

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

404B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 25, 2010

**SUBJECT:** Abatement of Public Nuisance [Grading Without a Permit]  
Case No.: CV 07-7082  
Subject Property: 1 Parcel North of 14478 Burwood Drive, Perris  
APN: 286-240-017  
District One

**RECOMMENDED MOTION:** Move that:

- (1) The grading without permits on the real property located at One Parcel North of 14478 Burwood Drive, Perris, Riverside County, California, APN: 286-240-017, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit grading of more than fifty (50) cubic yards without a grading permit.
- (2) A five (5) year hold on the issuance of building permits and land use approvals be placed on The Property.

*[Signature]*  
\_\_\_\_\_  
JULIE A. JARVI, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

(Continued)

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY: *[Signature]*  
Tina Grande

**County Executive Office Signature**

Policy  Policy

Consent  Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: April 6, 2010  
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

**Prev. Agn. Ref.:** \_\_\_\_\_ **District:** 1 **Agenda Number:** \_\_\_\_\_

**9.1**

- (3) ZSB Development, Inc., the owner of the subject real property or whoever has possession or control of the premises, be directed to restore the unpermitted grading so as to prevent offsite drainage and slope erosion within ninety (90) days.
- (4) If the owner or whoever has possession or control of the real property do not take the above described action within ninety (90) days of the date of the mailing and posting of the Board's Order to Abate, that representatives of the Code Enforcement Department are authorized to obtain the services of a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, to restore the property so as to prevent offsite drainage and slope erosion.
- (5) The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.
- (6) Upon the restoration of the property, so as to prevent offsite drainage and slope erosion, and payment of all abatement costs assessed against the property the five (5) year hold on the issuance of building permits and land use approvals will be lifted.
- (7) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the grading without a permit on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An inspection was made of the subject property by the Code Enforcement Officer on August 22, 2007. The inspection revealed imported dirt and a pad that had been graded on the property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer estimated that approximately one hundred eighty three (183) cubic yards of dirt has been graded. A search of Riverside County records indicates that no permit for grading has been obtained. This creates a public and attractive nuisance.
2. Follow-up inspections on April 17, 2009, August 12, 2009, September 1, 2009, October 16, 2009, October 22, 2009, December 2, 2009 and March 24, 2010, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for grading without a permit.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 07-7082  
4 [GRADING WITHOUT PERMITS] APN: 286- )  
5 240-017, 1 PARCEL NORTH OF 14478 ) DECLARATION OF OFFICER  
6 BURWOOD DRIVE, PERRIS, COUNTY OF ) RON WELCH  
7 RIVERSIDE, STATE OF CALIFORNIA; ZSB )  
8 DEVELOPMENT, INC., OWNER. ) [R.C.O. Nos. 457 (RCC Title 15) and 725  
9 ) (RCC Title 1) and Board of Supervisors Policy  
10 ) F-6]  
11 )  
12 )  
13 )  
14 )  
15 )  
16 )  
17 )  
18 )  
19 )  
20 )  
21 )  
22 )  
23 )  
24 )  
25 )  
26 )  
27 )  
28 )

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

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

14 2. I am informed and believe and based thereon allege that on August 22, 2007, Code  
15 Enforcement Officer Molina conducted an initial inspection of the real property described as 1 Parcel  
16 North of 14478 Burwood Drive, Perris, Riverside County, California and further described as Assessor's  
17 Parcel Number 286-240-017 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of  
18 a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A"  
19 and incorporated herein by reference.

20 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
21 ZSB Investment, Inc. (hereinafter referred to as "OWNER"). A certified copy of the County Equalized  
22 Assessment Roll for the year 2009-2010 and a copy of the County Geographic Information System  
23 ("GIS") report is attached hereto and incorporated herein by reference as Exhibit "B."

24 4. Based upon the Lot Book Report issued by RZ Title Company on September 10, 2009, it  
25 is determined that no other parties potentially hold a legal interest in THE PROPERTY. A true and  
26 correct copy of the Lot Book Report is attached hereto and incorporated herein as Exhibit "C."

27 5. I am informed and believe and based thereon allege that on August 22, 2007, Code  
28 Enforcement Officer Molina went to THE PROPERTY, which was open and accessible, to conduct an

1 initial inspection. The officer visually estimated that approximately one hundred eighty three (183)  
2 cubic yards of dirt had been imported onto THE PROPERTY. While conducting his inspection, a truck  
3 pulled up to THE PROPERTY with the bed filled with dirt and rock. Officer Molina approached the  
4 truck driver who stated that he was a contractor who had permission from THE PROPERTY OWNER to  
5 dump the dirt onto THE PROPERTY. Officer Molina contacted OWNER and inquired as to whether he  
6 had a grading permit and OWNER stated he did not. The officer then directed the driver to halt delivery  
7 of the fill dirt. Officer Molina determined that THE PROPERTY constituted a public nuisance in  
8 violation of the provisions set forth in Riverside County Ordinance (“RCO”) No 457, Section 4,  
9 Subdivision (J)(2), as codified in Riverside County Code (“RCC”) Title 15. He posted a Notice of  
10 Violation (RCO No. 457) to THE PROPERTY.

