EMWD**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**  
SANTA MARGARITA

---

**GEOLOGIC**

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**FAULT ZONE**  
NOT IN A FAULT ZONE**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**  
MODERATE**SUBSIDENCE**  
SUSCEPTIBLE**PALEONTOLOGICAL SENSITIVITY**  
HIGH SENSITIVITY (HIGH A).  
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

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.

**MISCELLANEOUS**

---

**SCHOOL DISTRICT**

TEMECULA VALLEY UNIFIED

**COMMUNITIES**

RANCHO CALIFORNIA

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 15.22 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043203

043221

**TAX RATE AREAS**

094-049

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CA WTR ASMNT #1
- RANCHO CAL WTR R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

RCLIS MAY NOT REPORT ALL OPEN CODE VIOLATIONS. CHECK OTHER RESOURCES.

REPORT PRINTED ON...Wed Oct 07 14:53:44 2009



## INVOICE

Order Number: 19405

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV06-3907 / Anna Vasquez  
IN RE: MUNIZ, ANTONIO RAUL

Product and/or Service ordered for Property known as:

**33495 Mirage Mesa**  
**Temecula, CA 92592**

DESCRIPTION:	FEE:
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

Payment due upon receipt. Please remit to:

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



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

## Lot Book Report

Order Number: **19405**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV06-3907 / Anna Vasquez

IN RE: MUNIZ, ANTONIO RAUL

Order Date: 8/6/2009

Dated as of: 8/12/2009

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: 33495 Mirage Mesa

Temecula

CA 92592

Assessor's Parcel No. : 965-390-008-6

**Assessments:**

Land Value: \$146,207.00

Improvement Value: \$74,226.00

Exemption Value: \$0.00

Total Value: \$220,433.00

## Tax Information

Property Taxes for the Fiscal Year 2008-2009

Total Annual Tax \$2,749.08

Status: Paid through PAID (PAID THRU 06/30/2009)

## Property Vesting

The last recorded document transferring title of said property

Dated 11/03/2003

Recorded 11/05/2003



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

Order Number: 19405  
Reference: CV06-3907 / Anna

---

Document No.	2003-875493
D.T.T.	\$0.00
Grantor	Antonio Raul Muniz and Aida Muniz, husband and wife as joint tenants
Grantee	Antonio Raul Muniz and Aida Muniz, Trustees of the Muniz Family Trust dated September 17, 2003

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	08/27/1987
Recorded	09/24/1987
Document No.	277382
Amount	\$87,000.00
Trustor	Marcel Genereux and Niccola Higgins, husband and wife
Trustee	Shoshone Service Corporation, a California Corporation
Beneficiary	R. J. Pritchard and Isabel R. Pritchard, husband and wife as community property

Position No.	2nd
A Deed of Trust Dated	04/10/1990
Recorded	04/19/1990
Document No.	142867
Amount	\$88,844.14
Trustor	David Paul Doski, a single man
Trustee	First American Title Insurance Company, a California Corporation
Beneficiary	Marcel Genereux and Niccola Higgins, husband and wife as community property

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Antonio Raul Muniz and Aida Muniz
Case No.	CV06-3907



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

Order Number: 19405

Reference: CV06-3907 / Anna

---

Recorded	09/25/2006
Document No.	2006-0707531

Abstract of Judgment Filed in the	Superior Court of California, County of Orange
Case No.	05CC04745
Recorded	12/13/2005
Document No.	2005-1025406
Amount	\$63,969.57
Debtor	Antonio Muniz
Creditor	Gregory C. Koenig

Abstract of Judgment Filed in the	Superior Court of California, County of Los Angeles
Case No.	09B01376
Recorded	06/23/2009
Document No.	2009-0318913
Amount	\$19,697.19
Debtor	Antonio Muniz, an individual
Creditor	Wachovia Dealer Services, Inc., a California Corporation fka WFS Financial Inc., a California Corporation

### Legal Description

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

LOT 107 OF TRACT NO. 12129, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 109, PAGES 19 THROUGH 28, INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY RECORDED.

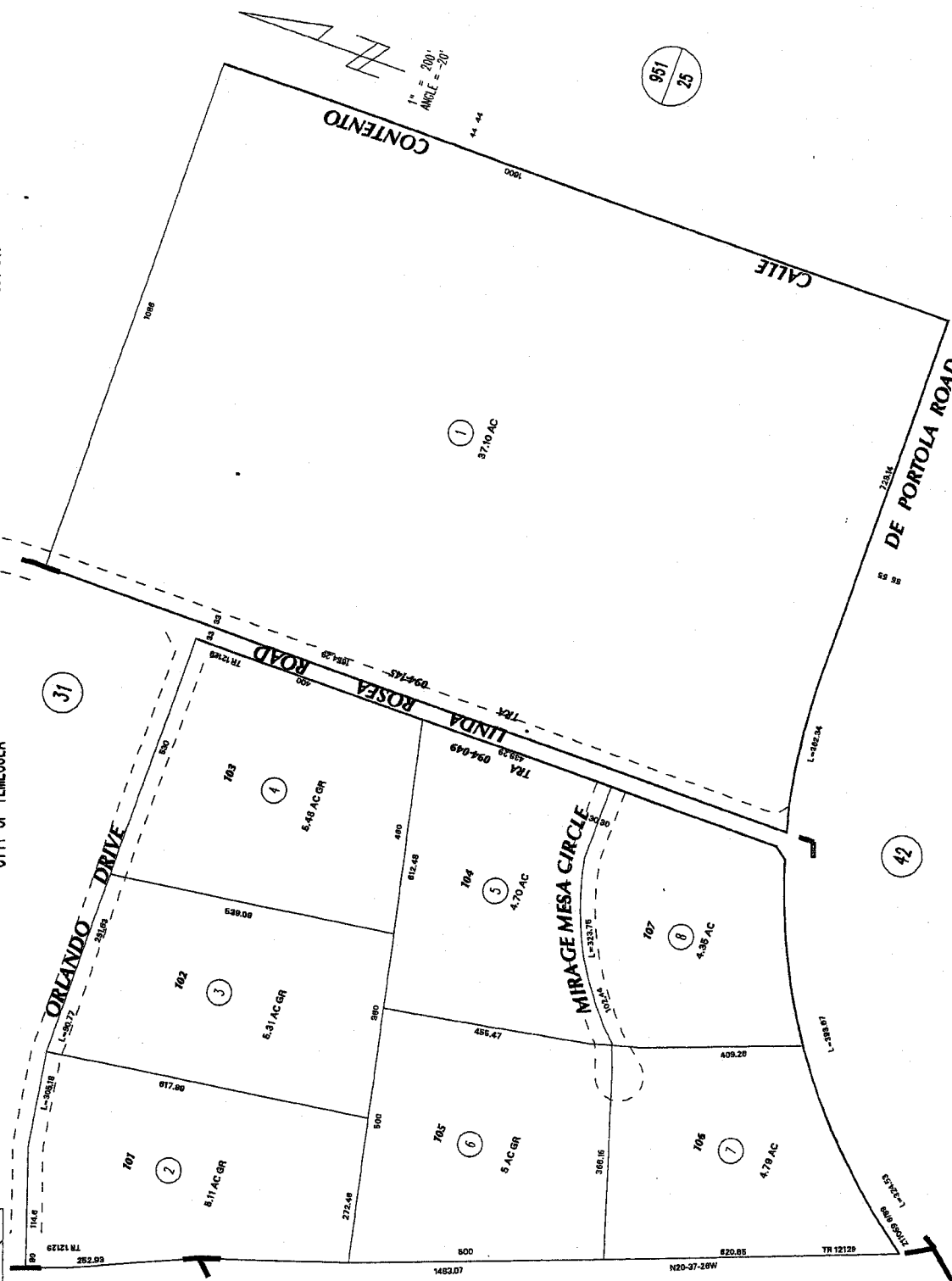
965-39  
952-12

TRA 094-145  
094-049

SEC. 10 3 T. 8S., R. 2W  
CITY OF TEMECULA

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 15 2007



MB 13/601 S.D., PAUBA RANCH  
MB 109/19-28 TRACT MAP NO 12129

ASSESSOR'S MAP BK965 PG. 39  
Riverside County, Calif.

ALA

Oct 2006

**WHEN RECORDED MAIL TO:**

Antonio and Aida Muniz  
91 Rockwood  
Irvine, CA 92614

**MAIL TAX STATEMENTS TO:**

Antonio and Aida Muniz  
91 Rockwood  
Irvine, CA 92614

APN: 952-120-011-9

DOC # 2003-875493

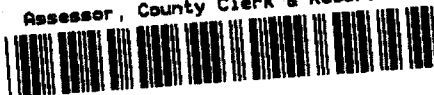
11/05/2003 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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AS

TRA 013

**QUITCLAIM DEED**

Documentary Transfer Tax: \$0/No consideration  
Transfer to Revocable Trust fbo Grantor(s) - R&T 11911

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**ANTONIO RAUL MUNIZ AND AIDA MUNIZ, HUSBAND AND WIFE AS JOINT TENANTS**  
Do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to  
**ANTONIO RAUL MUNIZ and AIDA MUNIZ, Trustees of the MUNIZ FAMILY TRUST**  
dated September 17, 2003

The following described real property in the City of Temecula, County of Riverside, State of California:  
LOT 107 OF TRACT NO. 12139, AS SHOWN BY MAP ON FILE IN BOOK 109 PAGE (S) 19 THROUGH 28,  
INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND AMENDED BY  
CERTIFICATION OF CORRECTION RECORDED DECEMBER 4, 1981 AS INSTRUMENT NO. 225721;  
FEBRUARY 22, 1986 AS INSTRUMENT NO. 45467 AND MARCH 11, 1986 AS INSTRUMENT NO. 65273 ALL  
OF OFFICIAL RECORDS.

Subject to: All Covenants, Conditions, Restrictions, Reservations, Exceptions, Limitations, Uses, Rights, Rights of Way, Easements,  
and other matters of record.

Commonly known as: 33495 Mirage Mesa, Temecula, CA

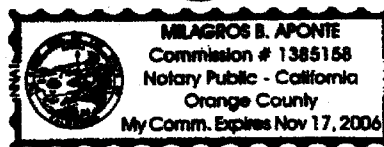
Dated: 11-3-03

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss

ANTONIO RAUL MUNIZ

AIDA MUNIZ

On NOVEMBER 3, 2003, before me,  
MILAGROS B. APONTE, a Notary Public,  
personally appeared ANTONIO RAUL MUNIZ and AIDA  
MUNIZ, personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the persons whose  
names are subscribed to the within instrument and  
acknowledged to me that they executed the same in their  
authorized capacities, and that by their signatures on the  
instrument the persons, or the entity upon behalf of which  
the persons acted, executed the instrument.



Witness my hand and official seal.

Notary Signature

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow of Loan No.

831

RECORDING REQUESTED BY

277382

WHEN RECORDED MAIL TO

MR. & MRS. R. J. PRITCHARD  
9804 N. 100th Place  
Scottsdale, CA 85258

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

SEP 24 1987

Recorded in Office of County  
Recorder of Riverside County

William F. Pritchard  
Recorder  
Fees \$

5

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**  
INCORPORATING BY REFERENCE CERTAIN PROVISIONS OF A DEED OF TRUST OF RECORD

6-87 FORM 50

This Deed of Trust, Made this 27th day of August, 1987, between  
MARCEL GENEREUX AND NICCOLA HIGGINS, husband and wife, herein called TRUSTOR,

whose address is 2810 Crescent Drive Visalia CA 93291 (State)  
(Number and Street) (City) (Zip)  
SHOSHONE SERVICE CORPORATION, a California Corporation, herein called TRUSTEE, and R. J. PRITCHARD  
AND ISABEL R. PRITCHARD, husband and wife as community property, herein called BENEFICIARY.

