

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

221 B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
March 4, 2010

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage-Metal Shipping Container]
Case No.: CV 05-1806 (RENNA)
Subject Property: 43271 E. Florida Avenue, Hemet; APN: 551-240-046
District Three

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials on the real property located at 43271 E. Florida Avenue, Hemet, Riverside County, California, APN: 551-240-046 be declared a public nuisance and a violation of Riverside County Ordinance No. 348 (Riverside County Code Chapter 17.288).
2. Luigi Renna and Ae Suk Renna, the owners of the subject real property, be directed to abate the excess outside storage on the property by removing the same from the real property within ninety (90) days.

(Continued)

Julie A. Jarvi

JULIE A. 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*

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit 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: March 16, 2010
xc: Co.Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*

Deputy

Prev. Agn. Ref.: _____ **District:** 3 **Agenda Number:** _____

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.3

Departmental Conference

Policy Policy
 Consent Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

3. 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 or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the excess outside storage by removing the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials on the real property is declared to be in violation of Riverside County Ordinance No. 348, and a public nuisance, and further, to prepare and Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on July 31, 2009.
2. The inspection revealed the excess outside storage of materials on the subject property in violation of Riverside County Ordinance No. 348. The items included but were not limited to: a metal shipping container.
3. Subsequent re-inspections of the above-described real property on October 16, 2009, December 11, 2009, January 11, 2010 and February 17, 2010, revealed that the property continued to be in violation of Riverside County Ordinance No. 348.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for the removal of excess outside storage.

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

1
2 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 05-1806
3 [EXCESS OUTSIDE STORAGE- METAL)
4 SHIPPING CONTAINER] APN: 551-240-046,) DECLARATION OF OFFICER
5 43271 E. FLORIDA AVENUE, HEMET,) ANGELA FRAZIER
6 COUNTY OF RIVERSIDE, STATE OF)
7 CALIFORNIA; LUIGI RENNA AND AE SUK) [R.C.O. NO. 348, R.C.C. Chapter 17]
8 RENNA, OWNERS.)
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I, Angela Frazier, 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 which 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. On July 31, 2009, I conducted an initial inspection of the real property described as 43271 E. Florida Avenue, Hemet, Riverside County, California and further described as APN 551-240-046 (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."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Luigi Renna and Ae Suk Renna (hereinafter referred as "OWNERS"). Certified copies of the County Equalized Assessment Roll for the year 2009-2010 and County Geographic Information System ("GIS") report is attached hereto as Exhibit "B." THE PROPERTY is located within the C-1/C-P (General Commercial Zones) zone classification. This zone classification does not allow the storage of metal shipping containers.

4. Based upon the Lot Book Report issued by RZ Title Service on August 3, 2009, it is determined that other parties potentially hold a legal interest in THE PROPERTY, to wit: Margaret Ann Ollerton, Mr. Bill Graber, Mary Beth Davidson, G. F. Partnership C/O Chandler, Potter & Associates (hereinafter referred to as "INTERESTED PARTIES"). A true and correct copy of the Lot Book Report is attached hereto and incorporated herein as Exhibit "C."

1 5. On July 31, 2009, I drove to THE PROPERTY to conduct an inspection. Nothing
2 restricted my access to enter the parcel and I observed excess outside storage on THE PROPERTY. The
3 excess outside storage consisted of but was not limited to: a metal shipping container. As a result of the
4 outside storage, THE PROPERTY constituted a public nuisance in violation of the provisions set forth in
5 Riverside County Ordinance (“RCO”) No. 348, as codified in Riverside County Code (“RCC”) Chapter
6 17.288.

7 6. On July 31, 2009, I posted a Notice of Violation on THE PROPERTY.

8 7. On August 12, 2009, a Notice of Violation was mailed to the OWNERS and
9 INTERESTED PARTIES by certified mail, return receipt requested.

10 8. On October 16, 2009, December 11, 2009 and January 11, 2010, I returned to THE
11 PROPERTY to conduct follow up inspections. From the road right of way, I observed the excess outside
12 storage and metal shipping container remained on THE PROPERTY in violation of RCO 348 (RCC
13 Chapter 17.288).

14 9. A site plan and photographs of the condition of THE PROPERTY are attached hereto as
15 Exhibit “D” and are incorporated herein by reference.

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

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

21 12. I am informed and believe and based upon said information and belief allege that the
22 OWNERS do not have legal authority or permission to store or accumulate the above described materials
23 on THE PROPERTY.

24 13. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
25 of Riverside, State of California, on September 4, 2007 as Instrument Number 2007-0563415, a true and
26 correct copy of which is attached hereto and incorporated herein by reference as Exhibit “F”.

27 14. On February 17, 2010 I conducted another inspection of THE PROPERTY which revealed
28 that THE PROPERTY remained in violation of RCO 348 (RCC Chapter 17.288).

1 15. On February 11, 2010, the second notice – “Notice to Abate Public Nuisance” providing
2 notification of the Board hearing scheduled for March 16, 2010, as required by Riverside County
3 Ordinance No. 725, was mailed to OWNERS and INTERESTED PARTIES by certified mail, return
4 receipt requested and on February 17, 2010, was posted on THE PROPERTY. True and correct copies of
5 the notice, returned receipt cards, together with the proof of service, and the affidavit of posting of notices
6 are attached hereto as Exhibit “G” and are incorporated herein by reference.

7 16. The removal of all excess outside storage of materials (metal shipping container) currently
8 on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside County
9 Ordinance Nos. 348 and the Health and Safety Code.

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

- 11 (a) the excess outside storage of materials (metal shipping container) on THE PROPERTY be
12 deemed and declared a public nuisance;
- 13 (b) the OWNERS or whoever have possession or control of THE PROPERTY be required to
14 remove all storage of materials on THE PROPERTY in accordance with the provisions of
15 County Ordinance No. 348.
- 16 (c) that if the materials are not removed and disposed of in strict accordance with all Riverside
17 County Ordinances, including but not limited to Riverside County Ordinance No. 348,
18 within ninety (90) days of the date of this Order, the outside storage of materials shall be
19 abated by representatives of the Riverside County Department of Building and Safety, a
20 contractor or the Sheriff’s Department upon receipt of an owner’s consent or a Court Order
21 when necessary under applicable law.

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1 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
2 imposed as a lien on THE PROPERTY, which may be collected as a special assessment
3 against THE PROPERTY pursuant to Government Code Section 25845 and Riverside
4 County Ordinance Nos. 348 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 17th day of February 2010 at Riverside, California.

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10 ANGELA FRAZIER
11 Code Enforcement Officer
12 Code Enforcement Department
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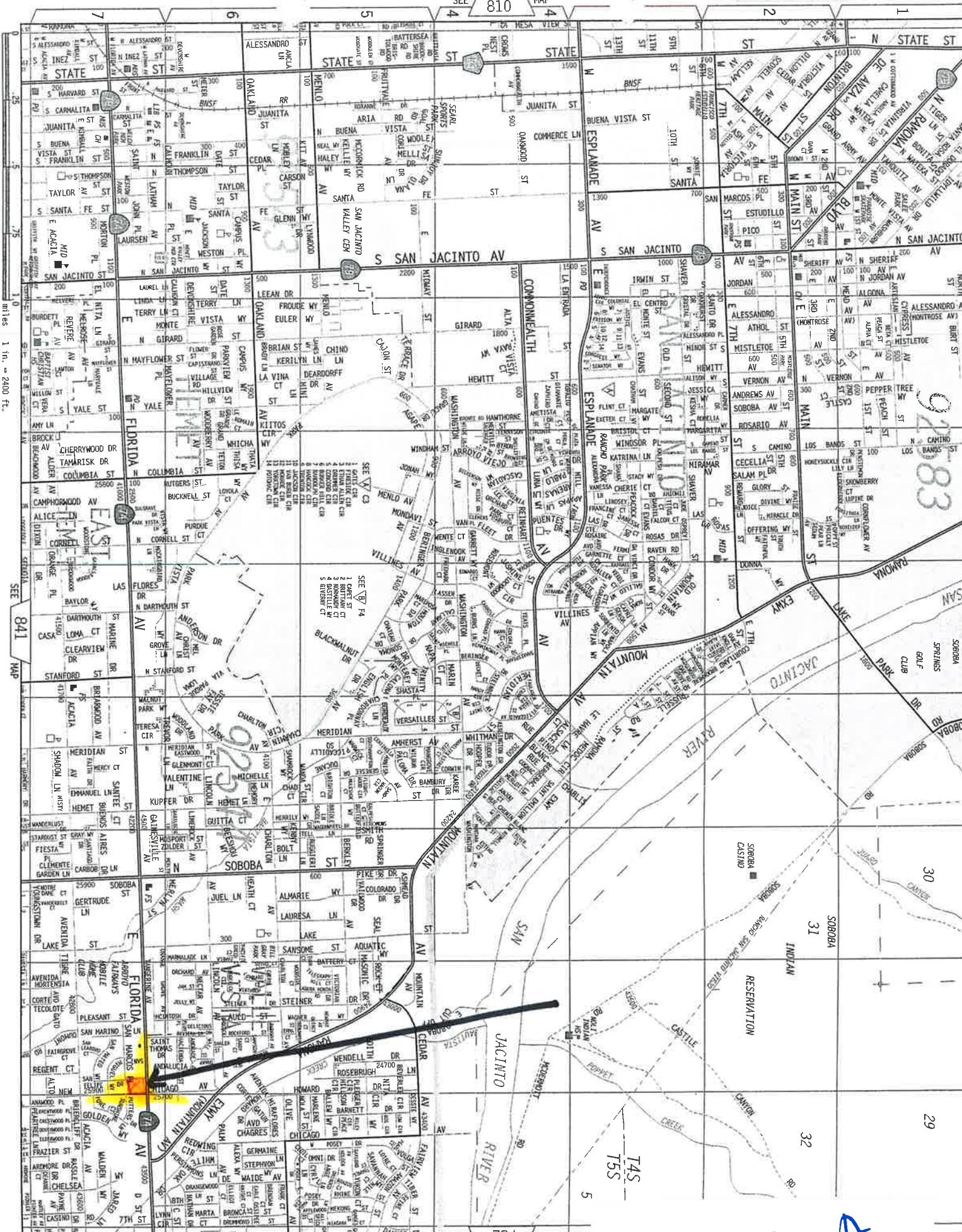


EXHIBIT NO.

