

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

7213



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
May 6, 2010

SUBJECT: Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]
Case No.: CV 09-04289
Subject Property: 19431 Ray Avenue, Riverside; APN: 266-312-002
District One

RECOMMENDED MOTION: Move that:

- (1) The substandard structure (white stucco dwelling) on the real property located at 19431 Ray Avenue, Riverside, Riverside County, California, APN 266-312-002 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) Alfred T. Hines and Willie M. Hines, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials, within ninety (90) days.

(Continued)


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

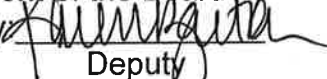
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, 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., CED, Sheriff, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

Prev. Agn. Ref.:

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.2

- (3) The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
- (4) The accumulation of rubbish on the real property located at 19431 Ray Avenue, Riverside, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- (5) Alfred T. Hines and Willie M. Hines, the owners of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
- (6) If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owners, receipt of a Court Order authorizing entry onto the real property, or other authorization as provided by law, shall abate the substandard structure and the accumulation of rubbish by removing and disposing of the same from the real property
- (7) The reasonable cost of the abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.
- (8) County Counsel be directed to prepare the necessary Findings of Fact and Conclusions of Law that the substandard structure on the real property and the accumulation of rubbish are declared to be in violation of Riverside County Ordinance Nos. 457 and 541 and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on November 24, 2009.
2. The inspection revealed a substandard structure (white stucco dwelling) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: lack of improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water to plumbing fixtures; members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; faulty weather protection; general dilapidation; improper maintenance, abandoned, vacant, public and attractive nuisance.

The inspection also revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: household trash and other miscellaneous rubbish and debris.

3. Subsequent inspections of the above-described real property on December 28, 2009 January 26, 2010 and March 17, 2010, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
 4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure and accumulation of rubbish.
-

1 reference.

2 5. On November 24, 2009, Code Enforcement Officer Kirchoff and I conducted an
3 initial inspection of THE PROPERTY on which I observed a single-story white stucco and wood-
4 framed dwelling in a state of general dilapidation. THE PROPERTY was vacant, open and
5 accessible with no signs posted to restrict access. I observed the following conditions which cause
6 the structure to be substandard and THE PROPERTY to constitute a public nuisance in violation of
7 the provisions set forth in Riverside County Ordinance 457, as codified in Riverside County Code
8 Title 15:

- 9 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 10 2) Lack of hot and cold running water to plumbing fixtures;
- 11 3) Members of walls, partitions or other vertical supports that split, lean, list or buckle
 due to defective materials or deterioration;
- 12 4) Members of ceiling, roofs, ceiling and roof supports or other horizontal members
 which sag, split, or buckle due to defective material or deterioration;
- 13 5) Faulty weather protection;
- 14 6) General dilapidation or improper maintenance;
- 15 7) Public and attractive nuisance- abandoned/vacant.

16 6. During the initial inspection on November 24, 2009, I also observed large amounts of
17 accumulated rubbish on THE PROPERTY including, but not limited to, household trash and other
18 miscellaneous rubbish and debris. This condition causes THE PROPERTY to constitute a public
19 nuisance in violation of Riverside County Ordinance No. 541, as codified in Riverside County Code
20 Chapter 8.

21 7. A site plan and photographs reflecting the substandard condition of the structure and
22 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated
23 herein by reference.

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

26 9. On November 24, 2009, I posted a Notice of Defects, a Notice of Violations (RCC
27 15.16.020 Substandard Structure and RCC 8.120 Accumulation of Rubbish), a "Danger Do Not
28 Enter" sign, and a "Do Not Dump" sign on THE PROPERTY.

 10. On December 9, 2009, a Notice of Noncompliance for the substandard structure and
accumulated rubbish was recorded against THE PROPERTY as instrument number 2009-0632229.

1 A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated
2 by reference as Exhibit "F".

3 11. On December 1, 2009 and January 7, 2010, Notices of Violations (RCC 15.16.020
4 Substandard Structure and RCC 8.120 Accumulation of Rubbish) were mailed via certified mail to
5 OWNERS by certified mail, return receipt requested.

6 12. On December 28, 2009 and January 26, 2010, I drove to THE PROPERTY to
7 conduct follow up inspections. The conditions on THE PROPERTY remained the same as those of
8 my initial inspection. Accumulated rubbish remained on THE PROPERTY, the structure remained
9 in a general state of dilapidation, and THE PROPERTY continued to constitute a nuisance to the
10 community.

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

14 14. Based upon my experience, knowledge and visual observations, it is my
15 determination that the accumulated rubbish and substandard structure on THE PROPERTY create an
16 extreme health, safety, fire and structural hazard to the neighbors and general public and constitute a
17 public nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 457 and
18 541.

