

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

710B



FROM: County Counsel/TLMA  
Code Enforcement Department

SUBMITTAL DATE:  
April, 20, 2010

SUBJECT: Order to Abate [Excess Outside Storage & Accumulation of Rubbish]  
Case Nos.: CV 09-02053 & CV 09-03445 (LOPES)  
Subject Property: 26725 El Toro Road, Lake Elsinore  
APN: 346-110-014  
District Five

RECOMMENDED MOTION: Move that

- (1) The Findings of Fact, Conclusions and Order to Abate in Case Nos. CV 09-02053 & CV 09-03445 be approved;
- (2) The Chairman of the Board of Supervisors be authorized to execute the Findings of Fact, Conclusions and order to Abate in Case Nos. CV 09-02053 & CV 09-03445; and
- (3) The Clerk of the Board of Supervisors be authorized to record the Findings of Fact, Conclusions and Order to Abate in Case Nos. CV 09-02053 & CV 09-03445.

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

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

C.E.O. RECOMMENDATION:

APPROVE

By   
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley

Nays: None

Absent: None

Date: May 18, 2010

xc: Co.Co.(3); Recorder

Kecia Harper-Ihem

Clerk of the Board

By 

Deputy

Prev. Agn. Ref.: 04/06/10; 9.7

District: 5

Agenda Number:

2.19

Order to Abate [Excess Outside Storage and Accumulation of Rubbish]

Case Nos.: CV 09-02053 & CV 09-03445

Subject Property: 26725 El Toro Road, Lake Elsinore

APN: 346-110-014

District Five

**BACKGROUND:**

On April 6, 2010, this Board received the declaration of the Code Enforcement Officer in the above-referenced matter. At the conclusion of the hearing, this Board declared the excess outside storage and accumulation of rubbish on the subject property to be a public nuisance. The Board ordered the property owner to abate the violative conditions on the property and directed County Counsel to prepare the Findings of Fact, Conclusion and Order to Abate.



RECORDING REQUESTED BY:  
Kecia Harper-Ihem, Clerk to the  
Board of Supervisors (Stop #1010)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
M	A	L	465	426	PCOR	NCOR	SMF	NSHG	EXAM
WCH6C									\$13

WHEN RECORDED PLEASE MAIL TO:  
Julie A. Jarvi, Deputy County Counsel  
County of Riverside  
OFFICE OF COUNTY COUNSEL  
3960 Orange Street, Fifth Floor (Stop #1350)  
Riverside, CA 92501

[EXEMPT'6103]

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**



IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NOS. CV 09-02053 &  
[EXCESSIVE OUTSIDE STORAGE AND ) CV 09-03445  
ACCUMULATION OF RUBBISH]; )  
APN 346-110-014, 26725 EL TORO ROAD, ) FINDINGS OF FACT,  
LAKE ELSINORE, RIVERSIDE COUNTY, ) CONCLUSIONS AND ORDER TO  
CALIFORNIA; JUAN CARLOS LOPES, OWNER. ) ABATE NUISANCE  
)  
) [R.C.O. Nos. 348 (RCC Chapter 17.16),  
) 541 (RCC Chapter 8.120) and 725  
) (RCC Title 1)]

The above-captioned matter came on regularly for hearing on April 6, 2010, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as 26725 El Toro Road, Lake Elsinore, Riverside County, California and further described as Assessor's Parcel Number 346-110-014 and referred to hereinafter as "THE PROPERTY."

Julie A. Jarvi, Deputy County Counsel, appeared along with Brian Black, Supervising Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

No one appeared on behalf of owner.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos. 348 (Riverside

County Code Chapter 17.16) and 541 (Riverside County Code Chapter 8.120) and as a public nuisance.

### **SUMMARY OF EVIDENCE**

1. Documents of record in the Riverside County Recorder's Office identify the owner of THE PROPERTY as Juan Carlos Lopes ("OWNER").