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

13 7. On August 29, 2007 and December 3, 2009, Notices of Violation for Unapproved  
14 Grading were sent to OWNER by certified mail, return receipt requested. The notice advised that the  
15 property owner was required to provide complete restoration or remediation to THE PROPERTY  
16 affected by the unapproved grading. The notice further advises that failure to bring THE PROPERTY  
17 into compliance will result in criminal, administrative, or civil action being brought against the owner  
18 including penalties, restoration, or remediation of the illegal grading by the County. In addition, the  
19 notice states RCO No. 457 allows for the Department of Building & Safety to place a five year flag on  
20 the issuance of building permits and land use approvals for property that has been graded without  
21 approval or permits.

22 8. On April 17, 2009, I conducted a follow-up inspection of THE PROPERTY. I observed  
23 that the fill dirt remained on THE PROPERTY in violation of RCO No. 457. I measured the area as  
24 eighteen (18) feet in height and forty (40) feet wide and eighty (80) feet deep and calculated the area as  
25 two hundred (250) cubic yards. I research County records and found no grading permits had been  
26 obtained for THE PROPERTY.

27 ///

28 ///

1           9.       On August 12, 2009, September 1, 2009, October 16, 2009, October 22, 2009 and  
2 December 2, 2009, I conducted follow-up inspections of THE PROPERTY. No permits had been  
3 acquired for the grading and I observed no change in the condition of THE PROPERTY which remained  
4 in violation of RCO No. 457.

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

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

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

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

20           14.       A Notice of Non-Compliance was recorded in the Office of the County Recorder, County  
21 of Riverside, State of California, on September 14, 2007 as Instrument Number 2007-0583663, a true  
22 and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

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

25           16.       A subsequent inspection on March 24, 2010 revealed that THE PROPERTY remained in  
26 violation of RCO Nos. 457 (RCC Title 15) due to the grading without permits.

27           17.       On February 24, 2010, the second notice – "Notice to Correct County Ordinance  
28 Violations and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing

1 scheduled for April 6, 2010, as required by Riverside County Ordinance No. 725, was mailed to  
2 OWNER by certified mail, return receipt requested and on March 24, 2010 was posted on THE  
3 PROPERTY. True and correct copies of the notice, returned receipt cards, together with the proof of  
4 service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and incorporated  
5 herein by reference.

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

8 19. Accordingly, the following findings and conclusions are recommended:

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

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

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

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

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

23 ///  
24 ///  
25 ///  
26 ///  
27 ///  
28 ///

1 (f) that reasonable costs of abatement, after notice and opportunity for hearing, shall  
2 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457  
4 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 25 day of March, 2010 at 7:30am California.

