

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

918B



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

**SUBMITTAL DATE:**  
May 26, 2010

**SUBJECT:** Abatement of Public Nuisance [Accumulation of Rubbish];  
Case No.: CV 09-05054; WALLACE  
Subject Property: 52043 Riza Avenue, Cabazon  
APN: 528-142-004  
District Five

**RECOMMENDED MOTION:** Move that:

- (1) The accumulation of rubbish on the real property located at 52043 Riza Avenue, Cabazon, Riverside County, California, APN: 528-142-004, 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.

Departmental Concurrence

*L. Alexandra Fong*  
L. ALEXANDRA FONG, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

(Continued)

|                           |                               |        |                         |     |
|---------------------------|-------------------------------|--------|-------------------------|-----|
| <b>FINANCIAL<br/>DATA</b> | Current F.Y. Total Cost:      | \$ N/A | In Current Year Budget: | N/A |
|                           | Current F.Y. Net County Cost: | \$ N/A | Budget Adjustment:      | N/A |
|                           | Annual Net County Cost:       | \$ N/A | For Fiscal Year:        | N/A |

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

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

APPROVE  
BY: *Tina Grande*  
Tina Grande

**County Executive Office Signature**

Consent Policy  
 Consent Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: Buster  
Date: June 8, 2010  
xc: Co. Co., CED, Prop. Owner, Sheriff

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

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

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

9.5

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

- (2) Owner Ophelia M. Wallace and Roy G. Wallace, Trustees of the Ophelia M. Wallace and Roy G. Wallace Revocable Trust Dated December 24, 1998, or whoever has possession and control of the subject real 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.
- (3) If the owner or whoever has possession or control of the real property does 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 owner or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, shall abate the accumulation of rubbish by removing and disposing of the same from the real property.
- (4) The reasonable cost of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541 and 725.
- (5) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An initial inspection was made of the subject property by the Code Enforcement Officer on September 14, 2009.
2. The inspection revealed an accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The items included but were not limited to: wood, green waste, six tires, trash and miscellaneous debris.
3. Subsequent follow up inspections of the above-described real property on December 2, 2009, January 16, 2010, and April 10, 2010 revealed that the property continued to be in violation of Riverside County Ordinance No. 541.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of accumulated rubbish.

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

|  |                                    |
|--|------------------------------------|
| IN RE ABATEMENT OF PUBLIC NUISANCE )   | CASE NO. CV 09-05054               |
| [ACCUMULATION OF RUBBISH] APN: 528- )  |                                    |
| 142-004, 52043 RIZA AVENUE, CABAZON, ) | DECLARATION OF CODE                |
| COUNTY OF RIVERSIDE, STATE OF )        | ENFORCEMENT OFFICER                |
| CALIFORNIA; OPHELIA M. WALLACE AND )   | REGINA KEYES                       |
| ROY G. WALLACE, TRUSTEES OF THE )      |                                    |
| OPHELIA M. WALLACE AND ROY G. )        | [R.C.O. No. 541 (RCC Title 8.120)] |
| WALLACE RECOVABLE TRUST DATED )        |                                    |
| DECEMBER 24, 1998, OWNERS. )           |                                    |

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

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

2. On September 14, 2009, I conducted an initial inspection of the real property described as 52043 Riza Avenue, Cabazon, Riverside County, California and further described as Assessor's Parcel Number 528-142-004 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

3. A review of County records and documents disclosed that THE PROPERTY is owned by Ophelia M. Wallace and Roy G. Wallace, Trustees of the Ophelia M. Wallace and Roy G. Wallace Revocable Trust Dated December 24, 1998 (hereinafter referred to as the "OWNER"). A certified copy of the County Equalized Assessment Roll for the year 2009-2010 and a copy of the County Geographic Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.

4. Based on the Lot Book Report from RZ Title Service on September 24, 2009 it is determined that there are no additional parties that may potentially hold a legal interest in THE PROPERTY. A true and correct copy of the Lot Book Report is attached hereto as Exhibit "C" and

1 incorporated herein by reference.

2 5. On September 14, 2009, I went to THE PROPERTY to conduct an inspection. I observed  
3 THE PROPERTY to be surrounded by a chain link fence that was locked with visible rubbish. From  
4 outside the fence of THE PROPERTY I observed accumulated rubbish on THE PROPERTY consisting  
5 of but not limited to: green waste, trash, and debris. Using the fence post method of measuring, I  
6 measured one hundred eighty (180) square feet of rubbish on THE PROPERTY. I posted a Notice of  
7 Violation on THE PROPERTY.

8 6. As a result of the accumulation of rubbish, THE PROPERTY constituted a public nuisance  
9 in violation of the provisions set forth in Riverside County Ordinance No. 541, as codified in Riverside  
10 County Code Title 8.120.

11 7. A site plan and photographs of THE PROPERTY are attached hereto and incorporated  
12 herein by reference as Exhibit "D."

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

15 9. On October 22, 2009, a Notice of Violation was mailed to the OWNER by certified mail  
16 with return receipt requested

17 10. A Notice of Noncompliance regarding the accumulation of rubbish was recorded in the  
18 Office of the Assessor, County Clerk & Recorder, County of Riverside, State of California, on October 6,  
19 2009, as Instrument Number 2009-0518213 A true and correct copy of the notice is attached hereto and  
20 incorporated herein by reference as Exhibit "F".

21 11. On December 2, 2009, I conducted a follow-up inspection of THE PROPERTY. I  
22 observed the parcel remained in violation of Riverside County Ordinance No. 541.