19 15. On March 17, 2010, the "Notice to Correct County Ordinance Violations and Abate
20 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for May 18,
21 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNERS by certified
22 mail, return receipt requested and on March 17, 2010 was posted on THE PROPERTY. True and
23 correct copies of the notice, return receipt cards, together with the proof of service and the affidavit
24 of posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.

25 16. A follow-up inspection on March 17, 2010 revealed that THE PROPERTY remains in
26 violation.

27 17. Significant rehabilitation, removal and/or demolition of the substandard structure and
28 removal and disposal of all structural materials, rubbish and debris are required to abate the public

1 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number
2 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of
3 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE
4 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County
5 Ordinance No. 541.

6 18. Accordingly, the following findings and conclusions are recommended:

7 (a) The structure be condemned as a substandard building, public and attractive
8 nuisance;

9 (b) The OWNERS, or whoever has possession or control of THE PROPERTY, be
10 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
11 debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside
12 County Ordinance No. 457 (RCC Title 15);

13 (c) The OWNERS, or whoever has possession or control of THE PROPERTY, be
14 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures
15 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside
16 County Health Department, Division of Special Services; and, prior to the abatement ordered in
17 subsection (b) above, to secure the removal and disposal of all asbestos containing materials
18 discovered through such survey and testing by contract with a duly certified and licensed contractor
19 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality
20 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

21 (d) If the substandard structure is not razed, removed and disposed of, or
22 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to
23 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days after the posting and
24 mailing of the Board's Order and Findings, the substandard structure and contents therein shall be
25 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or
26 the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under
27 applicable law, authorizing entry onto THE PROPERTY; and

28 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a

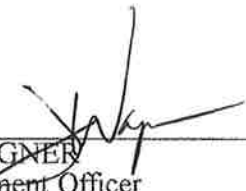
1 (f) The OWNERS, or whoever has possession or control of THE PROPERTY, be
2 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of
3 Riverside County Ordinance No. 541;

4 (g) If the materials are not removed and disposed of in strict accordance with all
5 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541 (RCC
6 Title 8), within ninety (90) days after the posting and mailing of the Board's Order and Findings, the
7 rubbish shall be abated by representatives of the Riverside County Code Enforcement Department, a
8 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where
9 necessary under applicable law, authorizing entry onto THE PROPERTY; and

10 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall
11 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
12 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
13 Nos. 457 and 725 (RCC Titles 15 and 1 respectively).

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

16 Executed this 17th day of MARCH, 2010 at LAKE ELSINORE,
17 California.

18
19
20 
21 JEREMY WAGNER
22 Code Enforcement Officer
23 Code Enforcement Department
24
25
26
27
28



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

Assessment #266312002-8		Parcel # 266312002-8	
Assessee:	HINES ALFRED T	Land	2,160
Assessee:	HINES WILLIE M	Structure	5,811
Mail Name:	C/O LETITIA MURPHY	Full Value	7,971
Mail Address:	23058 MANSFIELD LANE	Total Net	7,971
City, State Zip:	MORENO VALLEY CA 92557		
Real Property Use Code:	R1		
Base Year	1975		
Conveyance Number:	0002118		
Conveyance (mm/yy):	2/1974		
TRA:	98-024		
Taxability Code:	0-00		
ID Data:	Lot 161 MB 016/016 GLEN VALLEY FARMS TR 1		
Situs Address:	19431 RAY AVE RIVERSIDE CA 92508		

[View Parcel Map](#)

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

I hereby certify the foregoing instrument to
which this stamp has been affixed consisting
of 1 page(s) 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

