

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9.9

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding the Abatement of Public Nuisance [Accumulation of Rubbish, Excess outside storage, Substandard Structure, Grading without permit] on Case Nos. CV 08-06509, CV 08-06510, CV 09-02137 and CV 09-02138 located at 62550 16th Avenue, North Palm Springs, 5th District.

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is taken off calendar.

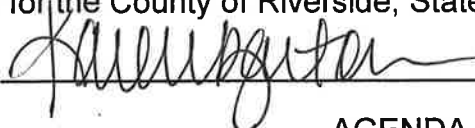
Roll Call:

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 23, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 23, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
9.9

xc: Co.Co., CED, Prop. Owner

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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

815 B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
October 29, 2009

SUBJECT: Abatement of Public Nuisance [Accumulation of Rubbish, Excess Outside Storage, Substandard Structure and Grading Without a Permit]; (Foster)
Case Nos.: CV 08-06509, CV 08-06510, CV 09-02137 & CV 09-02138
Subject Property: 62550 16th Avenue, North Palm Springs; APN: 668-140-033
District Five.

RECOMMENDED MOTION: Move that:

Departmental Concurrence

- (1) The excess outside storage of materials and accumulation of rubbish on the real property located at 62550 16th Avenue, North Palm Springs, Riverside County, California, APN: 668 140-033 be declared a public nuisance and a violation of Riverside County Ordinance Nos 348 and 541 (Riverside County Code Chapters 17.144 and 8.120).
- (2) Sean P. Foster and Aaron Wolf, the owners of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

JONATHAN D. HOLUB, 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

Policy Policy

Consent Consent

Dept's Recomm.:
Per Exec. Ofc.:

2009 NOV -3 11:11:11
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.:

District: 5

Agenda Number:

9.9

- (3) The substandard structure (single-story structure) on the real property located at 62550 16th Avenue, North Palm Springs, Riverside County, California, APN: 668-140-033, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (4) Sean P. Foster and Aaron Wolf, the Owners of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structure on the property by removing the same from the real property within ninety (90) days.
- (5) The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
- (6) The grading without permits on the real property located at 62550 16th Avenue, North Palm Springs, Riverside County, California, APN: 668-140-033, 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.
- (7) A five (5) year hold on the issuance of building permits and land use approvals be placed on The Property.
- (8) Sean P. Foster and Aaron Wolf, the Owners of the subject real property or whoever has possession or control of the premises, be directed to restore or remediate the unpermitted grading within ninety (90) days.
- (9) If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owners, receipt of a Court Order authorizing entry onto the real property, or other authorization as provided by law, shall abate the substandard structure and the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property and restore or remediate the property so as to prevent offsite drainage and slope erosion.
- (10) The reasonable cost of the 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.
- (11) Upon the restoration or remediation of the property 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.

(Continued)

- (12) County Counsel be directed to prepare the necessary Findings of Fact and Conclusions of Law that the substandard structure on the real property and the excess outside storage and accumulation of rubbish and grading without permits are declared to be in violation of Riverside County Ordinance Nos. 348, 457 and 541 and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

- (1) An initial inspection was made of the subject real property by the Code Enforcement Officers on March 25, 2009.
- (2) The inspection revealed the accumulation of rubbish and excess outside storage on the subject property in violation of Riverside County Ordinance Nos. 541 and 348. The excess outside storage and accumulation of rubbish consisted of, but was not limited to: wood, crates, trash, plastic, tires, scrap metal, plastic molds, equipment, and metal beams. The excess outside storage and accumulation of rubbish totaled forty-three thousand, eight hundred (43,800) square feet.
- (3) The inspection also revealed a substandard structure on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: hazardous wiring; members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; faulty weather protection; general dilapidation or improper maintenance; and abandoned, vacant, public and attractive nuisance.
- (4) The inspection further revealed grading on the property, which causes deviation from the natural topography in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer estimated that approximately two thousand, two hundred and twenty-two point twenty-two (2,222.22) cubic yards of dirt has been graded. A search of Riverside County records indicates that no permit for grading has been obtained. This creates a public and attractive nuisance.
- (5) Subsequent inspections of the above-described real property on June 3, 2009, June 4, 2009 and October 29, 2009, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 348, 541 and 457.
- (6) Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for accumulation of rubbish, excess outside storage, substandard structure, and grading without a permit.

BOARD OF SUPERVISORS
PUBLIC HEARING

2/23/2010

(Continued 9.7 of 12/15/2009)

AGENDA ITEM NO. 9.9

Supplemental Documents

Abatement of Public Nuisance
62550 16th Avenue, North Palm Springs
Case No. CV 08-06509, CV 08-06510, CV 09-02137 & CV 09-02138

DISTRICT 3

PAMELA J. WALLS
County Counsel

Principal Deputy
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

3960 ORANGE STREET, 5TH FLOOR
RIVERSIDE, CA 92501
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 955-6363



December 24, 2009

CONTINUATION
NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS
AND ABATE PUBLIC NUISANCE

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

Case No.: CV08-06509, CV08-06510, CV09-02137, & CV09-02138
APN: 668-140-033
Property: 62550 16th Avenue, North Palm Springs

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 348, 541 (RCC Title 15, 17, 8) and 725 (RCC Title 1) to consider the abatement of the Grading without Permits, Substandard Structure, Excessive Outside Storage, and Accumulation of Rubbish located on the SUBJECT PROPERTY described as **62550 16th Avenue, North Palm Springs, Riverside County, California**, and more particularly described as Assessor's Parcel Number 668-140-033.

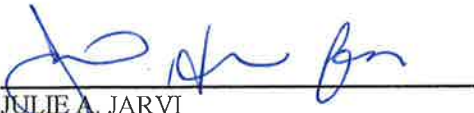
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by 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 that was held on Tuesday, December 15, 2009, at 9:30 a.m. in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California **has been rescheduled to Tuesday, February 23, 2010 at 9:30 a.m.** 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 this department, will be presented to the Board of Supervisors, for consideration and deliberation in this matter.

Be on notice that in addition to costs that have already accrued for this case, costs associated therewith 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 the Supervising Code Enforcement Officer Mary Overholt at (951) 485-5840 or the undersigned prior to the hearing. Please meet the undersigned or Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1st 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

NOTICE LIST

Subject Property: 62550 16th Avenue, North Palm Springs

Case Nos.: CV 08-06509, CV 08-06510, CV 09-02137 & CV 09-02138; APN: 668-140-033; District 3

SEAN P. FOSTER
AARON WOLF
62550 16TH AVENUE
N. PALM SPRINGS, CA 92258

SEAN P. FOSTER
AARON WOLF
P. O. BOX 580959
N. PALM SPRINGS, CA 92258

SPECIAL PROCEDURES SECTION
P. O. BOX 2952
SACRAMENTO, CA 95812

JOHN REPLOGLE, DIRECTOR
DEPARTMENT OF CHILD SUPPORT SERVICES
47-950 ARABIA STREET
INDIO, CA 92201-6828

AARON M. WOLF
43701 CARMEL CIRCLE
PALM DESERT, CA 92260-2556

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>Ramon Brito</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: SPECIAL PROCEDURES SECTION P. O. BOX 2952 SACRAMENTO, CA 95812 CV08-06509 * CV09-06510 * CV09-02138 FOSTER *ABT* (5)	B. Received by (Printed Name) <i>Ramon Brito</i> C. Date of Delivery DEC 24 2009
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, February 2004	3. Service Type <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.
Domestic Return Receipt	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
7009 1680 0000 9025 4717	102595-02-M-1540

NOTICE LIST

Subject Property: 62550 16th Avenue, North Palm Springs
 Case Nos.: CV 08-06509, CV 08-06510, CV 09-02137 & CV 09-02138; APN: 668-140-033; District 3

OFFICE OF COUNTY COUNSEL
 RIVERSIDE COUNTY
 3960 ORANGE STREET 5TH FLOOR
 RIVERSIDE CA. 92501

AARON M. WOLF
 43701 CARMEL CIRCLE
 PALM DESERT, CA 92260-2556



7009 1680 0000 9025 4694



02 1M
 0004277091
 MAILED FROM ZIP CODE 92504
\$ 05.540
 DEC 24 2009



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JOHN REPPLOGLIE, DIRECTOR
 DEPARTMENT OF CHILD SUPPORT SERV
 47-950 ARABIA STREET
 INDIO, CA 92201-6828
 CV08-06509 * CV09-06510 * CV09-02138
 POSTER * ABT * (S)

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 X Maria August Addressee
- B. Received by (Printed Name) Addressee
 Maria August Addressee
- C. Date of Delivery
 12/23/09
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.
4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Transfer from service label) 7009 1680 0000 9025 4700
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

9226012556

BC: 92501364399 *2704-16770-24-38

NIXIE 923 SE 1 OO 12/29/09
 RETURN TO SENDER
 ATTEMPTED TO
 UNABLE TO FORWARD

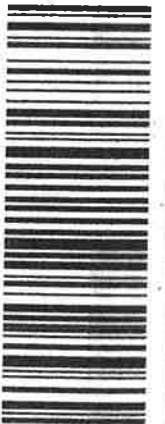
NOTICE LIST

Subject Property: 62550 16th Avenue, North Palm Springs

Case Nos.: CV 08-06509, CV 08-06510, CV 09-02137 & CV 09-02138; APN: 668-140-033; District 3