2. Documents of title indicate that other parties may potentially holds a legal interest in THE PROPERTY, to wit: Chicago Title Company, FISERV ISS & Co., Wizard Financial, Inc., Orange County District Attorney, San Diego District Attorney, Ventura County Department of Child Support Services, Internal revenue Service, Franchise Tax Board, Dean R. Prober, Esq., Riverside County Superior Court – Financial Services Division, Eskanos & Adler, P.C., Pacific Credit Exchange, BLF Financial Services, a Corp., State of California Employment Development Department, Legal Recovery Law Offices, Inc., and the Cathedral City Fire Department (hereinafter referred to as "INTERESTED PARTIES").

3. THE PROPERTY was inspected by Code Enforcement Officers on April 18, 2009, July 7, 2009, September 23, 2009, March 4, 2010, and April 2, 2010.

4. During each inspection, the outside storage of materials and accumulation of rubbish were observed on THE PROPERTY. The materials and rubbish were intermingled and included but were not limited to: industrial heavy machinery, discarded furniture and appliances, discarded office equipment, scrap metal, scrap plastic, scrap wood, vegetative waste, 55 gallon drums, tiles, columns, concrete, water tanks, in excess of 200 plastic bottles, discarded toys, discarded bicycles, rusty golf cart, old tires, cardboard, electronics, a Port-a-Potty, and miscellaneous trash and debris. The officer visually estimated the amount of accumulated rubbish and excess outside storage of materials was approximately fifty six thousand (56,000) square feet. Given the size of the parcel (4.22 acres) and the zoning classification (R-R, Rural Residential), two hundred (200) square feet of outside storage and no amount of rubbish is allowed on THE PROPERTY.

5. THE PROPERTY was determined to be in violation of Riverside County Ordinance Nos. 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120) by the Code Enforcement Officer.

6. A Notice of Noncompliance was recorded on July 23, 2009, as Document Number



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05/20/2010 08:00A  
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2009-0383848 in the Office of the County Recorder, County of Riverside.

7. On July 7, 2009, Notices of Violation for violation of Riverside County Ordinance Nos. 348 and 541 were posted on THE PROPERTY. On July 13 and 14, 2009, Notices of Violation were mailed to OWNER by certified mail, return receipt requested. On September 3, 2009, Notices of Violation were mailed to INTERESTED PARTIES by certified mail, return receipt requested.

8. On March 1, 2010, the "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing notice of the public hearing before the Board of Supervisors scheduled for April 6, 2010, was mailed by certified mail, return receipt requested, to OWNER and INTERESTED PARTIES and was posted on THE PROPERTY on March 4, 2010.

### **FINDINGS AND CONCLUSIONS**

WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on April 6, 2010, finds and concludes that:

1. WHEREAS, the excess outside storage of materials and accumulation of rubbish on the real property located at 26725 El Toro Road, Lake Elsinore, Riverside County, California, also identified as Assessor's Parcel Number 346-110-014 violates Riverside County Ordinance Nos. 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120) and constitutes a public nuisance. Under Riverside County Ordinance No. 348, two hundred (200) square feet of outside storage of materials is allowed to be stored on THE PROPERTY. Under Riverside County Ordinance No. 541, no amount of rubbish is allowed to be accumulated on THE PROPERTY.

2. WHEREAS, THE OWNER, occupants or any person having possession or control of the premises should abate the condition by removal of all outside storage of materials and removing and disposing of all accumulated rubbish from the subject real property in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120) within ninety (90) days.

3. WHEREAS, THE OWNER IS HEREBY FURTHER NOTICED that the time within which judicial review of the administrative determinations made herein must be sought is ninety (90) days from the posting and mailing of the Findings of Fact, Conclusions and Order To Abate Nuisance, and is governed by California Code of Civil Procedure Section 1094.6.

1 **ORDER TO ABATE NUISANCE**

2 IT IS THEREFORE ORDERED that the excess outside storage of materials and  
3 accumulation of rubbish on THE PROPERTY be abated by the OWNER, specifically Juan Carlos  
4 Lopes, or anyone having possession or control of THE PROPERTY, by removing all of the outside  
5 storage of materials in excess of two hundred (200) square feet and removing and disposing of all  
6 accumulated rubbish from the subject real property in strict accordance with all Riverside County  
7 Ordinances, including but not limited to Riverside County Ordinance Nos. 348 (RCC Chapter 17.16)  
8 and 541 (RCC Chapter 8.120) within ninety (90) days of the date of this Order to Abate Nuisance.