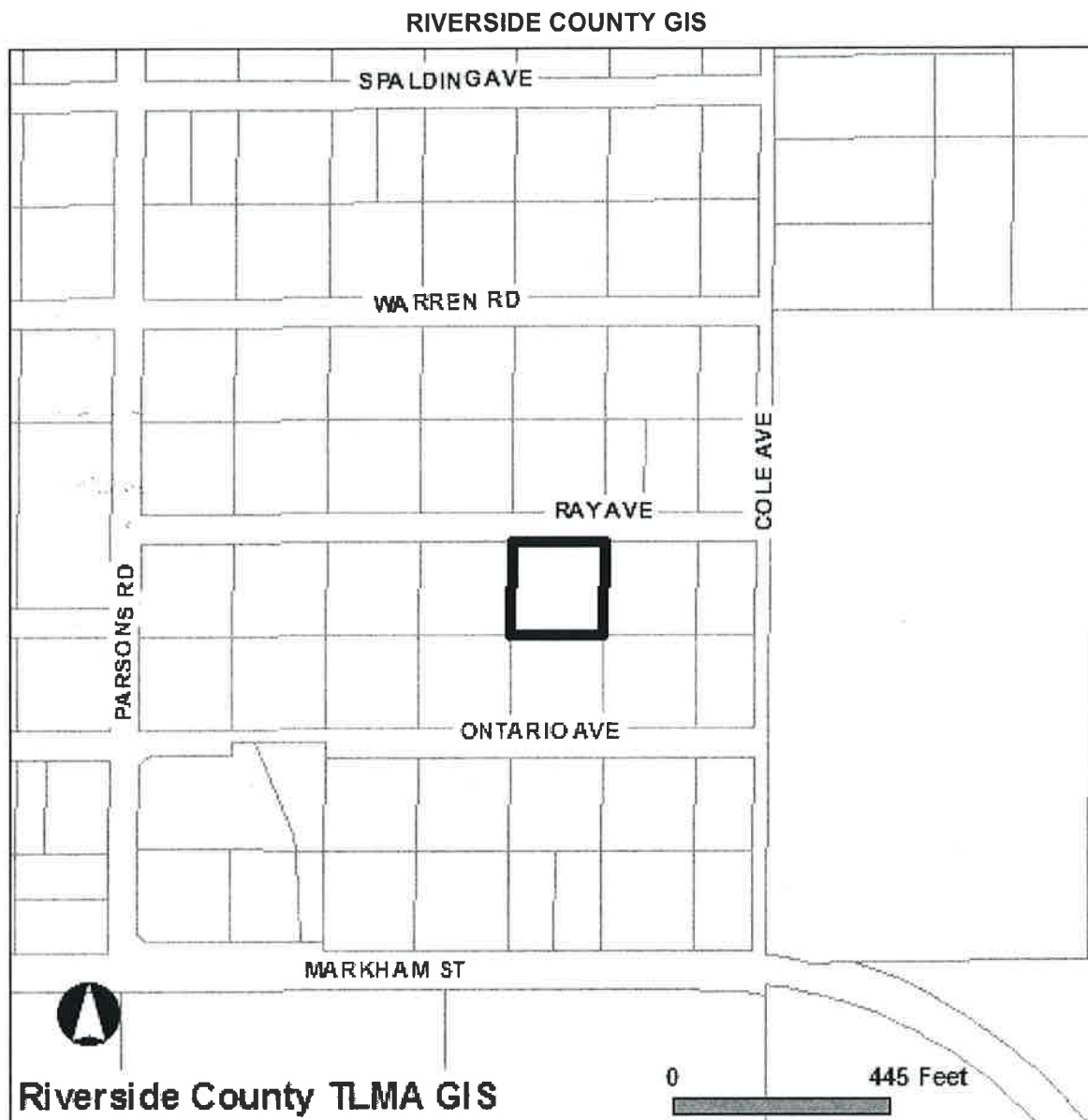
FEB 17 2010

Dated: _____

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



EXHIBIT NO. B



Selected parcel(s):
266-312-002

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

266-312-002-8

OWNER NAME / ADDRESS

ALFRED T HINES
WILLIE HINES
19431 RAY AVE
RIVERSIDE, CA. 92508

MAILING ADDRESS

C/O LETITIA MURPHY
23058 MANSFIELD LANE
MORENO VALLEY CA. 92557

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 16/16
SUBDIVISION NAME: GLEN VALLEY FARMS TR 1
LOT/PARCEL: 161, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.83 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 736 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1930 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 746 GRID: E7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR4W SEC 32

ELEVATION RANGE

1652/1652 FEET

PREVIOUS APN

114-201-040

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1

ZONING DISTRICTS AND ZONING AREAS

WOODCREST DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY 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 A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

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

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR 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
54

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

LOW

SUBSIDENCE

SUSCEPTIBLE

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.

MISCELLANEOUS

SCHOOL DISTRICT

VAL VERDE UNIFIED

COMMUNITIES

GLEN VALLEY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 43.66 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042009

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

098-024

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER IMP DIST 1

• WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0904289	ABATEMENT	Jun. 16, 2009

REPORT PRINTED ON...Tue Feb 16 14:31:13 2010



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

Lot Book Report

Order Number: **20547**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV09-04289/Dean Deines

IN RE: HINES, ALFRED T. AND HINES, WILLIE M.Q

Order Date: 12/2/2009

Dated as of: 12/10/2009

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: 19431 Ray Avenue

Riverside

CA 92508

Assessor's Parcel No. : 266-312-002-8

Assessments:

Land Value:	\$2,160.00
Improvement Value:	\$5,811.00
Exemption Value:	\$0.00
Total Value:	\$7,971.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$48.76
Penalty	\$4.87
Status	NOT PAID-DELINQUENT
Second Installment	\$48.76
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)