A

Assessment Roll For the 2009-2010 Tax Year as of January 1,2009

Assessment #551240046-1		Parcel # 551240046-1	
Assessee:	RENNA LUIGI	Land	143,395
Assessee:	RENNA AE SUK	Structure	177,812
Mail Address:	43271 E FLORIDA AVE HEMET CA 92544	Full Value	321,207
Real Property Use Code:	C1	Total Net	321,207
Base Year	2003		
Conveyance Number:	0161694		
Conveyance (mm/yy):	11/2002		
PUI:	C110000		
TRA:	71-203		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	43271 E FLORIDA AVE HEMET CA 92544		

[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 pages to be a full, true and correct copy of the original on file and of record in my office.

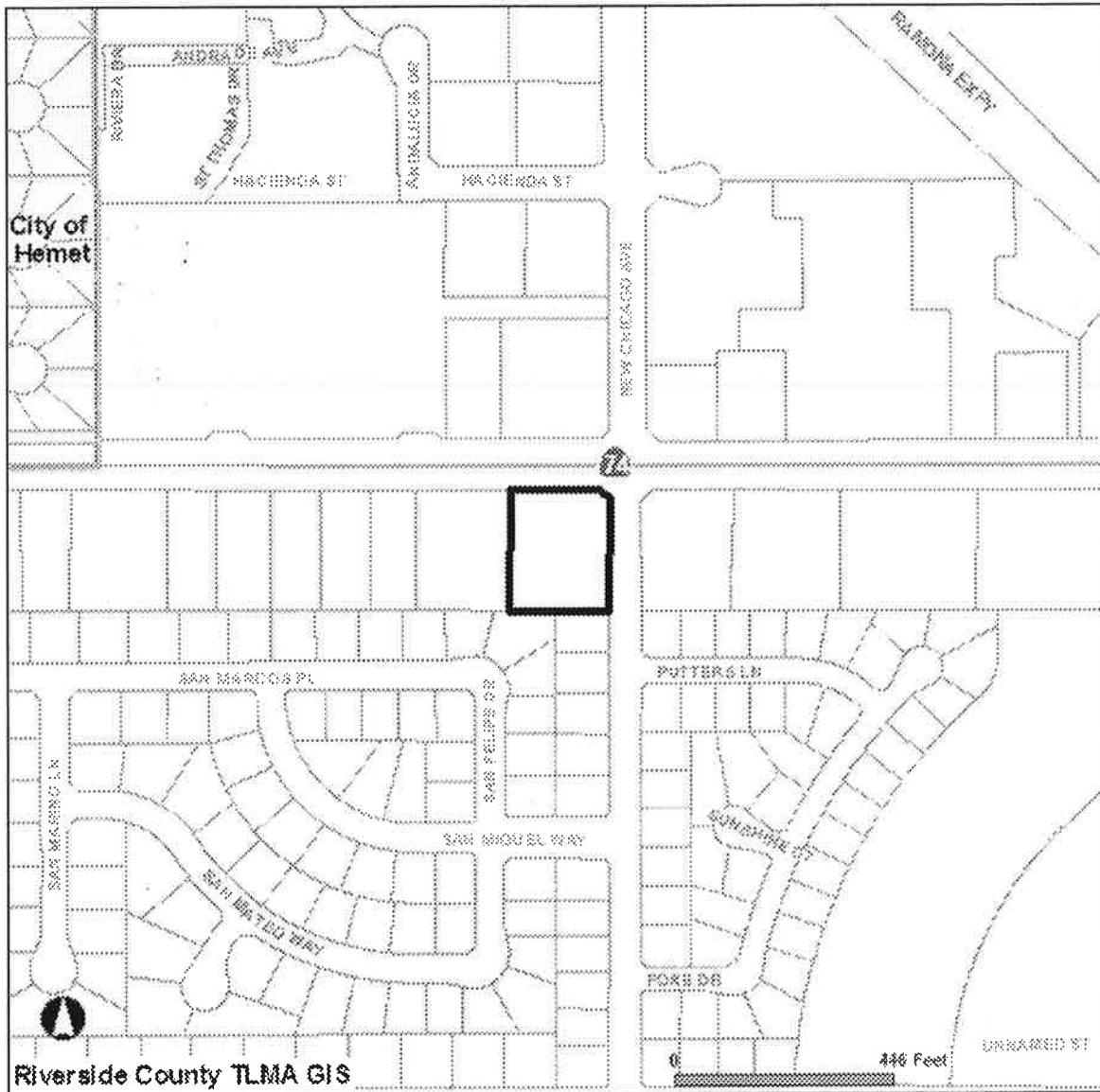
Larry Whitman
 Assessor - County Clerk - Recorder
 County of Riverside, State of California
 Dated: NOV 25 2009



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

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
551-240-046

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

551-240-046-1

OWNER NAME / ADDRESS

LUIGI RENNA
AE SUK RENNA
43271 E FLORIDA AVE
HEMET, CA. 92544

MAILING ADDRESS

(SEE OWNER)

EXHIBIT NO. 32

43271 E FLORIDA AVE
HEMET CA.. 92544

LEGAL DESCRIPTION
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 1.14 ACRES

PROPERTY CHARACTERISTICS
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID
PAGE: 811 GRID: J7

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
CITY SPHERE: HEMET
NO ANNEXATION DATE AVAILABLE
LAFCO CASE #: 2006-24-3
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
T5SR1E SEC 8

ELEVATION RANGE
1748/1748 FEET

PREVIOUS APN
551-240-042

PLANNING

LAND USE DESIGNATIONS
Zoning not consistent with the General Plan.
CR

AREA PLAN (RCIP)
SAN JACINTO VALLEY

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
FLORIDA AVENUE CORRIDOR POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)
C-1/C-P

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURE PRESERVE

REDEVELOPMENT AREAS
PROJECT AREA NAME: MCPA
SUBAREA NAME: VALLE VISTA
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 23, 1986
ACREAGE: 451 ACRES

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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
T

WRMSHCP CELL NUMBER
3611

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

FIRE

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

FIRE RESPONSIBILITY AREAS
NOT IN A STATE RESPONSE AREA

DEVELOPMENT FEES

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.
SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO VALLEY

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

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
112B

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
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

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

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
VALLE VISTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 27.03 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043702

TAX RATE AREAS

071-203

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PROJECT 3-VALLE VISTA
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV051806	NEIGHBORHOOD ENFORCEMENT	May. 31, 2005

REPORT PRINTED ON...Thu Nov 19 15:47:25 2009



INVOICE

Order Number: 19382

Order Date: 8/3/2009

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV05-1806 / Liz Ross
IN RE: RENNA, LUIGI

Product and/or Service ordered for Property known as:	
43271 Florida Avenue Hemet, Ca 92544	
DESCRIPTION:	FEE:
Updated Lot Book	\$57.00
TOTAL DUE:	\$57.00

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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside CA 92501

Attn: Brent Steele

Reference: CV05-1806 / Liz Ross

IN RE: RENNA, LUIGI

Order Number: **19382**

Order Date: 8/3/2009

Dated as of: 8/4/2009

County Name: Riverside

FEE(s):

Report: \$57.00

Property Address: 43271 Florida Avenue

Hemet Ca 92544

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

All exceptions are as follows:

Assessor's Parcel No. : 551-240-046-1

Assessments:	Land Value:	\$140,584.00
	Improvement Value:	\$174,326.00
	Exemption Value:	\$0.00
	Total Value:	\$314,910.00

Property Taxes for the Fiscal Year	2008-2009
Total Annual Tax	\$3,584.58
Status: Paid through	06/30/2009

A Release Recorded:	03/13/2009
Document No.	2009-0121880
of a Lien Recorded	10/07/2008
Document No.	2008-0542497

RECORDING REQUESTED BY AND RETURN TO:

Riverside County Sheriff's Office
Sheriff's Civil Division - Central
30755-D Auld Road, Ste. L067
Murrieta, CA 92563

(951) 304-5050
Fax: (951) 304-5066

California Relay Service Number
(800) 735-2929 TDD or 711

DOC # 2009-0121880
03/13/2009 08:00A Fee:18.00
Page 1 of 4
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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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									606

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606
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Sheriff's Release of Levy on Real Property
Title of Document

Documentary Transfer Tax Declaration

County Documentary Transfer Tax: _____
City Documentary Transfer Tax: _____
(if applicable) Name of City:

_____ Computed on Full Value of Property Conveyed.
_____ Computed on Full Value Less Liens and
Encumbrances Assumed.

M. Martinez, Sheriff's Authorized Agent

SSC Form 6.31
07/12/2008 (New)

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

Public Record

ATTORNEY (Name and Address): Ronn S. Potter, Esq. Chandler, Potter & Associates 3800 Orange Street, Suite 270 Riverside, CA 92501	TELEPHONE NO.: (951) 276-3022	LEVYING OFFICER (Name and Address): Riverside County Sheriff's Office Sheriff's Civil Division - Central 30755-D Auld Road, Ste. L067 Murrieta, CA 92563
ATTORNEY FOR: G. F. Partnership		(951) 304-5050 Fax: (951) 304-5066
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Riverside County Superior Court 4050 Main St. P.O. BOX 431 Riverside, CA 92501 4050 Main St.		California Relay Service Number (800) 735-2929 TDD or 711
PLAINTIFF: G. F. Partnership		COURT CASE NO.: RIC462786
DEFENDANT: Luigi Renna and Ae-Suk Renna		LEVYING OFFICER FILE NO.: 2008961160
Sheriff's Release of Levy on Real Property		

Date: 03/09/2009

The real property described in the attached exhibit was levied upon by the Sheriff in the above entitled action and is hereby released. Said real property levy was originally recorded on 10/7/2008, Recorder's Document Number: 2008-0542497, Defendant/Judgment Debtors: Luigi Renna, Ae-Suk Renna.

Reason for Release: Per creditor's instructions.