23 12. On January 16, 2010, I conducted a follow-up inspection of THE PROPERTY. I observed  
24 the accumulated rubbish continued to remain on THE PROPERTY in violation of the provisions set forth  
25 in Riverside County Ordinance No. 541. I observed rubbish consisting of but not limited to wood, trash,  
26 debris, approximately six tires and other miscellaneous items.

1           13.     Based upon my experience, knowledge and visual observations, it is my determination that  
2 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general  
3 public.

4           14.     On April 10, 2010, I conducted a follow-up inspection of THE PROPERTY. I observed  
5 the parcel remained in violation of Riverside County Ordinance No. 541.

6           15.     On April 8, 2010, the second notice – “Notice to Correct County Ordinance Violations  
7 and Abate Public nuisance” providing notification of the Board of Supervisors’ hearing scheduled for  
8 June 8, 2010, as required by Riverside County Ordinance No. 725, was mailed to THE OWNER by  
9 certified mail, return receipt requested and on April 10, 2010, was posted on THE PROPERTY. True and  
10 correct copies of the notice, returned receipt cards, together with the proof of service, and the affidavit of  
11 posting of notices are attached hereto as Exhibit “G” and incorporated herein by reference.

12           16.     The removal of the accumulated rubbish currently on THE PROPERTY is required to  
13 bring THE PROPERTY into compliance with Riverside County Ordinance No. 541 (RCC Chapter 8.120)  
14 and the Health and Safety Code. Under RCO No. 541, no amount of rubbish is allowed to accumulate on  
15 THE PROPERTY.

16           17.     The Board of Supervisors is requested to issue an Order to Abate the Nuisance described  
17 herein. Accordingly, the following findings and conclusions are recommended:

18                   (a)     the accumulation of rubbish on THE PROPERTY to be deemed and declared a  
19 public nuisance;

20                   (b)     the OWNER and person(s) in possession of THE PROPERTY be required to  
21 remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing of the  
22 Board’s Order to Abate Nuisance, in accordance with all Riverside County Ordinances, including but not  
23 limited to the provisions of County Ordinance No. 541;


24                   (c)     in the event the rubbish is not removed and disposed of according to the above  
25 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinances,  
26 including but not limited to Riverside County Ordinance No. 541 (RCC Chapter 8.120), the rubbish shall  
27 be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the  
28 Sheriff’s Department; and

1 be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the  
2 Sheriff's Department; and

3 (d) reasonable costs of abatement, after notice and opportunity for hearing, shall be  
4 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
5 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541  
6 (RCC Title 8.120) and 725 (RCC Title 1).

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

9 Executed this 19th day of April, 2010 at Riverside, California.

10  
11  
12   
13 REGINA KEYS  
14 Senior Code Enforcement Officer  
15 Code Enforcement Department  
16  
17  
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21  
22  
23  
24  
25  
26  
27  
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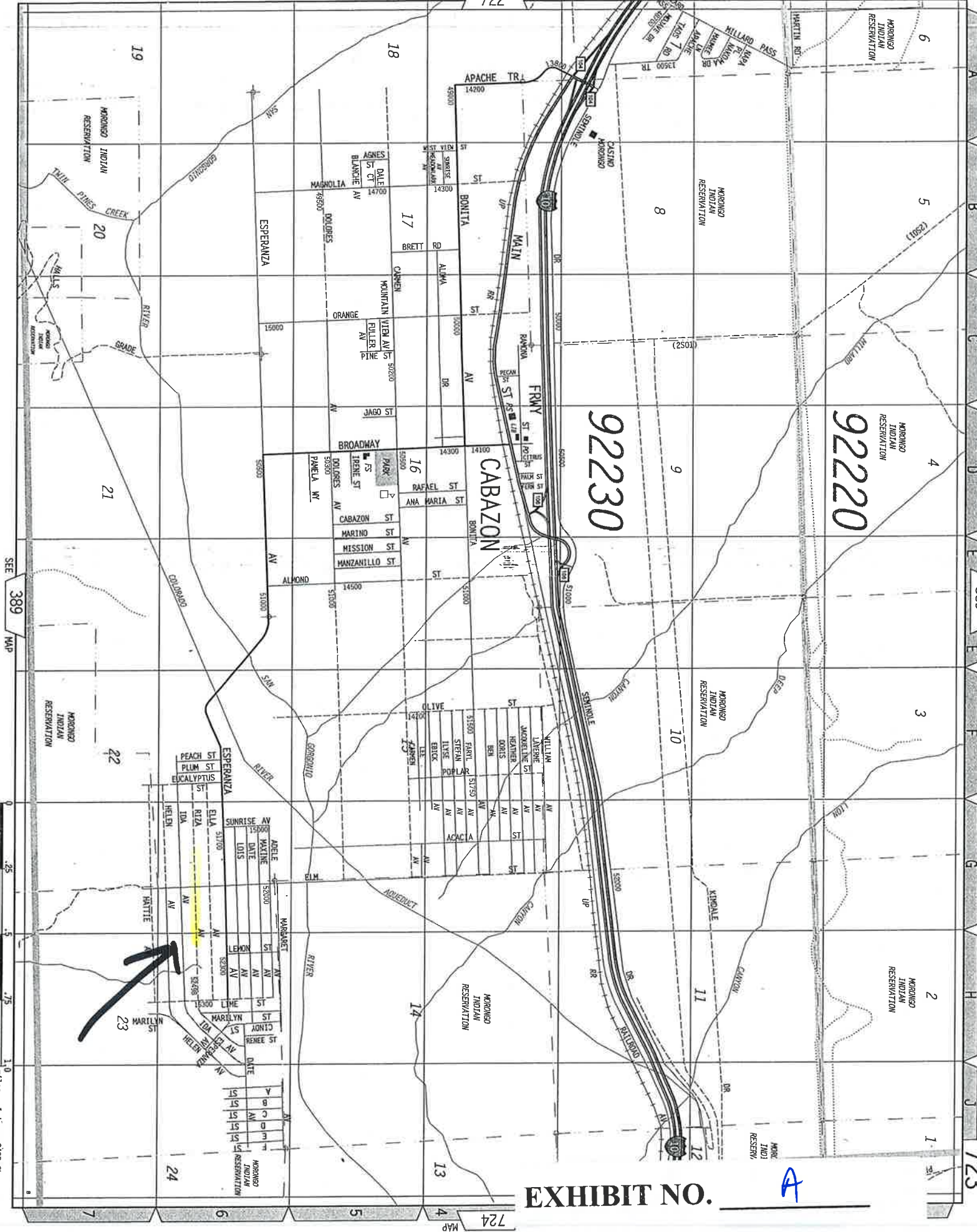


