

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

607B



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

**SUBJECT:** Abatement of Public Nuisance [Grading Without a Permit]  
Case No.: CV 08-04608; ARW INV.  
Subject Property: 20775 Gardenia Street, Perris  
APN: 323-230-039  
District Five

**SUBMITTAL DATE:**  
April 22, 2010

**RECOMMENDED MOTION:** Move that:

- (1) The grading without permits on the real property located at 20775 Gardenia Street, Perris, Riverside County, California, APN: 323-230-039, 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.

*[Handwritten 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 *[Handwritten Signature]*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: May 4, 2010  
xc: Co. Co., CED, Prop. Owner

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

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

9.9

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

Dep't Recomm.:  
Per Exec. Ofc.:

Consent  
 Policy

Consent  
 Policy

- (3) ARW Investments, 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 May 23, 2008, the inspection revealed several distinct cuts and leveling into the hillside which deviated from the natural topography in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer determined that approximately three thousand nine hundred forty-four (3,944) cubic yards of dirt had 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 May 7, 2009, July 21, 2009, December 3, 2009 and March 9, 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.

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 08-04608  
[GRADING WITHOUT PERMITS] APN: 323- )  
230-039, 20775 GARDENIA STREET, PERRIS, ) DECLARATION OF OFFICER  
COUNTY OF RIVERSIDE, STATE OF ) JENNIFER MORRIS  
CALIFORNIA; ARW INVESTMENTS, OWNER. )  
) [R.C.O. Nos. 457 (RCC Title 15) and 725  
) (RCC Title 1) and Board of Supervisors Policy  
) F-6]

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

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

2. I am informed and believe and based thereon allege that on May 23, 2008, Code Enforcement Officer Mc Mullen and Code Enforcement Technician Jurden conducted an initial inspection of the real property described as 20775 Gardenia Street, Perris, Riverside County, California and further described as Assessor's Parcel Number 323-230-039 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

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

4. Based upon the Lot Book Report issued by RZ Title Service on October 6, 2009, it is determined that other parties potentially hold a legal interest in THE PROPERTY, to-wit: Walter Carston, Robert Martinez and Stephanie Martinez (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.       I am informed and believe and based thereon allege that on May 23, 2008, Code  
2 Enforcement Officer Mc Mullen and Code Enforcement Technician Jurden met with OWNER at THE  
3 PROPERTY and were granted permission to conduct an inspection. The officer observed five distinct  
4 cuts and leveling into the hillside. The total graded area measured approximately three thousand nine  
5 hundred forty-four (3,944) cubic yards. Officer Mc Mullen determined that THE PROPERTY  
6 constituted a public nuisance in violation of the provisions set forth in Riverside County Ordinance  
7 (“RCO”) No 457, Section 4, Subdivision (J)(2), as codified in Riverside County Code (“RCC”) Title 15  
8 and posted a Notice of Violation (RCO No. 457) to THE PROPERTY.

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

11           7.       On June 24, 2008 and July 27, 2009, a Notice of Violation for Unapproved Grading was  
12 sent to OWNER by certified mail, return receipt requested. The notice advised that the property owner  
13 was required to provide complete restoration or remediation to THE PROPERTY affected by the  
14 unapproved grading. The notice further advises that failure to bring THE PROPERTY into compliance  
15 will result in criminal, administrative, or civil action being brought against the owner including  
16 penalties, restoration, or remediation of the illegal grading by the County. In addition, the notice states  
17 RCO No. 457 allows for the Department of Building & Safety to place a five year flag on the issuance  
18 of building permits and land use approvals for property that has been graded without approval or  
19 permits.

20           8.       I am informed and believe and based thereon allege that on August 28, 2008, Officer Mc  
21 Mullen spoke with OWNER and they discussed the grading violations and how to cure the violations.

22           9.       On May 7, 2009, I conducted a scheduled follow-up inspection of THE PROPERTY with  
23 OWNER. I observed that the grading violations remained on THE PROPERTY in violation of RCO  
24 No. 457.

25           10.      On May 11 and 12, 2009, OWNER contacted the Code Enforcement Department to  
26 discuss the grading violations. OWNER felt that he should not be responsible for the violation because  
27 the grading was done before he purchased THE PROPERTY. OWNER requested a thirty (30) day  
28 extension of time to remedy the violation which was granted.

1           11.     On July 20, 2009, I telephoned OWNER to advise him that I would be posting another  
2 Notice of Violation on July 21, 2009 at which time he would have thirty (30) days to apply for a grading  
3 and/or restoration permit.

4           12.     On July 21, 2009, I returned to THE PROPERTY for a follow up inspection. From the  
5 road right of way, I observed that THE PROPERTY remained in violation of RCO No. 457. I posted a  
6 Notice of Violation (RCO No. 457).

7           13.     On October 27, 2009, a Notice of Violation for Unapproved Grading was sent to  
8 INTERESTED PARTIES by certified mail, return receipt requested. The notice advised that the  
9 property owner was required to provide complete restoration or remediation to THE PROPERTY  
10 affected by the unapproved grading. The notice further advises that failure to bring THE PROPERTY  
11 into compliance will result in criminal, administrative, or civil action being brought against the owner  
12 including penalties, restoration, or remediation of the illegal grading by the County. In addition, the  
13 notice states RCO No. 457 allows for the Department of Building & Safety to place a five year flag on  
14 the issuance of building permits and land use approvals for property that has been graded without  
15 approval or permits.

16           14.     On December 3, 2009, I conducted a follow-up inspection. From the road right of way, I  
17 observed no change in the condition of THE PROPERTY. THE PROPERTY remained in violation of  
18 RCO No. 457.

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

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

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

26           18.     Based upon my experience, knowledge and visual observations, it is my determination  
27 that the un-permitted grading on THE PROPERTY is in excess of fifty (50) cubic yards and was done  
28 without a permit and is therefore in violation of Riverside County Ordinance No. 457 (RCC Title 15).

1 Under Riverside County Ordinance No. 725 (RCC Chapter 1.16), any condition caused, maintained or  
2 permitted to exist in violation of any of the provisions of county land use ordinances, including  
3 Riverside County Ordinance No. 457, is declared unlawful and a public nuisance that may be abated  
4 consistent with the procedures provided for in Riverside County Ordinance No. 725, or in any other  
5 manner provided by law.

6 19. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County  
7 of Riverside, State of California, on July 28, 2008 as Instrument Number 2008-0411482, a true and  
8 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

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

11 21. A subsequent inspection on March 9, 2010 revealed that THE PROPERTY remained in  
12 violation of RCO Nos. 457 (RCC Title 15) due to the grading without permits.

13 22. On March 8, 2010, the second notice – "Notice to Correct County Ordinance Violations  
14 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for  
15 May 4, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNERS and  
16 INTERESTED PARTIES by certified mail, return receipt requested and on March 9, 2010 was posted  
17 on THE PROPERTY. True and correct copies of the notice, returned receipt cards, together with the  
18 proof of service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and  
19 incorporated herein by reference.

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

22 24. Accordingly, the following findings and conclusions are recommended:

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

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

27 (c) the OWNER or whoever has possession or control of THE PROPERTY be  
28 required to restore the unpermitted grading on THE PROPERTY so as to prevent offsite drainage and

1 slope erosion in accordance with the provisions of all applicable County ordinances, including but not  
2 limited to RCO No. 457 (RCC Title 15) within ninety days of the Board's Order to Abate Nuisance;


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

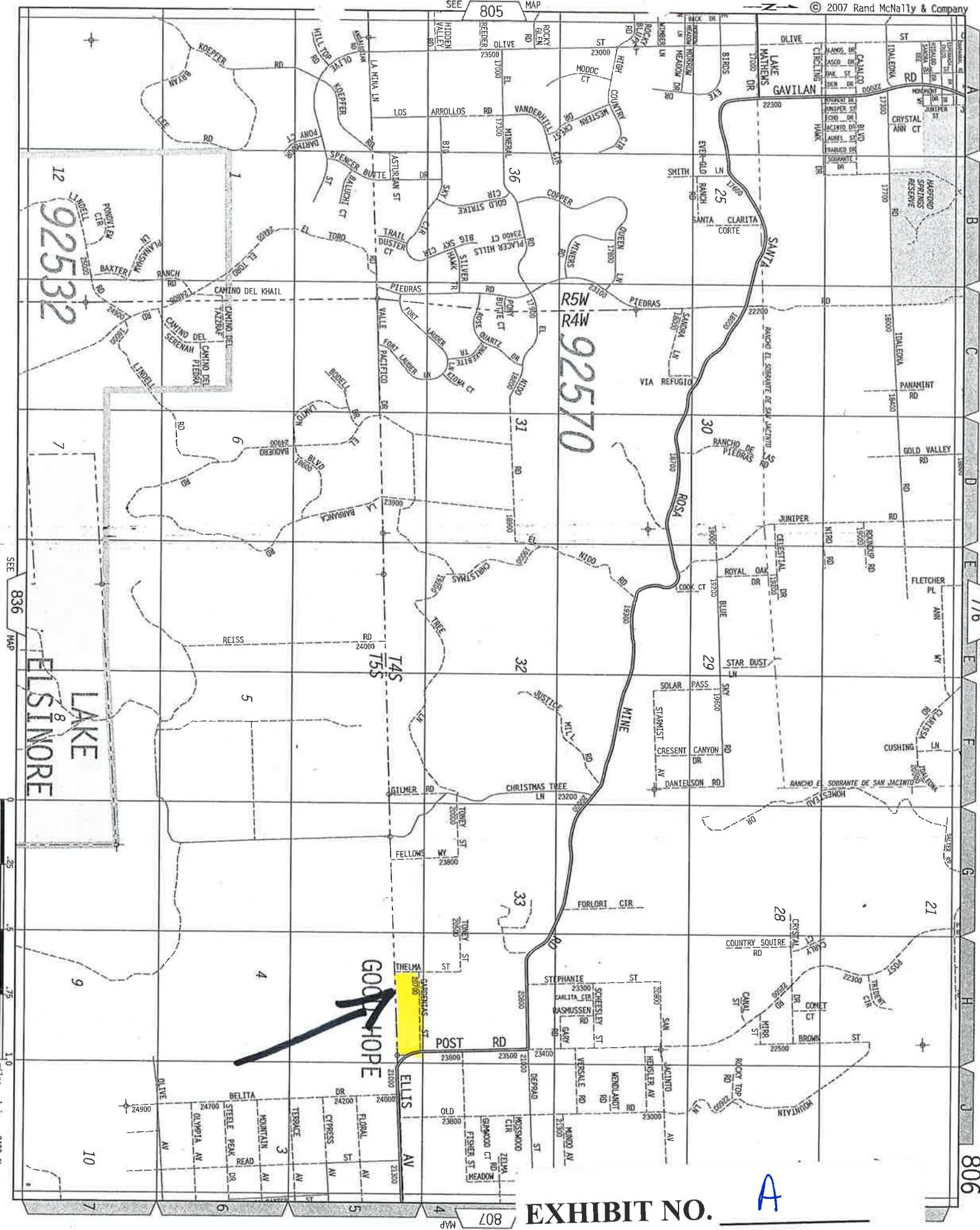
6 (e) that upon restoration of THE PROPERTY, so as to prevent offsite drainage and  
7 slope erosion, and payment of all abatement costs, the five year hold on the issuance of building permits  
8 and land use approvals will be released; and

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

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

15 Executed this 9<sup>th</sup> day of March, 2010 at Riverside, California.

16  
17   
18 JENNIFER MORRIS  
19 Code Enforcement Officer  
20 Code Enforcement Department  
21  
22  
23  
24  
25  
26  
27  
28



92532

92570

LAKE EL SINORE

GOOD HOPE

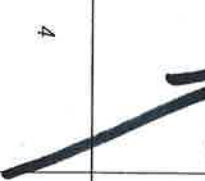


EXHIBIT NO.