Stanley Sniff, Sheriff-Coroner

M. Martinez

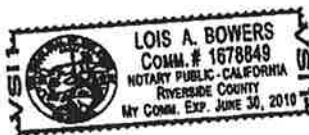
M. Martinez, Sheriff's Authorized Agent

County of Riverside
State of California

On MAR 13 2009 before me Lois A. Bowers, Notary, personally appeared M. Martinez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Lois A. Bowers

Notary Public in and for the County of Riverside, State of California





LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FLORIDA AVENUE WITH THE EAST LINE OF SAID TRACT XI, SAID EAST LINE ALSO BEING THE CENTER LINE OF NEW CHICAGO AVENUE;
THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE EAST ON SAID CENTER LINE OF FLORIDA AVENUE, 183 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF IN FLORIDA AVENUE AND NEW CHICAGO AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 16, 1969 AS INSTRUMENT NO. 118655 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED AUGUST 15, 1989 AS INSTRUMENT NO. 276305 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FLORIDA AVENUE WITH THE EAST LINE OF SAID TRACT XI, SAID EAST LINE ALSO BEING THE CENTER LINE OF NEW CHICAGO AVENUE;
THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED



Order Number: 0625-528592
Page Number: 6

RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE WESTERLY ALONG THE CENTER LINE OF FLORIDA AVENUE, 50 FEET;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC. ;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC., 50 FEET TO THE TRUE POINT OF BEGINNING.

APN: 551-240-046-1

First American Title



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

Lot Book Report

Order Number: **18568**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV05-1806 / LaKeshia Covington

IN RE: RENNA, LUIGI

Order Date: 1/5/2009

Dated as of: 12/29/2008

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 43271 E. Florida Avenue

Hemet

CA

Assessor's Parcel No. : 551-240-046-1

Assessments:

Land Value:	\$140,584.00
Improvement Value:	\$174,326.00
Exemption Value:	\$0.00
Total Value:	\$314,910.00

Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$1,792.29
Penalty	\$179.21
Status	NOT PAID-DELINQUENT
Second Installment	\$1,792.29
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: 18568
Reference: CV05-1806 / LaKe

Property Vesting

The last recorded document transferring title of said property

Dated	03/13/2002
Recorded	03/29/2002
Document No.	2002-161694
D.T.T.	\$308.00
Grantor	Margaret Ann Ollerton, a widow as to an undivided 1/5th interest, and Mary Beth Davidson, a Married Woman as her sole and seperate property, as to an undivided 2/5th interest, Kevin B. Cozad and Christine R. Cozad, Trustees of the Cozad 1991 Revocable Family Trust dated September 17, 1991, and Donald G. Currie, Jr., a married man as his sole and seperate property, as to an undivided 1/5th interest and The Lucille P. Graber Trust as to an undivided 1/2 interest.
Grantee	Luigi Renna and Ae-Suk Renna, husband and wife as joint tenants

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	03/25/2002
Recorded	03/29/2002
Document No.	2002-161695
Amount	\$230,000.00
Trustor	Luigi Renna and Ae-Suk Renna, husband and wife as joint tenants
Trustee	First American Title Insurance, a California Corporation
Beneficiary	Margaret Ann Ollerton, a widow as to an undivided 1/5th interest, and Mary Beth Davidson, a Married Woman as her sole and separate property, as to an undivided 2/5th interest, Kevin B. Cozad and Christine R. Cozad, Trustees of the Cozad 1991 Revocable Family Trust dated September 17, 1991, as to an undivided 1/5th interest and Donald G. Currie, Jr., a married man as his sole and seperate property, as to an undivided 1/5th interest and The Lucille P. Graber Trust as to an undivided 1/2 interest



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

Order Number: 18568
Reference: CV05-1806 / LaKe

Assignment Dated	07/31/2004
Recorded	08/11/2004
Document No.	2004-0628774
Assigned to	Mary Beth Davidson, a married woman as her sole and separate property as to an undivided 1/5th interest

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Luigi Renna and Ae Suk Renna
Case No.	CV05-1806
Recorded	09/04/2007
Document No.	2007-0563415

Notice of Levy of Real Estate Recorded	10/07/2008
Document No.	2008-0542497
County of	Riverside
Case No	RIC462786
Plaintiff	G.F. Partnership
Defendant	Luigi Renna and Ae-Suk Renna

A Certificate of County Tax Lien Recorded	11/03/1999
Document No	1999-486198
Amount	\$1,735.38
Tax Year	1999-2000
Account No.	0188938
Debtor	Luigi Renna and Ae Suk Renna
Creditor: Tax Collector of the County of	Riverside

Legal Description

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

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO SAN JACINTO VIQO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID



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

Order Number: 18568

Reference: CV05-1806 / LaKe

PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FLORIDA AVENUE WITH THE EAST LINE OF SAID TRACT XI, SAID EAST LINE ALSO BEING THE CENTER LINE OF NEW CHICAGO AVENUE; THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE; THENCE EAST ON SAID CENTER LINE OF FLORIDA AVENUE, 183 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF IN FLORIDA AVENUE AND NEW CHICAGO AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 16, 1969 AS INSTRUMENT NO. 118655 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED AUGUST 15, 1989 AS INSTRUMENT NO. 276305 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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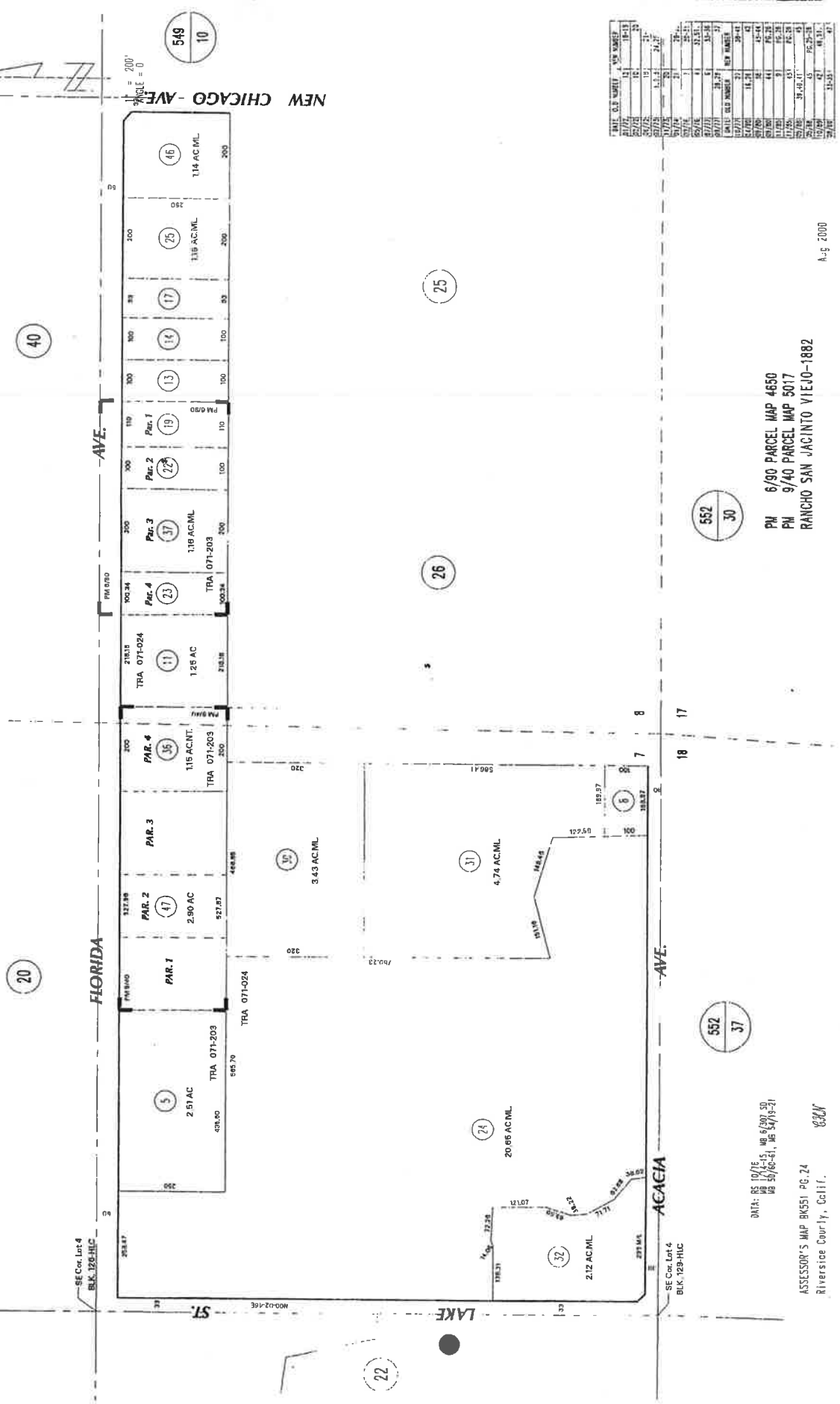
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE; THENCE WESTERLY ALONG THE CENTER LINE OF FLORIDA AVENUE, 50 FEET; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC.; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC., 50 FEET TO THE TRUE POINT OF BEGINNING.

551-24
13-21-3
13-21-4

T. R. A. 071-203
071-024

SEC. 7 8 T. 5S., R. 1E

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



DATE	OLD NUMBER	NEW NUMBER
2/1/77	12	12-13
2/1/77	13	13-14
2/1/77	14	14-15
2/1/77	15	15-16
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2/1/77	99	99-100
2/1/77	100	100-101

PM 6/90 PARCEL MAP 4650
PM 9/40 PARCEL MAP 5017
RANCHO SAN JACINTO VIEJO-1882

DATA: RS 10/76, pg 6/20/93
MS 30/86-81, pg 34/17-21
ASSESSOR'S MAP BK551 PG. 24
Riverside County, Calif.