9 IT IS FURTHER ORDERED that if the materials and rubbish are not removed and disposed  
10 of in strict accordance with all Riverside County Ordinances, including but not limited to Riverside  
11 County Ordinance Nos. 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120) within ninety (90)  
12 days of the date of this Order to Abate Nuisance, the excess outside storage of materials and  
13 accumulation of rubbish shall be abated and disposed of by representatives of the Riverside County  
14 Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's  
15 consent or a Court Order when necessary under applicable law.

16 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
17 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
18 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
19 County Ordinance Nos. 348 (RCC Title 17), 541 (RCC Title 8), and 725 (RCC Chapter 1.16).  
20 Under Riverside County Ordinance No. 725, "abatement costs" means "any costs or expenses  
21 reasonably related to the abatement of conditions which violate County Land Use Ordinances, and  
22 shall include, but not be limited to, enforcement, investigation, collection and administrative costs,  
23 attorneys fees, and the costs associated with the removal or correction of the violation." Reasonable  
24 abatement costs accrued by the Code Enforcement Department will be recoverable from the property

25 ///

26 ///

27 ///

28 ///



2010-0233111  
05/20/2010 08:00A  
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owner(s) even if THE PROPERTY is brought into compliance within ninety (90) days of the date of this Order to Abate Nuisance.

Dated: May 18, 2010

COUNTY OF RIVERSIDE

By Marion Ashley  
Marion Ashley  
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER-IHEM

Clerk to the Board

By Karen B. Jansen  
Deputy  
(SEAL)

FORM APPROVED COUNTY COUNSEL  
BY Julia A. Koons Jarvi DATE 4/13/10  
JULIE A. KOONS JARVI



2010-0233111  
05/28/2010 08:00A  
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LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR STAMP WHICH MAY BE OBSCURED:

FORM APPROVED COUNTY COUNSEL

BY: \_\_\_\_\_  
JULIE A. KOONS JARVI DATE

CLARIFICATIONS FOR NUMBER ON LEFT SIDE OF PLEADING PAGE OBSCURED BY STAMP:

14

Date:

5-18-10

Signature:

Karen Barton

Print Name: Karen Barton, Board Assistant



2010-0233111  
05/20/2010 08:00A  
6 of 7





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

<http://riverside.asrclrec.com>

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

5-18-10

Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09-02053; APN: 346-110-014; District 5

JUAN CARLOS LOPES  
26725 EL TORO ROAD  
LAKE ELSINORE, CA 92532

JUAN CARLOS LOPES  
1713 W. GARRY AVENUE  
SANTA ANA, CA 92704

CHICAGO TITLE COMPANY, TRUSTEE  
925 B STREET  
SAN DIEGO, CA 92101

FISERV ISS & CO.  
FBO THOMAS L. DENMAN IRA  
P.O. BOX 173859  
DENVER, CO 80217

WIZARD FINANCIAL, INC.  
21335 LA BAYA DRIVE, #109  
WESTLAKE VILLAGE, CA 91362

ORANGE COUNTY DISTRICT ATTORNEY  
FAMILY SUPPORT DIVISION  
P.O. BOX 22099  
SANTA ANA, CA 92702-2099

SAN DIEGO OFFICE OF  
THE DISTRICT ATTORNEY  
P.O. BOX 122031  
SAN DIEGO, CA 92112

DEPT. OF CHILD SUPPORT SERVICES  
VENTURA COUNTY  
4651 TELEPHONE ROAD, SUITE 101  
VENTURA, CA, 93003

INTERNAL REVENUE SERVICE  
2400 AVILA ROAD, MAIL STOP 5910  
LAGUNA NIGUEL, CA 92677

# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09-02053; APN: 346-110-014; District 5