OFFICE OF COUNTY COUNSEL
RIVERSIDE COUNTY
3960 ORANGE STREET 5TH FLOOR
RIVERSIDE CA. 92501

7009 1680 0000 9025 4724



SEAN P. FOSTER
AARON WOLF
P. O. BOX 580959
N. PALM SPRINGS, CA 92258

N/A

NIXIE 923 SE 1 06 01/19/10
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92501364405 *1977-08775-19-34

9250136444



OFFICE OF COUNTY COUNSEL
RIVERSIDE COUNTY
3960 ORANGE STREET 5TH FLOOR
RIVERSIDE CA. 92501

7009 1680 0000 9025 4731



SEAN P. FOSTER
AARON WOLF
62550 16TH AVENUE
N. PALM SPRINGS, CA 92258

580959

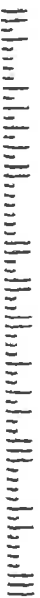
12-26-09
1-2-10

NIXIE 923 SE 1 06 01/12/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92501364405 *0704-01271-24-42

9250136444





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

Case No. Cv08-06509, Cv08-06510, Cv09-02137, Cv09-02138

I, Michael E. Bowles II, the undersigned, hereby declares:

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

County of Riverside
Code Enforcement Department
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

That on 12/29/09@ 9:59 am, I securely and conspicuously posted a: Notice to Correct Code Ordinance Violation and Abate Public Nuisance.

Property Address: 62550 16th St, Desert Hot Springs, CA

Assessor's Parcel Number: 668-140-033

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

Executed on 12/29/09 at the District 5 Office in Moreno Valley, California.

CODE ENFORCEMENT DEPARTMENT

By: 

Michael E. Bowles II, Senior Code Enforcement Officer

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE)
4 [ACCUMULATED RUBBISH, EXCESS)
5 OUTSIDE STORAGE, SUBSTANDARD)
6 STRUCTURE AND GRADING WITHOUT)
7 PERMITS] APN: 668-140-033; 62550 16TH)
8 AVENUE, NORTH PALM SPRINGS, COUNTY)
9 OF RIVERSIDE, STATE OF CALIFORNIA;)
10 SEAN P. FOSTER & AARON WOLF, OWNERS.)

CASE NOS.: CV 08-06509, CV 08-06510, CV
09-02137 & CV 09-02138

DECLARATION OF OFFICER
REGINA KEYES

[R.C.O. Nos. 541 (RCC Title 8), 348 (RCC
Title 17), 457 (RCC Title 15) and 725 (RCC
Title 1) and Board of Supervisors Policy F-6]

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

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

18 2. On March 25, 2009, Code Enforcement Officers Thomas McMullen, Lane Padilla,
19 Richard Arriola, Carol Black, Code Enforcement Technician Dave Jurden, and I conducted an initial
20 inspection of the real property described as 62550 16th Avenue, North Palm Springs, Riverside County,
21 California and further described as Assessor's Parcel Number 668-140-033 (hereinafter referred to as
22 "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of
23 THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

24 3. A review of County records and documents disclosed that THE PROPERTY is owned by
25 Sean P. Foster and Aaron Wolf (hereinafter referred to as "OWNERS"). A certified copy of the County
26 Equalized Assessment Roll for the year 2007-2008 and a copy of the County Geographic Information
27 System ("GIS") report are attached hereto and incorporated herein by reference as Exhibit "B." THE
28 PROPERTY is approximately 1.35 acres and is located within the W-2 (Controlled Development Areas)
zone classification. The W-2 zone allows for outside storage of materials up to two hundred (200)
square feet at a height of three (3) feet on improved parcels that are in excess of one (1) acre in size.
Accumulated rubbish is not permitted on THE PROPERTY.

1 4. Based upon the Lot Book Report issued by RZ Title Service on April 2, 2009, it is
2 determined that other parties potentially hold a legal interest in THE PROPERTY, to-wit: State of
3 California Franchise Tax Board and Department of Child Support Services (“INTERESTED
4 PARTIES”). A true and correct copy of the Lot Book Report is attached hereto and incorporated herein
5 as Exhibit “C.”

6 5. On March 25, 2009, Code Enforcement Officers Thomas McMullen, Lane Padilla,
7 Richard Arriola, Carol Black, Code Enforcement Technician Dave Jurden, and I met with Riverside
8 County Sheriff’s Department Deputy Smotherland at THE PROPERTY to execute an Inspection
9 Warrant. Deputy Smotherland and I attempted to make contact with an owner or occupant of what
10 appeared to be a single family residence. We received no response. We found THE PROPERTY was
11 vacant. We observed a large amount of accumulated rubbish and excess outside storage intermingled on
12 THE PROPERTY. The accumulated rubbish consisted of but was not limited to: wood, crates, trash,
13 plastic, tires, and scrap metal. The excess outside storage consisted of but was not limited to: plastic
14 molds, equipment, and metal beams. We determined the amount of accumulated rubbish and excess
15 outside storage totaled approximately forty-three thousand, eight hundred (43,800) square feet. This
16 condition causes THE PROPERTY to constitute a public nuisance in violation of Riverside County
17 Ordinance Nos. 348, as codified in Riverside County Code (“RCC”) Chapter 17.144, and 541, as
18 codified in RCC Chapter 8.120. We posted Notices of Violation (RCO Nos. 541 and 348) to THE
19 PROPERTY.

20 6. During the inspection on March 25, 2009, we also observed a substandard structure on
21 THE PROPERTY. The single-story structure was dilapidated and had extensive electrical connections.
22 We observed the following conditions, which cause the structure to be substandard and THE
23 PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside County
24 Ordinance 457, as codified in Riverside County Code Title 15:

- 25 1) Hazardous Wiring: Illegal connections to a washer and dryer, exposed high voltage
26 cables, and an electrical connection going from the ground and up the exterior wall of the
27 structure;
- 27 2) Members of walls, partitions or other vertical supports that split, lean, list, or buckle due
28 to defective material or deterioration: Exterior walls were rotting and the wood that
 constructed the porch was split;

- 1 3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which
- 2 sag, split, or buckle due to defective material or deterioration: The roof was rotting;
- 3 4) Faulty weather protection;
- 4 5) General dilapidation or improper maintenance; and
- 5 6) Public and attractive nuisance – abandoned/vacant.

6 We posted a Notice of Violation (RCO No. 457), a List of Defects, and a “Danger Do Not Enter”
7 Sign to the structure.

8 7. During the inspection on March 25, 2009, we also observed grading without a permit on
9 THE PROPERTY. We determined that the excavation measured fifty (50) feet by forty (40) feet by (30)
10 feet, totaling two thousand, two hundred and twenty-two point twenty-two (2,222.22) cubic yards of soil
11 removed and dispersed on THE PROPERTY. This condition causes THE PROPERTY to constitute a
12 public nuisance in violation of the provisions set forth in Riverside County Ordinance No 457, Section
13 4, Subdivision (J)(2), as codified in Riverside County Code Title 15. We posted a Notice of Violation
14 (RCO No. 457) to THE PROPERTY.

15 8. On April 27, 2009, Notices of Violation (RCO Nos. 541, 348 and 457) were mailed to the
16 OWNERS and INTERESTED PARTIES via certified mail, return receipt requested.

17 9. On June 3, 2009, Officer McMullen and I conducted a follow up inspection of THE
18 PROPERTY. We were unable to gain access to THE PROPERTY. From the road right-of-way, we
19 observed that the accumulated rubbish, excess outside storage, and substandard structure remained on
20 THE PROPERTY. THE PROPERTY remained in violation of RCO Nos. 541, 348 and 457.

21 10. On June 4, 2009, Senior Officer Black and I conducted a follow up inspection of THE
22 PROPERTY. THE PROPERTY was open and accessible. We sounded our unit’s horn in an attempt to
23 make contact. However, we received no response. We observed that the accumulated rubbish, excess
24 outside storage, substandard structure, and grading without a permit remained in the same condition as
25 during the prior inspection. THE PROPERTY remained in violation of RCO Nos. 541, 348, and 457.

26 11. A site plan and photographs of the unapproved grading of THE PROPERTY are attached
27 hereto as Exhibit “D” and incorporated herein by reference.

28 12. True and correct copies of each Notice issued in this matter and other supporting
documentation are attached hereto as Exhibit “E” and incorporated herein by reference.

1 13. Based upon my experience, knowledge and visual observations, it is my determination
2 that the accumulated rubbish and excess outside storage on THE PROPERTY are dangerous to the
3 neighboring property owner and the general public. Accumulated rubbish and excess outside storage
4 create a harborage for rodents and insects and are a public and attractive nuisance.

5 14. Based upon my experience, knowledge and visual observations, it is my determination
6 that the substandard structure on THE PROPERTY creates an extreme health, safety, fire and structural
7 hazard to the neighbors and general public.

8 15. A review of County records revealed no application for an assessment permit or grading
9 permit on file for THE PROPERTY.