EXHIBIT NO. C



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

Order Number: 20547

Reference: CV09-04289/Dean

Property Vesting

The last recorded document transferring title of said property

Dated	04/29/1953
Recorded	04/30/1953
Document No.	21189
D.T.T.	None Shown
Grantor	George H. Breweter and Ava Sheloma Breweter, his wife
Grantee	Alfred T. Hines and Willie Mao Hines, husband and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Willie M & Alfred T Hines
Case No.	CV09-04289
Recorded	12/09/2009
Document No.	2009-0632229
A Certificate of County Tax Lien Recorded	11/02/2000
Document No	2000-435648
Amount	\$124.70
Tax Year	2000-2001
Account No.	0202554
Debtor	William Hines
Creditor: Tax Collector of the County of	Riverside



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

Order Number: 20547

Reference: CV09-04289/Dean

Legal Description

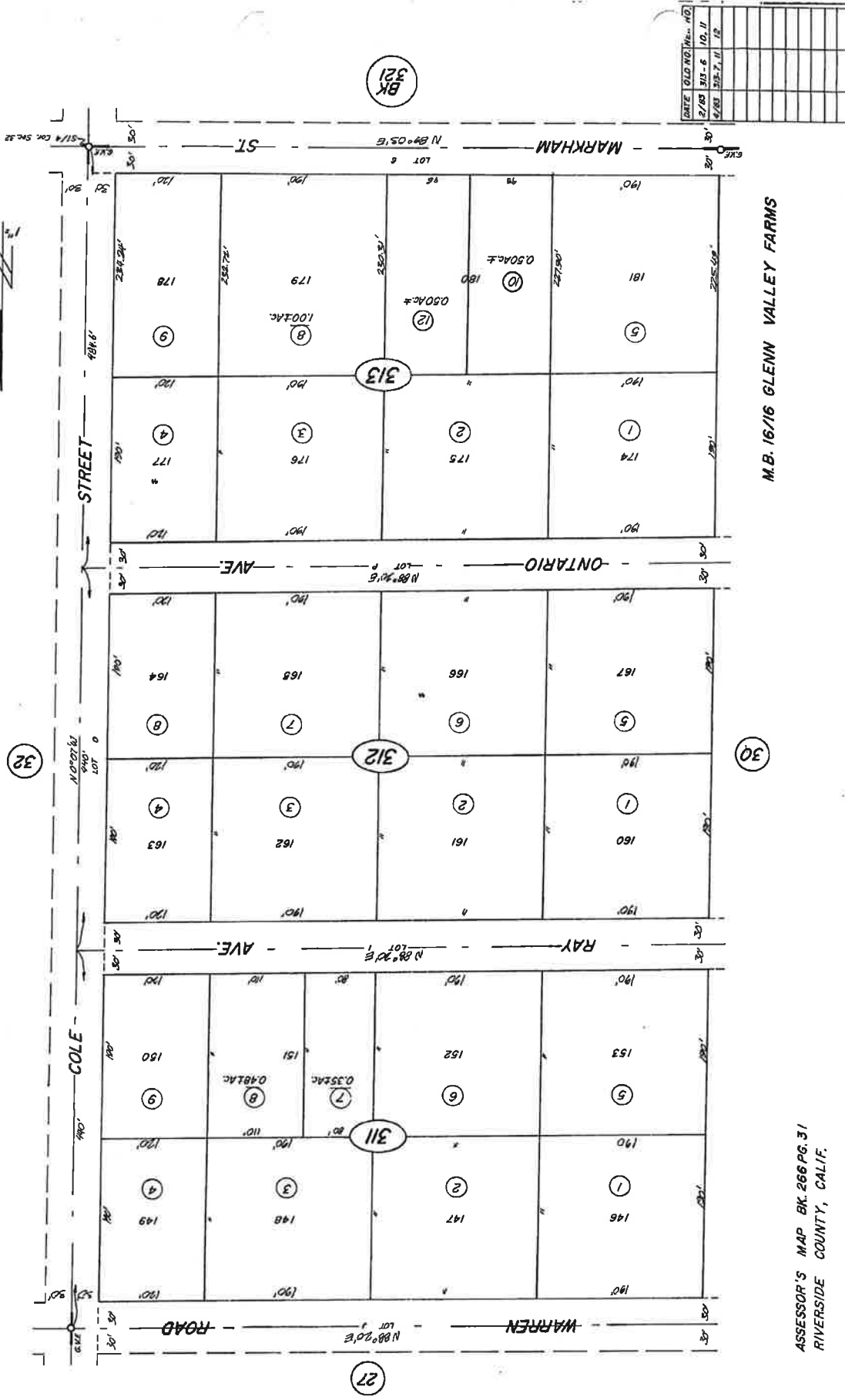
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

LOT 161 GLEN VALLEY FARMS TRACT NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP IN BOOK 16, OF MAPS PAGE 16 FROM THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

11-42-1
266-31

T.R.A. 9824

POR. SW 1/4 SEC. 32 T.3S,R.4W.



M.B. 16/16 GLENN VALLEY FARMS

JAN 1974

ASSESSOR'S MAP BK. 266 PG. 31
RIVERSIDE COUNTY, CALIF.