A



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

Assessment #323230039-7		Parcel # 323230039-7	
<b>Assessee:</b>	ARW INV	<b>Land</b>	150,000
<b>Mail Name:</b>	C/O FARIBA ABDI	<b>Structure</b>	29,000
<b>Mail Address:</b>	19976 ROCKWELL RD	<b>Full Value</b>	179,000
<b>City, State Zip:</b>	CORONA CA 92881	<b>Total Net</b>	179,000
<b>Real Property Use Code:</b>	MF		
<b>Base Year</b>	2007		
<b>Conveyance Number:</b>	0710298		
<b>Conveyance (mm/yy):</b>	9/2006		
<b>PUI:</b>	M020012		
<b>TRA:</b>	87-014		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	1988 NATIONAL PREBUILT		
<b>ID Data:</b>	Lot 1 PM 092/089 PM 16382		
<b>Situs Address:</b>	20775 GARDENIAS ST PERRIS CA 92570		

**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  4  pages 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

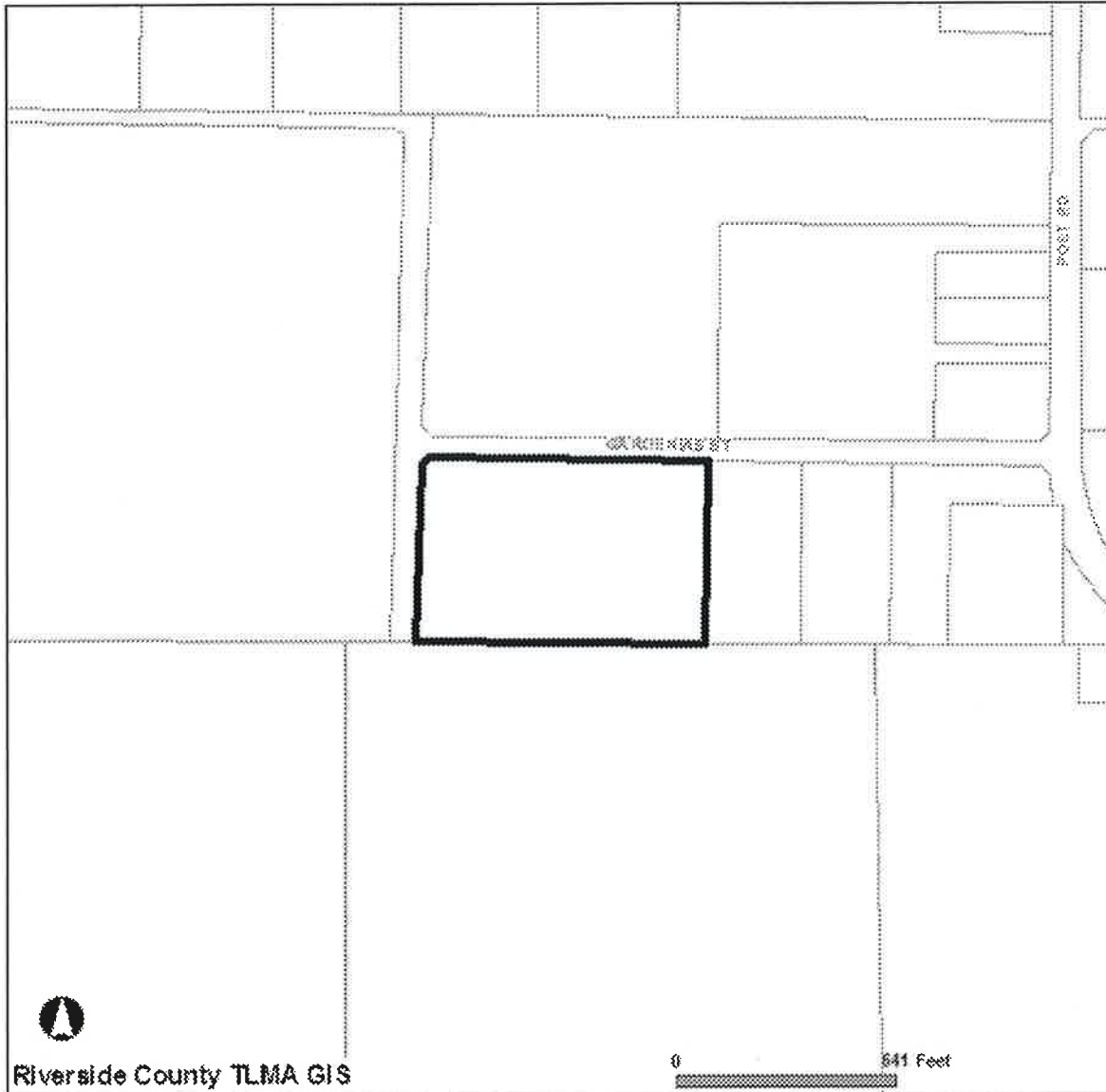
Dated: **JAN 12 2010**



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

**EXHIBIT NO.**     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
323-230-039

**\*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**

323-230-039-7

**OWNER NAME / ADDRESS**

ARW INV  
20775 GARDENIAS ST  
PERRIS, CA. 92570

**MAILING ADDRESS**

C/O FARIBA ABDI  
19976 ROCKWELL RD

**EXHIBIT NO.**     B<sup>2</sup>

CORONA CA. 92881

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 92/89  
SUBDIVISION NAME: PM 16382  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 7.6 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1008 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1988COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 806 GRID: H5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR4W SEC 33

**ELEVATION RANGE**

1824/1968 FEET

**PREVIOUS APN**

323-230-023

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RM  
RR

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5 (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**  
H  
I

**WRMSHCP CELL NUMBER**  
3166  
3268

**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.  
SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
MEAD 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**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
61

**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  
FAULT IN BASEMENT ROCKS  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**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**

PERRIS & PERRIS UNION HIGH

**COMMUNITIES**

LAKE MATHEWS

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 38.04 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042902

**TAX RATE AREAS**

087-014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 8
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0804608	ABATEMENT	May. 27, 2008

REPORT PRINTED ON...Mon Jan 11 15:47:59 2010



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

## Lot Book Report

Order Number: **20162**

**Customer:**

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

Order Date: 10/2/2009

Dated as of: 10/6/2009

County Name: Riverside

Attn: Brent Steele  
 Reference: CV08-04608/Jennifer Morris  
 IN RE: ARW INVESTMENTS

FEE(s):  
 Report: \$114.00

Property Address: 20775 Gardenias Street  
 Perris CA 92570

Assessor's Parcel No. : 323-230-039-7

**Assessments:**

Land Value:	\$150,000.00
Improvement Value:	\$29,000.00
Exemption Value:	\$0.00
Total Value:	\$179,000.00

### Tax Information

Property Taxes for the Fiscal Year	2009--2010
First Installment	\$1,018.02
Penalty	\$101.78
Status	UNPAID
Second Installment	\$1,018.02
Penalty	\$132.78
Status	UNPAID

**EXHIBIT NO.** \_\_\_\_\_

C



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

Order Number: 20162  
Reference: CV08-04608/Jenni

## Property Vesting

The last recorded document transferring title of said property

Dated	09/08/2006
Recorded	09/26/2006
Document No.	2006-0710298
D.T.T.	\$0.00
Grantor	Fariba Abdi, a married woman as her sole and separate property
Grantee	Arw Investments, LLC, a Wyoming Limited Liability Company

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/20/1987
Recorded	11/11/1988
Document No.	6484
Amount	\$27,500.00
Trustor	Helen I. Phillips, an unmarried woman
Trustee	Shoshone Service Corporation, a California Corporation
Beneficiary	Walter Carston and Iona Minerva Carston, Trustees of the Walter Carston Family Trust dated 05/30/1975

Position No.	2nd
A Deed of Trust Dated	03/23/2006
Recorded	03/24/2006
Document No.	2006-0213704
Amount	\$385,000.00
Trustor	Iradj M. Abdi, a married man as his sole and separate property
Trustee	North American Title Company, a California Corporation
Beneficiary	Robert J. Martinez and Stefani L. Martinez. husband and wife as community property





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

Order Number: 20162  
Reference: CV08-04608/Jenni

---

## Additional Information

Document Type	Notice of Manufactured Home (Mobilehome) or Commercial Coach, Installation on a Foundation System
Document No.	1999-367436
Recorded	08/18/1999
Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Iradj M. Abdi
Case No.	CV06-2202
Recorded	06/20/2006
Document No.	2006-0442338
Document Type	Notice Low Water Pressure Condition
Document No.	2006-0901317
Recorded	12/07/2006
Document Type	Remote Water Service Agreement
Document No.	2006-0901322
Recorded	12/07/2006
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Arw Investment Company
Case No.	CV08-04624, CV08-04256 and CV08-04255
Recorded	07/28/2008
Document No.	2008-0411481
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Arw Investmetn Company
Case No.	CV08-04608
Recorded	07/28/2008
Document No.	2008-0411482

## Legal Description

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



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

Order Number: 20162

Reference: CV08-04608/Jenni

---

PARCEL 1 OF PARCEL MAP NO. 16832, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 92, PAGE 89, OF PARCEL MAP, RECORDS OF SAID CUNTY RECORDER.