10 16. Based upon my experience, knowledge and visual observations, it is my determination
11 that the un-permitted grading on THE PROPERTY are dangerous to the neighboring property owners
12 and the general public and is a public nuisance. Based upon my experience, knowledge and visual
13 observations, it is my determination that the un-permitted grading on THE PROPERTY is in excess of
14 fifty (50) cubic yards and was done without a permit and is therefore in violation of Riverside County
15 Ordinance No. 457 (RCC Title 15). Under Riverside County Ordinance No. 725 (RCC Chapter 1.16),
16 any condition caused, maintained or permitted to exist in violation of any of the provisions of county
17 land use ordinances, including Riverside County Ordinance No. 457, is declared unlawful and a public
18 nuisance that may be abated consistent with the procedures provided for in Riverside County Ordinance
19 No. 725, or in any other manner provided by law.

20 17. Notices of Non-Compliance were recorded in the Office of the County Recorder, County
21 of Riverside, State of California, on April 21, 2009 as Instrument Numbers 2009-0196108 and 2009-
22 0196109, true and correct copies of which are attached hereto and incorporated herein by reference as
23 Exhibit "F".

24 18. A subsequent inspection on October 29, 2009 revealed that THE PROPERTY remained
25 in violation of RCO Nos. 541 (RCC Title 8), 348 (RCC Title 17), and 457 (RCC Title 15).

26 19. On August 26, 2009, the second notice – "Notice to Correct County Ordinance Violations
27 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for
28 November 10, 2009, as required by Riverside County Ordinance No. 725, was mailed to OWNERS and

1 INTERESTED PARTIES by certified mail, return receipt requested and on October 29, 2009 was posted
2 on THE PROPERTY. True and correct copies of the notice, returned receipt cards, together with the
3 proof of service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and
4 incorporated herein by reference.

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

7 21. Accordingly, the following findings and conclusions are recommended:

8 (a) the outside storage of materials and accumulated rubbish on THE PROPERTY be
9 deemed and declared a public nuisance;

10 (b) the OWNERS or whoever has possession or control of THE PROPERTY be
11 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in
12 accordance with the provisions of RCO Nos. 348 and 541;

13 (c) that if the materials and rubbish are not removed and disposed of in strict
14 accordance with all Riverside County Ordinances, including but not limited to Riverside County
15 Ordinance Nos. 348 and 541, within ninety (90) days of the date of the Order to Abate Nuisance, the
16 outside storage of materials and accumulated rubbish shall be abated and disposed of by representatives
17 of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon
18 receipt of an owner's consent or a Court Order when necessary under applicable law;

19 (d) the structure (detached garage/shed) be condemned as a substandard building,
20 public nuisance and attractive nuisance;

21 (e) the OWNERS be required to rehabilitate or demolish said structure, including the
22 removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the
23 provisions of Riverside County Ordinance No. 457 (RCC Title 15);

24 (f) the OWNERS be ordered to ascertain the existence or non-existence of asbestos
25 containing materials in said structure by survey and materials sample testing through the Industrial
26 Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the
27 abatement ordered in subsection above, to secure the removal and disposal of all asbestos containing
28 materials discovered through such survey and testing by contract with a duly certified and licensed

1 contractor for the handling of such materials to avoid citations and/or fines by South Coast Air Quality
2 Management District (“SCAQMD”) pursuant to SCAQMD Rule NO. 1403;

3 (g) if the substandard structure is not razed, removed and disposed of, or
4 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to
5 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days of the date of the Board’s
6 Order to Abate, the substandard structure and contents therein shall be abated by representatives of the
7 Riverside County Code Enforcement Department, a contractor or the Sheriff’s Department upon receipt
8 of an owner’s consent or a Court Order where necessary under applicable law authorizing entry onto
9 THE PROPERTY;

10 (h) the grading without permits on THE PROPERTY be deemed and declared a
11 public nuisance;

12 (i) that a five year hold on the issuance of building permits and land use approvals be
13 placed on THE PROPERTY;

14 (j) the OWNERS or whoever has possession or control of THE PROPERTY be
15 required to completely restore or remediate the un-permitted grading on THE PROPERTY in
16 accordance with the provisions of all applicable County ordinances, including but not limited to RCO
17 No. 457 (RCC Title 15) within ninety days of the Board’s Order to Abate Nuisance;

18 (k) that if THE PROPERTY is not restored or remediated within ninety days of the
19 Board’s Order to Abate Nuisance, the County will retain a county approved contractor to reclaim THE
20 PROPERTY so as to prevent offsite drainage and slope erosion;

21 (l) that upon restoration of THE PROPERTY and payment of all abatement costs, the
22 five year hold on the issuance of building permits and land use approvals will be released; and

23 \\\
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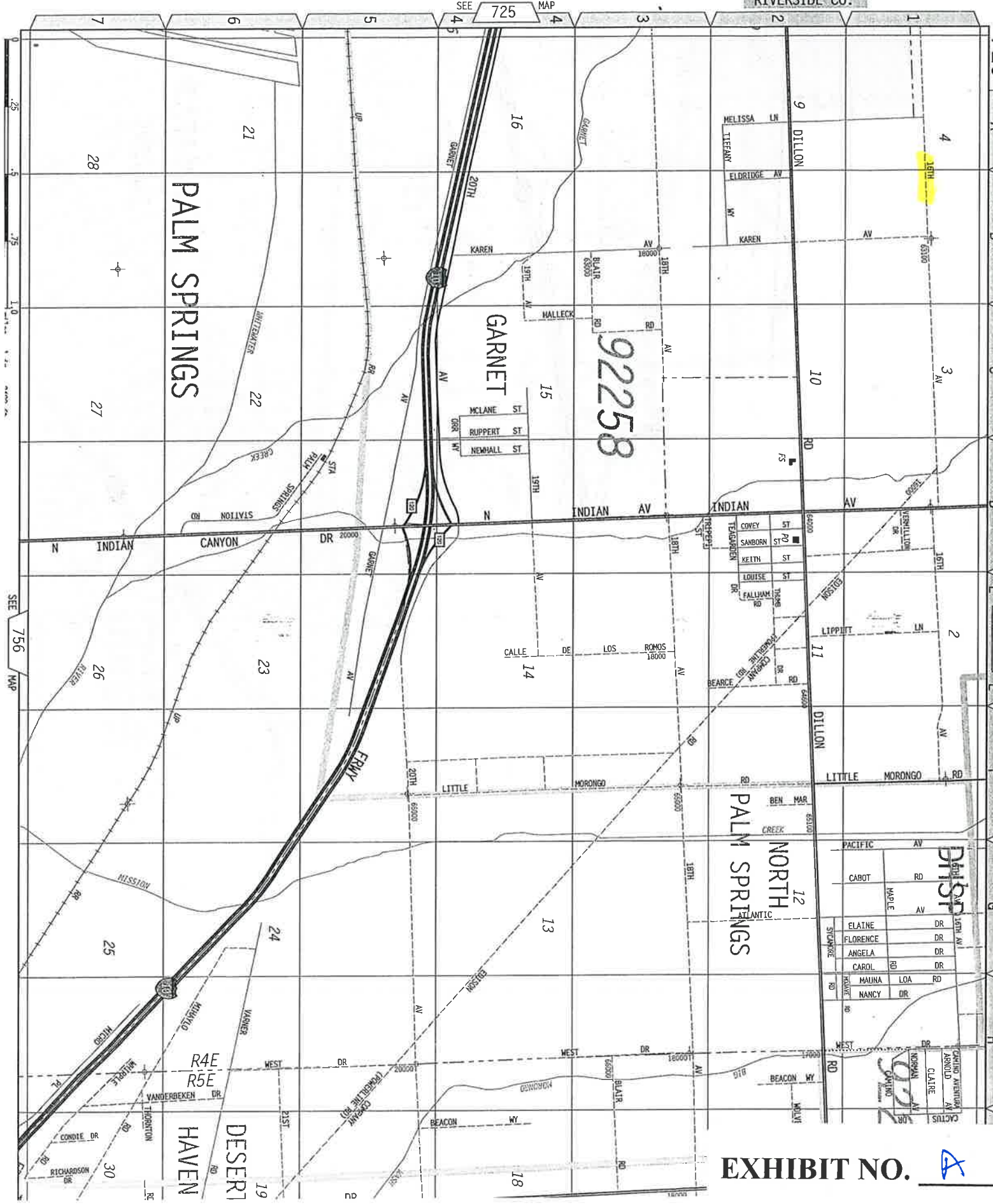
1 (m) that reasonable costs of abatement, after notice and opportunity for hearing, shall
2 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541,
4 348, 457 and 725.

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

7 Executed this 5th day of October, 2009 at Malibu Valley, California.

8
9 Regina Keyes
10 REGINA KEYES
11 Code Enforcement Officer
Code Enforcement Department

12 L:\DOCS\6000\0806509\A50439.DOC
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0 .25 .5 .75 1.0
 SEE 756 MAP

SEE 756 MAP

EXHIBIT NO. **A**

Assessment Roll For the 2007-2008 Tax Year as of January 1, 2007

Assessment #668140033-3		Parcel # 668140033-3	
Assessee:	FOSTER SEAN P	Land	5,235
Assessee:	WOLF AARON	Structure	4,620
Mail Name:	C/O AARON WOLF	Full Value	9,855
Mail Address:	P O BOX 580959	Total Net	9,855
City, State Zip:	N PALM SPRINGS CA 92258		
Real Property Use Code:	R1		
Base Year	1977		
Conveyance Number:	0262292		
Conveyance (mm/yy):	4/2007		
PUI:	R010012		
TRA:	61-040		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	62550 16TH AVE N PALM SPG CA 92258		

View Parcel Map

This must be in red to be a
"CERTIFIED COPY"

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 1 page to be a full, true and correct copy of the original on file and of record in my office.