EXHIBIT NO.

A

MAP 724

SEE MAP 389

0 .25 .5 .75 1.0  
miles 1 in. = 2400 ft.

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

| Assessment #528142004-0        |  | Parcel # 528142004-0 |       |
|--------------------------------|--|----------------------|-------|
| <b>Assessee:</b>               | WALLACE OPHELIA M                          | <b>Land</b>          | 5,188 |
| <b>Assessee:</b>               | WALLACE ROY G                              | <b>Structure</b>     | 2,959 |
| <b>Mail Name:</b>              | C/O DIANE WALLACE                          | <b>Full Value</b>    | 8,147 |
| <b>Mail Address:</b>           | 13660 N NATALIE ST                         | <b>Total Net</b>     | 8,147 |
| <b>City, State Zip:</b>        | RATHDRUM ID 83858                          |                      |       |
| <b>Real Property Use Code:</b> | MR   |                      |       |
| <b>Base Year</b>               | 1988                                       |                      |       |
| <b>Conveyance Number:</b>      | 0033480                                    |                      |       |
| <b>Conveyance (mm/yy):</b>     | 1/1999                                     |                      |       |
| <b>PUI:</b>                    | M010000                                    |                      |       |
| <b>TRA:</b>                    | 55-045                                     |                      |       |
| <b>Taxability Code:</b>        | 0-00                                       |                      |       |
| <b>ID Data:</b>                | Lot 790 MB 041/063<br>CABAZON ESTATES NO 2 |                      |       |
| <b>Situs Address:</b>          | 52043 RIZA AVE CABAZON<br>CA 92230         |                      |       |

[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 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 03 2010**  
 Dated: \_\_\_\_\_

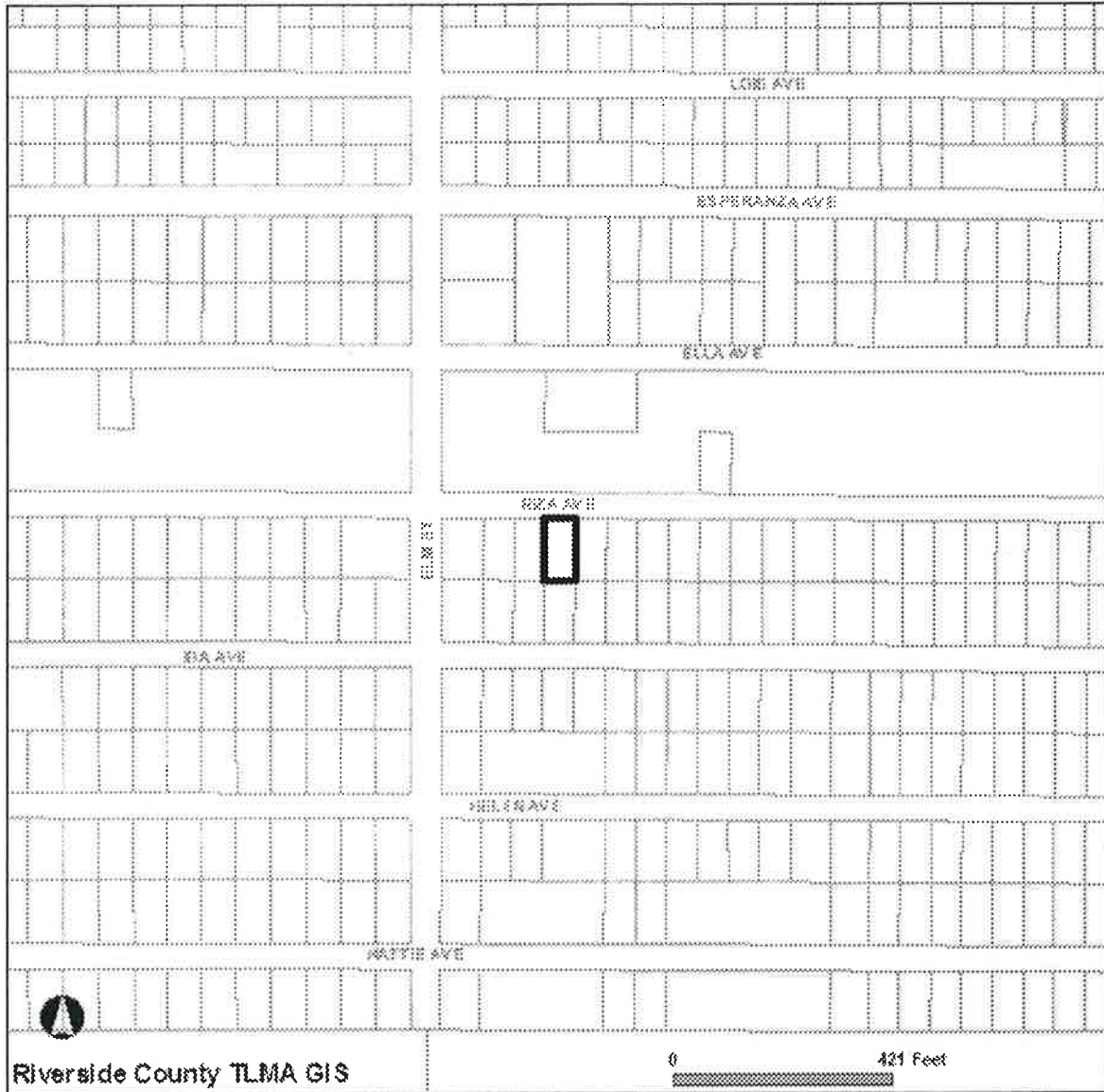


Certification must be in red to be a  
"CERTIFIED COPY"