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

APR 09 2008

SEC. 33 T 4S., R. 4W

323-23  
16-34

1/4 COR

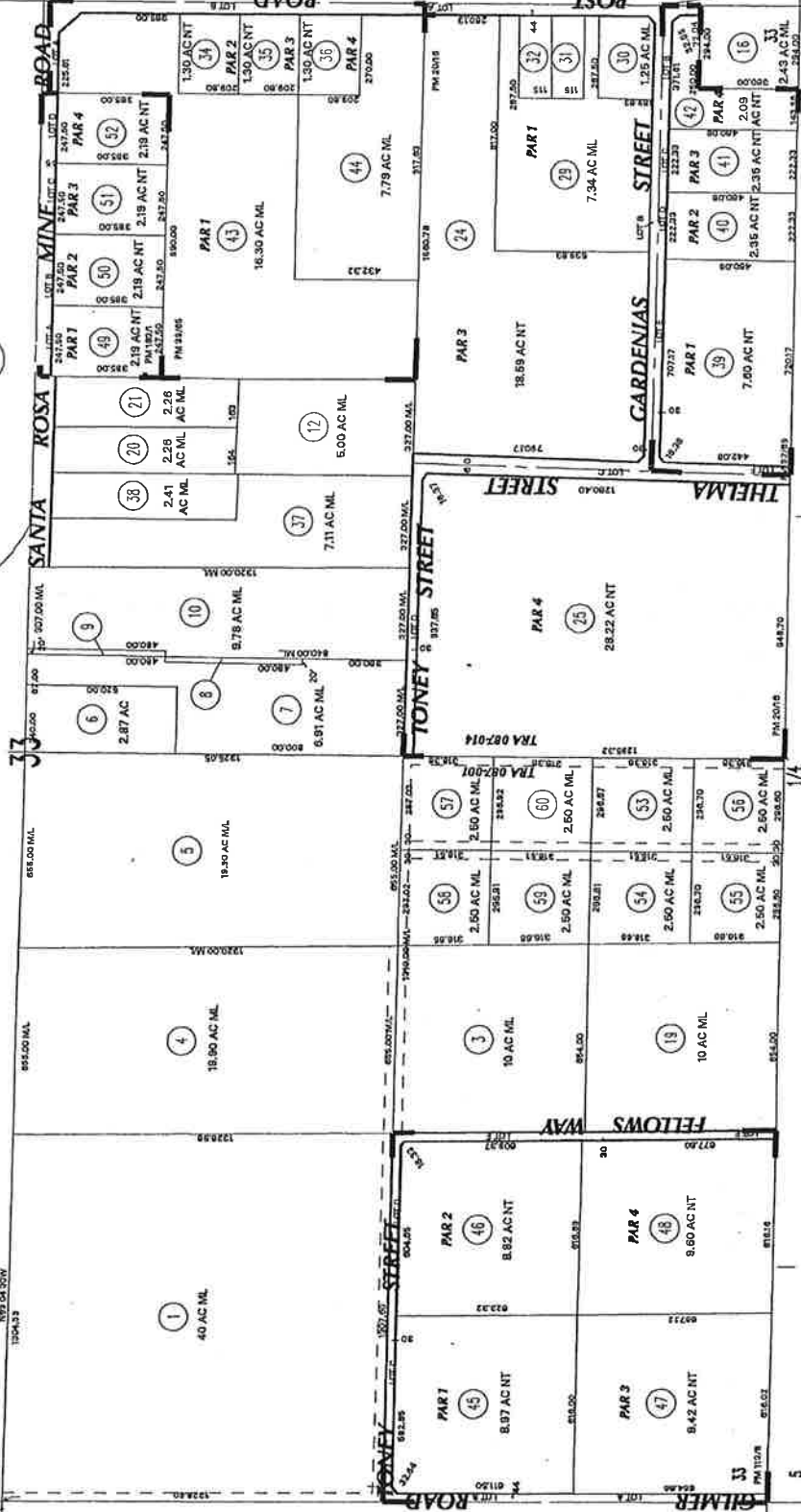
1/4 COR

25

26

28

1/4 COR



TRACT	SEC NUMBER	TWP NUMBER
27/75	15	25-55
27/76	21	25-55
27/77	27	25-55
27/78	33	25-55
27/79	39	25-55
27/80	45	25-55
27/81	51	25-55
27/82	57	25-55
27/83	63	25-55
27/84	69	25-55
27/85	75	25-55
27/86	81	25-55
27/87	87	25-55
27/88	93	25-55
27/89	99	25-55
27/90	105	25-55
27/91	111	25-55
27/92	117	25-55
27/93	123	25-55
27/94	129	25-55
27/95	135	25-55
27/96	141	25-55
27/97	147	25-55
27/98	153	25-55
27/99	159	25-55
27/100	165	25-55

PM 20/16 PM NO 6890  
PM 39/65 PM NO 8524  
PM 92/89 PM NO 16382  
PM 113/8-9 PM NO 17190  
PM 183/1-2 PM NO 23845

DATA: CO SUR 13-CC  
85 48/88, 12/80

ASSESSOR'S MAP BR323 PG. 23  
Riverside County, Calif.

Apr 2008

321 25

343 04

343 06

325 05

325 04

DOC # 2006-0710298

09/26/2006 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

**RECORDING REQUESTED BY:**

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO**

Name: Fariba Abdi  
Address: 19976 Rockwell Rd  
City, State & Zip: Corona, CA 92881



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
									2
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM
									509

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

**APN: 323-230-039**

DOCUMENTARY TRANSFER TAX IS: \$NO TAX CITY TAX \$ \_\_\_\_\_

computed on full value of property conveyed, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**GRANTOR(S) FARIBA ABDI, a married woman as her sole and separate property  
hereby GRANT(S) to ARW INVESTMENTS, LLC, a Wyoming Limited Liability Company**

the following described real property in unincorporated area of County of Riverside, State of California

described as:

PARCEL 1 OF PARCEL MAP 16382 AS SHOWN BY PARCEL MAP ON FILE IN BOOK 92, PAGE 89 OF PARCEL MAP, RECORDS OF RIVERSIDE COUNTY

Commonly known as : 20775 Gardenias, Perris, CA 92570

Dated: September 8, 2006

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

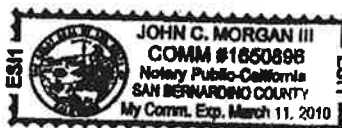
Fariba Abdi

On September 8, 2006, before me, John C. Morgan III, Notary Public

A Notary Public, personally appeared Fariba. Abdi, proved to me on The basis of satisfactory evidence to be the person whose name is Subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her Signature on the instrument the person, or the entity upon behalf Of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



Public Record

Escrow or Loan No. **8-11**  
 RECORDING REQUESTED BY  
**6484**  
 WHEN RECORDED MAIL TO  
 Walter Carston  
 31843 Outer Highway 10  
 Redlands, Ca. 92373

RECEIVED FOR RECORD  
 AT 8:30 O'CLOCK A.M.  
 AT REQUEST OF  
 FIRST AMERICAN TITLE COMPANY  
 OF RIVERSIDE  
 JAN 11 1988  
 Recorder in Official Records  
 of Riverside County, California  
*William E. Jones*  
 RECORDER  
 Fees \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**  
 INCORPORATING BY REFERENCE CERTAIN PROVISIONS OF A DEED OF TRUST OF RECORD **6-87 FORM 50**

This Deed of Trust, Made this 20th day of November 1987, between  
 Helen I. Phillips, an unmarried woman, herein called TRUSTOR,  
 whose address is 3701 Fillmore Space 58, Riverside, Ca. 92505  
 (Number and Street) (City) (Zip) (State)  
 SHOSHONE SERVICE CORPORATION, a California Corporation, herein called TRUSTEE, and  
 Walter Carston and Lona Minerva Carston, Trustees of the Walter Carston  
 Family Trust dated 5/30/75, herein called BENEFICIARY,  
 Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF  
 SALE, that property in Riverside County, California, described as:  
 and Lettered Lots "E" and "F"  
 Parcel 1 of Parcel Map 16382 as shown on map on file in Book 92,  
 page 89 of Parcel Map, records of said county.

AP#323-230-039-7

TOGETHER WITH the rents, issues and profits thereof, which Trustor irrevocably assigns to Trustee in trust, together with the right to collect and enforce the payment of same notwithstanding the provisions of paragraph 10 on the reverse.  
 For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 27,500.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be borrowed from Beneficiary by the then record owner of said property when evidenced by another promissory note (or notes).  
 To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the deed of trust recorded 7-15-81 in the book and page of Official records in the office of the county recorder of the county where property is located, noted below opposite the name of such county, viz.

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	81-117338		Kings	1206	19	Placer	2411	487	Sierra	92	510
Alpine	39	104	Lake	1088	666	Plumas	353	280	Stanislaus	921	835
Amador	397	812	Lassen	388	590	Riverside	1891	133722	Stark	81	51408
Butte	2630	638	Los Angeles	81	705755	Sacramento	310715	805	Sonoma	81-034741	
Calaveras	590	302	Madera	1595	615	San Benito	480	241	Stanislaus	3459	854
Colusa	506	65	Marin	81-031446		San Bernardino	81-156183		Sutter	1021	464
Contra Costa	10408	962	Mariposa	925	218	San Diego	81-222734		Tehama	866	299
Del Norte	257	530	Mendocino	1314	43	San Francisco	1237	216	Trinity	219	76
El Dorado	1595	498	Merced	2230	928	San Joaquin	81-048665		Tulare	3382	353
Fresno	7754	662	Modoc	280	843	San Luis Obispo	2340	801	Tuolumne	649	371
Glenn	688	454	Mono	331	101	San Mateo	66879AS		Ventura	068746	
Humboldt	1548	805	Monterey	1433	782	Santa Barbara	81-28015		Yolo	1482	481
Imperial	1472	237	Napa	1299	365	Santa Clara	7112349		Yuba	757	43
Inyo	254	12	Nevada	81-18861		Santa Cruz	3520	341			
Kern	5389	1479	Orange	14141	1475	Shasta	1824	538			

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

STATE OF CALIFORNIA  
 COUNTY OF Riverside  
 On November 24, 1987, before me,  
 the undersigned, a Notary Public in and for the said County and  
 State, personally appeared  
Helen I. Phillips  
 known to me or (proved to me on the basis of satisfactory evidence)  
 to be the person whose name is  
 subscribed to the within instrument and acknowledge that  
 she executed the same.  
 WITNESS my hand and official seal.

*Helen I. Phillips*  
 Helen I. Phillips

(Seal) *[Signature]*



# NORTH AMERICAN TITLE CO.

RECORDING REQUESTED BY:

NORTH AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

ROBERT J. MARTINEZ AND STEFANI  
10 SUNNYMEAD ROAD  
ANACONDA, MT. 59711

3575641-22

DOC # 2006-0213704

03/24/2006 08:00A Fee:31.00

Page 1 of 6

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

31

T  
SR

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

(TYPE OF DOCUMENT)

RECORDING REQUESTED BY:  
NORTH AMERICAN TITLE COMPANY  
AND WHEN RECORDED, MAIL TO:  
Robert J. Martinez and Stefani L. Martinez  
10 Sunnyside Road  
Anaconda, MT 59711

THIS SPACE FOR RECORDER'S USE ONLY

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

ASSESSOR'S PARCEL NO.: 323-230-039  
TITLE ORDER NO.: 3575641-22  
ESCROW NO.: 2807-DK

This Deed of Trust, made this March 23, 2006, between  
Trustor: IRADJ M. ABDI, a Married Man as His Sole and Separate Property

whose address is 20775 GARDENIAS, PERRIS CA 92570

Trustee: North American Title Company, a California Corporation, and  
ROBERT J. MARTINEZ and STEFANI L. MARTINEZ, Husband and Wife as Community Property, herein called Beneficiary,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of RIVERSIDE, State of California, described as:  
Parcel 1 of Parcel Map 16382 as shown by Parcel Map on file in Book 92, Page 89 of Parcel Map, records of Riverside County.

APN: 323-230-039-7

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary by Paragraph (10) of the provisions incorporated herein 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 THREE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 Dollars (\$385,000.00) 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.

Public Record

DO NOT RECORD

The following is a copy of provision (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 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 any 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 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 encumbrances, 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 encumbrance, charge or lien which in the judgment 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 amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law 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 the 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 fault for failure so to pay.
- (8) That any time or from time to time, without liability therefor 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 only part of said property; consent to the making of any map or plot 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 done



pu'suant 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, whether 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 any 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 Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument 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, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrator, 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 requires, 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 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 a party unless brought by Trustee.

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 hereunder be mailed to Trustor at Trustor's address herein before set forth, or none shown, to Trustor at the property address.

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 October 18, 1961, and in all counties October 23, 1961, in the book and the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, vis.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

(which provisions, identical in all counties, are printed on the attached page of this form) hereby are adopted and incorporated herein

and made 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 hereunder be mailed to Trustor at Trustor's address herein before 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 THE RECORDED REQUEST, IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.**

Signature of Trustor(s)



IRADI M. ABDI

STATE OF CALIFORNIA,  
COUNTY OF Riverside

ON March 23, 2006 before me, Dottie Klein, notary public

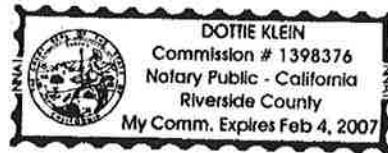
Notary Public, personally appeared

Iradi M. Abdi

~~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



(This area for official notary seal)

(DO NOT RECORD)

**REQUEST FOR FULL RECONVEYANCE**

To be used only when Note has been paid.