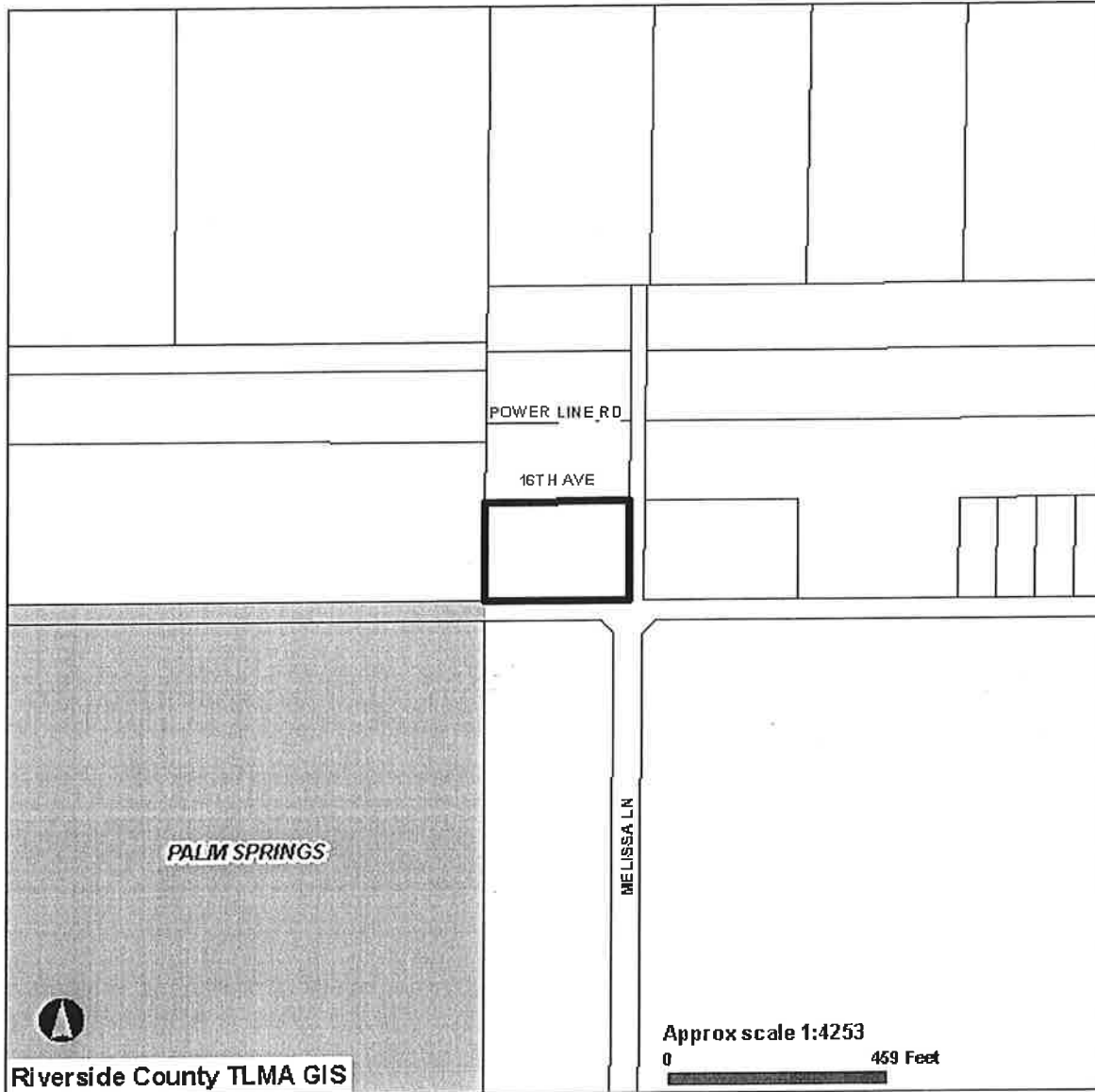
Larry W Hank
Assessor - County Clerk - Recorder
County of Riverside, State of California

JUN 18 2009
Dated: _____



Certification must be in red to be a
"CERTIFIED COPY"

RIVERSIDE COUNTY GIS



Selected parcel(s):
668-140-033

LEGEND

- SELECTED PARCEL
- PARCELS
- PALM SPRINGS

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.

FULL REPORT

APN(s): 668-140-033-3

OWNER NAME / ADDRESS:

- 668-140-033
SEAN P FOSTER
AARON WOLF
62550 16TH AVE
N PALM SPG, CA. 92258

MAIL TO NAME/ADDRESS:

- 668-140-033
- C/O AARON WOLF

- P O BOX 580959
- N PALM SPRINGS CA. 92258

APN CAME FROM: - 668-140-033
- CAME FROM: 668-140-008

LOT SIZE: - 668-140-033
- RECORDED LOT SIZE IS: 1.35 ACRES
- MAPPED LOT SIZE IS APPROX.: 1.473 ACRES

PROPERTY CHARACTERISTICS: - 1. 668-140-033
- WOOD FRAME, 480 SQFT., 1 BDRM/ 0.75 BATH, 1 STORY, CONST'D 1959, COMPOSITION ROOF,

ELEVATION (APPROXIMATE): - 1020/1032 FEET

LEGAL DESCRIPTION: - APN: 668140033
- RECORDED BOOK/PAGE: NOT AVAILABLE
- SUBDIVISION NAME: NOT AVAILABLE
- LOT/PARCEL: NOT AVAILABLE
- TRACT NUMBER: NOT AVAILABLE

BASE YEAR ASSESSMENT: - 668-140-033
- BASE YEAR: 1977

TOWNSHIP/RANGE: - T3SR4E SEC 4

CEMETERY DISTRICTS: - PALM SPRINGS CEMETERY DISTRICT

CITY BOUNDARY/SPHERE: - CITY: NOT WITHIN A CITY
- CITY SPHERE: DESERT HOT SPRINGS
- ANNEXATION DATE: FEB. 22, 2007
- LAFCO CASE #: 2006-25-4&5
- PROPOSALS: NONE

COMMUNITY: - IN OR PARTIALLY WITHIN NORTH PALM SPRINGS. SEE MAP FOR MORE INFORMATION.

2001 SUPERVISORIAL DISTRICT: - MARION ASHLEY, DISTRICT 5
as established by County Ordinance 813, August 14, 2001

AREA PLAN: - WESTERN COACHELLA VALLEY

COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN FEE AREA: - WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN - CONSERVATION AREA: - NOT IN A CONSERVATION AREA

WESTERN RIVERSIDE MULTI-SPECIES HABITAT CONSERVATION PLAN FEE AREA: - NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

WESTERN RIVERSIDE COUNTY MSHCP AREA PLAN: - NOT IN AN AREAPLAN

WESTERN RIVERSIDE COUNTY MSHCP CELL GROUP: - NOT IN A CELLGROUP

WESTERN RIVERSIDE COUNTY MSHCP CELL NUMBER: - NOT IN A CELL

IMPORTANT NOTICE: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated area of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided for under existing zoning. During the next one to two years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning, following advertised public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277.

LANDUSE DESIGNATION:

Click [here](#) for landuse descriptions.

- PF

- CHECK MAP TO CONFIRM LANDUSE DESIGNATION

- FOR MORE INFORMATION ABOUT LANDUSE DESIGNATIONS, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING CLASSIFICATION(S) ORD. 348:

Click [here](#) for zoning classifications.
- W-2

- CHECK MAP TO CONFIRM ZONING CLASSIFICATIONS
- FOR MORE INFORMATION ABOUT ZONING CLASSIFICATIONS, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING DISTRICT/AREA:

- PASS & DESERT DIST

OUTDOOR BILLBOARDS:

- BILLBOARDS NOT PERMITTED BY ZONING

SPECIFIC PLAN:

- NOT WITHIN A SPECIFIC PLAN

NOTE: Non-mapped Policy Area issues may exist on this parcel. Please contact the Planning Department at (951)955-3200 for more information.
MAPPED POLICY AREAS:

- SAN GORGONIO PASS WIND ENERGY POLICY AREA

GENERAL PLAN POLICY OVERLAY:

- NOT IN A GENERAL PLAN POLICY OVERLAY AREA

DEVELOPMENT AGREEMENT #:

- NOT IN A DEVELOPMENT AGREEMENT AREA

REDEVELOPMENT AREAS:

- NOT IN A REDEVELOPMENT AREA

AGRICULTURE PRESERVE:

- NOT IN AN AGRICULTURE PRESERVE

AIRPORT INFLUENCE AREAS:

- NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES:

- NOT IN AN AIRPORT COMPATIBILITY ZONE

Planning Case Map information may not be complete, current, or up-to-date for this area. Please contact the Planning Department if more information is needed.