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

  
\_\_\_\_\_  
RON WELCH  
Code Enforcement Officer  
Code Enforcement Department

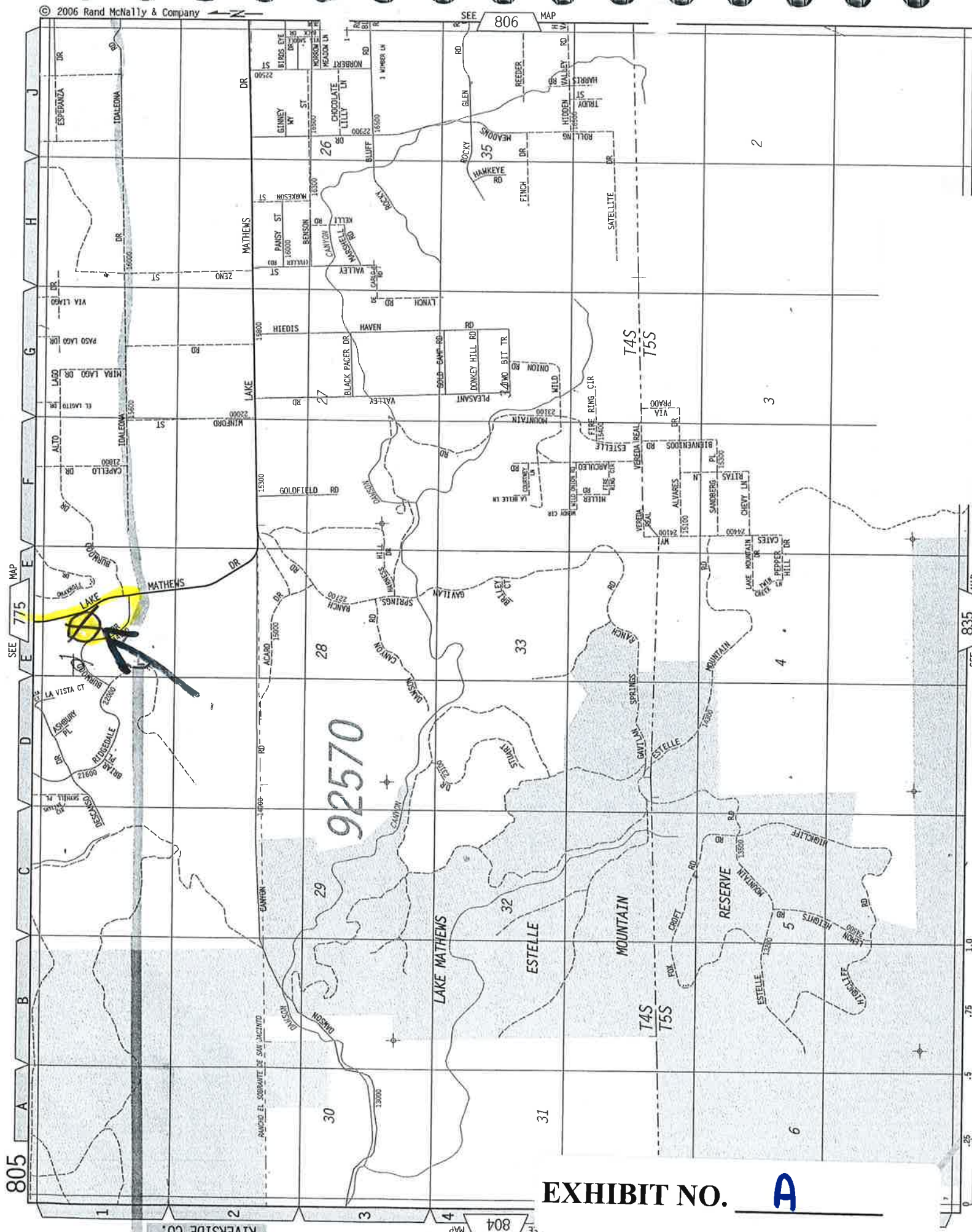


EXHIBIT NO. **A**

1.0 miles 1 in. = 2400 ft.

805

804 MAP

835 MAP

775 MAP

806 MAP

RIVERSIDE CO.



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

<b>Assessment #286240017-6</b>		<b>Parcel # 286240017-6</b>	
<b>Assessee:</b>	ZSB DEV INC	<b>Land</b>	254,689
<b>Mail Name:</b>	C/O SERATO PROPERTIES INV	<b>Full Value</b>	254,689
<b>Mail Address:</b>	P O BOX 70240	<b>Total Net</b>	254,689
<b>City, State Zip:</b>	RIVERSIDE CA 92513	<div style="border: 1px solid black; padding: 5px; display: inline-block;">View Parcel Map</div>	
<b>Real Property Use Code:</b>	YY		
<b>Base Year</b>	2007		
<b>Conveyance Number:</b>	0032734		
<b>Conveyance (mm/yy):</b>	1/2006		
<b>PUI:</b>	Y040000		
<b>TRA:</b>	59-029		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 39 MB 049/072 TR 2655		

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

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

*Larry W. Ward*  
Assessor - County Clerk - Recorder  
County of Riverside, State of California  
**DEC 29 2009**

Dated: \_\_\_\_\_



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

EXHIBIT NO.     B



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 49/72  
SUBDIVISION NAME: TR 2655  
LOT/PARCEL: 39, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 2655

**LOT SIZE**

RECORDED LOT SIZE IS 5.47 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 805 GRID: E1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: OCT. 26, 2006  
LAFCO CASE #: 2005-17-1,2&5  
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)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR5W SEC 21

**ELEVATION RANGE**

1836/2080 FEET

**PREVIOUS APN**

102-407-061

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-EDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-2 1/2 (CZ 5086)

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

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

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

---

**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**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

---

**FIRE**

---

**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREAS**  
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.  
NORTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKE MATHEWS

**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**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
34

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
WMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SANTA ANA RIVER

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.  
  
UNDETERMINED POTENTIAL.  
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
CORONA-NORCO UNIFIED

**COMMUNITIES**  
LAKE MATHEWS

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
LAKE MATHEWS #128 -  
ROAD MAINTAINANCE

**LIGHTING (ORD. 655)**  
ZONE B, 43.77 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042007

**TAX RATE AREAS**

- 059-029
- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 128
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2
- WESTERN MUN WATER IMP DIST U-3

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV077082	ABATEMENT	Aug. 27, 2007

REPORT PRINTED ON...Thu Dec 31 09:24:51 2009



Burwood  
GWP  
CV077082

# INVOICE

<b>Order Number:</b> 19714	<b>Order Date:</b> 9/10/2009
----------------------------	------------------------------

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV07-7082 / Amanda Ricks  
IN RE: ZSB DEVELOPMENT, INC.

Product and/or Service ordered for Property known as:	
<b>Vacant Land</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

Payment due upon receipt. Please remit to:

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

**EXHIBIT NO.**     C



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

---

## Lot Book Report

Order Number: **19714**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV07-7082 / Amanda Ricks

IN RE: ZSB DEVELOPMENT, INC.