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

Lot 107 of Tract 12129 as per map recorded in Book 109, pages 19 to 28 inclusive  
of Maps, Records of Riverside County.

TOGETHER WITH the rents, issues and profits thereof, which Trustor irrevocably assigns to Trustee in trust, together with the right to collect and enforce the payment of same notwithstanding the provisions of paragraph 10 on the reverse.  
**For the Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 87,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be borrowed from Beneficiary by the then record owner of said property when evidenced by another promissory note (or notes).  
**To Protect the Security of This Deed of Trust, Trustor Agrees:** By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the deed of trust recorded 7-15-81 in the book and page of Official records in the office of the county recorder of the county where property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	81-117336		Kings	1205	19	Placer	2411	487	Shasta	92	510
Alpine	39	104	Lake	1098	506	Plumas	353	280	Siakiyou	921	835
Amador	397	642	Lassen	388	560	Riverside	1981	133722	Solano	81	51406
Butte	2639	588	Los Angeles	81-705755		Sacramento	810715	805	Sonoma	81-039741	
Calaveras	590	382	Madera	1596	615	San Benito	468	283	Stanislaus	3459	854
Colusa	506	65	Marin	81-031446		San Bernardino	81-155193		Sutter	1021	464
Contra Costa	10406	982	Mariposa	228	218	San Diego	81-222734		Tehama	866	289
Del Norte	257	550	Mendocino	1314	43	San Francisco	D237	216	Trinity	219	76
El Dorado	1995	498	Merced	2290	926	San Joaquin	81-045665		Tulare	3882	353
Fresno	7754	682	Modoc	280	843	San Luis Obispo	2340	801	Tuolumne	649	374
Glenn	688	454	Monro	331	101	San Mateo	86679AS		Ventura	066746	
Humboldt	1648	805	Monterey	1483	782	Santa Barbara	81-29015		Yolo	1482	481
Imperial	1472	297	Napa	1209	385	Santa Clara	7112249		Yuba	757	43
Inyo	254	12	Nevada	81-18661		Santa Cruz	3349	341			
Kern	5389	1479	Orange	14141	1475	Shasta	1824	538			

(which provisions identical in all counties are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust. Trustor agrees to pay all charges, as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.

STATE OF CALIFORNIA Riverside ss.  
COUNTY OF Riverside

On \_\_\_\_\_, before me,  
the undersigned, a Notary Public in and for the said County and  
State, personally appeared Marcel Genereux and  
Nicola Higgins.\*

known to me or (proved to me on the basis of satisfactory evidence)  
to be the person whose name is Marcel Genereux

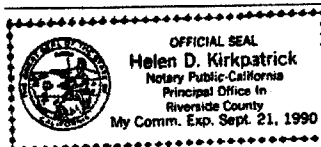
subscribed to the within instrument and acknowledge that  
executed the same.

WITNESS my hand and official seal.

(Seal)

Helen D. Kirkpatrick

Marcel Genereux  
Marcel Genereux  
Nicola Higgins  
Niccola Higgins



Public Record

142 57

WHEN RECORDED MAIL TO:

Marcel Genereux  
Niccola Higgins  
33080 Linda Rosea  
Temecula, CA 92390

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK A.M.  
At Request of  
CONTINENTAL LAND TITLE CO  
APR 19 1990  
Recorded in Official Record  
of Riverside County, California  
William E. Shaw  
RECORDER  
Fees \$ 5.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN. 926-320-007-3

DEED OF TRUST WITH ASSIGNMENT OF RENTS  
(SHORT FORM)

This DEED OF TRUST, made April 10, 1990, between

David Paul Doski, a single man herein called TRUSTOR,

whose address is 800 W. Juanita, #3, Redondo Beach, CA 10277  
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and  
Marcel Genereux and Niccola Higgins, husband and wife as community property

herein called BENEFICIARY,  
WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the City of Temecula  
County of Riverside, State of California, described as:

Lot 107 of Tract 12129 as per Map recorded in Book 109, Pages 19 to 28 inclusive of Maps,  
Records of Riverside County, California

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 88,844.14 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	146	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3775	247	Solano	1287	621
Butte	1330	513	Los Angeles	1-3875	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	36
Colusa	313	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	385
Contra Costa	4584	1	Mariposa	90	453	San Francisco	A-804	596	Tahama	457	183
Del Norte	101	549	Mendocino	467	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4278	175	Tuolumne	177	160
Glean	469	76	Monro	69	322	Santa Barbara	2065	881	Ventura	2687	237
Humboldt	891	83	Monterey	357	239	Santa Clara	6636	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	362	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5	Book 149774			

shall incur to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within referents thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On APRIL 17, 1990

before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID PAUL DOSKI

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.

WIT

Official Seal

*Mary Stone*

Signature of Trustor  
David Paul Doski



(This area for official notarial seal)

1155 (6/82)

When recorded please mail to:  
Mail Stop # 5155

DOC # 2006-0707531

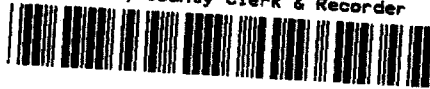
09/25/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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									023

(1)

## NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

M  
023

In the matter of the Property of )

Case No.: CV06-3907

ANTONIO RAUL MUNIZ )  
AIDA MUNIZ )

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457 (RCC Title 15) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 33495 Mirage Mesa Circle, Temecula, CA and more particularly described as Assessment Parcel No. 952-120-011 and having a legal description of MB 109/19, TR 12129, LOT 107 with the requirements of Ordinance No.457, (RCC Title 15).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 Los Alamos Road, Ste A, Murrieta, CA 92563 Attention Code Enforcement Officer Mark Slocum (951) 600-6140.

**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.

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 4, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.



COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By:   
Brian Black  
Code Enforcement Division

### ACKNOWLEDGMENT

State of California)  
County of Riverside)

On 09/20/06 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black, personally known to me (or approved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**WITNESS** my hand and official seal.

DOC # 2005-1025406

12/13/2005 08:00A Fee:15.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk &amp; Recorder



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address):

TEL NO.:

☒ Recording requested by and return to: (949) 218-6600

STEVEN R. KUHN, ESQ. SBN: 57539

Law Offices of Kuhn &amp; Belz

An Association of Professional Corporations

30900 Rancho Viejo Road, Suite 230

San Juan Capistrano, CA 92675-1771

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

STREET ADDRESS: 700 Civic Center Drive West

MAILING ADDRESS: P.O. Box 838

CITY AND ZIP CODE: Santa Ana, California 92702-0838

BRANCH NAME: Central Justice Center

PLAINTIFF: GREGORY C. KOENIG

DEFENDANT: ANTONIO MUNIZ

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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1			NOTICE SENT	1					
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

## ABSTRACT OF JUDGMENT

☐ Amended

CASE NUMBER:

05CC04745

FOR COURT USE ONLY

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

## a. Judgment debtor's

Name and last known address

ANTONIO MUNIZ

91 Rockwood

Irvine, California 91714

- b. Driver's license No. and state: California, N7031835 ☐ Unknown

- c. Social security No.: ☒ Unknown

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

91 Rockwood

Irvine, California 91714

- e. ☐ Original abstract recorded in this county:

(1) Date:

(2) Instrument No.:

- f. ☐ Information on additional judgment debtors is shown on page two.

Date: December 5, 2005

STEVEN R. KUHN, ESQ. (No. 57539)

(TYPE OR PRINT NAME)

  
(SIGNATURE OF APPLICANT OR ATTORNEY)

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

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

3. Judgment creditor (name and address):

GREGORY C. KOENIG

15 Timbergate, Irvine, CA 92614

4. Judgment debtor (full name as it appears in judgment):

ANTONIO MUNIZ

6. Total amount of judgment as entered or last renewed: \$ 63,969.57

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

a. Amount: \$

b. In favor of (name and address):



5. a. Judgment entered on 10/5/05 and ~~amended~~

(date): amended 10/24/05

- b. Renewal entered on

(date):

This abstract issued on (date):

DEC 07 2005

8. A stay of enforcement has

a. ☒ not been ordered by the court.b. ☐ been ordered by the court effective until

(date):

9. ☐ This judgment is an installment judgment.

Clerk, by

  
ALVIN L. SHRADE, Deputy

ABSTRACT OF JUDGMENT  
(CIVIL)

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. January 1, 2003)

Legal  
Solutions  
& Plus

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

Public Record

PLAINTIFF: GREGORY C. KOENIG	CASE NUMBER
DEFENDANT: ANTONIO MUNIZ	05CC04745

# INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

14. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

11. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

15. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

12. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

16. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

13. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license No. & state: ☐ Unknown  
 Social security No.: ☐ Unknown  
 Summons was personally served at or mailed to (address):

18. ☐ Continued on Attachment 18.

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Prenovost, Normandin, Bergh  
& Dawe

AND WHEN RECORDED MAIL TO:

Prenovost, Normandin, Bergh  
& Dawe  
2122 N. Broadway, Suite 200  
Santa Ana, CA 92706-2614

DOC # 2009-0318913

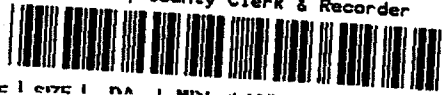
06/23/2009 08:00A Fee:20.00

Page 1 of 3

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M									
M		L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT					T:	CTY	UNI	012	

Space above this line for recorder's use only

TRA:  
DTT:

ABSTRACT OF JUDGMENT

M  
012

Title of Document

THIS AREA FOR  
RECORDER'S  
USE ONLY

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

ACR 238P-AS4RE0 (Rev. 07/2006)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number): 9653.1501

Recording requested by and return to: 8200875880

THOMAS J. PRENOVOST, JR., SBN 77813

TOM R. NORMANDIN, SBN:102265

PRENOVOST, NORMANDIN, BERGH & DAWE

2122 North Broadway, Suite 200

Santa Ana, CA 92706-2614

(714) 547-2444

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 1427 West Covina Parkway

MAILING ADDRESS:

CITY AND ZIP CODE: West Covina, CA 91790-2799

BRANCH NAME: WEST COVINA

FOR RECORDER'S USE ONLY

PLAINTIFF: WACHOVIA DEALER SERVICES, INC., a California corporation fka WFS FINANCIAL INC., a California corp.,  
DEFENDANT: ANTONIO MUNIZ, an individual; and DOES 1 through 20, inclusive,

CASE NUMBER:

09B01376

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

☐ Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

ANTONIO MUNIZ, an individual

2044 E. CASA LINDA DRIVE

WEST COVINA, CA 91791

b. Driver's license no. [last 4 digits] and state: 3475 CA ☐ Unknown

c. Social security no. [last 4 digits]: XXX-XX-3154 ☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): ANTONIO MUNIZ, an individual  
c/o 336 E. WASHINGTON  
LOS ANGELES, CA 90015

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

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

3. Judgment creditor (name and address):  
WACHOVIA DEALER SERVICES, INC., a California corporation  
fka WFS Financial Inc., a California corp.,  
2143 Convention Center Way, #210 Ontario, CA 91764

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: MAY 22, 2009

TOM R. NORMANDIN

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 19,697.19

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

a. Amount: \$

b. In favor of (name and address):

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

8. a. Judgment entered on (date): 05/16/09

b. Renewal entered on (date): 19 2

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

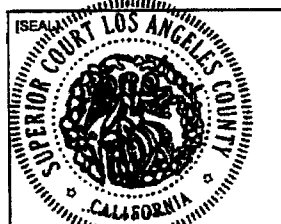
a. ☒ not been ordered by the court.