A.S. 2000

Recording Requested By
First American Title Company

DOC # 2002-161695

03/29/2002 08:00A Fee:34.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

FIRST AMERICAN

TITLE COMPANY

AND WHEN RECORDED MAIL TO:

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SHORT FORM DEED OF TRUST AND ASSIGNMENT

Title of Document

OF RENTS

520592-1

THIS AREA FOR RECORDER'S USE ONLY

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

STC-SCSD 990a (Rev 8/97)

Public Record

Recording Requested By
First American Title Company

DOC # 2002-161694
03/29/2002 08:00A Fee:38.00
Page 1 of 8 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:
Luigi Renna
Ae-Suk Renna
501 S. San Jacinto Avenue
San Jacinto, CA 92583



071-203
A.P.N.: 551-240-046 TRA #: 71203

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GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$308.00

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; ~~and~~

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged, Margaret Ann Ollerton, a widow as to an undivided 1/5th interest, and Mary Beth Davidson, a Married Woman as her Sole and Separate Property, complete vesting attached hereby GRANT(S) to Luigi Renna and Ae-Suk Renna, Husband and Wife Joint Tenants

the following described property in the ~~City of Hemet~~, County of Riverside State of California;

SEE EXHIBIT "A" COMPRISED OF ONE PAGE ATTACHED HERETO AND MADE A PART HEREOF:

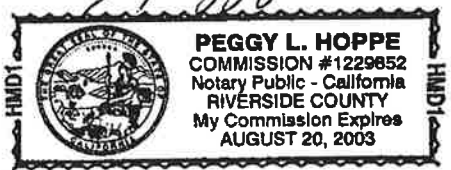
By: William N Graber
William N. Graber, Trustee
Margaret Ann Ollerton
Margaret Ollerton

Ronald G Currie SR
Ronald Currie
Christine Cozad KBAL
Christine Cozad, Trustee Kevin B. Cozad, Trustee
Mary Beth Davidson
Mary Beth Davidson

Document Date: March 13, 2002

STATE OF CALIFORNIA)
COUNTY OF Riverside)
On March 14, 2002 before me Peggy L. Hoppe Notary Public
personally appeared William N. Graber
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/hers/their authorized capacity(ies) and that by his/hers/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature: Peggy L. Hoppe



This area for official notarial seal.

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

(Attachment to Grant Deed for complete vesting)

Margaret Ann Ollerton, a widow as to an undivided 1/5th interest, and Mary Beth Davidson, a Married Woman as her sole and separate property, as to an undivided 2/5th interest, Kevin B. Cozad and Christine R. Cozad, Trustees of the Cozad 1991 Revocable Family Trust dated September 17, 1991, and Donald G. Currie, Jr., a Married Man as his sole and separate property, as to an undivided 1/5th interest and The Lucille P. Graber Trust as to an undivided 1/2 interest.



2002-161694
03/29/2002 08:09A
2 of 8

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE EAST ON SAID CENTER LINE OF FLORIDA AVENUE, 183 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF IN FLORIDA AVENUE AND NEW CHICAGO AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 16, 1969 AS INSTRUMENT NO. 118655 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED AUGUST 15, 1989 AS INSTRUMENT NO. 276305 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED

First American Title



2002-161694
03/29/2002 08:00A
3 of 8

RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET TO THE TRUE POINT OF BEGINNING;

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THENCE WESTERLY ALONG THE CENTER LINE OF FLORIDA AVENUE, 50 FEET;
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THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC., 50 FEET TO THE TRUE POINT OF BEGINNING.

-APN: 551-240-046-1

First American Title



2002-161694
03/29/2002 06:06A
4 of 8

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On March 24, 2002 before me, Peggy S. Drohan
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Donald G. Corrie
Name(s) of Signer(s)

Personally known to me
 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

Peggy S. Drohan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: Grant Deed

Document Date: March 13, 2002 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On March 26, 2002 before me, Peggy S. Drohan
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Margaret Ann Ollerton
Name(s) of Signer(s)

personally known to me
 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
Peggy S. Drohan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: Grant Deed

Document Date: March 13, 2002 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____



2002-161694
03/29/2002 08:00A
6 of 6

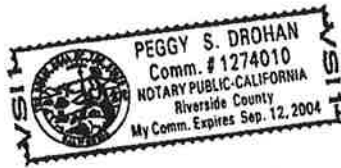
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Riverside } ss.

On 3-26-02 before me, Peggy S. Drohan, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe" Notary Public)
 personally appeared Mary Beth Davidson
Name(s) of Signer(s)

personally known to me
 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

Peggy S. Drohan
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Grant Deed
 Document Date: March 13, 2002 Number of Pages: 1
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Riverside } ss.

On 3-27-02 before me, Peggy S. Drohan, Notary Public
Date Name and Title of Officer (e.g., "John Doe, Notary Public")
 personally appeared Kevin B. Cozad & Christine R. Cozad
Name(s) of Signer(s)

personally known to me
 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.

Peggy S. Drohan
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Grant Deed
 Document Date: 3-13-2002 Number of Pages: 1
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney-in-Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____



RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
Mr. Bill Graber and Mr. Donald Currie
P.O. Box 458
Upland, CA 91786

Space Above This Line for Recorder's Use Only

A.P.N.: TRA #:

Order No.: 528592

Escrow No.: 36101-PH

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this **Twenty-Fifth day of March, 2002**, between

TRUSTOR: Luigi Renna and Ae-Suk Renna, Husband and Wife Joint Tenants

whose address is 501 S. San Jacinto Avenue, San Jacinto, CA 92583, and

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

BENEFICIARY: Margaret Ann Ollerton, a Widow as to an undivided 1/5th interest, and Mary Beth Davidson, a Married Woman as Her Sole and Separate Property, as to an undivided 2/5th interest, Kevin B. Cozad and Christine R. Cozad, Trustees of the Cozad 1991 Revocable Family Trust dated September 17, 1991, as to an undivided 1/5th interest and Donald G. Currie, Jr., a Married Man as His Sole and Separate Property, as to an undivided 1/5th interest and The Lucille P. Graber Trust, as to an undivided 1/2 interest

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

SEE EXHIBIT "A" COMPRISED OF ONE PAGE ATTACHED HERETO AND MADE A PART HEREOF:

This Deed of Trust is secured by two notes of even date, one for the sum of \$115,000.00 to The Lucille P. Graber Trust and the other to Margaret Ann Ollerton, Mary Beth Davidson, Kevin B. Cozad and Christine R. Cozad and Donald G. Currie, Jr., for the sum of \$115,000.00.

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

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

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

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$230,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

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

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Public Record

A.P.N.:

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humboldt	657	527				San Diego	Series 2 Book 1961, Page 183887					Yuba	334	486

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

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

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

Signature of Trustor(s)

Luigi Renna

 Luigi Renna

Ac-Suk Renna

 Ac-Suk Renna

Document Date: March 27, 2002

STATE OF CALIFORNIA

COUNTY OF Riverside

March 28, 2002

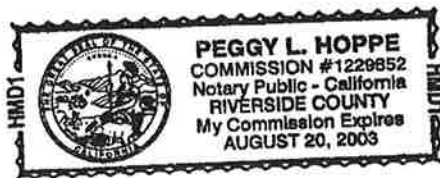
personally appeared

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

WITNESS my hand and official seal.

Signature: *Peggy L. Hoppe*

This area for official notarial seal.



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Public Record

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

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

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



A.P.N.:

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

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

Dated: _____

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

Mail Reconveyance to: _____

By _____
By _____

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

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

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

PAGE 4 OF 4



2002-161695
03/29/2002 08:00A
5 of 7

Public Record

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FLORIDA AVENUE WITH THE EAST LINE OF SAID TRACT XI, SAID EAST LINE ALSO BEING THE CENTER LINE OF NEW CHICAGO AVENUE;
THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE EAST ON SAID CENTER LINE OF FLORIDA AVENUE, 183 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF IN FLORIDA AVENUE AND NEW CHICAGO AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 16, 1969 AS INSTRUMENT NO. 118655 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED AUGUST 15, 1989 AS INSTRUMENT NO. 276305 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FLORIDA AVENUE WITH THE EAST LINE OF SAID TRACT XI, SAID EAST LINE ALSO BEING THE CENTER LINE OF NEW CHICAGO AVENUE;
THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED

First American Title



2002-161695
03/29/2002 08:08A
6 of 7

RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET
TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO
THE CENTER LINE OF FLORIDA AVENUE;
THENCE WESTERLY ALONG THE CENTER LINE OF FLORIDA AVENUE, 50 FEET;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300
FEET TO THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC.;;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC., 50
FEET TO THE TRUE POINT OF BEGINNING.

-APN: 551-240-046-1

First American Title



2002-161695
03/29/2002 08:09A
7 of 7

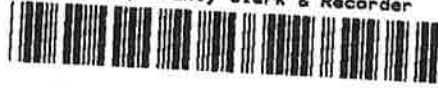
Public Record

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

NAME MARY BETH DAVIDSON
STREET ADDRESS 44562 Olive
CITY STATE ZIP Hemet, CA 92544

DOC # 2004-0628774
08/11/2004 08:00A Fee:10.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

ASSIGNMENT OF DEED OF TRUST (INDIVIDUAL)

C
AS

ALL
PTN.

FOR VALUE RECEIVED, Donald G. Currie hereby grant, assign, and transfer to MARY BETH DAVIDSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 1/5TH INTEREST all beneficial interest under that certain deed of trust dated MARCH 25, 2002 executed by LUIGI RENNA AND AE-SUK RENNA

to FIRST AMERICAN TITLE INSURANCE, A CALIFORNIA CORPORATION and recorded as Instrument No. 161695 on MARCH 29, 2002 in Book 3/29/02 Page 16195 in the office of the County Recorder of RIVERSIDE together with the note or notes as therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue.

PARCEL 1: THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED MORE PARTICULARLY IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

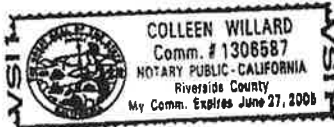
Dated JULY 31, 2004

Donald G. Currie, Jr.
DONALD G. CURRIE, JR.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } ss.

On 8/3/04 before me, the undersigned, a Notary Public in and for said County and State personally appeared DONALD G. CURRIE, JR. 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 that HE executed the same.