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

To North American Title Company, a California Corporation, Trustee:

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 \_\_\_\_\_

THIS FORM MUST BE NOTARIZED

**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.**

**DEED OF TRUST WITH POWER OF SALE  
(SHORT FORM)**

**North American Title Company, a California Corporation  
AS TRUSTEE**

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

NAME County of Riverside  
STREET ADDRESS Department of Building & Safety  
CITY P.O. Box 1605  
STATE Riverside, Ca. 92502-1605  
and ZIP

DOC # 1999-367436

88/18/1888 88:888 Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



SR	S	U	PAGE	SIZE	DA	PCOR	NOGR	SWF	MSC
A	R	L							

NOTICE OF MANUFACTURED HOME (MOBILEHOME) OR COMMERCIAL COACH,  
INSTALLATION ON A FOUNDATION SYSTEM

Recording of this document at the request of the local agency indicated is in accordance with California Health and Safety Code Section 18551. This document is evidence that such local agency has issued a certificate of occupancy for installation of the unit described hereon, upon the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

REAL PROPERTY OWNER/LESSOR  
KARL & HELENE PHILLIPS

MAILING ADDRESS  
20775 GARDENIAS

CITY COUNTY STATE ZIP  
PEARRIS RIVERSIDE CA

INSTALLATION MAILING ADDRESS, IF DIFFERENT  
SAME

CITY COUNTY STATE ZIP

UNIT OWNER (if other property owner, write "SAME")

MAILING ADDRESS

CITY COUNTY STATE ZIP

UNIT DESCRIPTION

MANUFACTURER'S NAME  
NATIONAL PREBUILT

SERIAL NUMBER(S)  
02092 A/B

REAL PROPERTY LEGAL DESCRIPTION  
PM16382 LOT 1

DATE OF MANUFACTURE  
1988

LENGTH X WIDTH  
24X60

MODEL NAME/NUMBER  
NPB

ASSASSOR'S PARCEL NUMBER  
323-230-039

Building & Safety  
LOCAL AGENCY ISSUING PERMIT AND CERTIFICATE OF OCCUPANCY

MAILING ADDRESS  
4080 LEMON ST 2ND FLOOR

CITY COUNTY STATE ZIP  
RIVERSIDE RIVERSIDE CA

BUILDING PERMIT NO. TELEPHONE NUMBER  
BMR991167 1-909-955-1800

SIGNATURE OF LOCAL AGENCY OFFICIAL  
[Signature]

DATE  
8/16/99

DEALER NAME (if not a dealer sale, write "NONE")  
DONE

DEALER LICENSE NO.  
NONE



COUNTY CLERK'S OFFICE  
COUNTY OF RIVERSIDE  
300 SOUTH PEPPER STREET  
PEPPER, CALIFORNIA 92503

RIVERSIDE



ICD FORM 433(A) Rev. 8-91

WHILE IN USE, DO NOT REMOVE FROM FILE. COUNTY OF RIVERSIDE, CALIFORNIA

Public Record

When recorded please mail to:  
5002

DOC # 2006-0442338

06/20/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

①

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
IRADJ M. ABDI

) Case No. CV06-2202

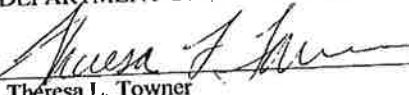
M  
L

**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 15.08) described as CONSTRUCTION WITHOUT A PERMIT – MOBILE HOME INSTALLATION (X2). Such Proceedings are based upon the noncompliance of such real property, located at 20775 GARDENIAS STREET, PERRIS, CA, and more particularly described as Assessor's Parcel Number 323-230-039 and having a legal description of 7.60 ACRES NET IN PAR 1 PM 092/089 PM 16382, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.08).

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 Building and Safety Department, 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92553, Attention Code Enforcement Officer CHARLENE SMITH.

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   
Theresa L. Towner  
Code Enforcement Division

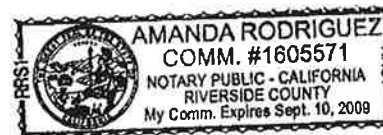
**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 6/16/2006 before me, Amanda Rodriguez, Notary Public, personally appeared Theresa L. Towner, 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

DOC # 2006-0901317

12/07/2006 08:00A Fee:NC  
Page 1 of 5

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

NO RECORDING FEE REQUIRED  
PURSUANT TO GOVERNMENT  
CODE SECTION 27383

EASTERN MUNICIPAL WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CA 92570-8300



**NOTICE  
LOW WATER PRESSURE CONDITION**

THIS NOTICE is made this 1<sup>st</sup> day of November, 2006, by EASTERN MUNICIPAL WATER DISTRICT (hereinafter referred to as "District"), a public agency organized, existing and operating under the Municipal Water District Law of 1911, ("Municipal Water District Law") California Water Code §71000, et seq., and IRADJ M. ABDI, (hereinafter referred to as the "Declarant").

**RECITALS**

- A. Pursuant to the authority cited above, District provides water and/or sewer service in portions of Riverside County, California.
- B. The Declarant of Property, County of Riverside, legally described as follows:

**PSN#2970569,  
APN: 323-230-039  
20775 GARDENIAS ST, PERRIS, CA 92570-8984  
7.60 ACRES NET IN PAR 1 PM 092/089 PM 16382**

is requesting that District provide water service to the above real property. Said property is situated in a location which could result in pressure problems.

The water pressure available to Lot Number(s) 1 has been determined to be below normal pressures Declarant is responsible to install, at his cost, a booster system that includes a flow/pressure protection switch. The booster system will be owned, operated and maintained by the Declarant, his successors and assigns.

Declarant, his successors and assigns, hereby agrees to hold the District harmless from or on account of any damages arising from low pressure on the above described property.

**DECLARANT HEREBY DECLARES:**

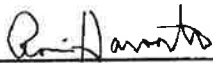
Document ID: 2970594

Public Record


1. The foregoing Recitals are hereby incorporated into this Agreement.
2. This Notice shall inure to the benefit of, be binding upon and become a covenant that runs with the real property. Every person who now or hereafter owns or acquires any right, title or interest in or to any portions of the real property is and shall, by recordation of this Notice in the Office of the County Recorder, Riverside County, California, be conclusively deemed to have notice of the stated water pressure condition, whether or not any reference to this Notice is contained in the instrument by which such person acquires an interest in the real property.
3. Declarant hereby subjects the real property (and all portions thereof) to this notice and declares that it is its specific intent that this Notice set forth herein shall be deemed a covenant running with the land and shall pass to and be binding upon the Declarant's successors entitled to the real property (or any portions thereof).
4. Each and every contract, deed or other instrument hereafter executed covering or conveying the real property (or any portion thereof) shall conclusively be deemed to have been executed, delivered and accepted subject to this Notice by recordation of this Notice in the Office of the County Recorder, Riverside County, California. Declarant affirms that the circumstances of the water pressure condition, and the installation, operation and maintenance of a booster system, touch and concern the land in that they relate to and affect the use of the property. Declarant also acknowledges that the Notice benefits the property, in that it allows for the provision of water service to the property.
5. The terms of this Notice may be enforced by District or its successors or assigns. In the event of any controversy, claim or dispute relating to this Notice or the breach thereof, which District is or shall attempt to enforce, District shall be entitled to recover from said party reasonable expenses, attorney's fees and costs, if the District prevails in such controversy.

IN WITNESS WHEREOF, the undersigned have executed this Notice on the date first hereinabove written.

ACCEPTED BY:  
EASTERN MUNICIPAL WATER DISTRICT

By   
Ronni Haworth, Executive Assistant

DECLARANT Property Owner(s)

By   
IRADJ M. ABDI,

By \_\_\_\_\_

Print Name \_\_\_\_\_

For \_\_\_\_\_  
Company Name

Document ID: 2970594

# STATIC PRESSURE CALCULATIONS

Project: **General**

Pressure Zone HWL/Nearest Tank: 1832- ELLIS  
 Height of Nearest Tank in PZ (ft): 32

APN or Tract: 323-230-031

PRESSURE RANGE			
PAD	LOT	ELEVATION (ft)	PRESSURE (psi)
HIGHEST	1	1820	-8.7
LOWEST	1	1755	33.3

**CAUTION: LOW Pressures will occur!!!**  
 See Table Below and list ALL applicable Lot Numbers.

STATIC PRESSURE VS. ELEVATION & REQUIREMENTS			
	(psi)	ELEVATION (ft)	REQUIREMENTS
LOW	20	1754	LPN, BBA
	40	1708	LPN, BBA
HIGH	80	1648	HPN, CPR
	150	1486	HPN, CPR, DPR

LPN = Low Pressure Notice recorded at the County  
 HPN = High Pressure Notice recorded at the County  
 BBA = Booster and Backflow Assembly  
 CPR = Customer pressure regulator  
 DPR = District pressure regulator and stronger piping.

**Lot numbers with LOW Pressure:**

Prepared By: Mike.P

J:\WORDPROC\WORD\NEW\_BUSI.11\Rafael\NBD Pressure Calculator.exe

August 15, 2006

8/15/2006

NBD Pressure Calculator.xls



**CALIFORNIA ALL- PURPOSE ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss.

On November 1, 2006, before me, Alicia Arana, Notary Public, personally appeared

Iradi M. Abdi

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

*Alicia Arana*

**Description of Attached Document**

Title or Type of Document: Notice Low Water Pressure Condition (APN 323-230-039)

Document Date: November 1, 2006 Number of Pages: 3

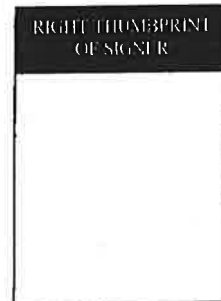
Signers(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_

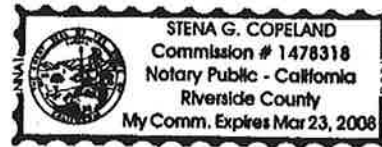


## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA        )  
  ) SS.  
COUNTY OF RIVERSIDE     )

On **November 8, 2006** before me, **Stena G. Copeland**, Notary Public, personally appeared **Ronni Haworth**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Stena G. Copeland  
Notary Public in and for said County and State

### Description of Attached Document:

Title or Type of Document: Low Water Pressure Condition

APN 323-230-039

Document Date: November 1, 2006

Number of Pages: 4

Public Record

DOC # 2006-0901322

12/07/2006 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	INCL	EXCH	EXAM
1			4					
M	A	L	465	426	PCOR	NCOR	SMF	NCHG
								039

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

NO RECORDING FEE REQUIRED  
PURSUANT TO GOVERNMENT  
CODE SECTION 27383



EASTERN MUNICIPAL WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CA 92572-8300

**REMOTE WATER SERVICE AGREEMENT**

This Agreement is made this 1<sup>st</sup> day of November, 2006, by EASTERN MUNICIPAL WATER DISTRICT ("District"), a public agency organized, existing and operating under the Municipal Water District Law of 1911, California Water Code §71000, et seq., and IRADJ M. ABDI, ("Property Owner").

**RECITALS**

- A. Pursuant to the authority cited above, District provides water and/or sewer service in portions of Riverside County, California.
- B. Property Owner is the owner of that certain real property located within the County of Riverside, legally described as follows:  
  
**PSN#: 2970569,  
Assessor's Parcel No.: 323-230-039  
Address: 20775 GARDENIA ST, PERRIS CA 92570  
7.60 ACRES NET IN PAR 1 PM 092/089 PM 16382**
- C. Property Owner is requesting that District provide remote water service to the above described real property.