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

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

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

Clerk, by ROBERTO RODRIGUEZ, Deputy



John A. Clarke  
Executive Officer

This abstract issued on (date):

MAY 28 2009

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

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

DEPUTY CLERK  
Solutions  
& Plus

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

**ORIGINAL**

Public Record

PLAINTIFF:	DEBORA CEREK
DEFENDANT:	ROBERTA BODKICNE

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

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

15. ☐ Continued on Attachment 15.

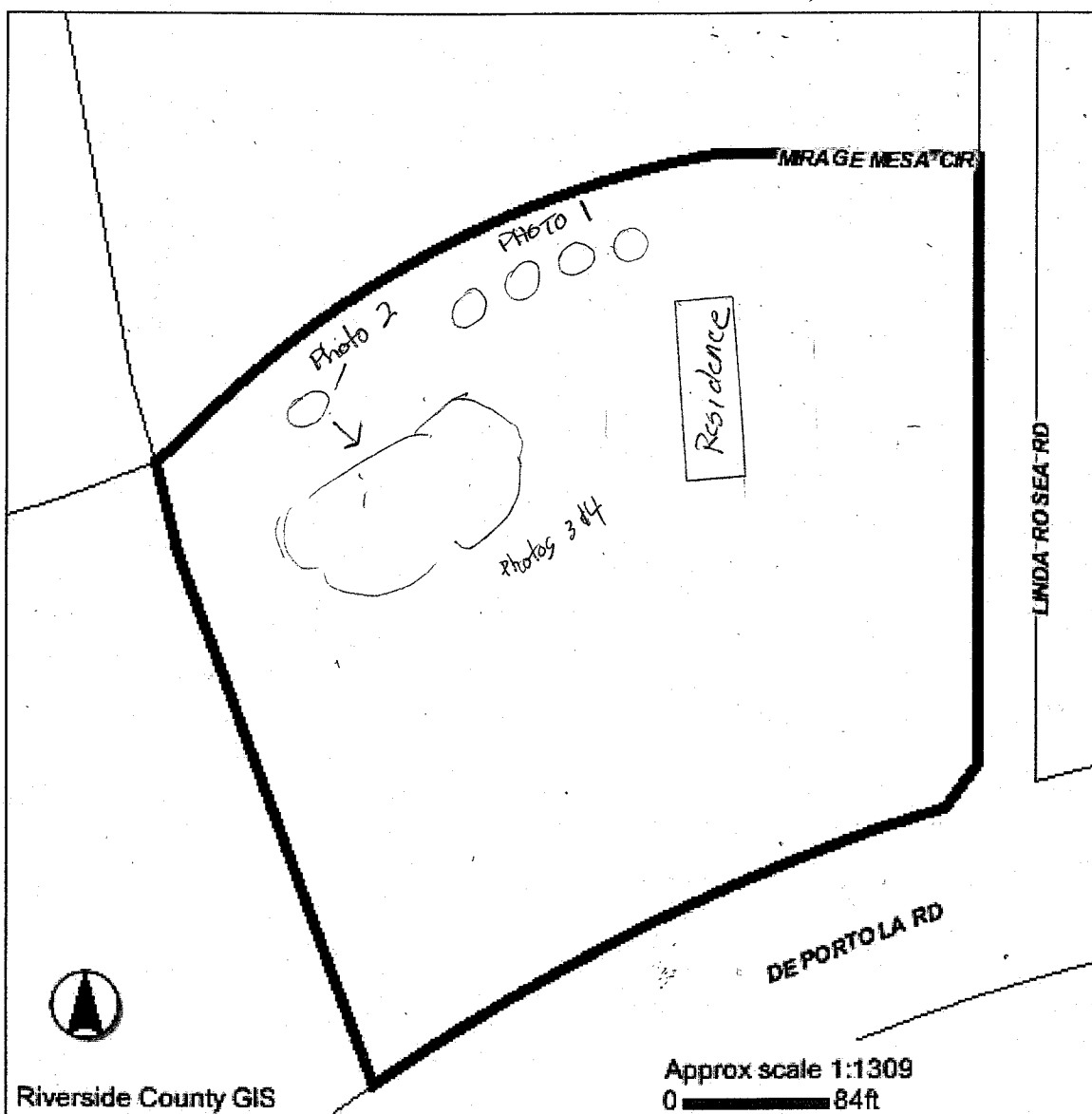
**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address	17. Name and last known address
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown	Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown
Social security no. [last 4 digits]: <input type="checkbox"/> Unknown	Social security no. [last 4 digits]: <input type="checkbox"/> Unknown
Summons was personally served at or mailed to (address):	Summons was personally served at or mailed to (address):

18. Name and last known address	19. Name and last known address
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown	Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown
Social security no. [last 4 digits]: <input type="checkbox"/> Unknown	Social security no. [last 4 digits]: <input type="checkbox"/> Unknown
Summons was personally served at or mailed to (address):	Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

JC



Selected parcel(s):  
965-390-008

**LEGEND**☐ SELECTED PARCEL☐ PARCELS**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Thu Mar 27 10:13:41 2008

PHOTOGRAPHIC EVIDENCE CASE NO: cv06-3907

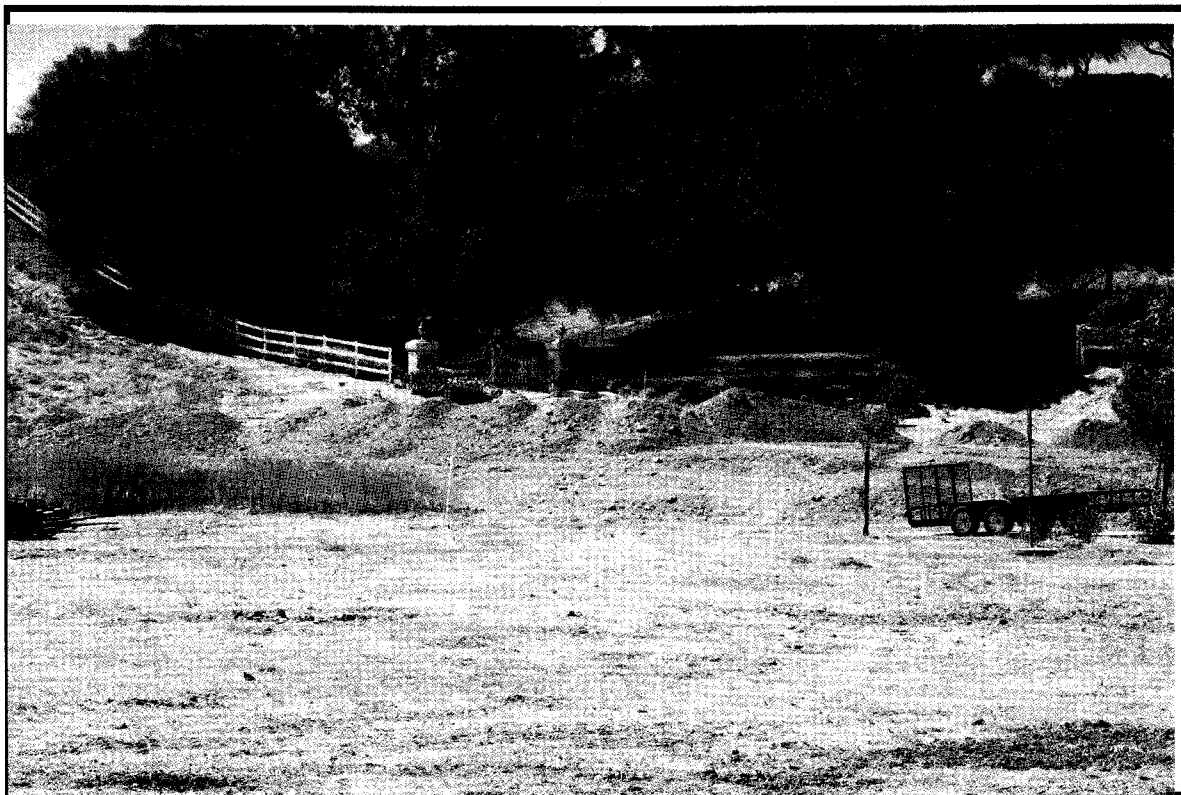


PHOTO # 1 NOTES: GRADING WITHOUT PERMIT PHOTO TAKEN BY  
M.SLOCUM ON 08/31/06

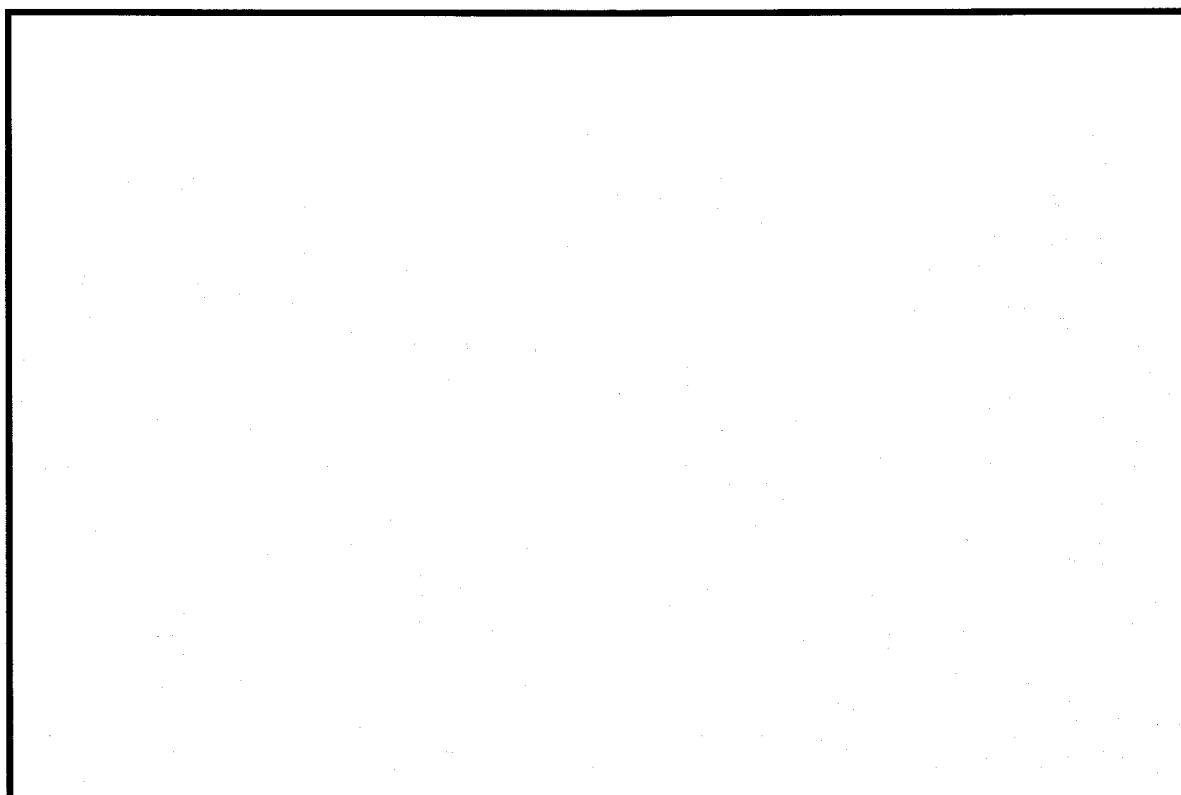


PHOTO # NOTES:

EXHIBIT NO. D2

PHOTOGRAPHIC EVIDENCE CASE NO. CV06-3907

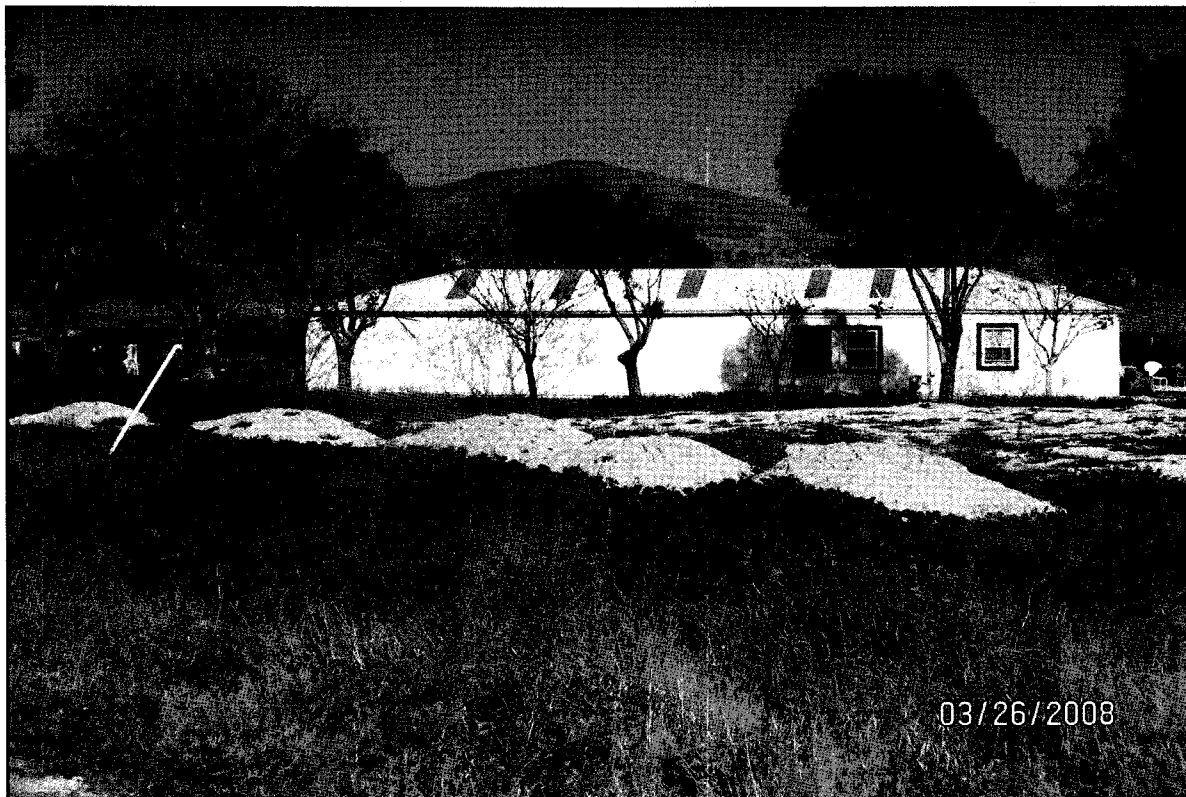


PHOTO # 1

NOTES: View of stockpiling from end of cul-de-sac on Mirage Mesa.

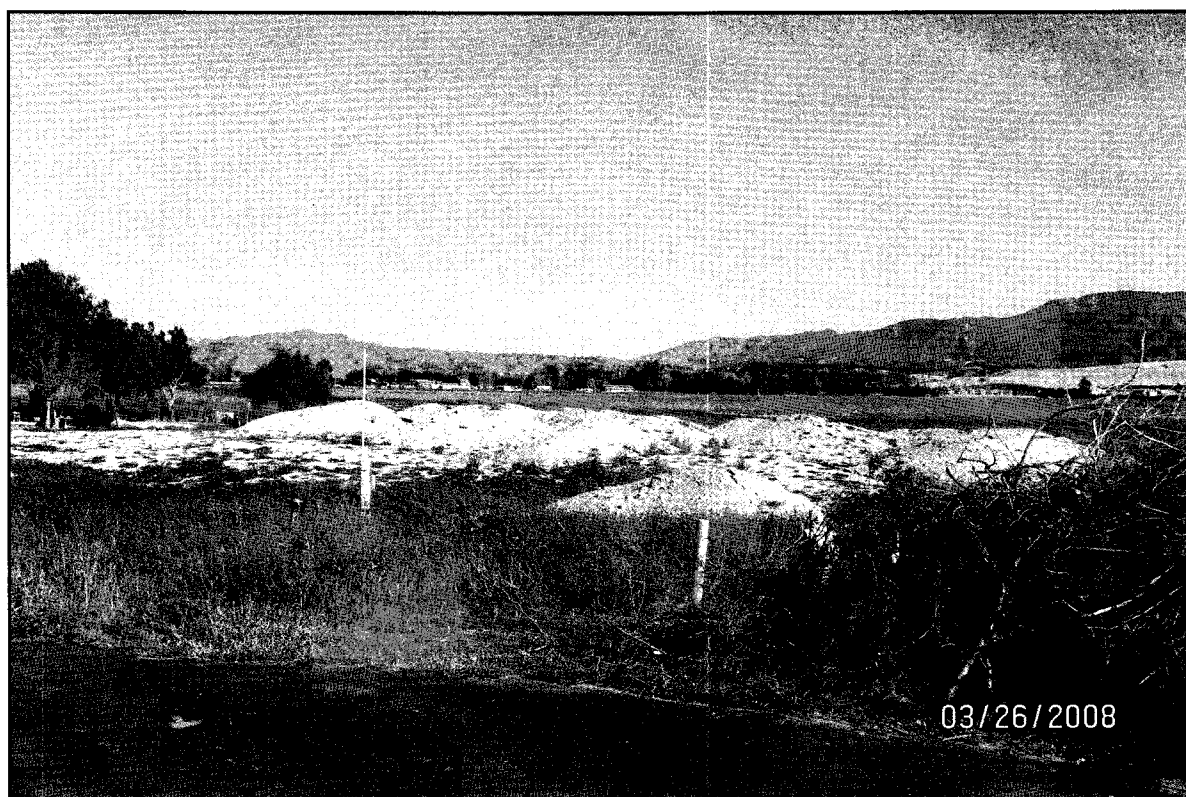


PHOTO # 2

NOTES: Another view of stockpiling.

EXHIBIT NO. 61

PHOTOGRAPHIC EVIDENCE CASE NO. CV06-3907



PHOTO # 3  
&

NOTES: View from S/W corner of Mirage Mesa  
Linda Rosea Rd.



PHOTO # 4

NOTES:

## PHOTOGRAPHIC EVIDENCE

TAKEN BY: J.TATE

CASE # CV06-3907

DATE: 8/6/09

LOCATION: 33495 MIRAGE MESA DR., TEMECULA, CA.

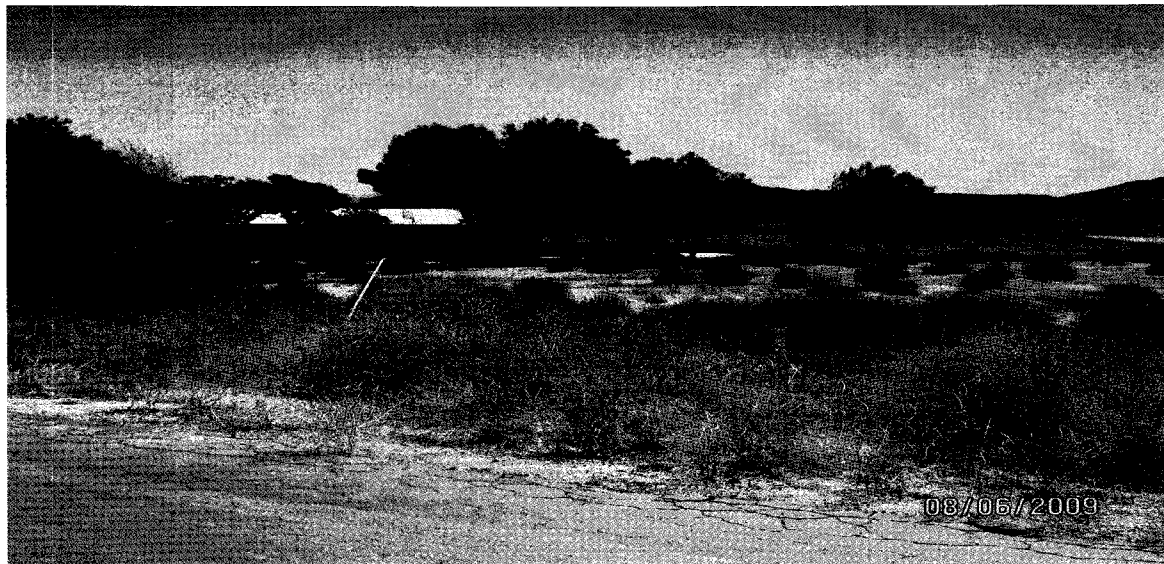


PHOTO # 1

NOTES: NEW PAD ON PROPERTY



PHOTO # 2

NOTES:

EXHIBIT NO. D5

# PHOTOGRAPHIC EVIDENCE

TAKEN BY: J.TATE

CASE # CV06-3907

DATE: 8/6/09

LOCATION: 33495 MIRAGE MESA DR., TEMECULA, CA.



PHOTO # 3

NOTES: APPX. 3' HIGH PAD FROM ORIGINAL GRADE



PHOTO # 4

NOTES:

EXHIBIT NO. D6

## PHOTOGRAPHIC EVIDENCE

TAKEN BY: J.TATE

CASE # CV06-3907

DATE: 9/4/09

LOCATION: 33495 MIRAGE MESA DR., TEMECULA, CA.



PHOTO # 1

NOTES:

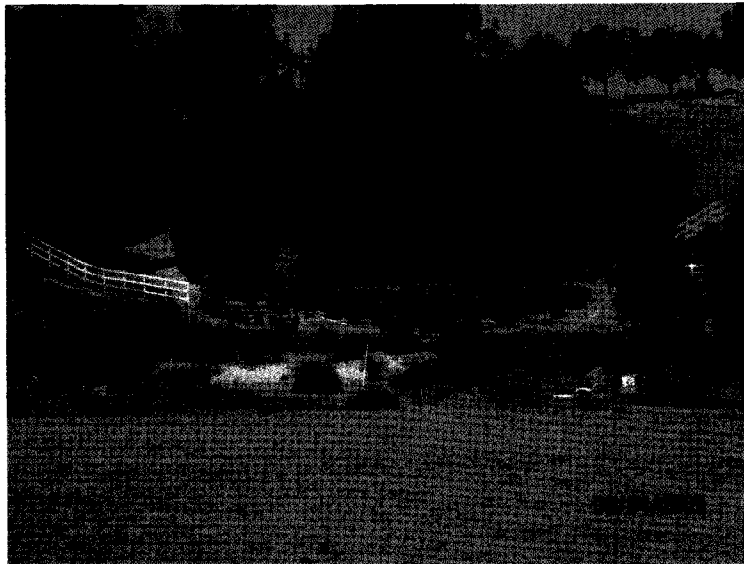


PHOTO # 2

NOTES:

EXHIBIT NO. D7

## PHOTOGRAPHIC EVIDENCE

TAKEN BY: J.TATE

CASE # CV06-3907

DATE: 9/4/09

LOCATION: 33495 MIRAGE MESA DR., TEMECULA, CA.