Order Date: 9/10/2009

Dated as of: 9/9/2009

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 286-240-017-6

**Assessments:**

Land Value:	\$249,696.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$249,696.00

## Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$1,383.49
Penalty	\$138.34
Status	NOT PAID-DELINQUENT
Second Installment	\$1,383.49
Penalty	\$169.34
Status	NOT PAID-DELINQUENT





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

Order Number: 19714

Reference: CV07-7082 / Ama

## Property Vesting

The last recorded document transferring title of said property

Dated	12/12/2005
Recorded	01/13/2006
Document No.	2006-0032734
D.T.T.	\$264.00
Grantor	Chris Roman and Amy E. Roman, husband and wife as joint tenants
Grantee	Z.S.B. Development, Inc.

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	ZSB Dev. Inc.
Case No.	CV07-7082
Recorded	09/14/2007
Document No.	2007-0583663

## Legal Description

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

LOT 39, TRACT NO. 2655, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 49, PAGE 72, 73 AND 74 OF MAPS, RECORDS OF SAID COUNTY RECORDER.



DOC # 2006-0032734  
 01/13/2006 08:00A Fee:36.00  
 Page 1 of 4 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
 RECORDING REQUESTED BY:

Stewart

AND WHEN RECORDED MAIL TO:

S.B. Development, Inc  
 C/O Serrata Properties  
 Investment  
 P.O. Box 70240  
 Riverside Ca 92513

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
			4						
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Tra 059  
 DTT 264.00

Grant Deed

36

Title of Document

T  
 MA

THIS AREA FOR  
 RECORDER'S  
 USE ONLY

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

ACR 238-02 (REV 03/02)

Public Record

STEWART TITLE-Riverside

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

Escrow No. 32733RGG  
Title Order No.

When Recorded Mail Document  
and Tax Statement To:

S.B. Development, Inc.  
C/O Serrato Properties Investment  
P.O. Box 70240  
Riverside, CA 92513

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

APN: 286-240-017

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA # 059-029

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ 264.00

- 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 City of Perris

514301966

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Chris Roman and Amy E. Roman, Husband and Wife as Joint Tenants



hereby GRANT(S) to Z. S.B. Development, Inc.

the following described real property in the City of Perris  
County of Riverside, State of California:

Lot 39, Tract 2655, County of Riverside, State of California, as per map recorded in Book 49, Pages 72, 73 and 74  
of Maps, in the office of the County Recorder of said County.

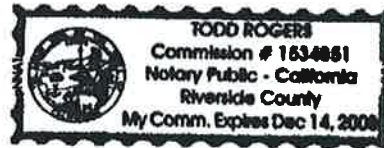
Property Address: Vacant Land., Apn #286-240-017, Perris, CA 92570

DATED: December 12, 2005

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON Dec. 16, 2005 before me,  
Todd Rogers personally appeared  
Chris Roman  
Amy E. Roman

Chris Roman  
Chris Roman  
Amy E. Roman  
Amy E. Roman

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 [Signature]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

Public Record

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of RIVERSIDE, Unincorporated Area, described as follows:

LOT(S) 39 OF TRACT NO. 2655, AS SHOWN BY MAP ON FILE IN BOOK 49 PAGE(S) 72, 73 AND 74 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS IN, ON OR UNDER THE SURFACE OF SAID LAND AND ALL RIGHTS OF OWNERSHIP THEREIN, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY RALPH G. RITCHIE AND WINIFRED D. RITCHIE, HUSBAND AND WIFE, IN THE DEED RECORDED SEPTEMBER 27, 1961 IN BOOK 2989, PAGE 7, OFFICIAL RECORDS.

APN: 286-240-017-6

End of Legal Description

Government Code 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Todd Rogers

Commission No.: 1534851

Date Commission expires: 12-14-08

County: Riverside

By: 

Date: 1-13-06

When recorded please mail to:  
Mail Stop# 5144

DOC # 2007-0583663

09/14/2007 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 for UNAPPROVED GRADING**

0 023

M  
023

In the matter of the Property of )

Case No.: CV07-7082

ZSB DEV. INC. C/O SERATO PROPERTIES INV.)

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457, (RCC Title 15) described as GRADING WITHOUT APPROVAL from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 1 PARCEL NORTH OF 14478 BURWOOD DRIVE, PERRIS, CA and more particularly described as Assessment Parcel No. 286-240-017 and having a legal description of 5.47 ACRES IN LOT 39 MB 049/072 TR 2655 39/NA with the requirements of Ordinance No. 457, (RCC Title 15).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff Street, Lake Elsinore, CA 92530, Attention Code Enforcement Officer Mano Molina (951) 245-3186.

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

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 11, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By:   
Mark Slocum  
Code Enforcement Department

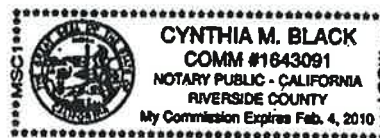
**ACKNOWLEDGMENT**

State of California)  
County of Riverside)

On 9/6/07 before me, Cynthia Black, Notary Public, personally appeared Mark Slocum, 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.