(Seal)



Colleen Willard
(Notary signature line)
COLLEEN WILLARD

Title Order No. _____ Escrow or Loan No. _____

TT-400 (Rev. 12/87)

Public Record

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FLORIDA AVENUE WITH THE EAST LINE OF SAID TRACT XI, SAID EAST LINE ALSO BEING THE CENTER LINE OF NEW CHICAGO AVENUE;
THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE EAST ON SAID-CENTER LINE OF FLORIDA AVENUE, 183 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF IN FLORIDA AVENUE AND NEW CHICAGO AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 16, 1969 AS INSTRUMENT NO. 118655 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED AUGUST 15, 1989 AS INSTRUMENT NO. 276305 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED

RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE WESTERLY ALONG THE CENTER LINE OF FLORIDA AVENUE, 50 FEET;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC.;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC., 50 FEET TO THE TRUE POINT OF BEGINNING.

-APN: 551-240-046-1

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88/11/2004 08:08H
2 of 2

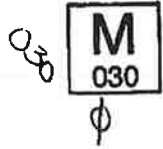


When recorded please mail to:
5025

DOC # 2007-0563415
09/04/2007 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE



In the matter of the Property of
LUIGI RENNA &
AE SUK RENNA

) Case No. CV05-1806

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.72.010) described as EXCESSIVE OUTSIDE STORAGE. Such Proceedings are based upon the noncompliance of such real property, located at 43271 FLORIDA AVENUE, HEMET, CA, and more particularly described as Assessor's Parcel Number 551-240-046 and having a legal description of 1.14 ACRES IN POR SW ¼ OF SEC 8 T5S R1E, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.72.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Officer Carol Forrey, (951)791-3600.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 8/28/2007 before me, Amanda Rodriguez , Notary Public, personally appeared Mary Overholt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]



Public Record

RECORDING REQUESTED BY AND RETURN TO:

Riverside County Sheriff's Office
Sheriff's Civil Division - Central
30755-D Auld Road, Ste. L067
Murrieta, CA 92563

(951) 304-5050
Fax: (951) 304-5066

California Relay Service Number
(800) 735-2929 TDD or 711

DOC # 2008-0542497

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Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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EJ-150 - Notice of Levy

Title of Document

Documentary Transfer Tax Declaration

County Documentary Transfer Tax: _____

City Documentary Transfer Tax: _____

(if applicable) Name of City: _____

_____ Computed on Full Value of Property Conveyed.

_____ Computed on Full Value Less Liens and
Encumbrances Assumed.

M. Martinez, Sheriff's Authorized Agent

SSC Form 6.31
07/12/2008 (New)

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

Public Record

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): <input type="checkbox"/> Recording requested by and return to Ronn S. Potter, Esq. Chandler, Potter & Associates 3800 Orange Street, Suite 270 Riverside, CA 92501 ATTORNEY FOR (Name): G. F. Partnership	TELEPHONE NO. (951) 276-3022	FOR RECORDER'S USE ONLY
?		
NAME OF COURT: Riverside County Superior Court STREET ADDRESS: 4050 Main St. MAILING ADDRESS: P.O. BOX 431 CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: 4050 Main St.		
PLAINTIFF: G. F. Partnership DEFENDANT: Luigi Renna and Ae-Suk Renna		
NOTICE OF LEVY under Writ of <input type="checkbox"/> Execution (Money Judgment) <input checked="" type="checkbox"/>	OFFICER (Name and Address): County Sheriff's Office Civil Division - Central Luid Road, Ste. L067	

TO THE PERSON NOTIFIED (name): **Riverside County Recorder**
41002 County Center Drive
Suite #230
Temecula, CA 92590

Murrieta, CA 92563	
LEVYING OFFICER FILE NO.:	COURT CASE NO.:
2008961160	RIC462786

1. The judgment creditor seeks to levy upon property in which the judgment debtor has an interest and apply it to the satisfaction of a judgment as follows:
 - a. judgment debtor (name): **Luigi Renna, Ae-Suk Renna**
 - b. the property to be levied upon is described
 - in the accompanying writ of possession or writ of sale.
 - as follows:
see attached legal description

2. The amount necessary to satisfy the judgment creditor's judgment is (specify total amount due under the writ less partial satisfactions plus daily interest from the date of the writ until the date of levy):
\$ 238,363.79

3. You are notified as
 - a. a judgment debtor.
 - b. a person other than the judgment debtor (state capacity in which person is notified): **County Recorder**

(Read Information for Judgment Debtor or information for Person Other Than Judgment Debtor on reverse.)

- Notice of Levy was
- mailed on (date):
 - delivered on (date):
 - posted on (date):
 - filed on (date):
 - recorded on (date):

Signed by: **Sheriff's Authorized Agent**

M. Martinez

Levying officer Registered process server

Stanley Sniff
Sheriff-Coroner

(Continued on reverse)

RPL - Recorder - (ORIGINAL)

Form Approved by the
 Judicial Council of California
 EJ-150 (Rev. January 1, 1985)

NOTICE OF LEVY
(Enforcement of Judgment)

WEST GROUP
 Official Publisher

CCP 899 540
 66920



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EJ-130

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address) Ronn S. Potter, Esq. CHANDLER, POTTER & ASSOCIATES ATTORNEYS AND COUNSELORS AT LAW 3800 Orange Street, Suite 270 Riverside, CA 92501 TELEPHONE NO.: (951) 276-3022 FAX NO. (Optional) (951) 782-0230 E-MAIL ADDRESS (Optional): rpotter@chandlerpotter-law.com ATTORNEY FOR (Name): Plaintiff, G.F. Partnership <input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD		FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 MAIN STREET MAILING ADDRESS: SAME CITY AND ZIP CODE: RIVERSIDE, CALIFORNIA 92501 BRANCH NAME: CENTRAL DISTRICT		
PLAINTIFF: G.F. PARTNERSHIP DEFENDANT: LUIGI RENNA AND AE-SUK RENNA		
WRIT OF <input checked="" type="checkbox"/> SALE <input type="checkbox"/> EXECUTION (Money Judgment) <input type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input checked="" type="checkbox"/> Real Property	CASE NUMBER: RIC 462786	

- To the Sheriff or Marshal of the County of: RIVERSIDE
You are directed to enforce the judgment described below with daily interest and your costs as provided by law.
- To any registered process server: You are authorized to serve this writ only in accord with CCP 699.080 or CCP 715.040.
- (Name): G.F. Partnership is the judgment creditor assignee of record whose address is shown on this form above the court's name.

4. Judgment debtor (name and last known address):

Luigi Renna
4371 E. Florida Street
Henet, CA 92544

Ae-Suk Renna
4371 E. Florida Street
Henet, CA 92544

Additional judgment debtors on next page

5. Judgment entered on (date): August 1, 2008

6. Judgment renewed on (dates):

7. Notice of sale under this writ

- has not been requested.
- has been requested (see next page).

8. Joint debtor information on next page.

- See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.
- This writ is issued on a sister-state judgment.
- Total judgment \$ 235,498.89
- Costs after judgment (per filed order or memo CCP 685.090) \$
- Subtotal (add 11 and 12) \$ 235,498.89
- Credits \$
- Subtotal (subtract 14 from 13) \$ 235,498.89
- Interest after judgment (per filed affidavit CCP 685.050) (not on GC 6103.5 fees) \$
- Fee for issuance of writ \$ 15.00
- Total (add 15, 16, and 17) \$ 235,513.89
- Levying officer:
 - Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) of 10% \$ 65.00
 - Pay directly to court costs included in 11 and 17 (GC 6103.5, 68511.3; CCP 699.520(i)) \$
- The amounts called for in items 11-19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.

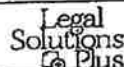


Issued on (date): AUG 11 2008 Clerk, by Betty A. Martinez, Deputy

NOTICE TO PERSON SERVED: SEE NEXT PAGE FOR IMPORTANT INFORMATION.

Form Approved for Optional Use
Judicial Council of California
EJ-130 (Rev. January 1, 2006)

WRIT OF EXECUTION



Page 1 of 2
Code of Civil Procedure, §§ 699.520, 712.010
Government Code, § 6013.5

Public Record

PLAINTIFF: G. F. PARTNERSHIP
DEFENDANT: LUIGI RENNA AND AE-SUK RENNA

CASE NUMBER:
RIC 462786

— Items continued from page 1 —

21. Additional judgment debtor (name and last known address):

22. Notice of sale has been requested by (name and address):

23. Joint debtor was declared bound by the judgment (CCP 989-994)
a. on (date):
b. name and address of joint debtor:

c. additional costs against certain joint debtors (itemize):

24. (Writ of Possession or Writ of Sale) Judgment was entered for the following:
a. Possession of real property: The complaint was filed on (date): (Check (1) or (2)):
(1) The Prejudgment Claim of Right to Possession was served in compliance with CCP 415.46.
The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.
(2) The Prejudgment Claim of Right to Possession was NOT served in compliance with CCP 415.46.
(a) \$ _____ was the daily rental value on the date the complaint was filed.
(b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (specify):
b. Possession of personal property.
 If delivery cannot be had, then for the value (itemize in 9e) specified in the judgment or supplemental order.
c. Sale of personal property.
d. Sale of real property.
e. Description of property: 43271 Florida Street
Hemet, CA 92544
(Legal Description attached hereto as Exhibit "1")

NOTICE TO PERSON SERVED
WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying Notice of Levy (Form EJ-150).
WRIT OF POSSESSION OF PERSONAL PROPERTY. If the levying officer is not able to take custody of the property, the levying officer will make a demand upon you for the property. If custody is not obtained following demand, the judgment may be enforced as a money judgment for the value of the property specified in the judgment or in a supplemental order.
WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real property and place the judgment creditor in possession of the property. Except for a mobile home, personal property remaining on the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the time the judgment creditor takes possession of the premises.
▶ A Claim of Right to Possession form accompanies this writ (unless the Summons was served in compliance with CCP 415.46).