NOW, THEREFORE, it is mutually agreed as follows:

- 1. The foregoing Recitals are hereby incorporated into this Agreement.
- 2. Water service will be made available to Property Owner from the closest available District water pipeline through Property Owner's private water system under the following terms and conditions:
  - A. Property Owner fully understands that said remote water service could result in service problems for which the District bears no liability;

Document ID: 2970595

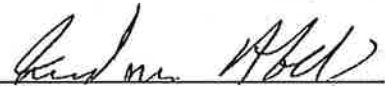
- B. Property Owner agrees that the private water system, including an approved backflow prevention assembly, shall be designed and installed in accordance with the most recent edition of the Uniform Plumbing Code;
  - C. Property Owner shall be responsible for obtaining all necessary encroachment permits and easements from adjacent property owners;
  - D. All private water system facilities shall be owned, operated and maintained by Property Owner;
  - E. Property Owner agrees that the water service installation shall be limited to serve only one parcel;
  - F. Property Owner agrees to pay for future meter relocation at the time a District water pipeline extension fronts the Property; and
  - G. Property Owner hereby agrees to hold the District harmless from or on account of any damages arising from Property Owner's private water system facilities.
3. This Agreement shall inure to the benefit of, be binding upon, and is declared to be a covenant that runs with the real property. Property Owner affirms that the circumstances of the remote water service condition, and the installation, operation and maintenance of a private water system, touch and concern the land in that they relate to and affect the use of the property. Property Owner also acknowledges that the Agreement benefits the property, in that it allows for the provision of water service to the property.
4. The terms of this Agreement may be enforced by District or its successors or assigns. In the event of any controversy, claim or dispute relating to this Agreement of the breach thereof, which District is or shall attempt to enforce, District shall be entitled to recover from said party reasonable expenses, including attorney's fees and costs, if the District prevails in such controversy.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the date first hereinabove written.

ACCEPTED BY:  
EASTERN MUNICIPAL WATER DISTRICT

By   
Ronni Haworth  
Executive Assistant  
New Business Development

DECLARANT Property Owner(s)

By   
IRADJ M. ABDI,

By \_\_\_\_\_

Print Name \_\_\_\_\_

For \_\_\_\_\_  
Company Name

Document ID: 2970595

**CALIFORNIA ALL- PURPOSE ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss.

On November 1, 2006, before me, Alicia Arana, Notary Public, personally appeared

Iradj M. Abdi-----

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

*Alicia Arana*

**Description of Attached Document**

Title or Type of Document: Remote Water Service Agreement (APN 323-230-039)

Document Date: November 1, 2006 Number of Pages: 3

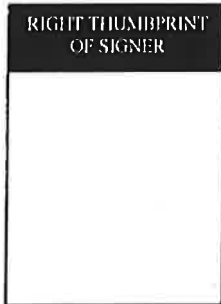
Signers(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_

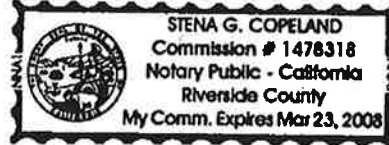


## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA        )  
  ) SS.  
COUNTY OF RIVERSIDE     )

On **November 8, 2006** before me, **Stena G. Copeland**, Notary Public, personally appeared **Ronni Haworth**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Stena G. Copeland  
Notary Public in and for said County and State

### Description of Attached Document:

Title or Type of Document: Remote Water Service Agreement

APN 323-230-039

Document Date: November 1, 2006

Number of Pages: 3

Public Record

When recorded please mail to:  
5002

DOC # 2008-0411481

07/28/2008 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**

053 M  
053

In the matter of the Property of  
ARW Investment Company

)  
)

Case No. CV08-04624  
CV08-04256  
CV08-04255

**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 15.48.040) described as Substandard Mobilehome (x1), Riverside County Ordinance No. 348, (RCC 17.32.010) described as Excessive Outside Storage & Commercial Vehicle Storage, Riverside County Ordinance No. 457, (RCC Title 15.16.010) described as Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at 20775 Gardenias Street, Perris, CA, and more particularly described as Assessor's Parcel Number 323-230-039 and having a legal description of 7.60 ACRES NET IN PAR 1 PM 092/089 PM 16382, Records of Riverside County, with the requirements of Ordinance No. 457, 348 & 457 (RCC Title 15.48.040, 17.32.010 & 15.16.010).

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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Thomas McMullen.

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  
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

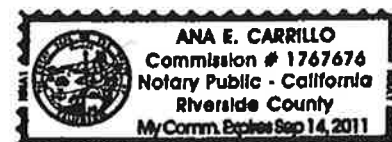
On 07/16/08 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



Public Record

When recorded please mail to:  
Mail Stop# 5002

DOC # 2008-0411482

07/28/2008 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**

053 **M**  
053

In the matter of the Property of )

Case No.: CV08-04608

ARW Investment Company )

**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 15.12) 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 20775 Gardenias Street, Perris, CA and more particularly described as Assessment Parcel No. 323-230-039 and having a legal description of .60 ACRES NET IN PAR 1 PM 092/089 PM 16382 with the requirements of Ordinance No.457, (RCC Title 15.12.020(J)(2)).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557, Attention Code Enforcement Officer Thomas McMullen, 951-485-5840.

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

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt  
Mary Overholt  
Code Enforcement Division

**ACKNOWLEDGEMENT**

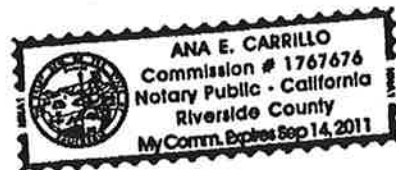
State of California )  
County of Riverside )

On 07/16/08 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt 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.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011

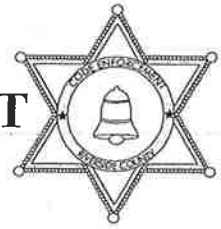


Public Record





# County of Riverside CODE ENFORCEMENT DEPARTMENT SITE PLAN



CASE #: CV08-04255, 04256, 04608 & 04624    PROPERTY SITUS: 20775 Gardenias St., Perris, CA

A.P.N.: 323-230-039

DRAWN ON (date): 05/23/08

DRAWN BY: TMcMullen

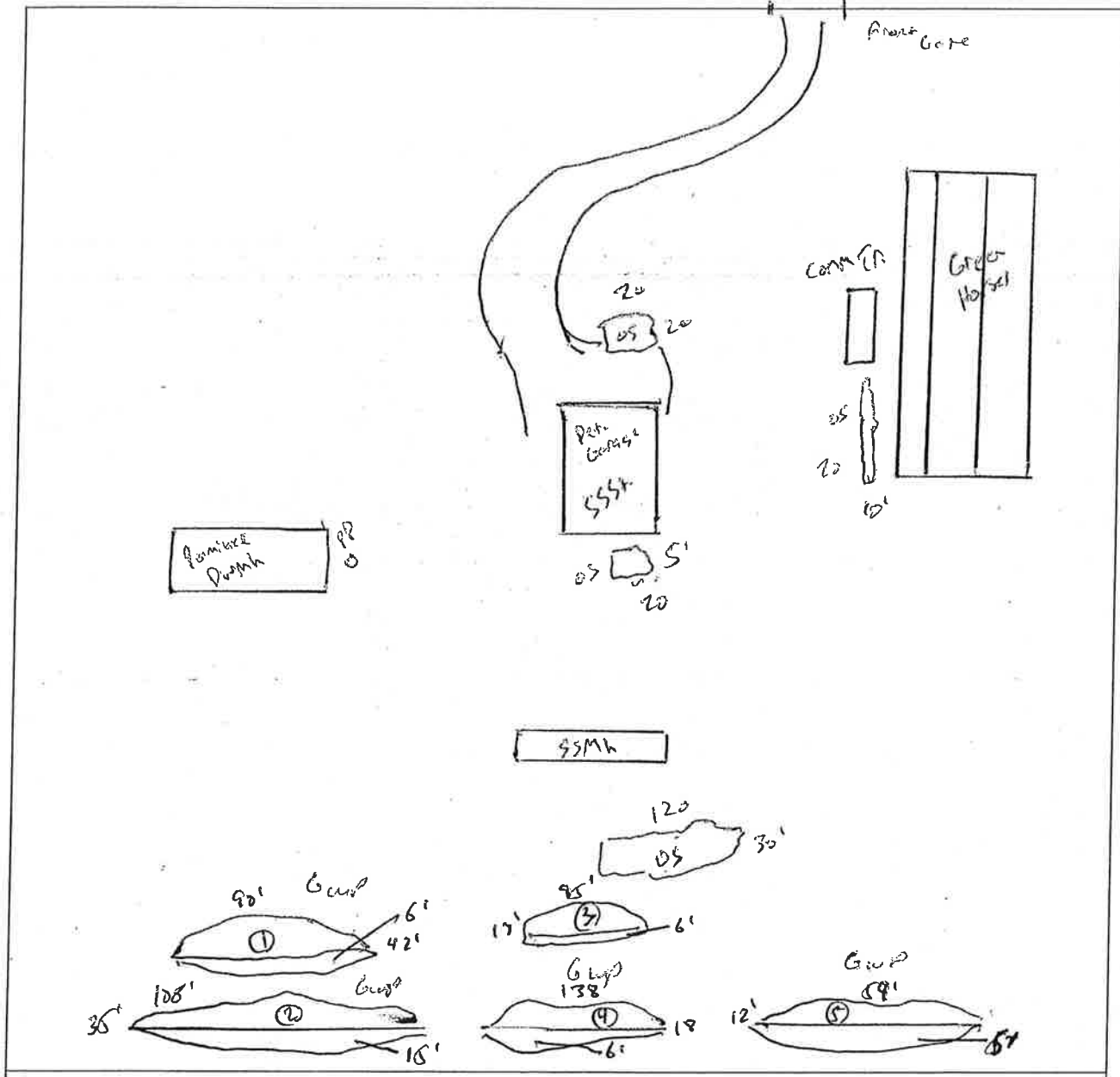
North Arrow



FRONT PROPERTY LINE

SIDE PROPERTY LINE

SIDE PROPERTY LINE



NOT TO SCALE

REAR PROPERTY LINE

EXHIBIT NO.     D



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



**EXHIBIT NO.** D<sup>3</sup>

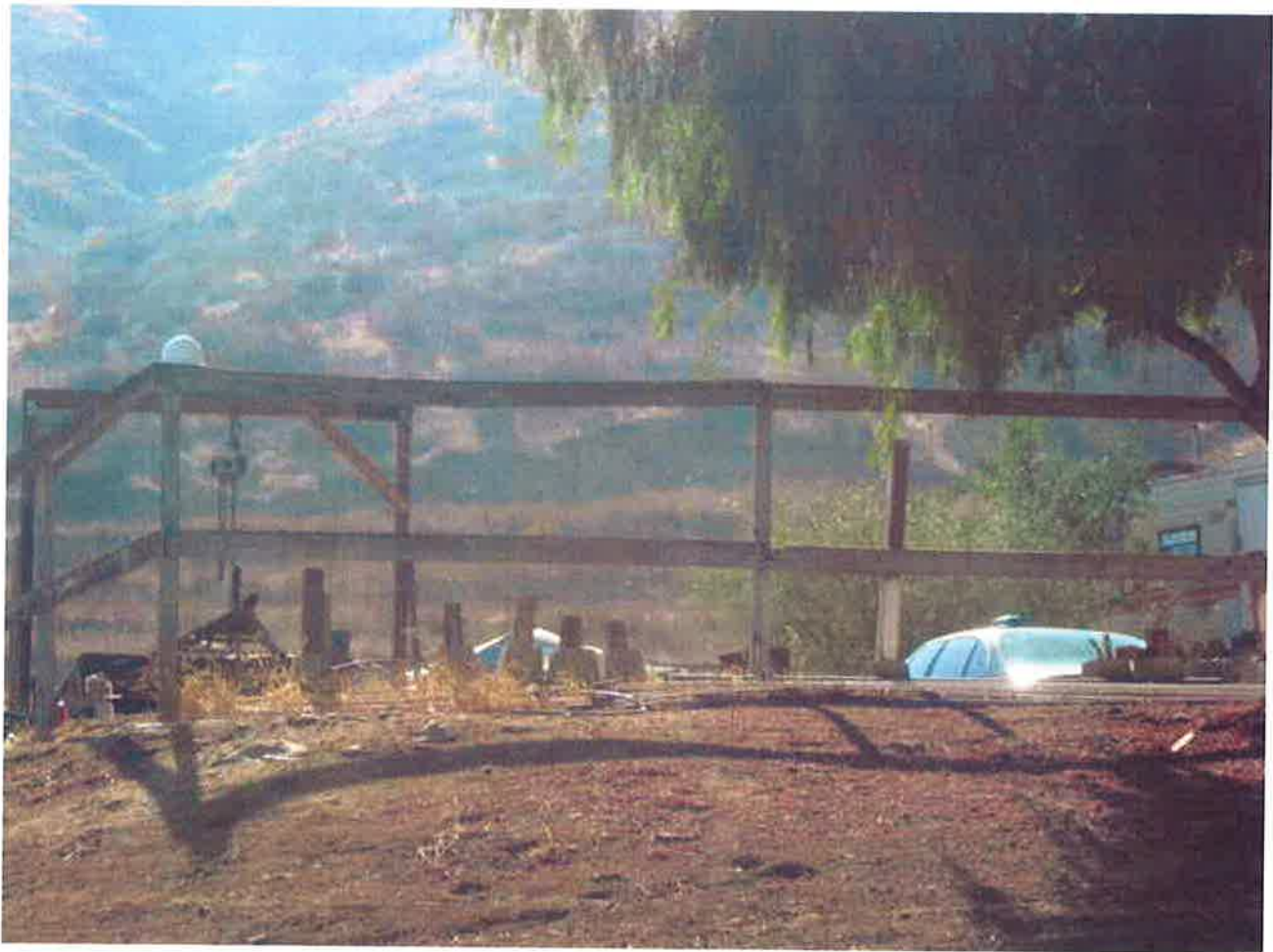


EXHIBIT NO. D<sup>4</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 1 DATE: 7/21/09 TIME: 10:05 HRS TAKEN BY: J.Morris