PLANNING CASE(S):

- NO PLANNING CASES DESCRIPTION: NOT APPLICABLE
APPLIED DATE: NOT APPLICABLE STATUS: NOT APPLICABLE

DEV. IMP. FEE AREA ORD. 659:

- WESTERN COACHELLA VALLEY

2000 CENSUS TRACT:

- 044503

1990 FARMLAND DESIGNATION:

- NOT A IN FARMLAND DESIGNATION

2000 CENSUS DESIGNATION:

- CENSUS DESIGNATION REPORT IS NOT AVAILABLE

INDIAN TRIBAL LANDS:

- NOT IN A TRIBAL LAND

SCHOOL DISTRICT:

- PALM SPRINGS UNIFIED

ROAD & BRIDGE DISTRICT:

- NOT IN A DISTRICT

ROADBOOK PAGE:

- 169

* BOUNDARIES ARE APPROXIMATIONS. USE FOR REFERENCE ONLY. SURVEY INFORMATION MUST BE CONSULTED OR PREPARED TO ACCURATELY DETERMINE ANY RIGHT-OF-WAY BOUNDARY.
CETAP CORRIDORS:

- NOT IN A CETAP CORRIDOR.

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY ROADS:

- NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

EAST T.U.M.F. ORD. 673:

- IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.
- EAST

WEST T.U.M.F. ORD. 824:

- NOT WITHIN THE WESTERN TUMF FEE AREA

WATER DISTRICT:

- DESERT WATER AGENCY (DWA)

FLOOD CONTROL DISTRICT:

- RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

FLOOD PLAIN REVIEW: - FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

WATERSHED: - WHITEWATER

VEGETATION: - DATA NOT AVAILABLE

SKR FEE AREA ORD. 663.10: - NOT WITHIN A FEE AREA

HANS/ERP PROJECT: - NONE

FAULT ZONE: - NOT IN A FAULT ZONE

FAULTS: WITHIN A 1/2 MILE OF
 - SAN ANDREAS FAULT
 - SAN ANDREAS FAULT SOUTH BRANCH
 - SAN ANDREAS FAULTS
 CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL: - MODERATE

SUBSIDENCE: - SUSCEPTIBLE

HIGH FIRE AREA ORD. 787: - NOT IN A HIGH FIRE AREA

STATE RESPONSIBILITY AREAS: - NOT IN A STATE RESPONSIBILITY AREA

LIGHTING ORD. 655: - ZONE B, 43.13 MILES.

COUNTY SERVICE AREA: - NOT IN A COUNTY SERVICE AREA.

BUILDING PERMIT(S): - NO BUILDING PERMITS

CODE COMPLAINTS: -CV0902137 STABATE
 APPLIED DATE: Mar. 25, 2009 STATUS: INVESTIGATION
 -CV0806511 INOPERATIVE VEHICLES
 APPLIED DATE: Jul. 28, 2008 STATUS: INVESTIGATION
 -CV0806509 ACCUMULATED RUBBISH
 APPLIED DATE: Jul. 28, 2008 STATUS: INVESTIGATION
 -CV0806510 USE WITHOUT PLANNING APPROVAL
 APPLIED DATE: Jul. 28, 2008 STATUS: INVESTIGATION
 -CV0902138 GWP
 APPLIED DATE: Mar. 25, 2009 STATUS: INVESTIGATION
 -CV0806513 CWP
 APPLIED DATE: Jul. 28, 2008 STATUS: INVESTIGATION CLOSED
 -CV0806512 SUBSTANDARD MOBILE HOME
 APPLIED DATE: Jul. 28, 2008 STATUS: DMV

ENVIRON. HEALTH CASE(S): - NO ENVIRONMENTAL CASES

TAX RATE AREAS: - NOT AVAILABLE

SURFACE MINES: - NO SURFACE MINES

PALEONTOLOGICAL SENSITIVITY: - LOW POTENTIAL.
 FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

COMMUNITY FACILITY DISTRICTS: - NAME: NOT IN A COMMUNITY FACILITY DISTRICT
 - DISTRICT NUMBER: NOT AVAILABLE

THOMAS BROS. MAPS PAGE/GRID: - PAGE 726- GRID A1

SPECIAL NOTES:

- NO SPECIAL NOTES

REPORT PRINTED ON...Wed Jun 10 16:23:08 2009



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

Lot Book Report

Order Number: **19003**

Customer:

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

Order Date: 4/3/2009
Dated as of: 4/2/2009
County Name: Riverside

Attn: Brent Steele
Reference: CV08-06509, CV08-06510, CV09-02137 & CV09
IN RE: FOSTER, SEAN P.

FEE(s):
Report: \$120.00

Property Address: 62550 16th Avenue
North Palm Springs CA 92258

Assessor's Parcel No. : 668-140-033-3

Assessments:

Land Value:	\$5,235.00
Improvement Value:	\$4,620.00
Exemption Value:	\$0.00
Total Value:	\$9,855.00

Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$64.47
Penalty	\$6.43
Status	NOT PAID-DELINQUENT
Second Installment	\$64.47
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2009)



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

Order Number: 19003
Reference: CV08-06509, CV0

Property Vesting

The last recorded documents transferring title of said property

Dated	06/22/1976
Recorded	07/20/1976
Document No.	105144
D.T.T.	\$0.55
Grantor	Inez C. Gibson
Grantee	Jane A. Foster and Sean P. Foster, her son
Dated	10/16/1994
Recorded	09/26/1995
Document No.	321529
D.T.T.	\$0.00
Grantor	Jane Adams Foster, an unmarried woman
Grantee	Aaron Wolf
Property Now Vested as	Sean P. Foster and Aaron Wolf

Affects Property in Question and Other Property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of State Tax Lien Recorded	12/02/2002
Document No.	2002-714028
Amount	\$2,202.75
Account No.	571519091
Certificate No.	02269164786



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

Order Number: 19003
Reference: CV08-06509, CV0

Debtor	Aaron Wolf
Creditor: State of California,	Riverside
A Notice of State Tax Lien Recorded	03/19/2003
Document No.	2003-194122
Amount	\$2,406.75
Account No.	571519091
Certificate No.	03071731605
Debtor	Aaron Wolf
Creditor: State of California,	Riverside
Abstract of Support Judgment Filed in the	Superior Court of California, County of Riverside, Larson Justice Center
Case No.	IND085385
Recorded	06/12/2007
Document No.	2007-0382976
Debtor	Aaron M. Wolf
Creditor	County of Riverside Department of Child Support Services

Legal Description

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

THE SOUTH 198.30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 EAST IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

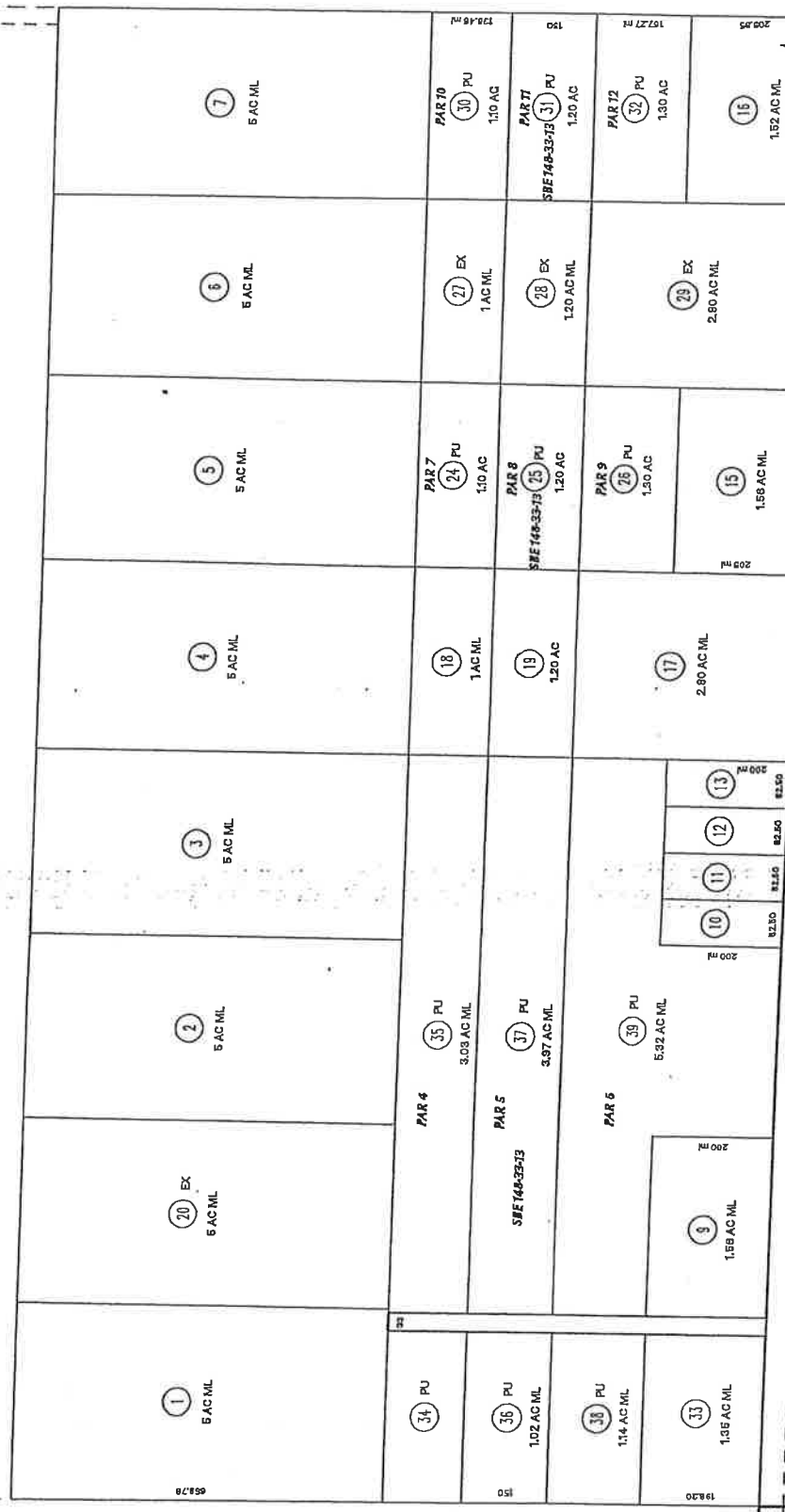
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SE 4 T. 3S., R. 4E

T.R.A. 061-040
061-097

668-14
24-39-14

13



16TH AVENUE

DATA: SBE 148-33-13
CLO PLAN
RS 4974, 11/3/3

ASSESSOR'S MAP BK668 PG.14
Riverjita County, Calif.