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Exhibit "1"



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LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FLORIDA AVENUE WITH THE EAST LINE OF SAID TRACT XI, SAID EAST LINE ALSO BEING THE CENTER LINE OF NEW CHICAGO AVENUE;
THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE EAST ON SAID CENTER LINE OF FLORIDA AVENUE, 183 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF IN FLORIDA AVENUE AND NEW CHICAGO AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 16, 1969 AS INSTRUMENT NO. 118655 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED AUGUST 15, 1989 AS INSTRUMENT NO. 276305 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED

RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE CENTER LINE OF FLORIDA AVENUE;
THENCE WESTERLY ALONG THE CENTER LINE OF FLORIDA AVENUE, 50 FEET;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC.;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC., 50 FEET TO THE TRUE POINT OF BEGINNING.

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CHANDLER, POTTER & ASSOCIATES
ATTORNEYS AND COUNSELORS AT LAW
Robert C. Chandler, Esq. (SBN 138266)
Ronn S. Potter, Esq. (SBN 210287)
3800 Orange Street, Suite 270
Riverside, CA 92501

T: (951) 276-3022
F: (951) 782-0230

Attorneys for Plaintiff,
G.F. PARTNERSHIP, a California partnership,
successor in interest to the Lucille P. Graber Trust

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
AUG 01 2008



DMA
AUG 06 2008

SUPERIOR COURT FOR THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF RIVERSIDE - CENTRAL BRANCH

G.F. PARTNERSHIP,

Plaintiff,

v.

LUIGI RENNA AND AE-SUK RENNA, et al.,

Defendants.

Case No.: RIC 462786

JUDGMENT OF FORECLOSURE AND
ORDER FOR SALE

IT IS ORDERED, ADJUDGED AND DECREED that:

- Two promissory notes (the "Graber Note" and the "Currie Note") are now due and owing to Plaintiff, G.F. Partnership, from Defendants, Luigi Renna and Ae-Suk Renna.
- Now due and owing are the following sums on the Graber Note: principal in the sum of \$112,395.74 and interest in the sum of \$50,032.19 on the promissory note made March 25, 2002; late payment charges in the sum of \$10,632.31; attorneys fees in the sum of \$15,284.27; and Plaintiffs' court costs in the sum of \$535.00. These debts total \$188,879.51 and

JUDGMENT OF FORECLOSURE AND ORDER FOR SALE

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1 are liens on the real property described below, pursuant to a trust deed executed by Luigi Renna
2 and Ae-Suk Renna as trustor to First American Title Insurance, as trustee for The Lucille Graber
3 Trust as beneficiary, which was recorded on March 29, 2002 in the county of Riverside, state of
4 California, as Document # 2002-161695.

5 3. Now due and owing are the following sums on the Currie Note (payable to Mary
6 Beth Davidson): principal in the sum of \$46,619.38 on the promissory note made March 25,
7 2002. This debt is a lien on the real property described below, pursuant to a trust deed executed
8 by Luigi Renna and Ae-Suk Renna as trustor to First American Title Insurance, as trustee for
9 Donald G. Currie, Jr. as beneficiary, which was recorded on March 29, 2002 in the county of
10 Riverside, state of California, as Document # 2002-161695.

11 4. Accordingly, it is ordered, adjudged and decreed that the following total sum is
12 due and owing to Plaintiff, G.F. Partnership, by Defendants, Luigi and Ae-Suk Renna:
13 \$235,498.89.

14 5. The real property described, or as much of it as may be necessary, shall be sold in
15 the manner prescribed by law by the levying officer of the county of Riverside, state of
16 California, on proper application for issuance of a writ of sale to the levying officer. Any party to
17 this action may be a purchaser at the sale.

18 6. From the proceeds of the sale, the levying officer shall deduct the expenses for the
19 levy and sale and shall then pay to Plaintiffs the sums adjudged due, together with interest at the
20 rate of 8% per annum from the date of this judgment.

21 7. If any surplus remains after making those payments, it shall be paid by the
22 levying officer as follows: to Defendants, Luigi and Ae-Suk Renna.

23 ///

24 ///

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1 8. Defendants, Luigi and Ae-Suk Renna, being personally liable for payment of the
2 sums secured by the trust deed, and a deficiency judgment may be ordered against them
3 following proceeding prescribed by law. The court retains jurisdiction to determine the amount
4 of the deficiency, if any, and to render a money judgment on proper application.

5 9. A deficiency judgment not being waived or prohibited, the property shall be sold
6 subject to the right of redemption as provided in Code of Civil Procedure Section 729.010, et
7 seq.

8 10. From and after delivery of a deed by the levying officer to the purchaser at sale,
9 Defendants, Luigi and Ae-Suk Renna, and all other persons claiming under them or having liens
10 subsequent to the trust deed on the real property described below, and their personal
11 representatives, and all persons claiming to have acquired any estate or interest in the property
12 subsequent to the filing of the notice of pendency of action with the county recorder, are forever
13 barred and foreclosed from all equity of redemption in, and claim to, the property and every part
14 of it.

15 11. The property that is the subject of this judgment and order is located in the county
16 of Riverside, state of California, and is described by Exhibit "1" hereto.

17 DATED: 7/31/08

18 
19 JUDGE OF THE SUPERIOR COURT



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Exhibit "1"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1:

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THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, 300 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO FLEN, INC., A CORPORATION, BY DEED RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
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THENCE EAST ON SAID CENTER LINE OF FLORIDA AVENUE, 183 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF IN FLORIDA AVENUE AND NEW CHICAGO AVENUE;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 16, 1969 AS INSTRUMENT NO. 118655 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

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PARCEL 2:

THAT PORTION OF TRACT XI OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY THE PARTITION OF SAID RANCHO SAN JACINTO VIEJO AND DESCRIBED BY THE DECREE OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, NOVEMBER 22, 1882 AND AS SHOWN ON MAP OF SAID PARTITION UNDER SAID DECREE RECORDED DECEMBER 8, 1882 IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 91675 OF OFFICIAL RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA;
THENCE WEST ON THE NORTH LINE OF THE PARCEL SO CONVEYED TO FLEN, INC., 183 FEET
TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT XI, A DISTANCE OF 300 FEET TO
THE CENTER LINE OF FLORIDA AVENUE;
THENCE WESTERLY ALONG THE CENTER LINE OF FLORIDA AVENUE, 50 FEET;
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FEET TO THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC.;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL CONVEYED TO FLEN, INC., 50
FEET TO THE TRUE POINT OF BEGINNING.

-APN: 551-240-046-1



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PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I am employed in the county of Riverside, state of California. I am over the age of 18 and not a party to this action. My business address is 3800 Orange Street, Suite 270, Riverside, California 92501.

On July 18, 2008 I served the foregoing documents which are described as follows: **[PROPOSED] JUDGMENT** by placing a true and correct copy thereof enclosed in a sealed envelope addressed as follows:

William Windham, Esq.
5005 Lamart Drive, Suite 201
Riverside, CA 92507

(Attorneys for Defendants, LUIGI AND AE-SUK RENNA)

I am readily familiar with the firm's practice for collection and processing correspondence for mailing. Under the practice it is deposited in the ordinary course of business with the U.S. Postal Service each same day with postage thereon fully prepaid. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date are more than one day after the date of deposit for mailing stated in the affidavit. I placed the above-referenced document(s) in an envelope for collection and delivery on the aforementioned date.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on July 18, 2008 at Riverside, California.


Kim Jennison



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

Each document to which this certificate is attached
is certified to be a full, true and correct copy of the
original on file and of record in my office.

Superior Court of California
County of Riverside

By _____
DEPUTY



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

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

Each document to which this certificate is attached
is certified to be a full, true and correct copy of the
original on file and of record in my office.

Superior Court of California
County of Riverside

By I. Rosenblom
DEPUTY

Dated: 8/13/08



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



2008-0542497
19/07/2008 08:08A
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THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

RENNA, LUIGI
RENNA, AE SUK
501 S SAN JACINTO AVE NO A
SAN JACINTO CA 92583

DOC # 1999-486198

11/03/1999 08:00A Fee:MC

Page 1 of 1

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



M
KP

KP
①

CERTIFICATE OF LIEN

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

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

SS

No. 0188938

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

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

NAME AND ADDRESS

RENNA, LUIGI
RENNA, AE SUK
501 S SAN JACINTO AVE NO A
SAN JACINTO CA 92583

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
1999-2000	010-032	000143851-4	\$1,735.38	\$173.53	\$38.50	\$10.00

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

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

Executed on OCTOBER 28, 1999

Paul McDonnell

Paul McDonnell, Tax Collector

2024 Remotely Recorded, Date: 2024
San Joaquin County, CA 95209

SITE PLAN



Selected parcel(s):
551-240-046

*Metal
Garage*

IMPORTANT

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

REPORT PRINTED ON...Fri Oct 23 10:37:44 2009

PHOTO EVIDENCE # 1 Ofc. A. Frazier CV05-1806



PHOTO # 1 NOTES: 43271 Florida Ave, Hemet
Picture taken at Florida Ave x New Chicago