EXHIBIT NO.     B



RIVERSIDE COUNTY GIS



Selected parcel(s):  
528-142-004

**\*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**

528-142-004-0

**OWNER NAME / ADDRESS**

OPHELIA M WALLACE  
ROY WALLACE  
52043 RIZA AVE  
CABAZON, CA. 92230

**MAILING ADDRESS**

C/O DIANE WALLACE

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

B<sup>2</sup>

13660 N NATALIE ST  
RATHDRUM ID. 83858

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 41/63  
SUBDIVISION NAME: CABAZON ESTATES NO 2  
LOT/PARCEL: 790, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.21 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 723 GRID: G6

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T3SR2E SEC 23

**ELEVATION RANGE**

1553 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Consult with the city for land use information.

**AREA PLAN (RCIP)**

THE PASS

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CABAZON POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

See the city for more information

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**  
NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

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

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

**ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
WITHIN THE CABAZON CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
IN OR PARTIALLY WITHIN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**FIRE**

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

**FIRE RESPONSIBILITY AREAS**  
NOT IN A STATE RESPONSE AREA

**DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
PASS

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
THE PASS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN A FEE AREA

**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**  
148A

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

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

**WATER DISTRICT**  
SGPWA

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

**WATERSHED**  
WHITEWATER

---

**GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
MODERATE

**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**

BANNING UNIFIED

**COMMUNITIES**  
CABAZON

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
CABAZON #85 -  
STREET LIGHTING  
PARK & RECREATION

**LIGHTING (ORD. 655)**  
ZONE B, 37.92 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043806

- TAX RATE AREAS**  
055-045
- BANNING UNIF SCH DIST LIB
  - BANNING UNIFIED SCHOOL
  - CABAZON COUNTY WATER
  - COUNTY SERVICE AREA 85 \*
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 152
  - FLOOD CONTROL ADMINISTRATION
  - FLOOD CONTROL ZONE 5
  - GENERAL
  - GENERAL PURPOSE
  - MT SAN JACINTO JUNIOR COLLEGE
  - RIV CO REG PARK & OPEN SPACE
  - RIV. CO. OFFICE OF EDUCATION
  - SAN GORGONIO PASS MEM HOSPITAL
  - SAN GORGONIO PASS WTR AG DEBT SV
  - SUMMIT CEMETERY DISTRICT

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

| Case #    | Description | Start Date    |
|-----------|-------------|---------------|
| CV0806415 | ABATEMENT   | Jul. 25, 2008 |
| CV0905054 | ABATEMENT   | Jul. 13, 2009 |

REPORT PRINTED ON...Mon Feb 01 09:03:08 2010



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

## Lot Book Report

Order Number: **20114**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV0-05054/Regina Keyes

IN RE: WALLACE, OPHELIA M. AND WALLACE, ROY

Order Date: 9/22/2009

Dated as of: 9/24/2009

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: 52043 Riza Avenue

Cabazon

CA 92230

Assessor's Parcel No. : 528-142-004-0

**Assessments:**

|                    |            |
|--------------------|------------|
| Land Value:        | \$5,087.00 |
| Improvement Value: | \$2,901.00 |
| Exemption Value:   | \$0.00     |
| Total Value:       | \$7,988.00 |

## Tax Information

|                                    |                             |
|------------------------------------|-----------------------------|
| Property Taxes for the Fiscal Year | 2008-2009                   |
| Total Annual Tax                   | \$173.56                    |
| Status: Paid through               | PAID (PAID THRU 06/30/2009) |

## Property Vesting

The last recorded document transferring title of said property

Dated 12/24/1998

Recorded 01/28/1999

EXHIBIT NO.     C



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

Order Number: 20114

Reference: CV0-05054/Regin

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|              |  |
|--------------|--|
| Document No. | 033480   |
| D.T.T.       | \$0.00   |
| Grantor      | Roy G. Wallace and Ophelia M. Wallace, husband and wife as community property  |
| Grantee      | Ophelia M. Wallace and Roy G. Wallace, Trustees of the Ophelia M. Wallace and Roy G. Wallace revocable trust dated December 24, 1998 |

Affects Property in Question and Other Property

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

## Legal Description

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

LOTS 790 AND 791 OF CABAZON ESTATES NUMBER 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED IN BOOK 41, PAGES 63 AND 64, RECORDS OF SAID CUUNTY RECORDER.