  
\_\_\_\_\_



Public Record



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Lake Elsinore District Office  
117 S. Langstaff Street  
Lake Elsinore, California 92530  
(951) 245-3186 – Fax (951) 245-3205

CASES# CV077082 PROPERTY SITUS: 1 Par N of 14478 Burwood

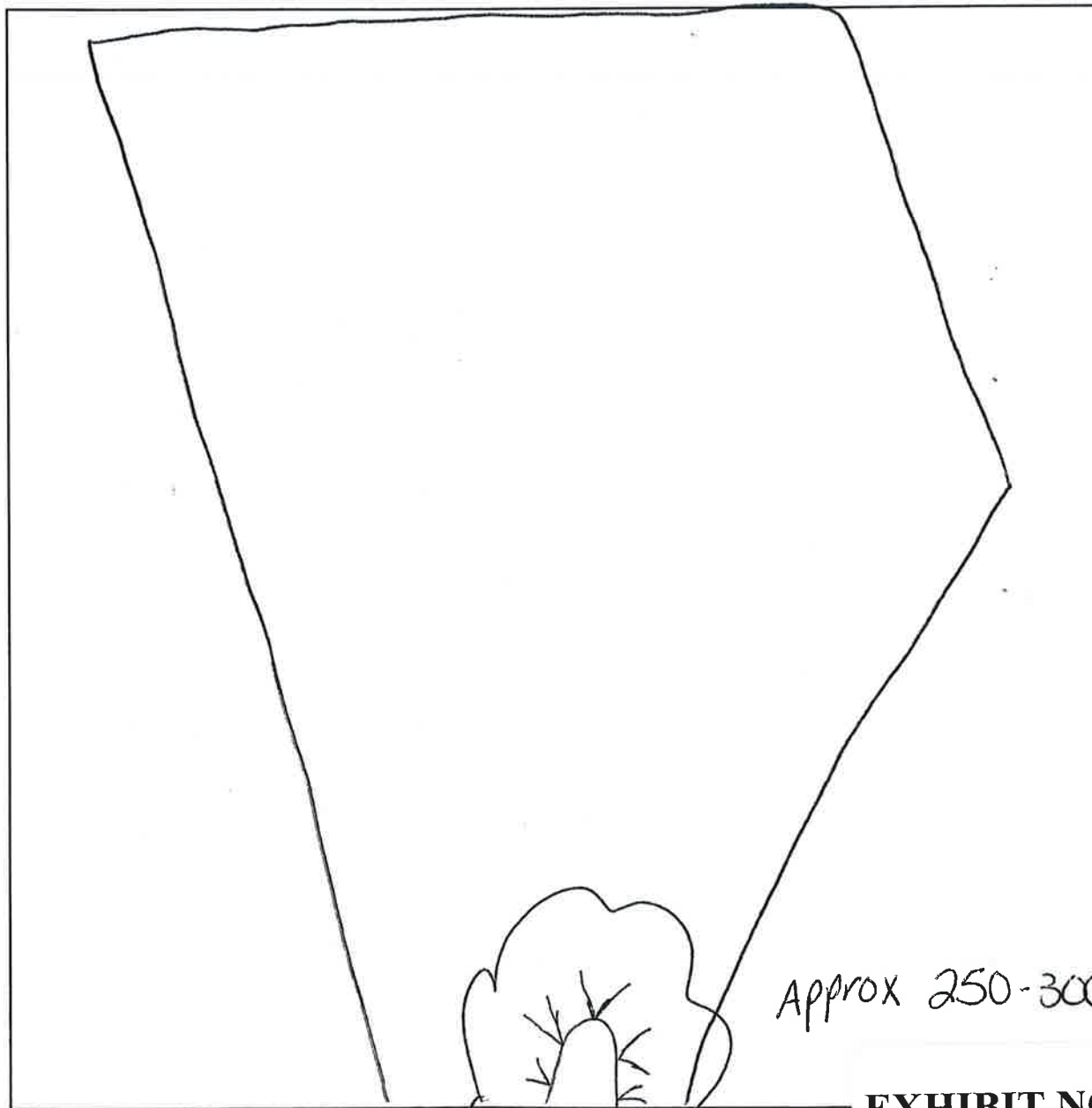
A.P.N. : 286-240-017 DRAWN ON (date) 11/24/09 DRAWN BY: Welch

Provide North Arrow

REAR PROPERTY LINE

S  
I  
D  
E  
  
P  
R  
O  
P  
E  
R  
T  
Y  
  
L  
I  
N  
E

S  
I  
D  
E  
  
P  
R  
O  
P  
E  
R  
T  
Y  
  
L  
I  
N  
E



Approx 250-300cu yd.