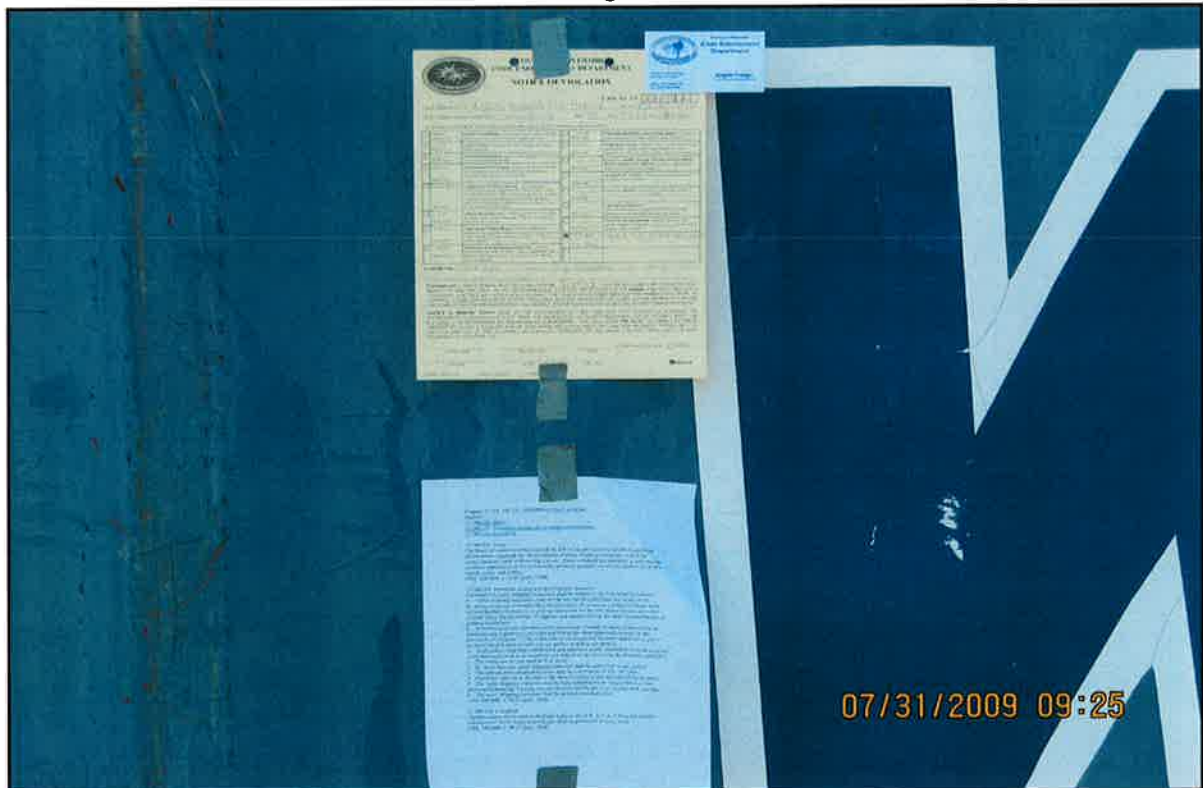


PHOTO # 2 NOTES: NOV for RCC 17.288 and Copy of the Zone requirements for Metal Shipping Containers.

EXHIBIT NO. DZ

PHOTO EVIDENCE # 2 Ofc. A. Frazier CV05-1806



PHOTO # 1 NOTES: Metal shipping container is located at the rear of the property, but visible from the road right of way.

End of Photo Evidence.

PHOTO # 2 NOTES:

EXHIBIT NO. D3







COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 05-1806

THE PROPERTY AT: 43271 Florida Ave, Hemet APN#: 551-240-0416

WAS INSPECTED BY OFFICER: Frazier, A ID#: 78 ON 7/31/09 AT 0904 am/pm

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

<input type="checkbox"/> 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="checkbox"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/> 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="checkbox"/> 8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/> 17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/> 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="checkbox"/> 17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/> 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="checkbox"/> 17. (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/> 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="checkbox"/> 17. (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/> 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="checkbox"/> 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="checkbox"/> 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 checked="" type="checkbox"/> 17.252 (RCO 348)	Metal Shipping Containers
		<input type="checkbox"/>	

COMMENTS: Bested copy of Zone Requirements for Metal Shipping Containers.

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 8/31/09. 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 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 _____ EXHIBIT NO. E

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



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-2023

MICHAEL O'CONNOR
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
JIM MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No: CV 05 1806

I, Angela Frazier, the undersigned, hereby declare:

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

County of Riverside
Code Enforcement Department
39493 Los Alamos Rd., Suite A
Murrieta, CA 92563

That on **07/31/2009** at **0904 hours**, I securely and conspicuously posted **Field Notice of Violation for RCC 17.288 Metal Shipping Containers** the property described as:

Property Address: 43271 Florida Ave, Hemet
Assessor's Parcel Number: 551.240.046

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

Executed on **07/31/2009** at Murrieta, California.

CODE ENFORCEMENT DEPARTMENT

By: Angela Frazier
Angela Frazier, Code Enforcement Officer, II

EXHIBIT NO. E2



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

NOTICE OF VIOLATION

August 12, 2009

See attached Notice List/Interested Parties

Re: Case No.: CV05-1806

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 43271 Florida Avenue, Hemet, California, Assessor's Parcel Number 551-240-046, is in violation of Riverside County Code Section(s) 17.288.020, an Ordinance of the County of Riverside providing for land use planning and zoning regulations and related functions. **Such violation(s) are described as:**

1. METAL SHIPPING CONTAINER

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of Riverside County Code by:

1. Obtain a permit/approval from the Planning Department or remove metal shipping container.

COMPLIANCE MUST BE COMPLETED BY SEPTEMBER 12, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN that at the conclusion of this case you will receive a Summary of Administrative Costs associated with the processing of such violation(s), at an hourly rate of **\$109.00** as determined by the Board of Supervisors.

You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of service of the Summary of Administrative Costs, pursuant to section 1.16.080 of Riverside County Code.

Lydon For:
A Frazier, Code Enforcement Officer

PROOF OF SERVICE BY MAIL
Case No. CV05-1806

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 39493 Los Alamos Road, 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 12 day of August 2009, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION
RCC 17.288.020

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:

1. Ron S. Potter, ESQ
Chandler, Potter & Associates
3800 Orange Street Suite 270
Riverside, Ca 92501
2. Mary Beth Davidson
44562 Olive
Hemet, CA 92544
3. First American Tile Insurance
As Trustee
1515 W. Florida Ave, Suite A
Hemet, CA 92543
4. Mr. Bill Garber and Mr. Donald Currie
PO BOX 458
Upland, CA 91786
5. Luigi Renna
Ae-Suk Renna
501 S San Jacinto Ave
San Jacinto, CA 92583
6. Margaret Ann Ollerton
3285 Vista Way
Hemet, CA 92544-4954

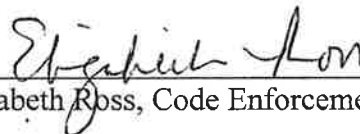
EXHIBIT NO. E4

7. Kevin B. Cozad and Christine R. Cozad
44344 Maybeery Ave
Hemet, Ca 92544
8. Lucille P Graber
1136 Columbia Ave
Ontario, CA 91764
9. Ae S Renna
308 E Seventh St.
San Jacinto, Ca 92583-4710
10. William Windham, ESQ
5005 Lamart Drive, Suite 201
Riverside, CA 92507
11. Luigi Renna
AE SUK Renna
43271 E. Florida Ave
Hemet, Ca 92544

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 12th of August, 2009 at MURRIETA, CALIFORNIA.


Elizabeth Ross, Code Enforcement Aide

Article Number: 7006276000005792902, 7006276000005792919, 7006276000005792926,
7006276000005792933, 7006276000005792940, 7006276000005792957, 7006276000005792964,
7006276000005792971, 7006276000005792988, 7006276000005792995, 7006276000005793008

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

OFFICIAL USE

7006 2760 0000 0579 2902

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

Postmark
Here

Ron S. Potter, ESQ
Chandler, Potter & Associates
3800 Orange Street Suite 270
Riverside, Ca 92501
cv051806 apn: 551

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

REC'D AUG 17 2009

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *R. Jensen*

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/14

Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

Ron S. Potter, ESQ
Chandler, Potter & Associates
3800 Orange Street Suite 270
Riverside, Ca 92501
cv051806 apn: 551

- Mail Express Mail
 d Return Receipt for Merchandise
 ail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7006 2760 0000 0579 2902

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. ES

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

OFFICIAL U.S. MAIL

7006 2760 0000 0579 2919

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

Postmark
Here

Mary Beth Davidson
44562 Olive
Hemet, CA 92544
cv051806 apn: 551

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

REC'D AUG 27 2009

1. Article Addressed to:

Mary Beth Davidson
44562 Olive
Hemet, CA 92544
cv051806 apn: 551

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
**M Davidson*
- B. Received by (Printed Name) Date of Delivery
 B-26-09
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

- Mail Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7006 2760 0000 0579 2919

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO.

Ex

CERTIFIED MAIL™

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563



7006 2760 0000 0579 2926

UNITED STATES POSTAGE
FIRST CLASS
\$ 05.54⁰
02 1M
004377091 AUG 12 2009
MAILED FROM ZIP CODE 92564



RETURNED TO SENDER
Forwarding of Mailed Mailpiece
 Insufficiently Addressed
 No Postage or NPA
 No Such Address
 No Such Number
 No Such Name

First American Tile Insurance
As Trustee
1515 W. Florida Ave, Suite A
Hemet, CA 92543

NEED AUG 24 2009

NIXIE 925 925 05 08/23/09

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

RETURN RECEIPT REQUESTED

EC: 92559303993



7006 2760 0000 0579 2926

U.S. Postal Service™
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OFFICIAL USE

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

Postmark
Here

First American Tile Insurance
As Trustee
1515 W. Florida Ave, Suite A
Hemet, CA 92543
cv051806 apn: 551

PS Form 3800, August 2005

EXHIBIT NO.

e7

7006 2760 0000 0579 2933

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

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

OFFICIAL USE

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

Mr. Bill Garber and Mr. Donald Currie
PO BOX 458
Upland, CA 91786
CV051806 APN: 551

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mr. Bill Garber and Mr. Donald Currie
PO BOX 458
Upland, CA 91786
CV051806 APN: 551

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
[Signature] Addressee

B. Received by (Printed Name) Yes
Tom Garber C. Date of Delivery No

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



Mail Express Mail
d Return Receipt for Merchandise
tail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7006 2760 0000 0579 2933**

PS Form 3811, August 2001

Domestic Return Receipt

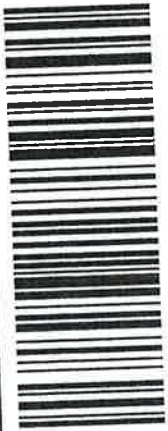
102595-02-M-1540

EXHIBIT NO.