DEAN R. PROBER, ESQ.  
POLK, PROBER & RAPHAEL  
20750 VENTURA BLVD., #100  
WOODLAND HILLS, CA 91364

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

RIVERSIDE COUNTY SUPERIOR COURT  
FINANCIAL SERVICES DIVISION  
4100 MAIN STREET  
RIVERSIDE, CA 92501  
RE: RIF113708

ESKANOS & ADLER, P.C.  
DONALD R. STEBBINS/JANET L. BROWN  
KURTISS A. JACOBS/JEROME M. YALON  
2325 CLAYTON ROAD  
CONCORD, CA 94520

PACIFIC CREDIT EXCHANGE  
15760 VENTURA BLVD., #A-11  
ENCINO, CA 91436-3057

BLF FINANCIAL SERVICES, A CORP.  
DBA DOLPHIN FINANCIAL SERVICE  
2495 EAST ORANGETHORPE, #201  
FULLERTON, CA 92831

STATE OF CALIFORNIA  
EMPLOYMENT DEVELOPMENT DEPT.  
LIEN GROUP, MIC 92G  
P.O. BOX 826880  
SACRAMENTO, CA 92480-0001

LEGAL RECOVERY LAW OFFICES, INC.  
MARK D. WALSH  
5030 CAMINO DE LA SIESTA, #340  
SAN DIEGO CA, 92108

CATHEDRAL CITY FIRE DEPARTMENT  
32100 DESERT VISTA ROAD  
CATHEDRAL CITY, CA 92234

# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09-02053; APN: 346-110-014; District 5

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>		<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>	
1. Article Addressed to:  SPECIAL PROCEDURES SECTION PO BOX 2952 SACRAMENTO CA 95812-2952		1. Article Addressed to:  PACIFIC CREDIT EXCHANGE 15760 VENTURA BLVD #A-11 ENCINO CA 91436-3057	
2. Article Number (Transfer from service label)  7009 3410 0000 1318 4012		2. Article Number (Transfer from service label)  7009 3410 0000 1318 4043	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
A. Signature <i>[Signature]</i> B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below:  JUN 1 0 2010		A. Signature <i>[Signature]</i> B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below:  JUN 1 0 2010	

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>	<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>
1. Article Addressed to:  ORANGE COUNTY DISTRICT ATTORNEY FAMILY SUPPORT DIVISION PO BOX 22099 SANTA ANA CA 92702-2099	1. Article Addressed to:  ORANGE COUNTY DISTRICT ATTORNEY FAMILY SUPPORT DIVISION PO BOX 22099 SANTA ANA CA 92702-2099
2. Article Number (Transfer from service label)  7009 3410 0000 1318 3961	2. Article Number (Transfer from service label)  7009 3410 0000 1318 3961
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
A. Signature <i>[Signature]</i> B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below:  JUN 1 0 2010	A. Signature <i>[Signature]</i> B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below:  JUN 1 0 2010

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## Track & Confirm

### Search Results

Label/Receipt Number: **7009 3410 0000 1318 3916**Service(s): **Certified Mail™**Status: **Notice Left**

We attempted to deliver your item at 3:35 PM on June 9, 2010 in LAKE ELSINORE, CA 92532 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to [www.usps.com/redelivery](http://www.usps.com/redelivery), or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 30 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

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Enter Label/Receipt Number.

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No FEAR Act EEO Data

FOIA

United States Postal Service  
Mission StatementThe United States Postal Service  
is an Equal Opportunity Employer

7009 3410 0000 1318 3916

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

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Postage	\$ .61
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71

Mailed 6/8/10

Postmark  
Here

#### Sent To

Street, Apt  
or PO Box  
City, StateJUAN CARLOS LOPES  
26725 EL TORO ROAD  
LAKE ELSINORE CA 92532

PS Form 3800, August 2006

See Reverse for Instructions


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## Track & Confirm

### Search Results

Label/Receipt Number: **7009 3410 0000 1318 4029**Service(s): **Certified Mail™**Status: **Delivered**

Your item was delivered at 8:17 AM on June 21, 2010 in ROCKVILLE, MD 20850.

### Track & Confirm

Enter Label/Receipt Number.