27

Jul 2007

DATE	OLD NUMBER	NEW NO.
5/7/01	901	91
5/7/01	14	14-18
5/7/01	142	107-108
5/7/01	143	107-108
5/7/01	144	107-108
5/7/01	145	107-108
5/7/01	146	107-108
5/7/01	147	107-108
5/7/01	148	107-108
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5/7/01	199	107-108
5/7/01	200	107-108

668
U

1" = 200'
ANGLE = 90°

106144

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

PAID
Doc. Transfer Tax
W. D. BALOGH
RY. CO. RECORDER

RECEIVED FOR RECORD
JUL 20 1976
38 Mt. Park St. 2nd Fl. A.M.
GRANTVILLE, Ind. 46030

106144
W.D. Balogh
1976

Mail Tax Statements to:
Mrs. Jane A. Foster
11327 Wright Rd.
Lynwood, Calif. 90262

QUITCLAIM DEED

SPACE ABOVE THIS LINE FOR RECORDER USE

DOCUMENTARY TRANSFER TAX \$0.55
 ... COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
 ... OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

Jane A. Foster
Signature of Declarant or Agent determining tax. Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Inez C. Gibson

do hereby

REMYSE, RELEASE AND FOREVER QUITCLAIM to Jane A. Foster and, Sean P. Foster, her son,
joint tenantoy,

the real property in the County of Riverside
State of California, described as:

S.B.B.M.
T. 3 S., R. 4 E.,
Sec. 4, W1SW1SW1SE1.

RECORDER'S NOTICE: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when recorded by Recorder.

Date: 6-22-1976 *Inez C. Gibson*

State of California, }
County of Los Angeles } ss
On June 22, 1976 before me, the undersigned, a Notary Public in and for said State,
personally appeared Inez C. GIBSON
known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Witness my hand and official seal this 22nd day of June, 1976.

(Seal) *Maie Love*
MAE LOVE, Notary Public in and for said State.

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS TO: _____

NAME ADDRESS ZIP

DEED-QUITCLAIM-Walsetta Form 789 Rev. 2-70 This standard form covers most usual problems in the 94% instance. Before you sign, read it all through, and make changes proper to your transaction. Check it twice if you think the form's forms for your purpose.

END RECORDED DOCUMENT **W. D. BALOGH, COUNTY RECORDER**

321529

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

SEP 28 1995

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$ 9

RECORDED MAIL TO:
ARON WOLF
BOX 934
PALM SPRINGS, CA
92258

STATEMENTS TO:

ARON WOLF
BOX 934
PALM SPRINGS, CA
92258

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$ 0
Computed on the consideration or value of property conveyed, OR
.... Computed on the consideration or value less liens or
encumbrances remaining at time of sale
[Signature]
Signature of Declarant or Agent determining tax-Firm Name

628-140-3008

GRANT DEED

VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
OF ADAMS FOSTER AN UNMARRIED WOMAN

GRANT(S) to ARON WOLF

all property in the City of UNINCORP
of RIVERSIDE

State of California, described as

THE DESCRIPTION:
B.B.M.

3 x .1 R. 4 E.,
S. 24, 1/2 SW 1/4 SW 1/4 S 24

dated OCTOBER 16, 1994

[Signature]
JANE ADAMS FOSTER

COUNTY OF CALIFORNIA)
CITY OF RIVERSIDE) ss.
OCTOBER 16, 1994) before me,
MARY MAXWELL, Notary
personally appeared JANE ADAMS FOSTER.

I personally know to me (or, if I do not know the facts of satisfactory
evidence) to be the person(s) whose names are subscribed to the
this instrument and acknowledged to me that he or she executed the
same in his or her authorized capacity(ies), and that by his or her
signature(s) on the instrument the person(s) or the entity upon behalf of
which the person acted, executed the instrument



WITNESS my hand and official seal
[Signature]

(This area for official notarial seal)

STATEMENTS AS DIRECTED ABOVE

1002 (1/84)

321529

9 26 95

THIS INSTRUMENT OPERATED
UNDER THE SUPERVISION OF THE
INSURANCE COMPANY, UNDER THE
REGISTRATION DIVISION

RIVERSIDE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 8907

State of CALIFORNIA
 County of RIVERSIDE

On October 16, 1994 before me, MARY MAXWELL NOTARY
DATE NAME TITLE OF OFFICER - E.G. "JANE DOE NOTARY PUBLIC"
 personally appeared JANE ADAMS FOSTER
NAME(S) OF SIGNER(S)

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



WITNESS my hand and official seal.

Mary Maxwell
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

DESCRIPTION OF ATTACHED DOCUMENT

GRANT DEED
TITLE OR TYPE OF DOCUMENT
ONE (1)
NUMBER OF PAGES
10-16-94
DATE OF DOCUMENT
N/A
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

92695
 1995
 RECORD
 DIVISION

Recording Requested by

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section
PO BOX 2952
Sacramento CA 95812-2952

DOC # 2002-714028

12/02/2002 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



NOTICE OF STATE TAX LIEN

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FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 02269164786

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : AARON WOLF

FTB Account Number : 571519091

Social Security Number(s) : 571-51-9091

Last Known Address : 68740 OCOTILLO RD
: CATHEDRAL CTY CA 92234-4636

For Taxable Years : 1999

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$1,109.00	\$554.50	\$318.25	\$221.00	\$0.00	\$0.00	\$2,202.75

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 10/01/02

FRANCHISE TAX BOARD
of the State of California

Collection Bureau
Telephone Number: (916) 845-4350

By:

*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 02-2001)

Public Record

Recording Requested by

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section
PO BOX 2952
Sacramento CA 95812-2952

DOC # 2003-194122

03/19/2003 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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NOTICE OF STATE TAX LIEN

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 03071731605

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : AARON WOLF



FTB Account Number : 571519091

Social Security Number(s) : 571-51-9091

Last Known Address : 4240 E CALLE SAN ANTONIO
: PALM SPRINGS CA 92264-1404

For Taxable Years : 2000

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$1,452.00	\$695.75	\$281.00	\$119.00	\$0.00	\$-121.00	\$2,406.75

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 03/17/03

FRANCHISE TAX BOARD
of the State of California

Collection Bureau
Telephone Number: (916) 845-4350

By:

*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 02-2001)

Public Record

RECORDING REQUESTED BY AND
WHEN RECORDING MAIL TO:

JOHN REPLOGLE, DIRECTOR
DEPARTMENT OF CHILD SUPPORT SERVICES
47-950 ARABIA STREET
INDIO, CA 92201-6828

Doc # 2007-0382976
06/12/2007 08:00A Fee: NC
Page 1 of 2

Recorded in Official Records
County of Riverside

Larry W Ward

Assessor, County Clerk and Recorder
** This Abstract of Support Judgment was
electronically prepared and recorded
by the County of Riverside **

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

ABSTRACT OF SUPPORT JUDGMENT

<input checked="" type="checkbox"/> ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): Recording requested by and return to: JOHN REPLOGLE, DIRECTOR DEPARTMENT OF CHILD SUPPORT SERVICES 47-950 ARABIA STREET INDIO, CA 92201-6828 TELEPHONE NO.: (800) 521-2778 <input type="checkbox"/> ATTORNEY FOR <input type="checkbox"/> JUDGMENT CREDITOR <input checked="" type="checkbox"/> ASSIGNEE OF RECORD	0491878 33CEH1 COUNTY: 33	FOR RECORDER'S USE ONLY
SUPERIOR COURT OF CALIFORNIA, RIVERSIDE STREET ADDRESS: 46-200 OASIS STREET MAILING ADDRESS: CITY AND ZIP CODE: INDIO, CA 92201-2552 BRANCH NAME: LARSON JUSTICE CENTER		
PETITIONER/PLANTIFF: COUNTY OF RIVERSIDE RESPONDENT/DEFENDANT: AARON M. WOLF OTHER PARENT: MALONDA KEYTE		
ABSTRACT OF SUPPORT JUDGMENT		CASE NUMBER: IND085385

Lien notice mailed to _____
at address shown _____
(Government Code 27297.5)

Per Government Code § 6103.9, Exempt from Recording Fees

7596/APR 04 33VMH 1 PAT058

Public Record



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Moreno Valley District Office
24318 Hemlock Avenue, Suite C-1
Moreno Valley, California 92557
(951) 485-5840 – Fax (951) 485-4938