PLACE INTERNAL REVENUE STAMPS

Grant Deed

1953

George H. Brewster and AYA Shaloma Brewster, his Wife

(GRANTOR - GRANTORS)

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

Do hereby Grant to Alfred T. Hines and Willie Mae Hines
Husband and Wife as Joint Tenants

the real property in the

County of Riverside State of California, described as follows:

Lot one hundred Sixty One (161) Stem Valley Farms Tract No 1.
as shown by map on file in the office of the County Recorder
of the County of Riverside, State of California in Book 16 of
Maps at page 16 thereof.

Dated April 29 1953

George H. Brewster
AYA Shaloma Brewster

STATE OF CALIFORNIA
COUNTY OF
Riverside

On April 29 1953

before me, L. F. Dent

a Notary Public in and for said County and State, personally appeared George H. Brewster
and AYA Shaloma Brewster

known to me to be the persons whose names are set
subscribed to the within instrument and acknowledged that
they executed the same.

WITNESS my hand and official seal:

(Notary Seal)

My Commission Expires March 11, 1954

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

ORDER NO.

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED FOR FILE
APR 30 1953
FILED IN BOOK 16
PAGE 161
JACK A. ROSS
Riverside, Calif.

21120

When recorded please mail to:
Riverside County Code Enforcement
117 S. Langstaff St.
Lake Elsinore, CA 92530
Mail Stop 5144

DOC # 2009-0632229

12/09/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG6CC						T:	CTY	UNI	039

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
WILLIE M & ALFRED T HINES

Case No. CV09-04289



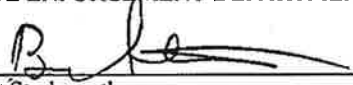
NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 541 & 457, (RCC Title 8.120 & 15.16) described as ACCUMULATED RUBBISH & SUBSTANDARD STRUCTURE. Such Proceedings are based upon the noncompliance of such real property, located at 19431 RAY AVENUE RIVERSIDE, CA, and more particularly described as Assessor's Parcel Number 266-312-002 and having a legal description of LOT 161 MB 016/016 GLEN VALLEY FARMS TR 1, Records of Riverside County, with the requirements of Ordinance No. 541 & 457 (RCC Title 8.120 & 15.16).

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, 117 South Langstaff Street, Lake Elsinore, CA 92530, Attention Code Enforcement Officer Jeremy Wagner.

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


Britt Starkweather

Code Enforcement Department

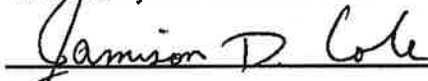
ACKNOWLEDGMENT

State of California)
County of Riverside)

On 12/3/09 before me, Jamison D. Cole, Notary Public, personally appeared Britt Starkweather, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that ~~he~~he/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.

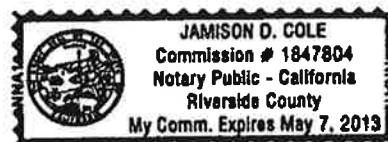
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Commission # 1847804

Comm. Expires May 7, 2013



Public Record

**THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN
FILED WITH RESPECT TO UNSECURED PROPERTY**

When recorded, mail to:

HINES, WILLIAM
1497 PARK AVE
SAN JACINTO, CA 92583

DOC # 2000-435648

11/02/2000 00:00 Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



OG M
AG

Space above this line for recorder use

CERTIFICATE OF LIEN

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

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

SS

No. 0202554

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

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

NAME AND ADDRESS

HINES, WILLIAM
1497 PARK AVE
SAN JACINTO, CA 92583

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2000-2001	010-157	001523062-9	\$124.70	\$12.47		\$10.00