Grading without Permit



PHOTO # 2 DATE: 7/21/09 TIME: 10:05 HRS TAKEN BY: J.Morris

Grading without Permit

EXHIBIT NO. D5

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 3 DATE: 7/21/09 TIME: 10:05 HRS TAKEN BY: J.Morris  
Grading without Permit



PHOTO # 4 DATE: 7/21/09 TIME: 10:05 HRS TAKEN BY: J.Morris  
Grading without Permit

EXHIBIT NO. D6

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608

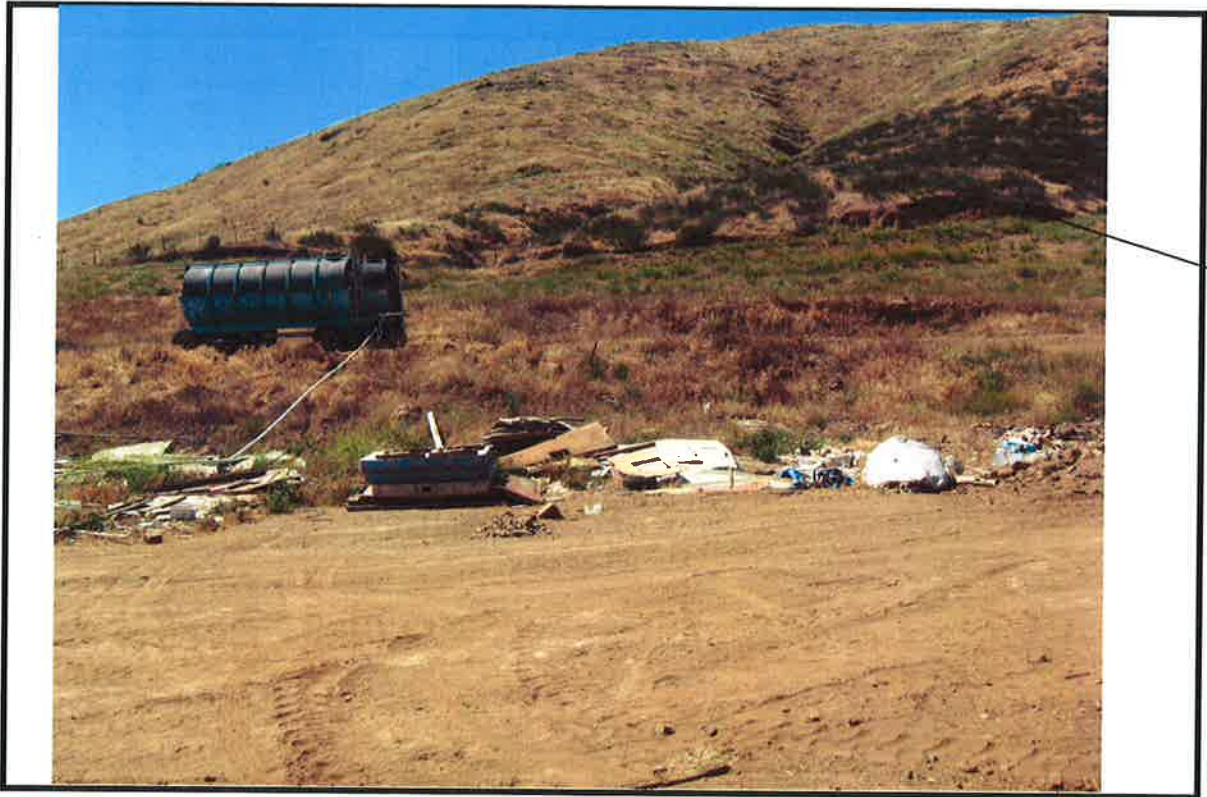


PHOTO # 1 DATE: 5/7/09 TIME: 10:25 HRS TAKEN BY: Morris  
Grading violation remains

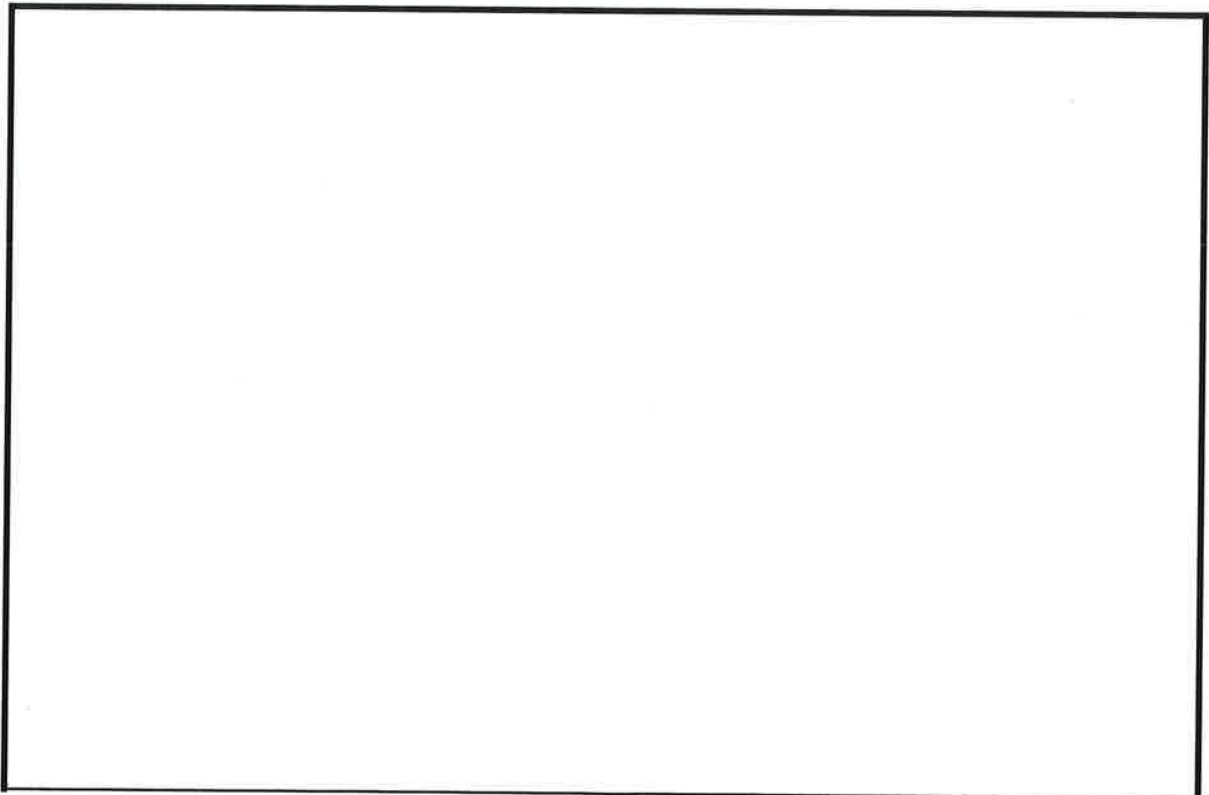


EXHIBIT NO. D7

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 1 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street  
NOTES: Photo showing recent grading



PHOTO # 2 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street  
NOTES: Photo showing recent slope cuts

EXHIBIT NO.           D<sup>8</sup>



PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 3 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of recent grading



PHOTO # 4 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of recent grading

EXHIBIT NO.     D9

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 5 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street  
NOTES: Photo of recent grading



PHOTO # 6 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street  
NOTES: Photo of tire tracks from recent grading

EXHIBIT NO.           D<sup>10</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 7 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Looking to the East at slope grade



PHOTO # 8 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of recent grading

EXHIBIT NO.     D<sup>II</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 9 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: photo of rock grouping



PHOTO # 10 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of recent grading

EXHIBIT NO. D<sup>12</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 11 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street  
NOTES: Looking to the East on Parcel



PHOTO # 12 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street  
NOTES: Photo of recent grading

EXHIBIT NO.     D<sup>B</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 13 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo showing slope grading



PHOTO # 14 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo showing cut grading

EXHIBIT NO. D14

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 15 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Looking to the West on the Parcel



PHOTO # 16 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Looking to the East on the parcel

EXHIBIT NO. DIS

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 17 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Looking to the East on the Parcel



PHOTO # 18 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Looking to the East on the Parcel

EXHIBIT NO. D16



PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 19 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of tire tracks from recent grading



PHOTO # 20 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of tire tracks from recent grading

EXHIBIT NO. D<sup>17</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 21 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of recent grading of cuts in hillside



PHOTO # 22 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of recent grading

EXHIBIT NO.           D<sup>8</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-04608



PHOTO # 23 TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES: Photo of cuts in hillside