Go &gt;

### Detailed Results:

- **Delivered, June 21, 2010, 8:17 am, ROCKVILLE, MD 20850**
- **Forwarded, June 11, 2010, 5:44 pm**
- **Arrival at Unit, June 10, 2010, 7:05 am, CONCORD, CA 94520**

### Notification Options

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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> .	
<b>OFFICIAL USE</b>	
Postage	\$ .61
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.71</b>
<b>Sent To</b> ESKANOS & ADLER PC <b>Street, Ap or PO Box</b> DONALD R STEBBINS/JANET L BROWN <b>City, State</b> KURTISS A JACOBS/JEROME M YALON 2325 CLAYTON ROAD CONCORD, CA 94520	
PS Form 3800, August 2006 <span style="float: right;">See Reverse for Instructions.</span>	

7009 3410 0000 1318 4029



Marked 6/8/10

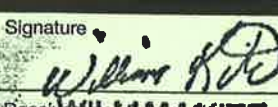
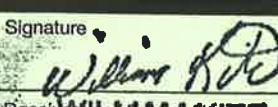
Postmark Here



# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09-02053; APN: 346-110-014; District 5

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>		<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>	
1. Article Addressed to:  JUAN CARLOS LOPES 1713 W GARRY AVENUE SANTA ANA CA 92704		1. Article Addressed to:  LEGAL RECOVERY LAW OFFICES, INC. MARK D WALSH 5030 CAMINO DE LA SIESTA, #340 SAN DIEGO CA 92108	
2. Article Number (Transfer from service label) 7009 3410 0000 1318 3923		2. Article Number (Transfer from service label) 7009 3410 0000 1318 4074	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
A. Signature 		A. Signature 	
B. Received by (Printed Name) JUAN CARLOS LOPES		B. Received by (Printed Name) MARK D WALSH	
C. Date of Delivery 01/11/10		C. Date of Delivery 01/11/10	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below:		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below:	

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>	<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>
1. Article Addressed to:  SAN DIEGO OFFICE OF THE DISTRICT ATTORNEY PO BOX 122031 SAN DIEGO CA 92112	1. Article Addressed to:  SAN DIEGO OFFICE OF THE DISTRICT ATTORNEY PO BOX 122031 SAN DIEGO CA 92112
2. Article Number (Transfer from service label) 7009 3410 0000 1318 3923	2. Article Number (Transfer from service label) 7009 3410 0000 1318 3923
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
A. Signature 	A. Signature 
B. Received by (Printed Name) WILLIAM KITE	B. Received by (Printed Name) WILLIAM KITE
C. Date of Delivery 6-9-10	C. Date of Delivery 6-9-10
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below:

# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09-02053; APN: 346-110-014; District 5

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE 2400 AVILA ROAD MAIL STOP 5910 LAGUNA NIGUEL CA 92677</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7009 3410 0000 1318 3985</p>		<p>3. Service Type</p> <p><input checked="" 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>PS Form 3811, February 2004</p> <p>Domestic Return Receipt</p> <p>102595-02-M-1540</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>DEAN R PROBER ESQ POLK PROBER &amp; RAPHAEL 20750 VENTURA BLVD #100 WOODLAND HILLS CA 91364</p>	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>
<p>2. Article Number (Transfer from service label)</p> <p>7009 3410 0000 1318 4005</p>	<p>3. Service Type</p> <p><input checked="" 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>PS Form 3811, February 2004</p> <p>Domestic Return Receipt</p> <p>102595-02-M-1540</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>



# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09-02053; APN: 346-110-014; District 5

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DEPT. LIEN GROUP MIC 92G P.O. BOX 826880 SACRAMENTO CA 92480-0001</p>		<p>A. Signature </p> <p>B. Received by (Printed Name) <u>Agent</u> C. Date of Delivery <u>JUN 14 2010</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label) <u>CV09-02053 &amp; CV09-03445 (L085) FC 18</u></p> <p>PS Form 3811, February 2004</p>		<p>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.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>SENDER: COMPLETE THIS SECTION</p> <p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>WIZARD FINANCIAL INC 21335 LA BAYA DRIVE #109 WESTLAKE VILLAGE CA 91362</p>		<p>A. Signature </p> <p>B. Received by (Printed Name) <u>Agent</u> C. Date of Delivery <u>JUN 14 2010</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label) <u>CV09-02053 &amp; CV09-03445 (L085) FC 18</u></p> <p>PS Form 3811, February 2004</p>		<p>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.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

102595-02-M-1540

102595-02-M-1540

**PROOF OF SERVICE**  
Case Nos. CV 09-02053 & CV 09-03445

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda Peeler, the undersigned, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3535 Tenth Street, Suite 300, Riverside, California 92501-3674.