24-29-11

528-14

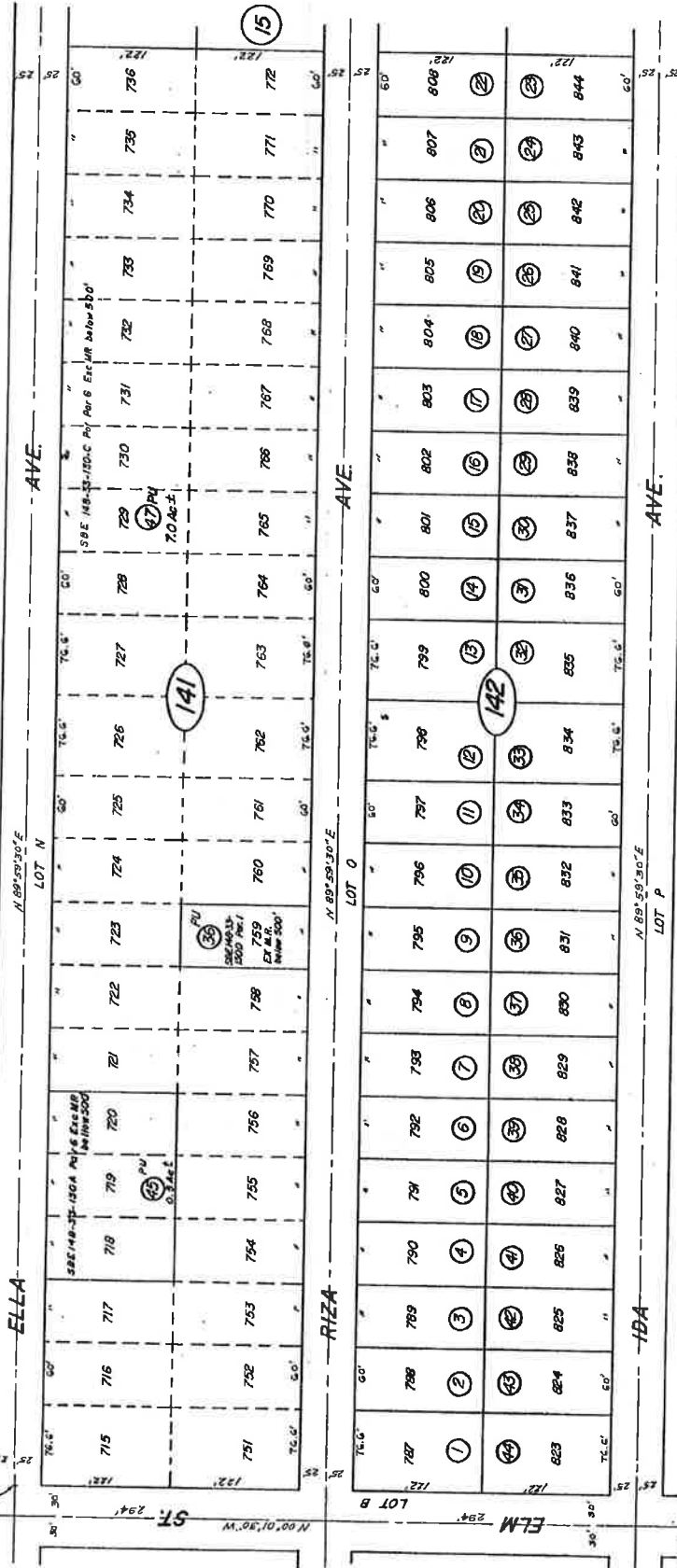
T.C.A. 5545

POR. NW 1/4 SEC. 23, T. 3S., R. 2E.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



SW 1/4 NW 1/4 NW 1/4 SEC. 23  
(See G.L.C. Plat 10/11/1895)



| DATE     | OLD NUMBER | NEW NUMBER |
|----------|------------|------------|
| 1-25-14  | 45         | 45         |
| 10-28-14 | 47         | 47         |
|          |            |            |
|          |            |            |
|          |            |            |
|          |            |            |
|          |            |            |
|          |            |            |
|          |            |            |

M.B. 41/63-64 Cabazon Estates No.2

ASSESSOR'S MAP BK 528 PG. 14  
RIVERSIDE COUNTY, CALIF.

MAY 1969



033480

033480

Recording Requested by:

BARRIE W. ANDERSON

When Recorded, Mail to:

ROY G. WALLACE  
OPHELIA M. WALLACE  
22011 Meyler Street  
Torrance, CA 90502

RECEIVED FOR RECORD  
AT 8:00AM

JAN 28 1999

Presented to Public Records  
of Riverside County, California

Recorder

Page 8

A.P.N. 528-142-004-0  
528-142-005-1

Space above line for Recorder's Use  
NO TAX DUE.

GRANT DEED

Documentary Transfer Tax is: NONE.

Unincorporated Area  City of Cabazon

Mail Tax Statements To: Same Address as Above.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTORS ROY G. WALLACE and OPHELIA M. WALLACE, husband and wife as community property, hereby GRANT TO OPHELIA M. WALLACE and ROY G. WALLACE, Trustees of THE OPHELIA M. WALLACE AND ROY G. WALLACE REVOCABLE TRUST DATED DECEMBER 24, 1998, that real property in the County of Riverside, State of California, described in Exhibit "A" attached hereto and incorporated herein.