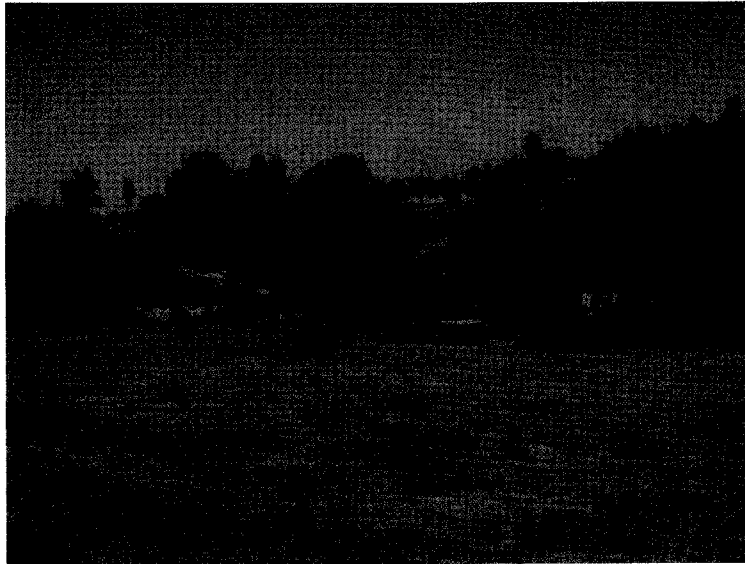


PHOTO # 3

NOTES:

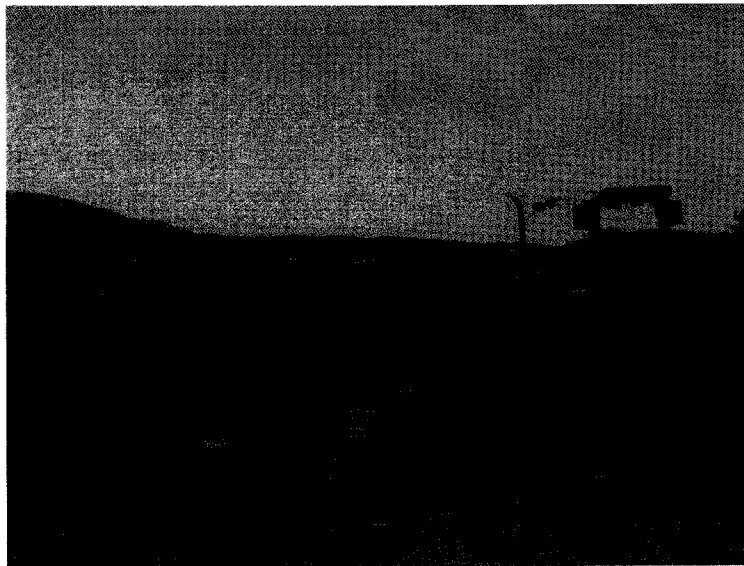


PHOTO # 4

NOTES:

EXHIBIT NO. D8

**COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING & SAFETY  
NOTICE OF VIOLATION**

CN06-3907  
CASE NO.: \_\_\_\_\_ APN: 952-120-011

THE PROPERTY AT 33495 MIRAGE MESA CIR.  
WAS INSPECTED AT 2:50 AM/PM ON 8/31/06 19,  
BY M. SLOCUM

(Name of Inspector or Investigator/CEID No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY  
ORDINANCE AS FOLLOWS:

☐ ORD. \_\_\_\_\_ SECTION RCC 15.12  
GRADING WITHOUT A PERMIT.

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 \$ \_\_\_\_\_ 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  
BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE  
SUMMARY OF CHARGES, PURSUANT TO SECTION 13, SUBDIVISION  
E, OF RIVERSIDE COUNTY ORDINANCE NO. 725.

☐ YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY  
OBTAINING RESTORATION PERMIT  
FROM THE COUNTY OF RIVERSIDE.

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE  
CONDUCTED ON OR ABOUT 10/1/06. FAILURE  
TO COMPLY BY THIS DATE COULD RESULT IN THE  
ISSUANCE OF A CITATION, AND THE IMPOSITION OF A  
LIEN ON THE PROPERTY FOR ABATEMENT AND  
ENFORCEMENT COSTS.

**PENALTY FOR FAILURE TO COMPLY**

UPON CONVICTION, THERE WILL BE A FINE OF \$100 FOR THE FIRST  
OFFENSE, \$200 FOR THE SECOND AND \$1000, OR SIX(6) MONTHS  
IN JAIL, OR BOTH FOR THE THIRD OFFENSE.

M. SLOCUM #20  
SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY: POSTED DATE: 8/31/06

# COUNTY OF RIVERSIDE

Building and Safety Department  
Code Enforcement Division

## AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV06-3907

I, Mark Slocum, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Building and Safety Code Enforcement Division; that my business address is:

County of Riverside  
Building & Safety Department  
Code Enforcement Division  
39493 Los Alamos Road  
Murrieta, Ca., 92563

2. That on 08/31/06, I securely and conspicuously posted an ADMINISTRATIVE CITATION and FIELD NOTICE of VIOLATION at the property described as:

Property Address: 33495 MIRAGE MESA  
Assessor's Parcel Number: 952-120-011

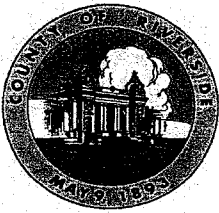
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on 09/01/06 at Murrieta, California.

**BUILDING & SAFETY DEPARTMENT**

By:   
Mark Slocum, Code Enforcement Officer II

EXHIBIT NO. E2



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

September 21, 2006

Aida Muniz  
C/O Antonio Raul Muniz  
33495 Mirage Mesa Circle  
Temecula, CA 92592

Re: Case No.: CV06-3907

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 33495 Mirage Mesa Circle, Temecula, California, Assessor's Parcel Number 952-120-011, is in violation of Riverside County Ordinance 457 (RCC Title 15), relating to grading without approval by the Department of Building and Safety.

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

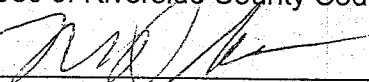
1. Providing complete restoration and remediation of the property affected by the unapproved grading.

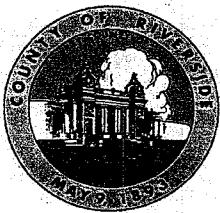
**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN OCTOBER 21, 2006. FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.**

**NOTICE IS HEREBY GIVEN** that Ordinance 457.96 Section 4, 3306.03 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. Any property owner aggrieved by this decision will have the right to appeal to the County of Riverside Board of Supervisors.

**FURTHER NOTICE IS HEREBY GIVEN** that a Notice of Non-Compliance will be recorded against the affected property.

**FURTHER NOTICE IS HEREBY GIVEN** that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation at an hourly rate of \$103.00 per hour as determined by the County of Riverside Board of Supervisors. You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of the service of the summary of charges pursuant to Section 1.16.080 of Riverside County Code.

  
Mark Slocum, Code Enforcement Officer II



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

September 21, 2006

Mr. and Mrs. R. J. Pritchard  
9804 N. 100<sup>th</sup> Place  
Scottsdale, CA 85258

Re: Case No.: CV06-3907

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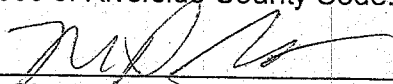
1. Providing complete restoration and remediation of the property affected by the unapproved grading.

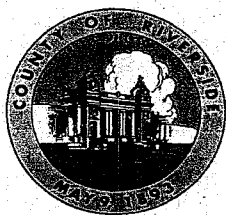
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Mark Slocum, Code Enforcement Officer II



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

September 21, 2006

Marcel Genereux and Niccola Higgins  
281C Crescent Drive  
Visalia, CA 93291

Re: Case No.: CV06-3907

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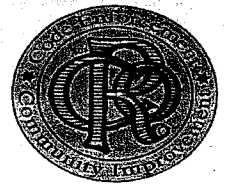
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Mark Slocum, Code Enforcement Officer II



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

September 21, 2006

Marcel Genereux  
Niccola Higgins  
33080 Linda Rosea  
Temecula, CA 92390

Re: Case No.: CV06-3907

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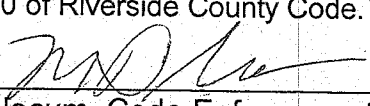
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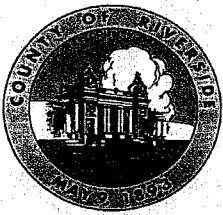
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Mark Slocum, Code Enforcement Officer II



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

September 21, 2006

David Paul Doski  
800 W. Juanita #3  
Redondo Beach, CA 10277

Re: Case No.: CV06-3907

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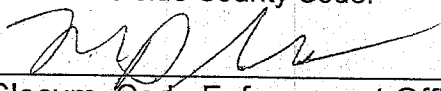
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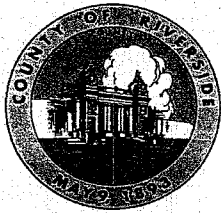
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Mark Slocum, Code Enforcement Officer II



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

September 21, 2006

Gregory C. Koenig  
C/O Steven R. Kuhn, Esq. SBN: 57539  
Law Offices of Kuhn & Belz, An Association of Professional Corporations  
30900 Rancho Viejo Road, Suite 230  
San Juan Capistrano, CA 92675-1771

Re: Case No.: CV06-3907

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Mark Slocum, Code Enforcement Officer II

MURRIETA OFFICE \* 39493 LOS ALAMOS ROAD \* MURRIETA, CA 92563 \* (951) 600-6140 \*

**EXHIBIT NO.** E3



County of Riverside  
Building and Safety Department  
**CODE ENFORCEMENT DIVISION**



James J. Miller  
Director

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

September 21, 2006

Antonio Muniz  
91 Rockwood  
Irvine, CA 91714

Re: Case No.: CV06-3907

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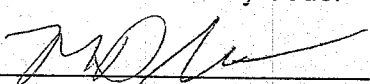
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**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN OCTOBER 21, 2006. FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.**

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**FURTHER NOTICE IS HEREBY GIVEN** that a Notice of Non-Compliance will be recorded against the affected property.

**FURTHER NOTICE IS HEREBY GIVEN** that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation at an hourly rate of \$103.00 per hour as determined by the County of Riverside Board of Supervisors. You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of the service of the summary of charges pursuant to Section 1.16.080 of Riverside County Code.

  
Mark Slocum, Code Enforcement Officer II



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens  
Agency Director



Katherine Gifford  
Director,  
Administrative  
Services Dept.