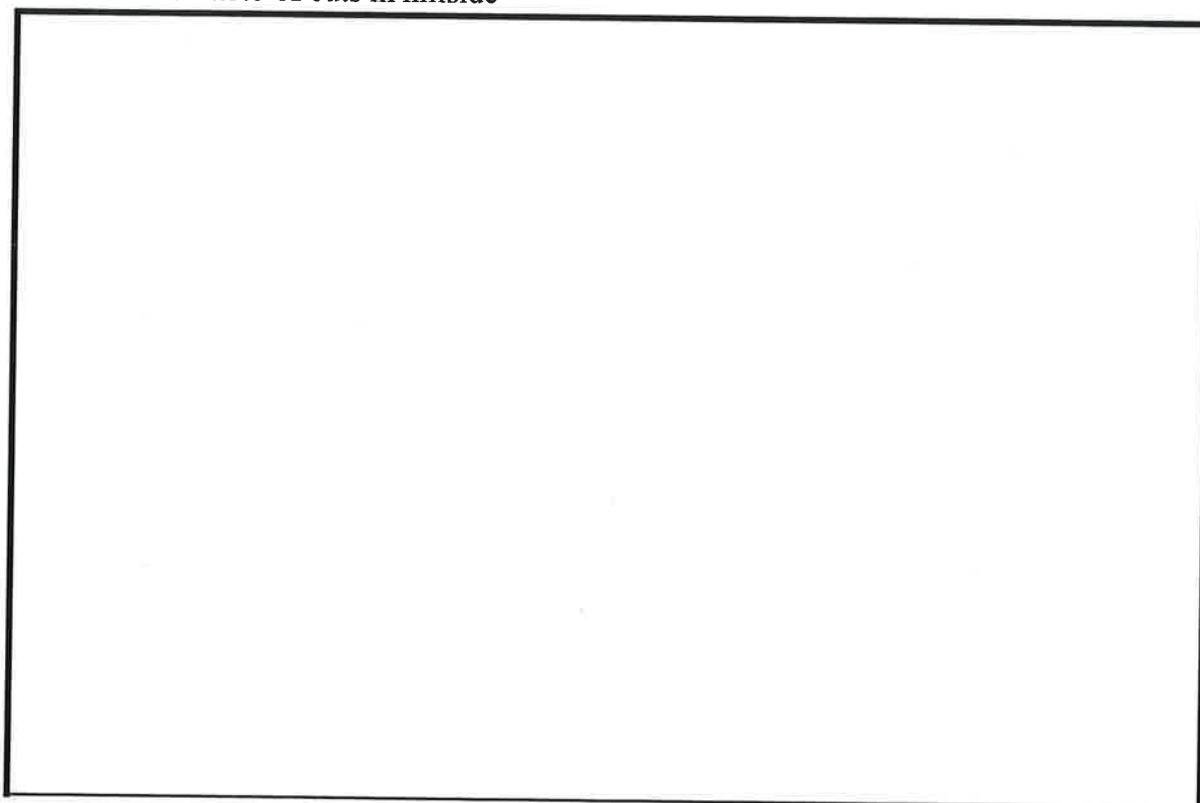


PHOTO # TAKEN BY: D Jurden, CET ADDRESS: 20775 Gardenias Street

NOTES:

EXHIBIT NO.     D<sup>a</sup>



JAY E. ORR  
DIRECTOR

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

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

June 24, 2008

SEE ATTACHED NOTICE LIST

COPY

Re: Case No.: CV08-04608

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 20775 Gardenias St., Perris, California, Assessor's Parcel Number 323-230-039, is in violation of Riverside County Ordinance 457 (RCC Title 15), relating to grading without approval by the Department of Building and Safety.

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

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

**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN July 24, 2008. FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.**

**NOTICE IS HEREBY GIVEN that Ordinance 457.96 Section 4, Subdivision 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 \$109.00 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.

*A. Carullo for:*

Thomas McMullen, Code Enforcement Officer

**EXHIBIT NO.**     E



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*George Johnson  
Agency Director*

*Katherine Gifford  
Director,  
Administrative  
Services Dept.*

*Ron Goldman  
Director,  
Planning  
Department*

*Juan Perez  
Director,  
Transportation  
Department*

*Nick Anderson  
Director,  
Building & Safety  
Department*

*Jay E. Orr  
Director,  
Code Enforcement  
Department*

*Carolyn Syms Luna  
Director,  
Environmental  
Programs Dept.*

Illegal Grading Notification  
Rev 12/04/07

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

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

**Biological Restoration Plan:**

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

**Earthwork Restoration Plan:**

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

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

*E<sup>2</sup>*

**PROOF OF SERVICE BY MAIL**

**Case No: CV08-04608**

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557.

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 24th day of June, 2008 I served a copy of the papers to which this proof of service is attached, entitled:

**Notice of Violation for Unapproved Grading  
(RCC 15.12.020)**

**Illegal Grading Notification (Rev. 12/04/07)**

**Notice List**

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:

**SEE ATTACHED NOTICE LIST**

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, 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 24th of June, 2008 at RIVERSIDE,

Ana Carrillo  
Ana E. Carrillo, Code Enforcement Aide

Article #: 7008 0150 0003 8334 3935  
7008 0150 0003 8334 3942

7008 0150 0003 8334 3942  
7008 0150 0003 8334 3935

U.S. Postal Service™	
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	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	

Arw Inv.  
20775 Gardenias St.  
Perris, CA 92570-8984  
CV08-04608 / TM

**EXHIBIT NO.** E3



Jay E. Orr  
DIRECTOR

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

## NOTICE LIST / INTERESTED PARTIES

June 24, 2008

RE: Case No.: CV08-04608  
APN No.: 323-230-039  
Address: 20775 Gardenias St., Perris, CA 92570-8984

1. Arw Inv.  
20775 Gardenias St.  
Perris, CA 92570-8984
  
2. Arw Inv.  
19976 Rockwell Rd.  
Corona, CA 92881-4891

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**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:

Arw Inv.  
 20775 Gardenias St.  
 Perris, CA 92570-8984  
 CV08-04608 / TM

REC'D JUL 28 2008

2. Article Number (Transfer from service label)

7008 0150 0003 8334 3935

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

Yes

**COMPLETE THIS SECTION ON DELIVERY**

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



3. Service Type

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

4. Restricted Delivery? (Extra Fee)

Yes

102595-02-M-1540

Domestic Return Receipt

246E 4EE8 E000 05TD 800L

PS Form 3811, February 2004

Article Number (Transfer from service label)

**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 JUL 01 2008

Arw Inv.  
 19976 Rockwell Rd.  
 Corona, CA 92881-4891  
 CV08-04608 / TM

EXHIBIT NO. E<sup>5</sup>





John Boyd  
DIRECTOR

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

**NOTICE OF VIOLATION  
For  
UNAPPROVED GRADING**

July 27, 2009

SEE ATTACHED NOTICE LIST

**COPY**

Re: Case No.: CV08-04608

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 20775 Gardenias Street, Perris, California, Assessor's Parcel Number 323-230-039, is in violation of Riverside County Ordinance 457 (RCC Title 15.12.020), relating to grading/clearing without approval by the Department of Building and Safety.

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

1. Cease all Grading/Clearing activities. Obtain a Restoration Assessment from the Department of Building and Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.

**YOU MUST COMPLY WITH THIS NOTICE NO LATER THAN AUGUST 27, 2009. FAILURE TO COMPLY WILL RESULT IN CRIMINAL, ADMINISTRATIVE, OR CIVIL ACTION BEING BROUGHT AGAINST YOU INCLUDING PENALTIES, RESTORATION, OR REMEDIATION OF THE ILLEGAL GRADING BY THE COUNTY AND ALL COSTS INCURRED BY THE COUNTY MAY BE IMPOSED AS A SPECIAL ASSESSMENT AND/ OR LIEN AGAINST THE PROPERTY.**

**FURTHER NOTICE IS HEREBY GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 4, Subdivision 3306.03, and upon order of the Board of Supervisors, any grading or clearing done in violation of this Ordinance shall be grounds for denying for five years all applications for building permits, use permits, subdivisions, changes of zones, specific plans, specific plan amendments, general plan amendments, and any other land development application proposed for the property in which the violation occurred.

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

You are also 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 number 725 (RCC 1.16.080). Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and may result in a special assessment lien against the property. You will have the right to object to these charges upon service of the summary of cost.

  
\_\_\_\_\_  
Jennifer Morris, Code Enforcement Officer II

**EXHIBIT NO.**         E6



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*George Johnson  
Agency Director*

*Katherine Gifford  
Director,  
Administrative  
Services Dept.*

*Ron Goldman  
Director,  
Planning  
Department*

*Juan Perez  
Director,  
Transportation  
Department*

*Nick Anderson  
Director,  
Building & Safety  
Department*

*Jay E. Orr  
Director,  
Code Enforcement  
Department*

*Carolyn Syms Luna  
Director,  
Environmental  
Programs Dept.*

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

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

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

**Biological Restoration Plan:**

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

**Earthwork Restoration Plan:**

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

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

4080 Lemon Street, 2nd Floor • Riverside, California 92501 • (951) 955-1800  
38686 El Cerrito Road • Palm Desert, Calif  
39493 Los Alamos Road, Suite A • Murrieta, C

**EXHIBIT NO.** \_\_\_\_\_

*E7*

**PROOF OF SERVICE BY MAIL**

**Case No. CV08-04608**

I, Jennifer L. Miller, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557.

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 27<sup>th</sup> day of July, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 15.12.020 (J)(2))
- Notice List
- Illegal Grading Notification
- Summary of Costs Notification


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:

SEE ATTACHED NOTICE LIST

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, 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 27<sup>th</sup> of July, 2009, at Moreno Valley, California.

  
\_\_\_\_\_  
Jennifer L. Miller, Code Enforcement Aide

Article Number: 7003 1680 0005 3927 2971  
7003 1680 0005 3927 2988

**EXHIBIT NO.**   E<sup>8</sup>



John Boyd  
DIRECTOR

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

## NOTICE LIST / INTERESTED PARTIES

July 27, 2009

RE: Case No.: CV08-04608  
APN No.: 323-230-039  
Address: 20775 Gardenias Street, Perris, CA

1. ARW Inv.  
20775 Gardenias Street  
Perris, CA 92570
2. ARW Inv.  
C/O Fariba Abdi  
19976 Rockwell Road  
Corona, CA 92881

COUNTY OF RIVERSIDE  
 Code Enforcement Department  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED



7003 1680 0005 3927 2971

FIRST CLASS



UNITED STATES POSTAGE  
 \$ 05.54  
 02 1M  
 0004234315  
 JUL 27 2009  
 MAILED FROM ZIP CODE 92504

ARW Inv.  
 20775 Gardenias Street  
 Perris, CA 92570  
 CV08-04608/JM



MIXIE 923 DE 1 00 08/15/08  
 RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD  
 901 92577722431 \*0904-05701-27-99

1st NOTICE  
 2nd NOTICE  
 RETURNED

*MV*

92570869234315

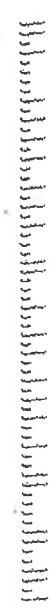


EXHIBIT NO. E<sup>10</sup>

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

ARW Inv.  
 20775 Gardenias Street  
 Perris, CA 92570  
 CV08-04608 / JM

PS Form 3800, June 2002 See Reverse for Instructions.

71662 2266 5000 089T E002

COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED



7003 1680 0005 3927 2988

FIRST CLASS



UNITED STATES POSTAGE  
02 1M  
0004284315  
MAILED FROM ZIP CODE 92504  
\$ 05.54  
JUL 27 2009

ARW Inv.  
C/O Fariba Abdi  
19976 Rockwell Road  
Corona, CA 92881  
CV08-04608 / JM

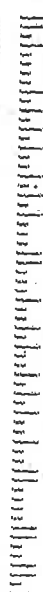
REC'D AUG 26 2009

NIXIE 927 DE 1 00 08/20/09

RETURN TO SENDER  
UNABLE TO FORWARD

BC: 92557722431 \*0804-06697-27-39

92557722431



E''

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)

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

ARW Inv.  
C/O Fariba Abdi  
19976 Rockwell Road  
Corona, CA 92881  
CV08-04608 / JM

PS Form 3800, June 2002 See Reverse for Instructions

8962 226E 5000 099T E002

EXHIBIT NO.



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 08-04608

THE PROPERTY AT: 20775 Gardenias St., Perris APN#: 323-230-039

WAS INSPECTED BY OFFICER: J. Morris ID#: 129 ON 7/21/09 AT 10:00 am/pm

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

Table with 2 columns of violations. Includes items like 'Excessive Yard Sales', 'Unfenced Pool', 'Accumulated Rubbish', 'Unpermitted Construction', 'Unapproved Grading/Clearing', 'Substandard Structure', 'Unpermitted Mobile Home', 'Substandard Mobile Home/Trailer/RV', 'Unpermitted Outdoor Advertising Display', 'Prohibited Fencing', 'Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed', 'Occupied RV/Trailer', 'Excessive Animals', 'Unpermitted Land Use', and 'Excessive Outside Storage'.

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 8/21/09. 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.