That on June 8, 2010, I served the following document(s):

**FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE**

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

**OWNERS OR INTERESTED PARTIES  
(SEE ATTACHED NOTICE LIST)**

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

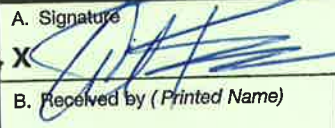
— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

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

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

EXECUTED ON June 8, 2010, at Riverside, California.

  
BRENDA PEELER

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>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">CATHEDRAL CITY FIRE DEPARTMENT 32100 DESERT VISTA ROAD CATHEDRAL CITY CA 92234</div>	<p>A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>6/8/10</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____</p> <p>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.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number <span style="float: right;">7009 3410 0000 1318 4081</span></p> <p>(Transfer from service label)</p>	
<p>PS Form 3811, February 2004 <span style="float: right;">Domestic Return Receipt 102595-02-M-1540</span></p>	



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**JOHN BOYD**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

June 10, 2010

RE CASE NO: CV0902053

I, James Pike, 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 06/09/10 at 1325, I securely and conspicuously posted Posted Finding of Facts, Conclusions, and Notice to Abate Nuisance. at the property described as:

**Property Address:** 26725 EL TORO RD, LAKE ELSINORE

**Assessor's Parcel Number:** 346-110-014

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

Executed on June 10, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: James Pike, Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

JOHN BOYD  
Director

### AFFIDAVIT OF POSTING OF NOTICES

June 10, 2010

RE CASE NO: CV0903445

I, James Pike, 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 06/09/10 at 1325, I securely and conspicuously posted Finding of Facts, Conclusions, and Notice to Abate Nuisance. at the property described as:

**Property Address:** 26725 EL TORO RD, LAKE ELSINORE

**Assessor's Parcel Number:** 346-110-014

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

Executed on June 10, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: James Pike, Code Enforcement Officer

# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09-02053. APN: 346-110-014-D-11-1-5

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



7009 3410 0000 1318 3930



CHICAGO TITLE COMPANY TRUSTEE  
925 B STREET  
SAN DIEGO CA 92101

NIXIE

921 DE 1

00 06/11/10

RETURN TO SENDER  
ATTEMPTED TO  
UNABLE TO FORWARD

92101 92501 03644

92501 03644

1004 02511 00 09

## 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:

FISERV ISS & CO  
FBO THOMAS L DENMAN IRA  
PO BOX 173859  
DENVER CO 80217

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7009 3410 0000 1318 3947

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

# NOTICE LIST

Subject Property: 26725 El Toro Road, Lake Elsinore  
Case No.: CV 09-03445 & CV 09

SUPERIOR COURT OF CALIFORNIA  
~~Human Resources Department~~  
4050 Main Street, Lower Level  
Riverside, California 92501

3960 Orange Street, 5th Floor  
Riverside, CA 92501

NOT DELIVERABLE  
AS ADDRESSED,  
UNABLE TO FORWARD

UT  
3119



7009 3410 0000 131A 4050

9250133644 0015



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

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
\$00.507  
02 1M JUN 15 2010  
0004234315  
MAILED FROM ZIP CODE 92504

UNKNOWN



UNITED STATES POSTAGE  
\$005.710  
02 1P JUN 08 2010  
0003958246  
MAILED FROM ZIP CODE 92501

BLF FINANCIAL SERVICES A CORP  
DBA DOLPHIN FINANCIAL SERVICE  
2495 EAST ORANGETHORPE #201  
FULLERTON CA 92831

9250133644 0015