Ron Goldman  
Director,  
Planning  
Department

George Johnson  
Director,  
Transportation  
Department

Jim Miller  
Director,  
Building & Safety  
Department

Jay E. Orr  
Director,  
Code Enforcement  
Department

Carolyn Syms Luna  
Director,  
Environmental  
Programs Dept.

### Illegal Grading Notification

On September 13, 2005 the Board of Supervisors adopted an amendment to Ordinance 457 which allows the Department of Building and Safety to place a five year hold on the issuance of building permits and land use approvals if that property is graded without permits. Any property owner aggrieved by this decision has the right to appeal to the Board of Supervisors.

You have been cited for grading without a permit, you are required to complete an "application to construct" and file for an hourly restoration assessment number. This can be done in any one of the three permit assistance centers listed at the bottom of this page. Once the number has been generated and payment made, you will be contacted by the Environmental Programs Department (EPD) or the Department of Building and Safety to set up your site assessment inspection. Once the site assessment has been completed you will be provided plan requirements in writing. You may be required to provide a Biological Restoration Plan and or Earthwork Restoration Plan. A brief description on each of these is provided below:

#### Biological Restoration Plan:

A biological restoration plan may be required which is prepared by a qualified biologist and is submitted to the County for review and approval. A biological restoration plan determines how to restore the site to its original state prior to disturbance. This plan may include a re-vegetation plan, an irrigation plan, a mitigation and monitoring plan, schedules and cost estimates for restoration. The level of detail that will be required will be determined through a site assessment conducted by the Environmental Programs Department.

#### Earthwork Restoration Plan:

The need for an Earthwork Component is based on the estimated volume of earthwork required to be moved on the site in order to effectively restore the site per the intent of County Ordinance 457.

If an Earthwork Plan is required, the plan shall be prepared by a registered civil engineer. All Riverside County Department of Building and Safety typically grading plan requirements are necessary to be incorporated into the Earthwork Plan. Plan requirements shall include the details necessary for earthwork movement, cut and fill slopes, property lines, water courses, the location of surface streets and all associated related information. The Earthwork Plan shall also contain standard notes for the accomplishment of the approved restoration effort. A civil engineer letter of certification of earthwork and a formal compaction report for fills of more than one foot may be required prior to final of the Earthwork Plan.

**PROOF OF SERVICE BY MAIL**

**Case No. CV06-3907**

I, the undersigned, say 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 39493 Los Alamos Road, Ste A, Murrieta, CA 92563.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on the 21st day of September 2006, I served a copy of the papers to which this proof of service is attached, entitled:

**NOTICE OF VIOLATION  
RCC 15.12**

by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

Aida Muniz  
C/O Antonio Raul Muniz  
33495 Mirage Mesa Circle  
Temecula, CA 92592

Mr. and Mrs. R. J. Pritchard  
9804 N. 100<sup>th</sup> Place  
Scottsdale, CA 85258

Marcel Genereux and Niccola Higgins  
281C Crescent Drive  
Visalia, CA 93291

Marcel Genereux  
Niccola Higgins  
33080 Linda Rosea  
Temecula, CA 92390

David Paul Doski  
800 W. Juanita #3  
Redondo Beach, CA 10277

Gregory C. Koenig  
C/O Steven R. Kuhn, Esq. SBN: 57539  
Law Offices of Kuhn & Belz,  
An Association of Professional Corporations  
30900 Rancho Viejo Road, Suite 230  
San Juan Capistrano, CA 92675-1771

Antonio Muniz  
91 Rockwood  
Irvine, CA 91714

**EXHIBIT NO. E11**

The envelope was sealed and placed for collection and mailing at MURRIETA, CALIFORNIA, on the same date following the ordinary business practices.

I certify under penalty of perjury according to the laws of the State of California that the foregoing is true and correct.

Executed this 21st of September 2006, at MURRIETA, CALIFORNIA

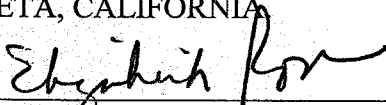
  
Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. E12

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563

0000 0000 5000 0000 0000



**CERTIFIED MAIL™**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
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**RECEIVED**  
NOV 20 2006  
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY

Aida Muniz  
C/O Antonio Raul Muniz  
33495 Mirage Mesa Circle  
Temecula, CA 92592

NIXIE 923 1

30 11/15/06

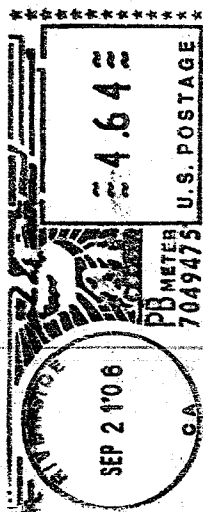
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UNABLE TO FORWARD

RETURN RECEIPT REQUESTED

BC: 9255503993

\*1977-07004-03-44

9235503993



NC 714 912202

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Aida Muniz  
C/O Antonio Raul Muniz  
33495 Mirage Mesa Circle  
Temecula, CA 92592  
Cv06-3907 MS

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563

962E 0264 5000 0TTE E002



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD A1 DOTTED LINE

**CERTIFIED MAIL**

Mr. and Mrs. R. J. Pritchard  
9804 N. 100th Place  
Scottsdale CA 85258

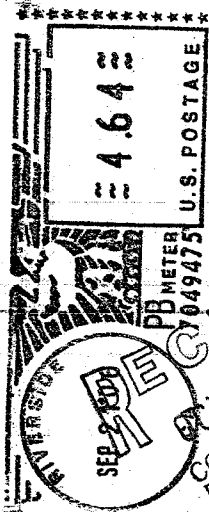
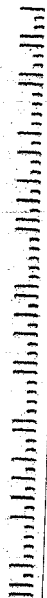
RETURN RECEIPT REQUESTED

852584811-925603639

NIXIE 950 1 40 09/28/06

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92563503993 \*0214-00773-22-35



NAME  
1st Notice

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Mr. and Mrs. R. J. Pritchard  
9804 N. 100th Place  
Scottsdale, CA 85258  
Cv06-3907-MS

PS Form 3800, June 2002

See Reverse for Instructions

EXHIBIT NO. E14

RETURN RECEIPT REQUESTED

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SEP 28 2006  
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY

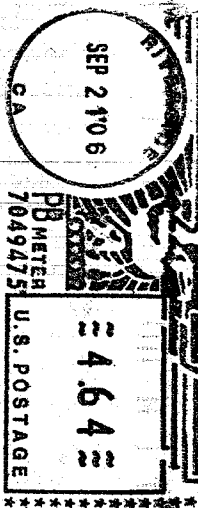
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
**CERTIFIED MAIL™**



1R2E 0264 5000 0TTE E002

PRESTO



Marcel Genereux and Niccola Higgins  
281C Crescent Drive  
Visalia, CA 93291

NIXIE

913

1

30 09/25/06

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 92553503993

\*3052-04070-24-21

925535039

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Marcel Genereux and Niccola Higgins  
281C Crescent Drive  
Visalia, CA 93291  
CV06-3907 MS

PS Form 3800, June 2002

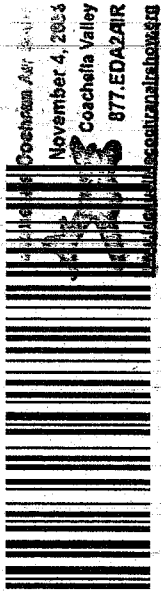
See Reverse for Instructions

EXHIBIT NO.

EW

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563

097E 0264 5000 07TE E002



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OCT 16 2006  
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY

UNDELIVERABLE AS ADDRESSEE  
NO FORWARDING ORDER ON FILE

Marcel Genereux  
Niccola Higgins  
33080 Linda Rosea  
Temecula, CA 92390

SEP 2 10 06

4.64

U.S. POSTAGE  
7049475

NIXIE 525 1 30 10/12/06

RETURN TO SENDER  
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UNABLE TO FORWARD

EC: 9255303993 \*1577 05638-11-41

9255303993

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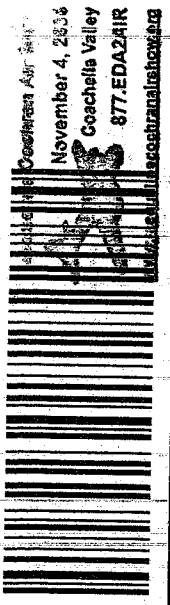
Marcel Genereux  
Niccola Higgins  
33080 Linda Rosea  
Temecula, CA 92390  
Cv06-3907 MS

PS Form 3800, June 2002 See Reverse for Instructions

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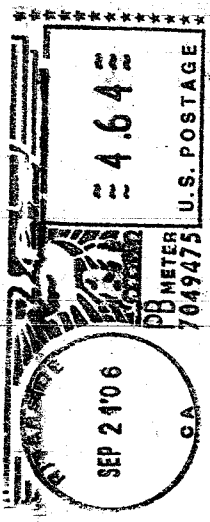
52TE 0264 5000 0TTE E002

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563



**CERTIFIED MAIL™**  
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OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

David Paul Doski  
800 W. Juanita #3  
Redondo Beach, CA 10277



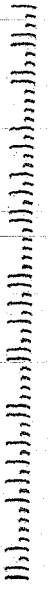
NIXIE 300 1 02 09/30/06

RETURN TO SENDER  
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UNABLE TO FORWARD

EC: 92553503993 \*1062-00771-30-23

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9255350399



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David Paul Doski  
800 W. Juanita #3  
Redondo Beach, CA 10277  
CV06-3907 mS

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Gregory C. Koenig  
C/O Steven R. Kuhn, Esq. SBN: 57539  
Law Offices of Kuhn & Belz  
An Association of Professional Corporations  
30900 Rancho Viejo Road, Suite 230  
San Juan Capistrano, CA 92675-1771  
Cv06-3907 MS

PS Form 3800, June 2002

See Reverse for Instructions

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563

66TE 0264 5000 0TTE E002



November 4, 2006  
Coachella Valley  
877.EDA2AIR  
www.usps.com

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SEP 29 2006  
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY

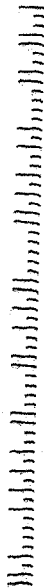
Antonio Muniz  
91 Rockwood  
Irvine, CA 91714

1st NOTICE  
2nd NOTICE  
RETURNED

MUNIOS1 X 927 N1 1 305 C 02 09/28/06  
RETURN TO SENDER  
UNABLE TO FORWARD  
RETURN TO SENDER

RETURN RECEIPT REQUESTED

5241477300-31 0035  
9256305039



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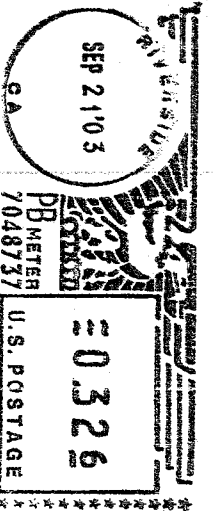
Antonio Muniz  
91 Rockwood  
Irvine, CA 91714  
Cv06-3907 MS

PS Form 3800, June 2002

See Reverse for Instructions

EXHIBIT NO. *EW*

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563



Marcel Genereux and Niccola Higgins  
281C Crescent Drive  
Visalia, CA 93291 MS

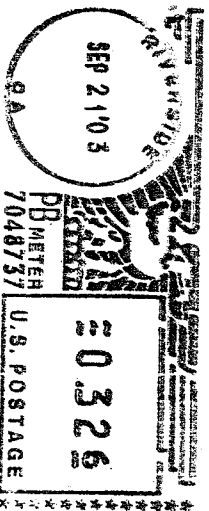
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SEP 29 2006  
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY

MAILING 9256350393

|||||

NIXIE 913 1 00 09/26/05  
NOT DELIVERABLE TO SENDER  
UNABLE TO AS ADDRESSED  
RETURN TO FORWARD  
BC: 9256350393 \*9052-04593-26-19

COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
39493 LOS ALAMOS RD  
MURRIETA CA 92563



RECEIVED  
SEP 29 2006  
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY

Marcel Genereux  
Niccola Higgins  
33080 Linda Rosea  
Temecula, CA 92390

NIXIE 923 1 30 09/26/05

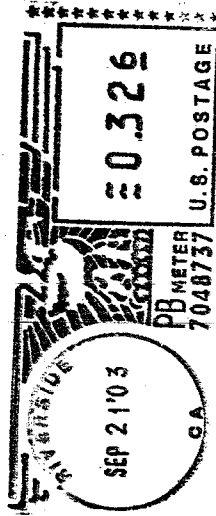
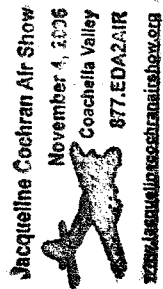
NOT DELIVERABLE TO SENDER  
UNABLE TO AS ADDRESSED  
RETURN TO FORWARD

BC: 9256350393 \*1977-07008-26-37

MAILING 9256350393

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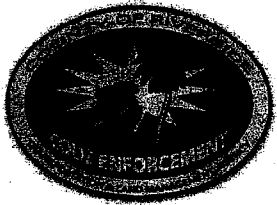
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY  
193 LOS ALAMOS RD  
MURRIETA CA 92563



RECEIVED  
SEP 29 2006  
COUNTY OF RIVERSIDE  
BUILDING AND SAFETY

Mr. and Mrs. R. J. Pritchard  
9804 N. 100th Place  
Scottsdale, CA 85258

NIXIE 950 1 40 09/25/06  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92553050399 \*1879-03560-25-33  
HALLMARK 85258 9255305039



JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

39493 LOS ALAMOS RD., SUITE A  
MURRIETA, CALIFORNIA 92563  
(951) 600-6140 • FAX (951) 600-6190

BRIAN BLACK  
STEVE BLOOMQUIST  
JOHN BOYD  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

**NOTICE OF VIOLATION  
For  
UNAPPROVED GRADING**

September 21, 2006

Antonio Raul Muniz & Aida Muniz  
33495 Mirage Mesa Cir.  
Temecula, CA 92592

Re: Case No.: CV06-3907

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 33495 Mirage Mesa Dr., Temecula, California, Assessor's Parcel Number 952-120-011, is in violation of Riverside County Ordinance 457 (RCC Title 15), relating to grading without approval by the Department of Building and Safety.

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

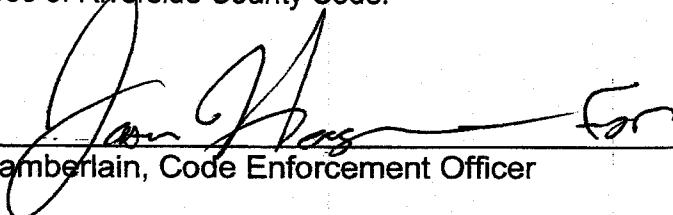
1. Providing complete restoration OR remediation of the property affected by the unapproved grading.

**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN OCT. 21, 2006. FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.**

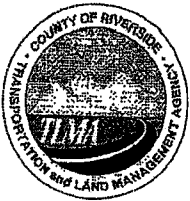
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**FURTHER NOTICE IS HEREBY GIVEN** that a Notice of Non-Compliance will be recorded against the affected property.

**FURTHER NOTICE IS HEREBY GIVEN** that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation at an hourly rate of \$109.00 per hour as determined by the County of Riverside Board of Supervisors. You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of the service of the summary of charges pursuant to Section 1.16.080 of Riverside County Code.

  
\_\_\_\_\_  
J. Chamberlain, Code Enforcement Officer

**EXHIBIT NO. E22**



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens  
Agency Director



Katherine Gifford  
Director,  
Administrative  
Services Dept.

Ron Goldman  
Director,  
Planning  
Department

George Johnson  
Director,  
Transportation  
Department

Jim Miller  
Director,  
Building & Safety  
Department

Jay E. Orr  
Director,  
Code Enforcement  
Department

Carolyn Syms Luna  
Director,  
Environmental  
Programs Dept.

### Illegal Grading Notification

On September 13, 2005 the Board of Supervisors adopted an amendment to Ordinance 457 which allows the Department of Building and Safety to place a five year hold on the issuance of building permits and land use approvals if that property is graded without permits. Any property owner aggrieved by this decision has the right to appeal to the Board of Supervisors.

You have been cited for grading without a permit, you are required to complete an "application to construct" and file for an hourly restoration assessment number. This can be done in any one of the three permit assistance centers listed at the bottom of this page. Once the number has been generated and payment made, you will be contacted by the Environmental Programs Department (EPD) or the Department of Building and Safety to set up your site assessment inspection. Once the site assessment has been completed you will be provided plan requirements in writing. You may be required to provide a Biological Restoration Plan and or Earthwork Restoration Plan. A brief description on each of these is provided below:

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A biological restoration plan may be required which is prepared by a qualified biologist and is submitted to the County for review and approval. A biological restoration plan determines how to restore the site to its original state prior to disturbance. This plan may include a re-vegetation plan, an irrigation plan, a mitigation and monitoring plan, schedules and cost estimates for restoration. The level of detail that will be required will be determined through a site assessment conducted by the Environmental Programs Department.

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The need for an Earthwork Component is based on the estimated volume of earthwork required to be moved on the site in order to effectively restore the site per the intent of County Ordinance 457.

If an Earthwork Plan is required, the plan shall be prepared by a registered civil engineer. All Riverside County Department of Building and Safety typically grading plan requirements are necessary to be incorporated into the Earthwork Plan. Plan requirements shall include the details necessary for earthwork movement, cut and fill slopes, property lines, water courses, the location of surface streets and all associated related information. The Earthwork Plan shall also contain standard notes for the accomplishment of the approved restoration effort. A civil engineer letter of certification of earthwork and a formal compaction report for fills of more than one foot may be required prior to final of the Earthwork Plan.

**PROOF OF SERVICE BY MAIL**

**Case No: CV06-3907**

I, the undersigned, say 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 39493 Los Alamos Road, Ste A, Murrieta, CA.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on November 21, 2007, I served a copy of the papers to which this proof of service is attached, entitled:

**COPY OF NOTICE OF VIOLATION & ILLEGAL GRADING NOTIFICATION (RCC 15.12)**

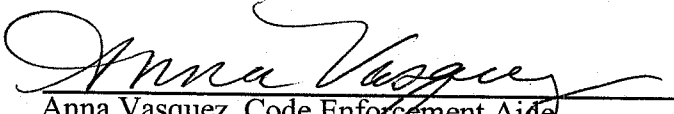
By depositing a copy thereof in an envelope for deposit in the United States Postal Service & Certified Mail, return receipt requested, and addressed as follows:

Address: Antonio Raul Muniz & Aida Muniz  
33495 Mirage Mesa Cir.  
Temecula, CA 92592

The envelope was sealed and placed for collection and mailing at Murrieta, California, on the same date following the ordinary business practices.

I certify under penalty of perjury according to the laws of the State of California that the foregoing is true and correct.

Executed on November 21, 2007 at Murrieta District Office.

  
Anna Vasquez, Code Enforcement Aide

Article # 70063450000246952649

**EXHIBIT NO.** E24

7006 3450 0002 4695 2649

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$ Certified Fee Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required)	Postmark Here
<b>Antonio Raul Muniz &amp; Aida Muniz</b> <b>33495 Mirage Mesa Cir.</b> <b>Temecula, CA 92592</b> <b>CV06-3907 JC</b>	
PS Form 3800, August 2006 <span style="float: right;">See Reverse for Instructions</span>	

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Agent <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
1. Article Addressed to:  <b>Antonio Raul Muniz &amp; Aida Muniz</b> <b>33495 Mirage Mesa Cir.</b> <b>Temecula, CA 92592</b> <b>CV06-3907 JC</b>		B. Received by (Printed Name) <b>Antonio Muniz</b>	
		C. Date of Delivery <b>12-3-07</b>	
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label)		3. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
<b>7006 3450 0002 4695 2649</b>			
PS Form 3811, February 2004 <span style="float: right;">Domestic Return Receipt 102595-02-M-1540</span>			

EXHIBIT NO. E25



JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

39493 LOS ALAMOS ROAD  
MURRIETA, CALIFORNIA 92563  
(951) 600-6140 • FAX (951) 600-6190

**NOTICE OF VIOLATION**  
**For**  
**UNAPPROVED GRADING**

March 27, 2008

State of California Franchise Tax Board  
Special Procedures Section  
Lein #072685-10565  
P.O. Box 2952  
Sacramento, CA 95812-2952

Re: Case No.: CV06-3907

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 33495 Mirage Mesa Circle, Temecula, California, Assessor's Parcel Number 952-120-011, is in violation of Riverside County Ordinance 457 (RCC Title 15), relating to grading without approval by the Department of Building and Safety.

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

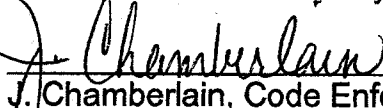
1. Providing complete restoration and remediation of the property affected by the unapproved grading.

**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN OCTOBER 21, 2006. FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.**

**NOTICE IS HEREBY GIVEN** that Ordinance 457.96 Section 4, 3306.03 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. Any property owner aggrieved by this decision will have the right to appeal to the County of Riverside Board of Supervisors.

**FURTHER NOTICE IS HEREBY GIVEN** that a Notice of Non-Compliance will be recorded against the affected property.

**FURTHER NOTICE IS HEREBY GIVEN** that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation at an hourly rate of \$103.00 per hour as determined by the County of Riverside Board of Supervisors. You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of the service of the summary of charges pursuant to Section 1.16.080 of Riverside County Code.

  
J. Chamberlain, Code Enforcement Officer

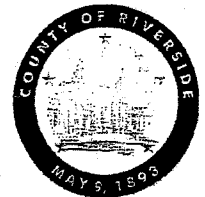
**EXHIBIT NO.** E24



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

*Tony Carstens*  
Agency Director



*Katherine Gifford*  
Director,  
Administrative  
Services Dept.

*Ron Goldman*  
Director,  
Planning  
Department

*George Johnson*  
Director,  
Transportation  
Department

*Jim Miller*  
Director,  
Building & Safety  
Department

*Jay E. Orr*  
Director,  
Code Enforcement  
Department

*Carolyn Syms Luna*  
Director,  
Environmental  
Programs Dept.

### Illegal Grading Notification Rev 12/04/07

On September 13, 2005 the Board of Supervisors adopted an amendment to Ordinance 457, which allows the Department of Building and Safety to place a five year hold on the issuance of building permits and land use approvals if that property is graded without permits. Any property owner aggrieved by this decision has the right to appeal to the Board of Supervisors.