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.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.E EXHIBIT NO. E12 POSTED



John Boyd  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.** CV08-04608

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

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

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

2. That on 7/21/09 at 10:15 hrs. I securely and conspicuously posted Notice of Violation for RCC 15.12.020 (J)(2) (Grading without Permit) at the property described as:

**Property Address: 20775 Gardenias St., Perris CA**

**Assessor's Parcel Number: 323-230-039**

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

Executed on 7/21/09 at the District 5 Office in Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By: J. Morris  
Jennifer Morris, Code Enforcement Officer

**EXHIBIT NO.** E<sup>13</sup>





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

October 27, 2009

**COPY**

WALTER CARSTON  
31843 OUTER HIGHWAY 10  
REDLANDS, CA 92373

RE CASE NO: CV08-04608

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 20775 GARDENIAS ST, PERRIS California, Assessor's Parcel Number 323-230-039, 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 NOVEMBER 27, 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 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: Jennifer Morris, Code Enforcement Officer II

**EXHIBIT NO.**                      <sup>E<sup>14</sup></sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

**COPY**

October 27, 2009

ROBERT J. MARTINEZ AND STEFANI  
10 SUNNYMEAD ROAD  
ANACONDA, MT 59711

RE CASE NO: CV08-04608

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 20775 GARDENIAS ST, PERRIS California, Assessor's Parcel Number 323-230-039, 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 NOVEMBER 27, 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 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: Jennifer Morris, Code Enforcement Officer II

**EXHIBIT NO.** \_\_\_\_\_

*E15*



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

October 27, 2009

**COPY**

COUNTY OF RIVERSIDE BUILDING & SAFETY  
P.O. BOX 1605  
RIVERSIDE, CA 92502-1805

RE CASE NO: CV08-04608

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 20775 GARDENIAS ST, PERRIS California, Assessor's Parcel Number 323-230-039, 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 NOVEMBER 27, 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 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: Jennifer Morris, Code Enforcement Officer II

**EXHIBIT NO.**       E 14



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

October 27, 2009

**COPY**

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92570-8300

RE CASE NO: CV08-04608

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 20775 GARDENIAS ST, PERRIS California, Assessor's Parcel Number 323-230-039, 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 November 27, 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 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: Jennifer Morris, Code Enforcement Officer II

**EXHIBIT NO.** \_\_\_\_\_

E<sup>17</sup>



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



George Johnson  
Agency Director

*Katherine Gifford  
Director,  
Administrative  
Services Dept.*

*Ron Goldman  
Director,  
Planning  
Department*

*Juan Perez  
Director,  
Transportation  
Department*

*Nick Anderson  
Director,  
Building & Safety  
Department*

*Jay E. Orr  
Director,  
Code Enforcement  
Department*

*Carolyn Syms Luna  
Director,  
Environmental  
Programs Dept.*

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

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

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

**Biological Restoration Plan:**

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

**Earthwork Restoration Plan:**

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

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

**PROOF OF SERVICE BY MAIL**

**Case No. CV08-04608**

I Ana E. Carrillo, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557.

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 27th day of October, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 15.12.020)
- Illegal Grading Notification

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. Walter Carston, 31843 Outer Highway 10, Redlands, CA 92373
2. Robert J. Martinez and Stefani, 10 Sunnymead Road, Anaconda, MT 59711
3. County of Riverside Building & Safety, P.O. Box 1605, Riverside, CA 92502-1805
4. Eastern Municipal Water District, P.O. Box 8300, Perris, CA 92570-8300

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, 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 27th of October, 2009, at Moreno Valley, California.



Ana E. Carrillo, Code Enforcement Aide

Article Number: 7003 1680 0005 3926 6390  
7003 1680 0005 3926 6406  
7003 1680 0005 3926 6413  
7003 1680 0005 3926 6420

EXHIBIT NO. EA



[Home](#) | [Help](#) | [Sign In](#)

[Track & Confirm](#)

[FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: 7003 1680 0005 3926 6390

Service(s): **Certified Mail™**

Status: **Delivered**

Your item was delivered at 11:21 AM on October 30, 2009 in REDLANDS, CA 92373.

### 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 >**

[Site Map](#)

[Customer Service](#)

[Forms](#)

[Gov't Services](#)

[Careers](#)

[Privacy Policy](#)

[Terms of Use](#)

[Business Customer Gateway](#)

Copyright© 2009 USPS. All Rights Reserved.

No FEAR Act EEO Data

FOIA



U.S. Postal Service  
Customer Service



U.S. Postal Service  
Business Customer Gateway

0699 9266 5000 0897 7002

7003 1680 0005 3926 6390

**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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Walter Carston  
31843 Outer Highway 10  
Redlands, CA 92373  
CV08-04608 / JM (323)

See Reverse for Instructions

EXHIBIT NO. E20

**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:

Robert J. Martinez and Stefani  
 10 Sunnymead Road  
 Anaconda, MT 59711  
 CV08-04608 / JM (323)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *[Signature]*

B. Received by (Printed Name)  
*[Signature]*

C. Date of Delivery  
 9 2 2009

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

**REC'D NOV 12 2009**

3. Service Type

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) **7003 1680 0005 3926 6406**

PS Form 3811, February 2004 Domestic Return Receipt 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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Robert J. Martinez and Stefani  
 10 Sunnymead Road  
 Anaconda, MT 59711  
 CV08-04608 / JM (323)

*[for instructions]*

9049 926E 5000 091E E002  
 7003 1680 0005 3926 6406

EXHIBIT NO. E21



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 <i>Simon Dowles</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	B. Received by (Printed Name) <i>Simon Dowles</i>	C. Date of Delivery OCT 30 2009
1. Article Addressed to:  Eastern Municipal Water District P.O. Box 8300 Perris, CA 92570-8300 CV08-04608 / JM (323)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address:	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
REC'D OCT 31 2009  2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
	7003 1680 0005 3926 6420	
PS Form 3811, February 2004	Domestic Return Receipt	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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

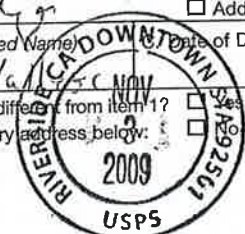
Eastern Municipal Water District  
 P.O. Box 8300  
 Perris, CA 92570-8300  
 CV08-04608 / JM (323)

For Instructions

EXHIBIT NO.                     

*E22*

7003 1680 0005 3926 6420

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>	<p>A. Signature <input checked="" type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/>  If YES, enter delivery address below: _____</p>	
1. Article Addressed to:  County of Riverside Building & Safety P.O. Box 1605 Riverside, CA 92502-1805 CV08-04608 / JM (323)		
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	<b>REC'D NOV 05 2009</b>	
	7003 1680 0005 3926 6413	
PS Form 3811, February 2004	Domestic Return Receipt	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 <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage \$ _____	Postmark Here
Certified Fee _____	
Return Receipt Fee (Endorsement Required) _____	
Restricted Delivery Fee (Endorsement Required) _____	
Total Postage & Fees \$ _____	
County of Riverside Building & Safety P.O. Box 1605 Riverside, CA 92502-1805 CV08-04608 / JM (323)	
for Instructions	

7003 1680 0005 3926 6413

EXHIBIT NO. E23

When recorded please mail to:  
Mail Stop# 5002

Doc # 2008-0411482

07/28/2008 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**

053



In the matter of the Property of )  
ARW Investment Company )

Case No.: CV08-04608

**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 15.12) 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 20775 Gardenias Street, Perris, CA and more particularly described as Assessment Parcel No. 323-230-039 and having a legal description of .60 ACRES NET IN PAR 1 PM 092/089 PM 16382 with the requirements of Ordinance No.457, (RCC Title 15.12.020(J)(2)).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557, Attention Code Enforcement Officer Thomas McMullen, 951-485-5840.

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

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt  
Mary Overholt  
Code Enforcement Division

**ACKNOWLEDGEMENT**

State of California )  
County of Riverside )

On 07/16/08 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt 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.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011

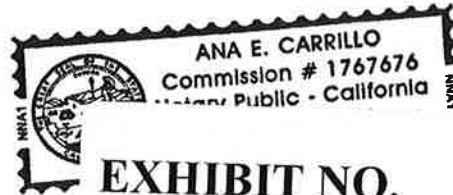


EXHIBIT NO. F

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



March 8, 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.: CV 08-04608  
APN: 323-230-039; ARW INV.  
Property: 20775 Gardenia St., 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 20775 Gardenia St., Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 323-230-039.

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, May 4, 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 Mary Overholt at 951-485-5840 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: 20775 Gardenia Street, Perris  
 Case No.: CV 08-04608 APN: 323-230-039; District 5

ARW INVESTMENTS  
 C/O FARIBA ABDI  
 19976 ROCKWELL ROAD  
 CORONA, CA 92881

WALTER CARSTON  
 31843 OUTER HIGHWAY 10  
 REDLANDS, CA 92373

ROBERT MARTINEZ  
 STEPHANIE MARTINEZ  
 10 SUNNYMEAD ROAD  
 ANACONDA, MT 59711

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p style="text-align: center;">WALTER CARSTON                  31843 OUTER HIGHWAY 10                  REDLANDS, CA 92373</p>		<p>A. Signature <input type="checkbox"/> Agent</p> <p><i>[Signature]</i> <input type="checkbox"/> Addressee</p>	
<p>2. Article Number <i>ARW-04608 (ARW INV) AGT 3</i></p> <p><i>(Transfer from service label)</i> 7009 3410 0000 1317 5300</p>		<p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p><i>[Signature]</i> 5/1</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt</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>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>102595-02-M-1540</p>			

# NOTICE LIST

Subject Property: 20775 Gardenia Street, Perris  
Case No.: CV 08-04608 APN: 323-230-039; District 5

Office of County Counsel  
3960 Orange Street, 5th Floor  
Riverside, CA 92501

CERTIFIED MAIL<sup>®</sup>

£9

EXHIBIT NO.



7009 3410 0000 1317 5007



02 1P  
0003958246 MAR 08 2010  
MAILED FROM ZIP CODE 92501

ARW INVESTMENTS  
C/O FARIBA ABDI  
19976 ROCKWELL ROAD  
CORONA C

10 2010

908 SE 1 00 04/10/10

RETURN TO SENDER  
UNABLE TO FORWARD

92501364405



BC: 92501364405 \*0904-10441-08-44



7009 3410 0000 1317 5294



02 1P  
0003958246 MAR 08 2010  
MAILED FROM ZIP CODE 92501

ROBERT MARTINEZ  
STEPHANIE MARTINEZ  
10 SUN  
ANACO

NIXIE 591 SE 1 96 03/30/10

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92501364405 \*0904-04710-08-42

92501364405



15ced

PR

1 **PROOF OF SERVICE**

2 Case No. CV 08-04608

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 March 8, 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)**

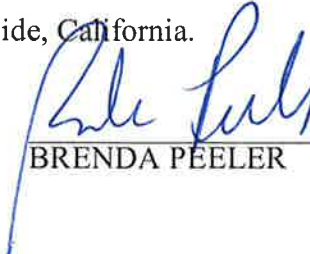
13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"  
14 with the office's practice of collection and processing correspondence for mailing. Under  
15 that practice it would be deposited with the U.S. Postal Service on that same day with  
16 postage thereon fully prepaid 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 March 8, 2010, at Riverside, California.

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 9, 2010

RE CASE NO: CV0804608

I, Jennifer Morris, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 3/9/10 at 15:25 hrs, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

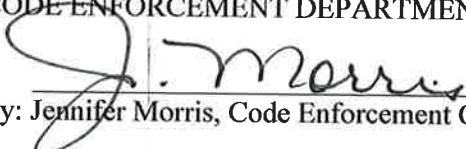
**Property Address:** 20775 GARDENIAS ST, PERRIS

**Assessor's Parcel Number:** 323-230-039

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

Executed on March 9, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jennifer Morris, Code Enforcement Officer