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

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

Executed on OCTOBER 13, 2000

Paul McDonnell

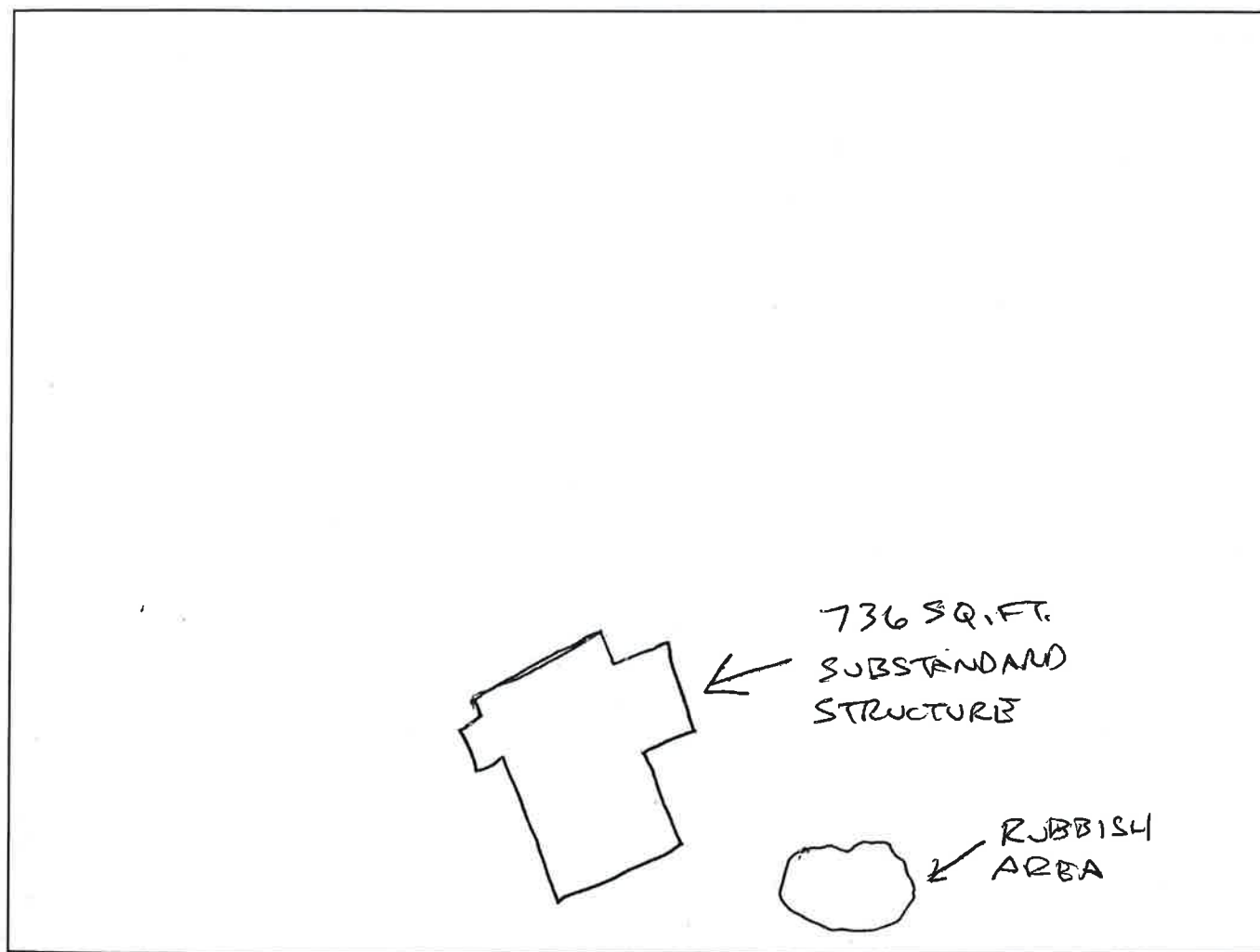
Paul McDonnell, Tax Collector

THIS MICROFILM COPYRIGHTED
1997 BY SECURITY UNION TITLE
INSURANCE COMPANY
MICROGRAPHICS DIVISION

RIVERSIDE

SITE PLAN: Case # CV-0904289**OWNER(S):** ALFRED T HINES / WILLIE M HINES**ADDRESS:** C/O LETITIA MURPHY 23058 MANSFIELD LANE, MORENO VALLEY, CA 92557**ASSESSOR'S PARCEL:** 266-312-002**ACREAGE:** 0.829999**NORTH ARROW:** 

REAR PROPERTY LINE

**FRONT PROPERTY LINE:** 19431 RAY AVE, RIVERSIDE**PREPARED BY:** ✓ J. WAGNER #80 **DATE:** 11-25-09**EXHIBIT NO.** D

Code Enforcement Case: CV0904289

Printed on: 01/27/2010

Photographs



Taken by J.Wagner #80. Defect #11, 14. Dilapidation to the roof - 11/25/2009

EXHIBIT NO. D²



Taken by J.Wagner #80. Defect #13, 14, 17. Large hole knocked through stucco wall - 11/25/2009

EXHIBIT NO. D³



Taken by J.Wagner #80. Defect # 11, 14, Dilapidation, damage to roof - 11/25/2009

EXHIBIT NO. D⁴



Taken by J. Wagne #80. Rubbish setting outside the house - 11/25/2009

EXHIBIT NO. D⁵



Taken by J.Wagner #80. Defect # 1, 2. Lack of kitchen sink. No running water to plumbing fixtures - 11/

EXHIBIT NO. D⁶



Taken by J.Wagner #80. Defect # 11, 14. Large hole in ceiling of interior room. - 11/25/2009

EXHIBIT NO. D¹



Taken by J.Wagner #80. Trash inside the residence. - 11/25/2009

EXHIBIT NO. D⁸



Taken by J. Wagner #80. Substandard Structure. - 11/25/2009

EXHIBIT NO. D⁹



Taken by J.Wagner #80. Notices posted to the front door. - 11/25/2009

EXHIBIT NO. D¹⁰



Taken by J.Wagner #80. Property remains in violation. - 12/28/2009

EXHIBIT NO. D"