You have been cited for grading without a permit, you are required to complete an "application to construct" and file for an hourly restoration assessment number. This can be done in any one of the three permit assistance centers listed at the bottom of this page. Once the number has been generated and payment made (**estimated cost** \$3000 to \$7000), you will be contacted by the Environmental Programs Department (EPD) or the Department of Building and Safety to set up your site assessment inspection. Once the site assessment has been completed you will be provided plan requirements in writing. You may be required to provide a Biological Restoration Plan and or Earthwork Restoration Plan. A brief description of each of these is provided below:

#### **Biological Restoration Plan:**

A biological restoration plan may be required which is prepared by a qualified biologist and is submitted to the County for review and approval. A biological restoration plan determines how to restore the site to its original state prior to disturbance. This plan may include a re-vegetation plan, an irrigation plan, a mitigation and monitoring plan, schedules and cost estimates for restoration. The level of detail that will be required will be determined through a site assessment conducted by the Environmental Programs Department.

#### **Earthwork Restoration Plan:**

The need for an Earthwork restoration Plan is based on the estimated volume of earthwork required to be moved on the site in order to effectively restore the site per the intent of County Ordinance 457.

If an Earthwork Plan is required, the plan shall be prepared by a registered civil engineer. All Riverside County Department of Building and Safety grading plan requirements are necessary to be incorporated into the Earthwork Plan. Plan requirements shall include the details necessary for earthwork movement, cut and fill slopes, property lines, water courses, the location of surface streets and all associated related information. The Earthwork Plan shall also contain standard notes for the accomplishment of the approved restoration effort. A civil engineer letter of certification of earthwork and a formal compaction report for fills of more than one foot may be required prior to final of the Earthwork Plan.

**PROOF OF SERVICE BY MAIL**

**Case No: CV06-3902**

I, the undersigned, say 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 39493 Los Alamos Road, Ste A, Murrieta, CA.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on March 27, 2008, I served a copy of the papers to which this proof of service is attached, entitled:

**NOTICE OF VIOLATION FOR UNAPPROVED GRADING AND ILLEGAL GRADING NOTIFICATION  
(RCC 15.12)**

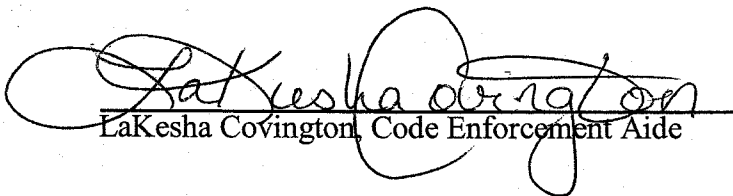
By depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

Address: State of California Franchise Tax Board  
Special Procedures Section  
Lien #072685-10565  
P.O. Box 2952  
Sacramento, CA 95812-2952

The envelope was sealed and placed for collection and mailing at Murrieta, California, on the same date following the ordinary business practices.

I certify under penalty of perjury according to the laws of the State of California that the foregoing is true and correct.

Executed on March 27, 2008 at Murrieta District Office.

  
LaKesha Covington, Code Enforcement Aide

Article # 70071490000342789951

**EXHIBIT NO. E24**

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## Track & Confirm

### Search Results

Label/Receipt Number: 7007 1490 0003 4278 9951  
Status: Delivered

Your item was delivered at 5:31 am on March 31, 2008 in  
SACRAMENTO, CA 95812. A proof of delivery record may be available  
through your local Post Office for a fee.

Additional information for this item is stored in files offline.

### Track & Confirm

Enter Label/Receipt Number.

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When recorded please mail to:  
Mail Stop # 5155

DOC # 2006-0707531

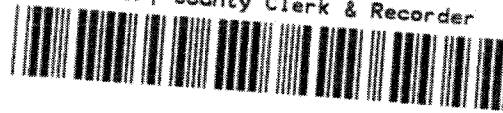
09/25/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
									1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									023

1

## NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

M

023

In the matter of the Property of )

Case No.: CV06-3907

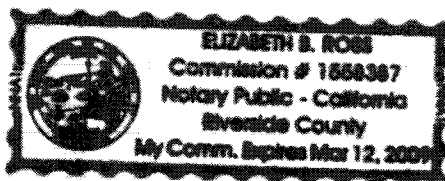
ANTONIO RAUL MUNIZ )  
AIDA MUNIZ )

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457 (RCC Title 15) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 33495 Mirage Mesa Circle, Temecula, CA and more particularly described as Assessment Parcel No. 952-120-011 and having a legal description of MB 109/19, TR 12129, LOT 107 with the requirements of Ordinance No.457, (RCC Title 15).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 Los Alamos Road, Ste A, Murrieta, CA 92563 Attention Code Enforcement Officer Mark Slocum (951) 600-6140.

**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.

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 4, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.



COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By: Brian Black  
Brian Black  
Code Enforcement Division

### ACKNOWLEDGMENT

State of California)  
County of Riverside)

On 09/20/06 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black, personally known to me (or approved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**WITNESS** my hand and official seal.

Elizabeth B. Ross

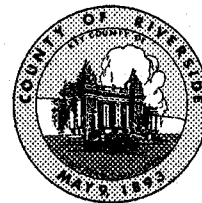
EXHIBIT NO. F

PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

3535 TENTH STREET, SUITE 300  
RIVERSIDE, CA 92501-3674  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363



December 24, 2009

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS  
AND ABATE PUBLIC NUISANCE

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

Case No.: CV06-3907  
APN: 965-390-008  
Property: 33495 Mirage Mesa Circle, Temecula

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the grading without permits located on the SUBJECT PROPERTY described as **33495 Mirage Mesa Circle, Temecula, Riverside County, California**, and more particularly described as Assessor's Parcel Number 965-390-008.

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 condemned as a public nuisance and be abated by demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by complete restoration/remediation of the un-permitted grading so as to return the SUBJECT PROPERTY to its previous natural condition. Additionally, notice is hereby given that Riverside County Ordinance No. 457 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. The Code Enforcement Department will request that the five year flag be placed on the SUBJECT PROPERTY at the hearing.

SAID HEARING will be held on **Tuesday, January 12, 2010, 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 Riverside County Ordinance 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 Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**You are encouraged to contact Supervising Code Enforcement Officer Hector Viray at (951) 600-6140 or the undersigned prior to the hearing. Please meet the undersigned and Ken King, Senior Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1<sup>st</sup> floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

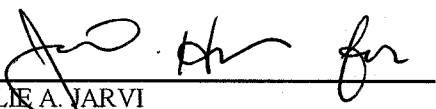
  
JULIE A. JARVI  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 33495 Mirage Mesa Circle, Temecula  
Case No.: CV 06-3907; APN: 965-390-008; District 3

ANTONIO RAUL MUNIZ  
AIDA MUNIZ  
33495 MIRAGE MESA CIRCLE  
TEMECULA, CA 92592

WACHOVIA DEALER SERVICES, INC.  
2143 CONVENTION CENTER WAY #210  
ONTARIO, CA 91764

PRENOVOST, NORMANDIN, BERGH & DAWE  
2122 N. BROADWAY, SUITE 200  
SANTA ANA, CA 92706

STATE OF CALIFORNIA FRANCHISE TAX BOARD  
LEIN PROCEDURES SECTION  
PO BOX 2952  
SACRAMENTO, CA 95812

COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <i>x B Pierce</i></p> <p>B. Received by (Printed Name) <i>B Pierce</i></p> <p>C. Date of Delivery <i>12/28/09</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>PRENOVOST, NORMANDIN, BERGH &amp; DAWE 2122 N. BROADWAY, SUITE 200 SANTA ANA, CA 92706 CV06-3907 *ABT* (4) MUNIZ</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p> <p>PS Form 3811, February 2004</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p>7009 1680 0000 9025 4663</p> <p>Domestic Return Receipt</p>

EXHIBIT NO. 62


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### Search Results

Label/Receipt Number: **7009 1680 0000 9025 4656**Service(s): **Certified Mail™**Status: **Delivered**Your item was delivered at 10:57 AM on December 28, 2009 in  
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Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	5.54
STATE OF CALIFORNIA FRANCHISE TAX BOARD LEIN PROCEDURES SECTION PO BOX 2952 SACRAMENTO, CA 95812 CV06-3907 *ABT* (4) MUNIZ	

7009 1680 0000 9025 4656

mailed 12/24/09  
Postmark Here

See Reverse for Instructions

EXHIBIT NO.

63


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[Track & Confirm](#)
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## Track & Confirm

### Search Results

Label/Receipt Number: **7009 1680 0000 9025 4670**Service(s): **Certified Mail™**Status: **Delivered**

Your item was delivered at 10:14 AM on December 29, 2009 in RANCHO CUCAMONGA, CA 91730.

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Get current event information or updates for your item sent to you or others by email. Go &gt;

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7009 1680 0000 9025 4670

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Restricted Delivery Fee (Endorsement Required)	5.04

 mailed  
12/24/09  
Postmark  
Here

 To  
Se  
St  
or  
Ci  
WACHOVIA DEALER SERVICES, INC.  
2143 CONVENTION CENTER WAY #210  
ONTARIO, CA 91764  
CV06-3907 \*ABT\* (4) MUNIZ

PS Form 3800, August 2008

Instru

EXHIBIT NO. 64


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[FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7009 1680 0000 9025 4687**Service(s): **Certified Mail™**Status: **Notice Left**

We attempted to deliver your item at 1:35 PM on December 26, 2009 in TEMECULA, CA 92592 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to [www.usps.com/redelivery](http://www.usps.com/redelivery), or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 30 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

### Track & Confirm

Enter Label/Receipt Number.

### Notification Options

#### Track & Confirm by email

 Get current event information or updates for your item sent to you or others by email. 
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For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	5.51
Total Postage & Fees	\$
ANTONIO RAUL MUNIZ AIDA MUNIZ 33495 MIRAGE MESA CIRCLE TEMECULA, CA 92592 CV06-3907 *ABT* (4) MUNIZ	

7009 1680 0000 9025 4687

marked 12/26/09  
Postmark Here

or Instru

EXHIBIT NO. 65

**PROOF OF SERVICE**

Case Nos. CV06-3907

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Yadira Oseguera, 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 3535 Tenth Street, Suite 300, Riverside, California 92501-3674.

That on December 24, 2009 I served the following document(s):

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

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

**Owners or Interested Parties  
(see attached notice list)**

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

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

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

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

EXECUTED ON December 24, 2009 at Riverside, California.

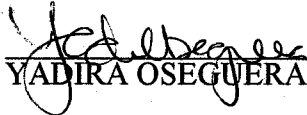
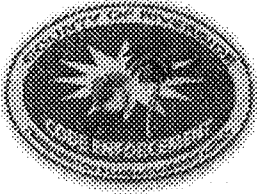
  
YADIRA OSEGUERA

EXHIBIT NO. 66



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**JOHN BOYD**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

December 28, 2009

RE CASE NO: CV063907

I, R Ryder, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 122809 at 1130 am, I securely and conspicuously posted Notice to Correct County Ord. Violation and Abate Public Nuisance at the property described as:

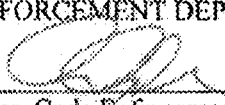
**Property Address:** 33495 MIRAGE MESA CIR, TEMECULA

**Assessor's Parcel Number:** 965-390-008

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

Executed on December 28, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: R Ryder, Code Enforcement Officer III

**EXHIBIT NO.** 6<sup>7</sup>