eo

CERTIFIED MAIL™

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563



7006 2760 0000 0579 2940

REC'D AUG 17 2009

**Luigi Renna
Ae-Suk Renna
501 S San Jacinto Ave
San Jacinto, CA 92583**

NIXIE 923 SE 1 OE 08/15/09

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RETURN RECEIPT REQUESTED

EC: 92363509993

*577-00792-12-31



\$ 05.54⁰
02 1M
0004277091 AUG 12 2009
MAILED FROM ZIP CODE 92504

7006 2760 0000 0579 2940

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OFFICIAL USE

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

Postmark
Here

**Luigi Renna
Ae-Suk Renna
501 S San Jacinto Ave
San Jacinto, CA 92583
CV051806 APN:551**

PS Form 3800, August 2006

EXHIBIT NO. _____

EA

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

7006 2760 0000 0579 2957

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

Postmark
Here

Margaret Ann Ollerton
3285 Vista Way
Hemet, CA 92544-4954
CV051806 APN :551

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Margaret Ann Ollerton
3285 Vista Way
Hemet, CA 92544-4954
CV051806 APN :551

COMPLETE THIS SECTION ON DELIVERY

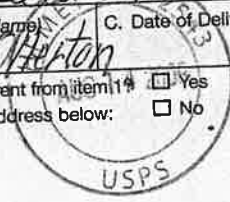
A. Signature Agent
X Margaret Ollerton Addressee

B. Received by (Printed Name) Agent
Margaret Ollerton Addressee

C. Date of Delivery
7/20/09

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

REC'D AUG 1 2009



- Mail
- Express Mail
- Return Receipt for Merchandise
- Registered Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7006 2760 0000 0579 2957

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E10

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

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

OFFICIAL US

7006 2760 0000 0579 2964

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

Postmark
Here

Kevin B. Cozad and Christine R. Cozad
44344 Maybeery Ave
Hemet, Ca 92544
CV051806 APN:551


PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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

1. Article Addressed to:

Kevin B. Cozad and Christine R. Cozad
44344 Maybeery Ave
Hemet, Ca 92544
CV051806 APN:551

REC'D AUG 25 2009

Mail Express Mail
 Return Receipt for Merchandise
 C.O.D.

2. Article Number
 (Track from service label)

7006 2760 0000 0579 2964

4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, August 2001

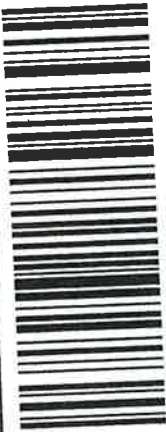
Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E11

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563

CERTIFIED MAIL™



7006 2760 0000 0579 2971



REC'D AUG 20 2009

P.O. Box

**Lucille P Graber
1136 Columbia Ave
Ontario, CA**

NIXIE

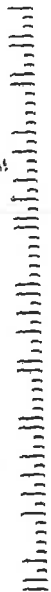
917 5C 1

06 08/16/09

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 9256950999

*2577-00789-12-99



RETURN RECEIPT REQUESTED 917649 99299999

7006 2760 0000 0579 2971

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark
Here

**Lucille P Graber
1136 Columbia Ave
Ontario, CA 91764
CV051806 APN:551**

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. FR

7006 2760 0000 0579 2988

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

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

Postmark
Here

Ae S Renna
308 E Seventh St.
San Jacinto, Ca 92583-4710
CV051806 APN:551

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>x Ae Suk Renna</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Ae Suk Renna</i></p> <p>C. Date of Delivery <i>8/14/09</i></p>
<p>1. Article Addressed to:</p>	<p>Does delivery address differ from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>Ae S Renna 308 E Seventh St. San Jacinto, Ca 92583-4710 CV051806 APN:551</p>	<p>3. <input type="checkbox"/> Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7006 2760 0000 0579 2988</p>	
<p>PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540</p>	

REC'D AUG 17 2009

EXHIBIT NO. E 13

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

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

OFFICIAL USE

7006 2760 0000 0579 2995


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

Postmark
Here

William Windham, ESQ
5005 Lamart Drive, Suite 201
Riverside, CA 92507
CV051806 APN:551

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature </p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery AUG 13 2009</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>William Windham, ESQ 5005 Lamart Drive, Suite 201 Riverside, CA 92507 CV051806 APN:551</p>	<p>REC'D AUG 14 2009</p> <p>Mail <input type="checkbox"/> Express Mail d <input type="checkbox"/> Return Receipt for Merchandise fail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Traceable from service label)</p> <p>7006 2760 0000 0579 2995</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. EM

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

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

OFFICIAL USE

7006 2760 0000 0579 3008

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

Postmark
Here

Luigi Renna
AE SUK Renna
43271 E. Florida Ave
Hemet, Ca 92544
CV051806 APN:551

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Luigi Renna
AE SUK Renna
43271 E. Florida Ave
Hemet, Ca 92544
CV051806 APN:551

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X *AE Suk Renna* Agent Addressee
- B. Received by (Printed Name) *AE SUK Renna* C. Date of Delivery *8-13-09*
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

REC'D AUG 14 2009

- Mail Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7006 2760 0000 0579 3008

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E 15

When recorded please mail to:
5025

LJC # 2007-0563415
09/04/2007 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



030
M
030
φ

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
LUIGI RENNA &
AE SUK RENNA

)

Case No. CV05-1806

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.72.010) described as EXCESSIVE OUTSIDE STORAGE. Such Proceedings are based upon the noncompliance of such real property, located at 43271 FLORIDA AVENUE, HEMET, CA, and more particularly described as Assessor's Parcel Number 551-240-046 and having a legal description of 1.14 ACRES IN POR SW ¼ OF SEC 8 T5S R1E, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.72.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Officer Carol Forrey, (951)791-3600.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

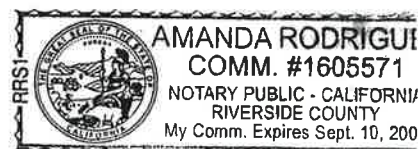
State of California)
County of Riverside)

On 8/28/2007 before me, Amanda Rodriguez , Notary Public, personally appeared Mary Overholt, 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, execu

WITNESS my hand and official seal.

EXHIBIT NO. F

[Signature]



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



February 11, 2010

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS
AND ABATE PUBLIC NUISANCE

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

Case No.: CV05-1806
APN: 551-240-046
Property: 43271 East Florida Ave. Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 (RCC Title 17) and 725 (RCC Title 1) to consider the abatement of the Excessive Outside Storage- shipping container located on the SUBJECT PROPERTY described as **43271 East Florida Ave. Hemet, Riverside County, California**, and more particularly described as Assessor's Parcel Number 551-240-046.

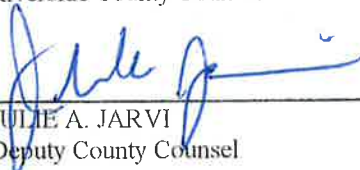
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the Excessive Outside Storage- shipping container from the real property.

SAID HEARING will be held on **Tuesday, March 16, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under 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 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

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 43271 E Florida Avenue, Hemet
Case No.: CV 05-1806; APN: 551-240-046; District 3

LUIGI RENNA
AE SUK RENNA
43271 E FLORIDA AVE.
HEMET, CA 92544

MARGARET ANN OLLERTON
3285 VISTA WAY
HEMET, CA 92544

MR. BILL GRABER
PO BOX 458
UPLAND, CA 91786

MARY BETH DAVIDSON
44562 OLIVE
HEMET, CA 92544

G.F. PARTNERSHIP
CHANDLER, POTTER & ASSOCIATES
3800 ORANGE ST., SUITE 270
RIVERSIDE, CA 92501

NOTICE LIST

Subject Property: 43271 E Florida Avenue, Hemet
Case No.: CV 05-1806; APN: 551-240-046; District 3

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:

MR. BILL GRABER
PO BOX 458
UPLAND, CA 91786
CV05-1806 *RENNA* ABT 5

2. Article Number
(Transfer from service label) **7009 1680 0000 9025 3413**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Agent Addressee

C. Date of Delivery **2/12/10**

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

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:

MARGARET ANN OLLERTON
3285 VISTA WAY
HEMET, CA 92544
CV05-1806 *RENNA* ABT 5

2. Article Number
(Transfer from service label) **7009 1680 0000 9025 3437**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Agent Addressee

C. Date of Delivery **2/12/10**

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

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:

LUIGI RENNA
AE SUK RENNA
43271 E FLORIDA AVE.
HEMET, CA 92544
CV05-1806 *RENNA* ABT 5

2. Article Number
(Transfer from service label) **7009 1680 0000 9025 3420**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Agent Addressee

C. Date of Delivery **2/12/10**

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

EXHIBIT NO. **G3**

NOTICE LIST

Subject Property: 43271 E Florida Avenue, Hemet
Case No.: CV 05-1806; APN: 551-240-046; District 3

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:

MARY BETH DAVIDSON
44562 OLIVE
HEMET, CA 92544
CV05-1806 *RENNA* ABT 5

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent
 B. Received by (Printed Name) Addressee
 C. Date of Delivery 2-12
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7009 1680 0000 9025 3406

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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:

G.F. PARTNERSHIP
CHANDLER, POTTER & ASSOCIATES
3800 ORANGE ST., SUITE 270
RIVERSIDE, CA 92501
CV05-1806 *RENNA* ABT 5

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent
 B. Received by (Printed Name) Addressee
 C. Date of Delivery 2-12
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7009 1680 0000 9025 3390

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

1 **PROOF OF SERVICE**

2 Case Nos. CV05-1806

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Yadira Oseguera, declare that I am a citizen of the United States and am employed in the County of
5 Riverside, over the age of 18 years and not a party to the within action or proceeding; that my
6 business address is 3960 Orange Street, 5th Floor, Riverside, California 92501.

7 That on February 11, 2010 I served the following document(s):

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

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

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

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

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

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

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

23 EXECUTED ON February 11, 2010 at Riverside, California.

24 
25 _____
26 YADIRA OSEGUERA

27
28 EXHIBIT NO. 65



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

February 17, 2010

RE CASE NO: CV051806

I, Angela Frazier, 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 02/17/2010 at 0905 hrs, I securely and conspicuously posted Field Notice to Correct County Ordinance Violation and Abate Public Nuisance at the property described as:

Property Address: 43271 E FLORIDA AVE, HEMET

Assessor's Parcel Number: 551-240-046

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

Executed on February 17, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Angela Frazier

By: Angela Frazier, Code Enforcement Officer

EXHIBIT NO. 66