Taken by J.Wagner #80 012610 rubbish remains on the property - 01/26/2010

EXHIBIT NO. D²



Taken by J.Wagner #80 012610 Substandard structure on the property. - 01/26/2010

EXHIBIT NO. D¹³



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-04289THE PROPERTY AT: 19431 DAY AVE RIVERSIDE CA 92508 APN#: 266-312-002WAS INSPECTED BY OFFICER: WAGNER ID#: 80 ON 11/24/09 AT 1030 am/pm

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

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

COMMENTS: WOOD FRAME 736 SQ. FT. STRUCTURE

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 12/24/09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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

SIGNATURE _____

PRINT NAME _____

DATE _____

☐ PROPERTY OWNER ☐ TENANT

CDL/CID# _____

D.O.B. _____

EXHIBIT NO. E☒ POSTED



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

December 1, 2009

RE CASE NO: CV0904289

I, Jeremy Wagner, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 11/24/2009 at 1144, I securely and conspicuously posted Notice of Violation, Notice of Defects, \"Danger\" sign at the property described as:

Property Address: 19431 RAY AVE, RIVERSIDE

Assessor's Parcel Number: 266-312-002

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

Executed on December 1, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jeremy Wagner, Code Enforcement Officer III

EXHIBIT NO. E²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

December 1, 2009

Occupant
19431 RAY AVE
RIVERSIDE, CA 92508

RE CASE NO: CV0904289

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 19431 RAY AVE, RIVERSIDE California, Assessor's Parcel Number 266-312-002, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY December 25, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. E³

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THE 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: Jeremy Wagner, Code Enforcement Officer III

EXHIBIT NO. E⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

December 1, 2009

ALFRED T HINES / WILLIE M HINES
C/O LETITIA MURPHY
23058 MANSFIELD LANE
MORENO VALLEY, CA 92557

RE CASE NO: CV0904289

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 19431 RAY AVE, RIVERSIDE California, Assessor's Parcel Number 266-312-002, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY December 25, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

117 S. LANGSTAFF STREET, LAKE ELSINORE, CALIFORNIA 92530
(951) 245-3186 • FAX (951) _____

EXHIBIT NO. _____

E⁵

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THE 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: Jeremy Wagner, Code Enforcement Officer III

EXHIBIT NO. E6

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT

NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. C009-04284 Address 19431 Ray Ave. Riverside CA 92508

Date 11/24/09 Officer WAGNER

EXHIBIT NO. E7

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

CODE ENFORCEMENT

Fax: 951-245-3205

Mar 1 2010 15:24

P. 02

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**JOHN BOYD
Director**PROOF OF SERVICE**

Case No. CV0904289

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on December 1, 2009, I served the following documents(s):

NOTICE RE: Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope by certified mail, return receipt requested addressed as follows:

ALFRED T HINES / WILLIE M HINES C/O LETITIA MURPHY, 23058 MANSFIELD LANE, MORENO VALLEY,
CA 92557
OCCUPANT 19431 RAY AVE, RIVERSIDE, CA 92508

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

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

EXECUTED ON December 1, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Dean Deines, Code Enforcement Aide

EXHIBIT NO. E⁸

7009 1410 0002 4427 0580



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

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

ALFRED T HINES / WILLIE M HINES
 C/O LETITIA MURPHY
 23058 MANSFIELD LANE
 MORENO VALLEY, CA 92557
 CV09-04289 JW

City, State, ZIP+4
 PS Form 3800, August 2006 See Reverse for Instructions

Home

Track & Confirm

Track & Confirm

Enter Label/Receipt Number.

Track & Confirm

Search Results

Label/Receipt Number: 7009 1410 0002 4427 0580
 Service(s): Certified Mail™
 Status: Delivered

Your item was delivered at 11:22 AM on December 28, 2009 in RIVERSIDE, CA 92501.

Detailed Results:

- Delivered, December 28, 2009, 11:22 am, RIVERSIDE, CA 92501
- Arrival at Unit, December 23, 2009, 10:51 am, RIVERSIDE, CA 92501
- Unclaimed, December 19, 2009, 8:48 am, MORENO VALLEY, CA

EXHIBIT NO.