**EXHIBIT NO. D**

NOT TO SCALE

SIT.05 –Code Enforcement 10.07

Burwood ST./AV./DR

FRONT PROPERTY LINE





12/02/2009 13:04

EXHIBIT NO. D<sup>2</sup>

**PHOTOGRAPHIC EVIDENCE Case #CV077082**



R Welch PHOTO # NOTES: 9-01-09



R Welch PHOTO # NOTES: 9-01-09

**PHOTOGRAPHIC EVIDENCE Case #CV077082**



R Welch PHOTO # NOTES: 8/12/09



R Welch PHOTO # NOTES: 8/12/09

**EXHIBIT NO.** D4

**PHOTOGRAPHIC EVIDENCE Case #CV077082**



R Welch PHOTO # NOTES:



R Welch PHOTO # NOTES:

**EXHIBIT NO.**     D<sup>5</sup>

**PHOTOGRAPHIC EVIDENCE Case #CV077082**



R Welch PHOTO # NOTES:

N/A

R Welch PHOTO # NOTES:

**EXHIBIT NO.**     D<sup>6</sup>

CV07-7082. APN# 286-240-017 Officer M.MOLINA  
Photo #1 Photo #2



EXHIBIT NO. 7

CV07-7082.  
Photo #3

APN# 286-240-017

Officer M.MOLINA  
Photo #4



EXHIBIT NO.     D<sub>8</sub>

CV07-7082.  
Photo #5

APN# 286-240-017

Officer M.MOLINA  
Photo #6



EXHIBIT NO. 5



CV07-7082.  
Photo #7

APN# 286-240-017

Officer M.MOLINA  
Photo #8



CV07-7082. APN# 286-240-017 Officer M.MOLINA  
Photo #9 Photo #10



CV07-7082. APN# 286-240-017 Officer M.MOLINA  
Photo #11 Photo #12



CV07-7082.  
Photo #13

APN# 286-240-017

Officer M.MOLINA  
Photo #14



*Photographs*



Grading on hillside

EXHIBIT NO. D14

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO.: CV07-7082 APN 280-240-017

THE PROPERTY AT 1 P/N OF 14478 BARKWOOD DR  
WAS INSPECTED AT 3:06 am/pm ON 08/22/07  
BY M. MOLINA

(Name of Inspector or Investigator/ Badge No.)

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

CODE REC 15 SECTION 12.020 (J1/2)  
GRADING WITHOUT PERMIT - IMPACT OF  
OVER 50 CUBIC YARDS OF EARTH AND ROCK TO  
CREATE PAD.

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY  
PROVIDE COMPLETE RESTORATION AND RECREATION  
OF PROPERTY AFFECTED BY GRADING/STOCK PILING

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED  
ON OR ABOUT SEPT 27, 07. FAILURE TO COMPLY BY THIS DATE  
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE  
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR  
THE ABATEMENT AND ENFORCEMENT COSTS.

**PENALTY FOR FAILURE TO COMPLY**

A FINE MAY BE ASSESSED AT THE RATE OF:

\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE  
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE  
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

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 & SAFETY WITHIN TEN (10) DAYS OF  
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION  
C. OF RIVERSIDE COUNTY CODE 1.16.080

M. MOLINA Badge # 89

SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

DATE:

- Posted -

EXHIBIT NO. E

COPY

**COUNTY OF RIVERSIDE**  
**CODE ENFORCEMENT DEPARTMENT**  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

**JAY E. ORR**  
Director

**MICHAEL O'CONNOR**  
Deputy Director

---

**AFFIDAVIT OF POSTING OF NOTICES**

Case No.: CV07- 7082

I, **MANOLITO MOLINA**, the undersigned, hereby declare:

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

County of Riverside  
Building & Safety Department  
Code Enforcement Division  
117 S. Langstaff St.  
Lake Elsinore, Ca. 92530

2. That on 08/22/07 AT 3:06 PM, I securely and conspicuously posted a NOTICE OF VIOLATION for: RCC 15.12.020(J)(2) GRADING WITHOUT PERMIT ( IMPORT OF OVER 50 CUBIC YARDS OF EARTH AND ROCK) at the property described as:

**Property Address: PARCEL NORTH OF 14478 BURWOOD DRIVE.**  
**Assessor's Parcel Number: 286-240-017**

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

Executed on 08/28/07 at Lake Elsinore, California

**CODE ENFORCEMENT DEPARTMENT**

By:   
**MANOLITO MOLINA**  
Code Enforcement Officer

**EXHIBIT NO.**     E<sup>2</sup>



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  
JOHN BOYD  
JAMES P. MONROE  
DIVISION MANAGERS

AUGUST 29, 2007

SEE ATTACHED NOTICE LIST

RE: Case No. CV07-7082

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 PARCEL NORTH OF 14478 BURWOOD DRIVE, PERRIS, CA Assessor's Parcel Number 286-240-017, is in violation of Riverside County Ordinance 457 (RCC Title 15), relating to grading without approval by the Department of Building and Safety.

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

1. PROVIDING COMPLETE RESTORATION AND REMEDIATION OF THE PROPERTY AFFECTED BY THE UNAPPROVED GRADING (STOCKPILING).

**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN SEPTEMBER 29, 2007**. FAILURE TO COMPLY WILL RESULT IN A CRIMINAL, ADMINISTRATIVE OR CIVIL ACTION BEING BROUGHT AGAINST YOU, INCLUDING PENALTIES, RESTORATION OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/OR LIEN AGAINST THE PROPERTY.