CASES#:: CV08-06509, CV08-06510, CV09-02137, CV08-06511, CV08-06512

PROPERTY SITUS: 62550 16TH STREET, DESERT HOT SPRINGS

A.P.N. : 668-140-033 DRAWN ON : JUNE 10, 2009 DRAWN BY: REGINA KEYES

Provide North Arrow



REAR PROPERTY LINE

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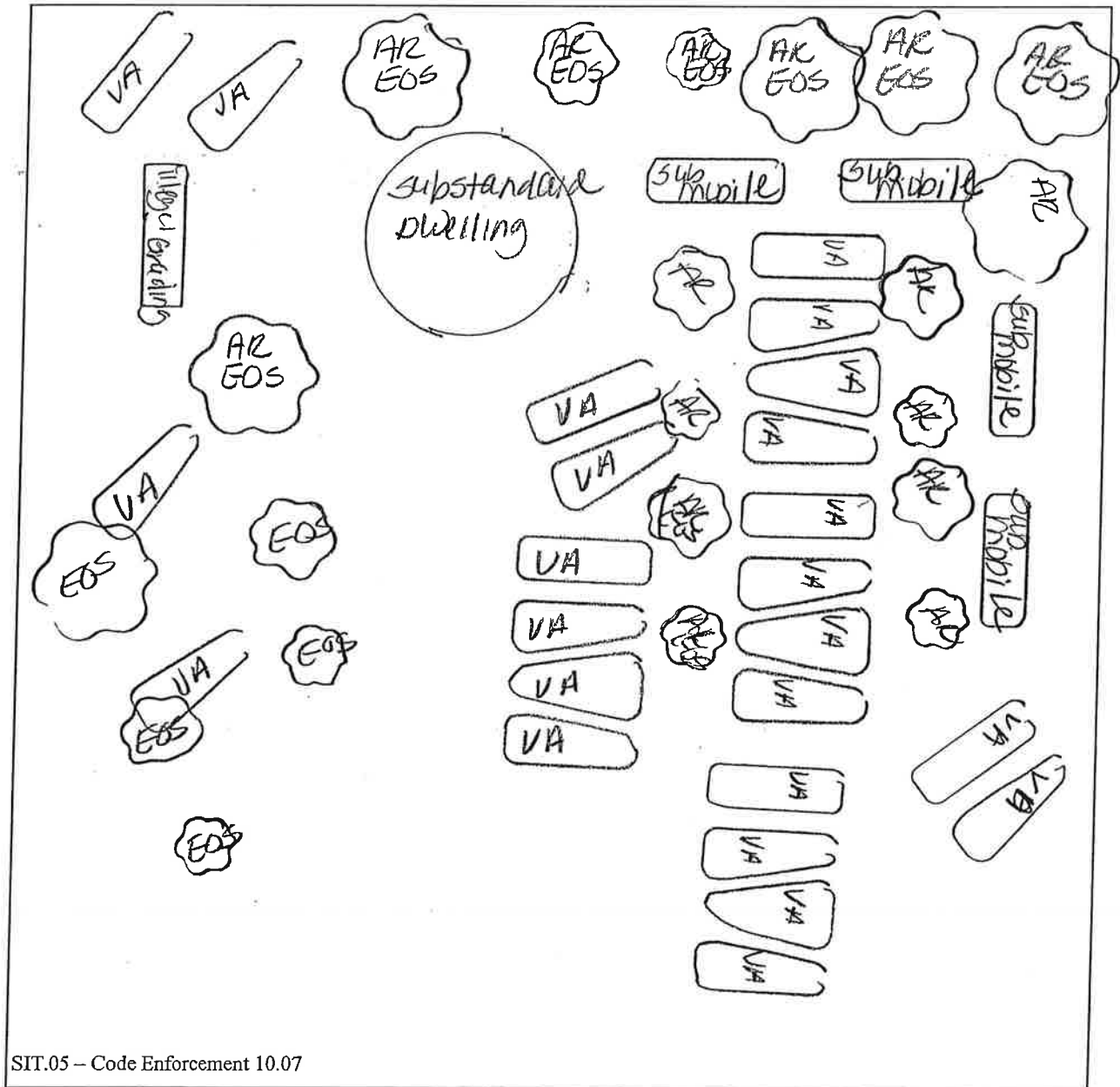
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SIT.05 – Code Enforcement 10.07

NOT TO SCALE

FRONT PROPERTY LINE

62550 16TH STREET,

EXHIBIT NO. 1

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-06509 / CV08-06510



PHOTO #:1 DATE: JUNE 4, 2009 TAKEN BY: REGINA KEYES

WITNESS: CYNDI BLACK



PHOTO #: 2 DATE: JUNE 4, 2009 TAKEN BY: REGINA KEYES

WITNESS: CYNDI BLACK

EXHIBIT NO. D²

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-06509 / CV08-06510



PHOTO #:3 DATE: JUNE 4, 2009 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK



PHOTO #: 4 DATE: JUNE 4, 2009 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK

EXHIBIT NO.

D3

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-06509 / CV08-06510



PHOTO #:5 DATE: JUNE 4, 2009 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK



PHOTO #: 6 DATE: JUNE 4, 2009 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK

PHOTOGRAPHIC EVIDENCE CASE NO: CV09-02137



PHOTO # 1 DATE: 6/4/09 TAKEN BY:REGINA KEYES

WITNESS: CYNDI BLACK



PHOTO # 2 DATE: 6/4/09 TAKEN BY REGINA KEYES

WITNESS: CYNDI BLACK

EXHIBIT NO. D5

PHOTOGRAPHIC EVIDENCE CASE NO: CV09-02138



PHOTO #: 1 DATE: 6/4/20099 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK



PHOTO #: 2 DATE: 6/4/2009 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK

EXHIBIT NO. D16

PHOTOGRAPHIC EVIDENCE CASE NO: CV09-02138



PHOTO #: 3 DATE: 6/4/09 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK



PHOTO #: 4 DATE: 6/4/099 TAKEN BY: REGINA KEYES
WITNESS: CYNDI BLACK

PHOTOGRAPHIC EVIDENCE CASE NO: CV09-02138



PHOTO #:5 DATE: 6/4/09 TAKEN BY: REGINA KEYES

WITNESS: CYNDI BLACK

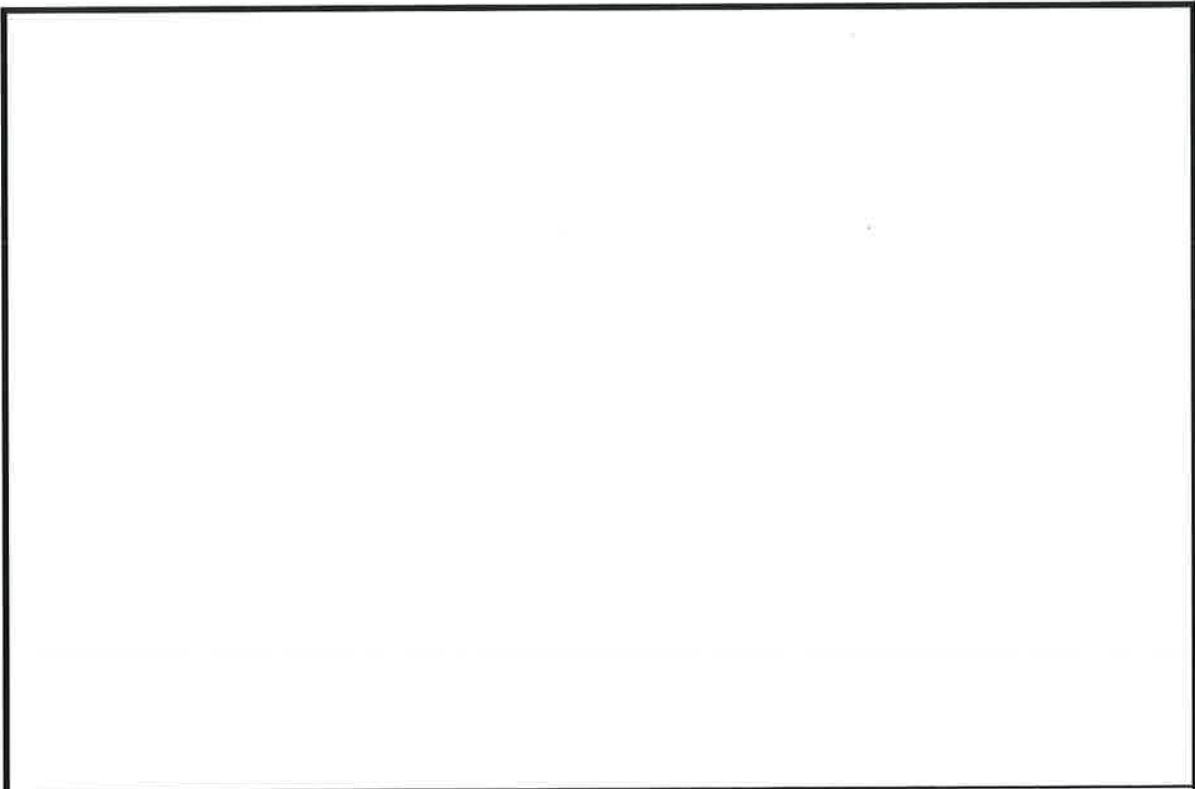


EXHIBIT NO. D8

CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #1



Photo #2



EXHIBIT NO. D9

CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #3



Photo #4



EXHIBIT NO. D10

CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #5



Photo #6



CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #7



Photo #8



EXHIBIT NO. D12

CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #9



Photo #10



EXHIBIT NO. 13

CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #11



Photo #12



CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #13



Photo #14



EXHIBIT NO. D15

CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #15



Photo #16



, EXHIBIT NO. D46

CV08-06509/CV08-06510

Officer C. Black

March 25, 2009

62550 16th Ave, DHS

Accumulated rubbish and Excessive outdoor storage

Photo #17



Photo #18



EXHIBIT NO.