DATED: December 24, 1998

*Roy G. Wallace*  
ROY G. WALLACE

*Opheia M. Wallace*  
OPHELIA M. WALLACE

State of California )  
County of Los Angeles ) ss

On December 24, 1998 before me *Frances Louise Martin* a notary public in and for the State of California, personally appeared ROY G. WALLACE and OPHELIA M. WALLACE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Frances Louise Martin*



SECURITY LUNING TITLE INS. CO.  
MORTGAGE SERVICES DIVISION  
9914 North Broadway, Suite 200  
San Diego Springs, CA 90600

RIVERSIDE



**EXHIBIT "A"**

**LOTS 790 AND 791 OF CABAZON ESTATES NUMBER  
TWO AS RECORDED IN BOOK 41 PAGES 63 AND 64  
RIVERSIDE COUNTY RECORDS.**

**COMM 3-00 03**

**1 28 99**

**SECURITY LONDON TITLE INS. CO.  
RECORDER/CLERK DIVISION  
9014 Riverside Boulevard, Suite 200  
San Francisco, CA 94132**

**RIVERSIDE**



John Boyd  
Director

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

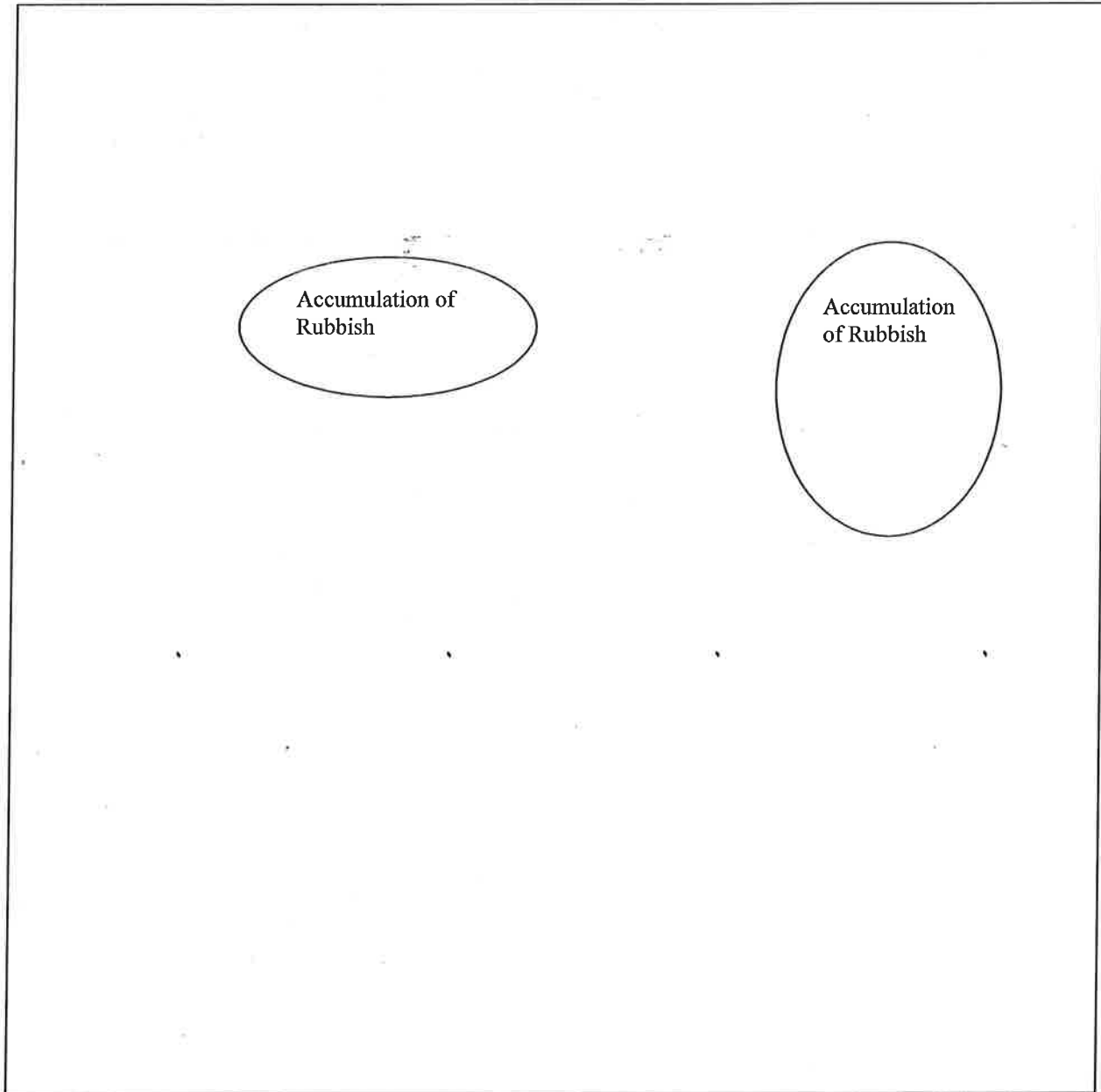
CASES#: CV09-05054  
A.P.N.: 528-142-004

PROPERTY SITUS: 52043 Riza Ave., Cabazon  
DRAWN ON: 12/09/2009 DRAWN BY: Regina Keyes

*Provide North Arrow*

FRONT PROPERTY LINE

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NOT TO SCALE

REAR PROPERTY LINE

**Code Enforcement Case: CV0905054**

Printed on: 12/08/2009

***Photographs***



IMG\_6340.JPG - 09/16/2009

**EXHIBIT NO.**

D<sup>2</sup>



IMG\_6342.JPG - 09/16/2009

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



IMG\_6340.JPG - 09/16/2009

EXHIBIT NO.     D<sup>4</sup>



IMG\_7042.JPG - 12/02/2009

**EXHIBIT NO.**     D<sup>5</sup>



IMG\_7040.JPG - 12/02/2009

**EXHIBIT NO.**     D6



*Photographs*



IMG\_7321.JPG - 1/16/2010



IMG\_7320.JPG - 1/16/2010

**EXHIBIT NO.**   D<sup>7</sup>



# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 09-05054

THE PROPERTY AT: 52043 RIZA AVE., CARAZON, CA APN#: 528-142-004  
WAS INSPECTED BY OFFICER: R. Kyles ID#: 104 ON 09/14/09 AT 9:10 am/pm