**NOTICE IS HEREBY GIVEN** that Ordinance 457.96 Section 11, 3306.03 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. Any property owner aggrieved by this decision will have the right to appeal to the County of Riverside Board of Supervisors.

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

**FURTHER NOTICE IS HEREBY GIVEN** that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation at an hourly rate of \$109 PER HOUR as determined by the County of Riverside Board of Supervisors. You will have the right to object to these charges by filing a request for hearing with the Department of Building and Safety within 10 days of the service of the summary of charges pursuant to Section 1.16.080 of Riverside County Code.

  
Mano Molina, Code Enforcement Officer

EXHIBIT NO.                     

**E<sup>3</sup>**





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  
JOHN BOYD  
JAMES P. MONROE  
DIVISION MANAGERS

**NOTICE LIST / INTERESTED PARTIES**

AUGUST 29, 2007

RE: Case No.: CV07-7082

APN No.: 286-240-017

Address: 1 PARCEL NORTH OF 14478 BURWOOD DRIVE, PERRIS, CA

1. ZSB DEV. INC  
C/O SERATO PROPERTIES INV.  
P.O. BOX 70240  
RIVERSIDE, CA 92513
2. VICTOR SERADO  
P.O. BOX 20240  
RIVERSIDE, CA 92513

EXHIBIT NO.     E<sup>5</sup>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <b>X</b>  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:	B. Received by (Printed Name) <i>W. E. ...</i>	C. Date of Delivery <i>9-13-07</i>
ZSB DEV. INC C/O SERATO PROPERTIES INV. P.O. BOX 70240 RIVERSIDE, CA 92513 CV07-7082 M.MOLINA	D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (transfer from service label)	<input type="checkbox"/> Registered Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004	7006 2760 0005 1755 8287	102595-02-M-1540

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

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

Postmark Here

ZSB DEV. INC  
 C/O SERATO PROPERTIES INV.  
 P.O. BOX 70240  
 RIVERSIDE, CA 92513  
 CV07-7082 M.MOLINA

PS Form 3800, August 2006 See Reverse

EXHIBIT NO.           E7



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 3, 2009

VICTOR SERRATO  
6472 NORWOOD AVE  
RIVERSIDE, CA 92505

RE CASE NO: CV077082

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 P/N OF (14478 Burwood Dr), Perris California, Assessor's Parcel Number 286-240-017, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 348.

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

- 1) Obtain a Restoration Assessment from the Department of Building & Safety and comply with the process and conditions.

COMPLIANCE MUST BE COMPLETED BY January 2, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

**EXHIBIT NO.**           E<sup>8</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV077082

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on December 3, 2009, I served the following document(s):

**NOTICE RE: Notice of Violation**

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

VICTOR SERRATO 6472 NORWOOD AVE, RIVERSIDE, CA 92505

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

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

EXECUTED ON December 3, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jessica Morrison, Code Enforcement Aide

**EXHIBIT NO.**     E<sup>9</sup>

700A 0500 0001 9995 0456

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark  
Here

**VICTOR SERRATO**  
**6472 NORWOOD AVE**  
**RIVERSIDE, CA 92505**  
**CV07-7082 RW 286**

See Reverse for Instructions



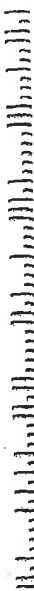
7008 0500 0001 9995 0456

**VICTOR SERRATO**  
**6472 NORWOOD AVE**  
**RIVERSIDE, CA 92505**  
**CV07-7082 RW 286**

NIXIE 929 SE 1 OO 12/07/09

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92500371917 \*2504-14421-04-40



925003719  
925052024

County of Riverside  
Code Enforcement Department  
17 S. Langstaff  
Lake Elsinore, CA 92530



EXHIBIT NO. EN

When recorded please mail to:  
Mail Stop# 5144

DOC # 2007-0583663  
09/14/2007

Conformed Copy

Has not been compared with original

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING**

In the matter of the Property of )

Case No.: CV07-7082

ZSB DEV. INC. C/O SERATO PROPERTIES INV.)


**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457, (RCC Title 15) described as GRADING WITHOUT APPROVAL from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 1 PARCEL NORTH OF 14478 BURWOOD DRIVE, PERRIS, CA and more particularly described as Assessment Parcel No. 286-240-017 and having a legal description of 5.47 ACRES IN LOT 39 MB 049/072 TR 2655 39/NA with the requirements of Ordinance No. 457, (RCC Title 15).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff Street, Lake Elsinore, CA 92530, Attention Code Enforcement Officer Mano Molina (951) 245-3186.

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

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 11, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By:   
Mark Slocum  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California)  
County of Riverside)

On 9/6/07 before me, Cynthia Black, Notary Public, personally appeared Mark Slocum, 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.