E9

7009 1410 0002 4427 0580

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

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

Occupant
 19431 RAY AVE
 RIVERSIDE, CA 92508
 CV09-04289 JW

City, State, ZIP+4
 PS Form 3800, August 2006 See Reverse for Instructions

County of Riverside

ASK

Occupant
 19431 RAY AVE
 RIVERSIDE, CA 92508
 CV09-04289 JW

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RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

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**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

January 7, 2010

William Hines
1497 Park Ave.
San Jacinto, Ca 92583

RE CASE NO: CV0904289

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 19431 RAY AVE, RIVERSIDE California, Assessor's Parcel Number 266-312-002, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. E¹⁰

NOTICE IS HEREBY GIVEN () T AT THE CONCLUSION OF T () 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: Jeremy Wagner, Code Enforcement Officer III

EXHIBIT NO. E''

CODE ENFORCEMENT

Fax:951-245-3205

Mar 1 2010 15:25

P.03



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0904289

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 7, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope by certified mail, return receipt requested addressed as follows:

William Hines 1497 Park Ave., San Jacinto, Ca 92583

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

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

EXECUTED ON January 7, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines
By: Dean Deines, Code Enforcement Aide

EXHIBIT NO. E¹²

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

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

OFFICIAL USE

Postage \$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Postmark
Here

William Hines
1497 Park Ave.
San Jacinto, Ca 92583
CV09-04289 JW

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

RECEIVED
JAN 26 2010

William Hines
1497 Park Ave.
San Jacinto, Ca 92583
CV09-04289 JW

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

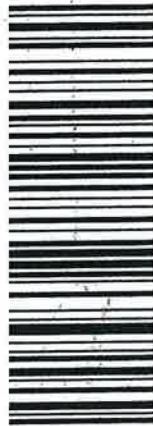
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*2804-14194-08-39



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

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FIRST CLASS



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MAILED FROM ZIP CODE 92504

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CERTIFIED MAIL™

EXHIBIT NO. 13

When recorded please mail to:
Riverside County Code Enforcement
117 S. Langstaff St.
Lake Elsinore, CA 92530
Mail Stop 5144

DOC 2009-0632229

12/01/09 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of
WILLIE M & ALFRED T HINES

Case No. CV09-04289



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. 541 & 457, (RCC Title 8.120 & 15.16) described as ACCUMULATED RUBBISH & SUBSTANDARD STRUCTURE. Such Proceedings are based upon the noncompliance of such real property, located at 19431 RAY AVENUE RIVERSIDE, CA, and more particularly described as Assessor's Parcel Number 266-312-002 and having a legal description of LOT 161 MB 016/016 GLEN VALLEY FARMS TR 1, Records of Riverside County, with the requirements of Ordinance No. 541 & 457 (RCC Title 8.120 & 15.16).

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, 117 South Langstaff Street, Lake Elsinore, CA 92530, Attention Code Enforcement Officer Jeremy Wagner.

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 Britt Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 12/3/09 before me, Jamison D. Cole, Notary Public, personally appeared Britt Starkweather, 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.

Jamison D. Cole
Commission # 1847804 Comm. Expires May. 7, 2013



EXHIBIT NO. F

PAMELA J. WALLS
County Counsel

Principal Deputy
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

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



March 17, 2010

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS
AND ABATE PUBLIC NUISANCE

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

Case No.: CV09-04289
APN: 266-312-002
Property: 19431 Ray Ave. Riverside

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 & 541 (RCC Title 15 & 8) and 725 (RCC Title 1) to consider the abatement of the Substandard Structure and Accumulation of Rubbish located on the SUBJECT PROPERTY described as **19431 Ray Ave. Riverside, Riverside County, California**, and more particularly described as Assessor's Parcel Number 266-312-002.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the Substandard Structure and Accumulation of Rubbish from the real property.

SAID HEARING will be held on **Tuesday, May 18, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

PAMELA J. WALLS
Riverside County Counsel



JULIE A. JARVI
Deputy County Counsel

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 19431 Ray Avenue, Riverside
Case No.: CV 09-04289 APN: 266-312-002; District 1

ALFRED T. HINES
WILLIE M. HINES
C/O LETITIA MURPHY
23058 MANSFIELD LANE
MORENO VALLEY, CA 92557

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

CERTIFIED MAIL™



7009 1680 0000 9025 3567

ALFRED T. HINES
WILLIE M. HINES
C/O LETITIA MURPHY
23058 MANSFIELD LN.
MORENO VALLEY, CA. 92557



UNITED STATES POSTAGE
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UNABLE TO FORWARD

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EXHIBIT NO.

62

1 **PROOF OF SERVICE**

2 Case Nos. CV09-04289

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

6 That on March 17, 2010 I served the following document(s):

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

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

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

12 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"
13 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.

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

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

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

19 EXECUTED ON March 17, 2010 at Riverside, California.

20 
21 YADIRA OSEGUERA

22
23
24
25
26
27
28 EXHIBIT NO. 6³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

March 17, 2010

RE CASE NO: CV0904289

I, Jeremy Wagner, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 03/17/2010 at 1310, I securely and conspicuously posted Notice of Hearing to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 19431 RAY AVE, RIVERSIDE

Assessor's Parcel Number: 266-312-002

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jeremy Wagner, Code Enforcement Officer

EXHIBIT NO. 64