D17

CV09-02137
March 25, 2009
62550 16th Ave, Desert Hot Springs

CBlack –

Photo #1 – Defects 13, 14, and 17



EXHIBIT NO. D13

CV09-02137
March 25, 2009
62550 16th Ave, Desert Hot Springs

CBlack –

Photo #2 – Defects 13 and 14



EXHIBIT NO. D19

CV09-02137
March 25, 2009
62550 16th Ave, Desert Hot Springs

CBlack –

Photo #4 – defects 10, 13 and 14



EXHIBIT NO. D21

CV09-02137
March 25, 2009
62550 16th Ave, Desert Hot Springs

CBlack –

Photo #5 – defects 11,13 and 14



EXHIBIT NO. D²²

CV09-02137
March 25, 2009
62550 16th Ave, Desert Hot Springs

CBlack –

Photo #6 – defects 6, 11 and 14



EXHIBIT NO. D23

CV09-02137
March 25, 2009
62550 16th Ave, Desert Hot Springs

CBlack –

Photo #7 – Defect 6 – hazardous electrical - exposed

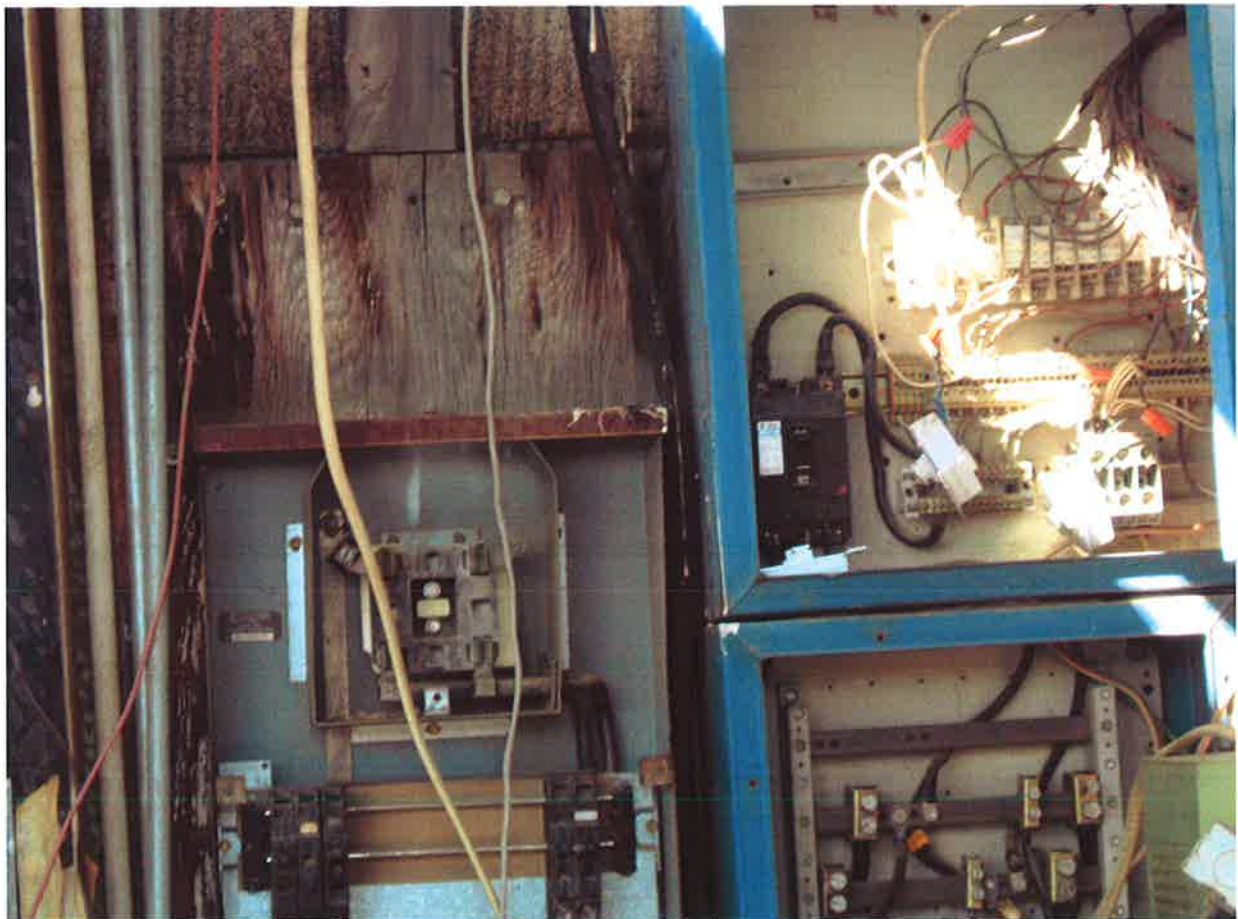


EXHIBIT NO. D24

CV09-02137

CBlack –

March 25, 2009

62550 16th Ave, Desert Hot Springs

Photo #8 – Defects 6



EXHIBIT NO. D25

CV09-02137

CBlack –

March 25, 2009

62550 16th Ave, Desert Hot Springs

Photo #9 – Defect 6



EXHIBIT NO. D210

CV09-02137

CBlack –

March 25, 2009

62550 16th Ave, Desert Hot Springs

Photo #10 – defect 6



EXHIBIT NO. D27

CV09-02137

CBlack –

March 25, 2009

62550 16th Ave, Desert Hot Springs

Photo #11– defect 6 – high voltage black cables/wires



EXHIBIT NO. D20

CV09-02137

CBlack –

March 25, 2009

62550 16th Ave, Desert Hot Springs

Photo #12 – defect 6



EXHIBIT NO. 729

CV09-02138
March 25, 2009
62550 16th Ave, Desert Hot Springs

CBlack –

Photo #1 – Grading – excavation w/o permit – 50x40x30
for a total of approximately 2222 cu yrds





COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 08-06509

THE PROPERTY AT: 62550 16th Avenue, Desert Hot Springs, CA APN#: 668-140-033

WAS INSPECTED BY OFFICER: R. Keyes ID#: 104 3/25/09 AT 10:10 am/pm

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

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

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY 4/25/09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE I.16.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO.

POSTED
EXHIBIT NO. e



Code Enforcement Department
County Of Riverside
Moreno Valley Office
24318 Hemlock Avenue, Suite C-1
Moreno Valley, California 92557
(951) 485-5840 – Fax (951) 485-4938

John Boyd
DIRECTOR

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-06509

I, Regina Keyes, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on March 25, 2009 at **10:00 a.m.**, I securely and conspicuously posted Notice of Violation for RCC 8.120.010, at the property described as:

Property Address: 62550 16th Avenue, Desert Hot Springs

Assessor's Parcel Number: 668-140-033

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

Executed on March 31, 2009 at Moreno Valley, California.

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes
Regina Keyes, Sr. Code Enforcement Officer



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 08-06510

THE PROPERTY AT: 102550 16th Avenue, Desert Hot Springs, CA APN#: 160B-140-033

WAS INSPECTED BY OFFICER: R. Keyes ID#: 104 2/25/09 AT 10:00 am/pm

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

<input type="radio"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="radio"/>	17. <u>14.010</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>200</u> - _____ square feet at the rear of the property.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>		
			<input type="radio"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY 4/25/09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109⁰⁰ AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

_____ _____ _____ PROPERTY OWNER TENANT
 SIGNATURE PRINT NAME DATE
 _____ _____ _____ _____
 CDL/CID# D.O.B. TEL. NO.

EXHIBIT NO. E3



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Moreno Valley Office
24318 Hemlock Avenue, Suite C-1
Moreno Valley, California 92557
(951) 485-5840 – Fax (951) 485-4938

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-06510

I, Regina Keyes, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on March 25, 2009 at **10:00 a.m.**, I securely and conspicuously posted Notice of Violation for RCC 17.144.010, at the property described as:

Property Address: 62550 16th Avenue, Desert Hot Springs

Assessor's Parcel Number: 668-140-033

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

Executed on March 31, 2009 at Moreno Valley, California.

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes
Regina Keyes, Sr. Code Enforcement Officer



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-02137

THE PROPERTY AT: 62550 16th Avenue, Desert Hot Springs, CA APN#: 668-140-033

WAS INSPECTED BY OFFICER: D. Keyes ID#: 104 ON 3/25/09 AT 10:00 am

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

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

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 4/25/09 . FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO.

POSTED
EXHIBIT NO. E5

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. C109-02137 Address 62550 116th Avenue, Desert Hot Springs, CA

Date 3/25/09 Officer R. Keyes APN: 466B-140-033