  
\_\_\_\_\_

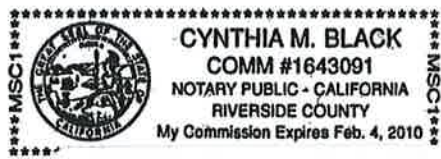


EXHIBIT NO. F

PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

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



February 24, 2010

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS  
AND ABATE PUBLIC NUISANCE

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

Case No.: CV07-7082  
APN: 286-240-017  
Property: 1 Parcel North of 14478 Burnwood Drive, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the grading without permits located on the SUBJECT PROPERTY described as **1 Parcel North of 14478 Burnwood Drive, Perris, Riverside County, California**, and more particularly described as Assessor's Parcel Number 286-240-017.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by complete restoration/remediation of the un-permitted grading so as to return the SUBJECT PROPERTY to its previous natural condition. Additionally, notice is hereby given that Riverside County Ordinance No. 457 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. The Code Enforcement Department will request that the five year flag be placed on the SUBJECT PROPERTY at the hearing.

SAID HEARING will be held on **Tuesday, April 6, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**You are encouraged to contact Supervising Code Enforcement Officer Britt Starkweather at (951) 245-3186 or the undersigned prior to the hearing. Please meet the undersigned and Ken King, Senior Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1<sup>st</sup> floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

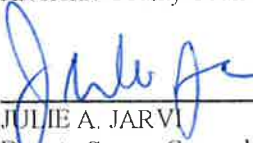
  
\_\_\_\_\_  
JULIE A. JARVI  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 1 Parcel North of 14478 Burwood Drive, Perris  
Case No.: CV 07-7082; APN: 286-240-017; District 1

ZSB DEVELOPMENT, INC.  
C/O SERATO PROPERTIES INVESTMENT  
PO BOX 70240  
RIVERSIDE, CA 92513

ASAD YAVARI  
11716 W. PICO BLVD., STE. 201  
LOS ANGELES, CA 90064

7009 1680 0000 9024 6163

U.S. Postal Service <sup>TM</sup>	
CERTIFIED MAIL <sup>TM</sup> RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 2/24/10	
Postmark Here	
Sent To	
Street, Apt. No., or PO Box No.	ASAD YAVARI 11716 W PICO BLVD STE 201
City, State, ZIP+4	LOS ANGELES CA 90064
PS Form 3800, August 2006	
See Reverse for Instructions	

EXHIBIT NO. G<sup>2</sup>





# Track & Confirm

## Search Results

Label/Receipt Number: **7009 1680 0000 9024 6156**  
Service(s): **Certified Mail™**  
Status: **Notice Left**

We attempted to deliver your item at 6:56 AM on February 25, 2010 in RIVERSIDE, CA 92513 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to [www.usps.com/redelivery](http://www.usps.com/redelivery), or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 30 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

### Track & Confirm

Enter Label/Receipt Number.

Go >

## Notification Options

### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

7009 1680 0000 9024 6156

U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 2/24/10	
Postmark Here	
Sent To	ZSB DEVELOPMENT INC
Street, Apt. No., or PO Box No.	C/O SERATO PROPERTIES INVESTMENT
City, State, ZIP+4	PO BOX 70240 RIVERSIDE CA 92513
PS Form 3800, August 2006	

EXHIBIT NO. G<sup>3</sup>

1 **PROOF OF SERVICE**

2 Case No. CV 07-7082

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda Peeler, 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, 5<sup>th</sup> Floor, Riverside, California 92501.

7 That on February 24, 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  
15 that practice it would be deposited with the U.S. Postal Service on that same day with  
16 postage 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 24, 2010 at Riverside, California.

24   
25 \_\_\_\_\_  
26 BRENDA PEELER

27  
28 **EXHIBIT NO. 6<sup>+</sup>**



JAY E. ORR  
DIRECTOR

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

4080 LEMON STREET, 12TH FLOOR  
RIVERSIDE, CALIFORNIA 92501  
(951) 955-2004 • FAX (951) 955-8680

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR

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

**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.: CV077082**

**I, the undersigned, hereby declare:**

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

County of Riverside  
Code Enforcement Division  
19450 Clark st.  
Perris, CA 92570

2. That on 03/24/10, at 12:45pm, I securely and conspicuously posted " Notice to correct County Ordinance Violations and Abate Public Nuisance" at the property described as:

Property Address: 1 Par. North of 14478 Burwood Dr., Perris. Ca. 92570  
Assessor's Parcel Number: 286-240-017

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

Executed on 3/25/10, at Mead Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**RON WELCH, CODE ENFORCEMENT OFFICER III**

**EXHIBIT NO. 6<sup>5</sup>**

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** ROBERT MABEE

**Address:** 3086 Miguel St  
(only if follow-up mail response requested)

**City:** RIVERSIDE **Zip:** 92506

**Phone #:** 788-4858

**Date:** 4-6-10 **Agenda #** 9.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

Support  Oppose  Neutral

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

Support  Oppose  Neutral

**I give my 3 minutes to:** \_\_\_\_\_

4 - 6 - 10 9.1