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

|  |   |  |   |
|--|---|--|---|
| <input type="radio"/> 5.28.040 (RCO 593)             | <b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.  | <input type="radio"/> 17.252.030 (RCO 348) | <b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.   |
| <input type="radio"/> 8.28.030 (RCO 821)             | <b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.  | <input type="radio"/> 17.172.205 (RCO 348) | <b>Prohibited Fencing</b> - 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) | <b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.   | <input type="radio"/> 17. (RCO 348)        | <b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.                                      |
| <input type="radio"/> 15.08.010 (RCO 457)            | <b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.  | <input type="radio"/> 17. (RCO 348)        | <b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.  |
| <input type="radio"/> 15.12.020(J)(2) (RCO 457)      | <b>Unapproved Grading/Clearing</b> - 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)        | <b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.   |
| <input type="radio"/> 15.16.020 - (RCO 457)          | <b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.   | <input type="radio"/> 17. (RCO 348)        | <b>Unpermitted Land Use:</b> _____<br>Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.                                      |
| <input type="radio"/> 15.48.010 (RCO 457)            | <b>Unpermitted Mobile Home</b> —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)        | <b>Excessive Outside Storage</b> - 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)            | <b>Substandard Mobile Home/Trailer/RV</b> - 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"/>                      |   |

COMMENTS: \_\_\_\_\_

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 10/14/09. 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 \$ 129.00 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



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

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV09-05054**

**I, Regina Keyes, hereby declare:**

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

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

2. That on September 14, 2009 at **9:10 a.m.**, I securely and conspicuously posted **Notice of Violation for RCC 8.120.010** at the property described as:

**Property Address: 52043 Riza Ave., Cabazon**

**Assessor's Parcel Number: 528-142-004**

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

Executed on September 16, 2009 at Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By: Regina Keyes  
**Regina Keyes, Senior Code Enforcement Officer**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

October 22, 2009

OPHELIA M WALLACE / ROY G WALLACE  
C/O DIANE WALLACE  
13660 N NATALIE ST  
RATHDRUM, ID 83858

RE CASE NO: CV09-05054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 52043 RIZA AVE, CABAZON California, Assessor's Parcel Number 528-142-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 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) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY NOVEMBER 22, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes, Sr. Code Enforcement Officer

**EXHIBIT NO.**       E<sup>3</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

October 22, 2009

OCCUPANT  
52043 RIZA AVE  
CABAZON, CA 92230

RE CASE NO: CV09-05054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 52043 RIZA AVE, CABAZON California, Assessor's Parcel Number 528-142-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 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.

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COMPLIANCE MUST BE COMPLETED BY NOVEMBER 22, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes, Sr. Code Enforcement Officer

EXHIBIT NO.     E<sup>4</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

October 22, 2009

Roy G. Wallace  
Ophelia M. Wallace  
22011 Meyler Street  
Torrance, CA 90502

RE CASE NO: CV09-05054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 52043 RIZA AVE, CABAZON California, Assessor's Parcel Number 528-142-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 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) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY NOVEMBER 22, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes, Sr. Code Enforcement Officer

**EXHIBIT NO.**     E<sup>5</sup>

**PROOF OF SERVICE BY MAIL**

**Case No. CV09-05054**

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

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on the 22<sup>nd</sup> day of October, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 8.120.010)
- Summary of Costs Notification

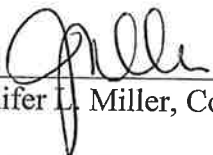
by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

1. Ophelia M. Wallace / Roy G. Wallace / C/O Diane Wallace, 13660 N. Natalie Street, Rathdrum, ID 83858
2. Occupant, 52043 Riza Avenue, Cabazon, CA 92230
3. Roy G. Wallace / Ophelia M. Wallace, 22011 Meyler Street, Torrance, CA 90502

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, CALIFORNIA, on the same date following the ordinary business practices.

I certify under penalty of perjury according to the laws of the State of California that the foregoing is true and correct.

Executed this 22<sup>nd</sup> of October, 2009, at Moreno Valley, California.

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

Article Number: 7008 1140 0005 0173 7486  
7008 1140 0005 0173 7493  
7008 1140 0005 0173 7509

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

*E6*

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

*UNC*

Ophelia M. Wallace  
Roy G. Wallace  
C/O Diane Wallace  
13660 N. Natalie Street  
Rathdrum, ID 83858  
CV09-05054 / RK



7008 1140 0005 0173 7486



REC'D NOV 23 2009

~~OCT 26 2009~~

NIXIE 992 SE 1 02 11/18/09

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92557722491 \*2577-02374-22-39



7008 1140 0005 0173 7486

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

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

**OFFICIAL USE**

|   |    |                  |
|---|----|------------------|
| Postage   | \$ | Postmark<br>Here |
| Certified Fee                                     |    |                  |
| Return Receipt Fee<br>(Endorsement Required)      |    |                  |
| Restricted Delivery Fee<br>(Endorsement Required) |    |                  |

Ophelia M. Wallace  
 Roy G. Wallace  
 C/O Diane Wallace  
 13660 N. Natalie Street  
 Rathdrum, ID 83858  
 CV09-05054 / RK

PS Form 3800, August 2009 See reverse for Instructions

EXHIBIT NO. E7



GENERIC MAIL™

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

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED



7008 1140 0005 0173 7493

Occupant  
52043 Riza Avenue  
Cabazon, CA 92230  
CV09-05054 / RK

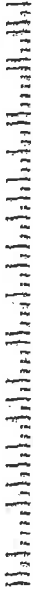
REC'D OCT 28 2009



NIXIE 923 SE 1 06 10/26/09

RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

BC: 92557722431 \*2577-02375-22-39



NmR  
10/23  
PE

7008 1140 0005 0173 7493

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

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

**OFFICIAL USE**

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|---|----|
| Postage   | \$ |
| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |

Postmark  
Here

Occupant  
52043 Riza Avenue  
Cabazon, CA 92230  
CV09-05054 / RK

PS Form 3800, August 2005

See Reverse for Instructions

EXHIBIT NO. EA

CERTIFIED MAIL™

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

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED



7008 1140 0005 0173 7509

Roy G. Wallace  
Ophelia M. Wallace  
22011 Meyler Street  
Torrance, CA 90502  
CV09-05054 / RK

UNITED STATES POSTAGE  

 PITNEY BOWES  
 02 1M  
 0004277091  
 OCT 22 2009  
 MAILED FROM ZIP CODE 92504  
**\$ 05.540**

REC'D NOV 02 2009  
*[Handwritten signature]*

NIXIE 908 SE 1 01 10/29/09

NOT DELIVERABLE TO ADDRESSEE  
RETURN TO SENDER AS ADDRESSED  
UNABLE TO FORWARD

BC: 92557722491 \*2577-02976-22-09



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**

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|---|----|------------------|
| Postage   | \$ | Postmark<br>Here |
| Certified Fee                                     |    |                  |
| Return Receipt Fee<br>(Endorsement Required)      |    |                  |
| Restricted Delivery Fee<br>(Endorsement Required) |    |                  |

Roy G. Wallace  
 Ophelia M. Wallace  
 22011 Meyler Street  
 Torrance, CA 90502  
 CV09-05054 / RK

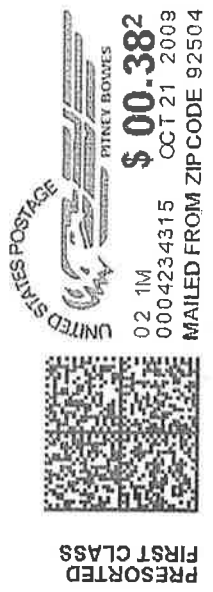
PS Form 3800, August 2006 See Reverse for Instructions

6052 E2TD 5000 04TT 9002

EXHIBIT NO.          *EB*

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

Ophelia M. Wallace  
Roy G. Wallace, Trust  
52043 Riza Avenue  
Cabazon, CA 92230  
CV09-05054 / RK



REC'D OCT 26 2009

NIXIE 929 DE 1 00 10/29/09  
RETURN TO SENDER  
NO MAIL RECEIPTABLE  
UNABLE TO FORWARD

BC: 92557722431 \*1977-09015-23-32

14111111 925577224

When recorded please mail to:

Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2009-0518213  
10/06/2009 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



M  
026  
024

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Ophelia M. Wallace )  
Roy G. Wallace, Trust )

Case No.: CV09-05054

**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, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 52043 Riza Avenue, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-142-004 and having a legal description of LOT 790 MB 041/063 CABAZON ESTATES NO 2, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

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

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

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 09/24/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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

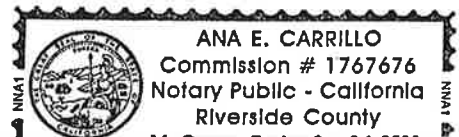


EXHIBIT NO. F

PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

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



April 8, 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.: CV09-05054  
APN: 528-142-004  
Property: 52043 Riza Ave. Cabazon

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 541 (RCC Title 8) and 725 (RCC Title 1) to consider the abatement of the Accumulation of Rubbish located on the SUBJECT PROPERTY described as **52043 Riza Ave. Cabazon, Riverside County, California**, and more particularly described as Assessor's Parcel Number 528-142-004.

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 Accumulation of Rubbish from the real property.

SAID HEARING will be held on **Tuesday, June 8, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

**You are encouraged to contact Supervising Code Enforcement Officer Mary Overholt at (951) 485-5840 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1<sup>st</sup> floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

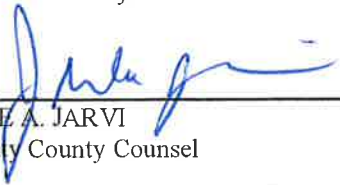
  
\_\_\_\_\_  
JULIE A. JARVI  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 52043 Riza Avenue, Cabazon  
Case No.: CV 09-05054; APN: 528-142-004; District 5

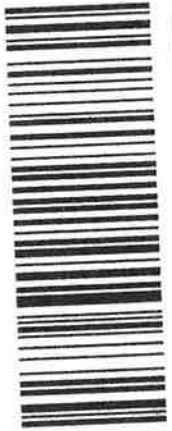
OPHELIA M. WALLACE  
ROY G. WALLACE  
C/O DIANE WALLACE  
13660 N. NATALIE STREET  
RATHDRUM ID 83858

OPHELIA M. WALLACE  
ROY G. WALLACE  
22011 MEILER STREET  
TORRANCE CA 90502

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

*STK*

**CERTIFIED MAIL**



7009 3410 0000 1317 6239

OPHELIA M. WALLACE  
ROY G. WALLACE  
22011 MEILER STREET  
TORRANCE (

90502 9858405



NIXIE 909 SE 1 00 04/11/10  
RETURN TO SENDER  
NOT DELIVERABLE  
UNABLE TO FORWARD  
BC: 92501984405 \*2504-05809-09-39



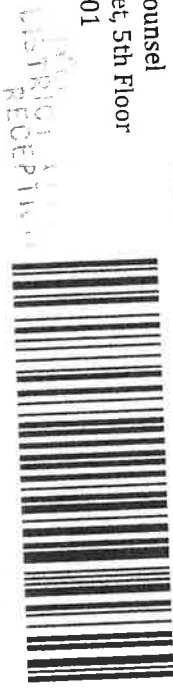
29 . NO NIBHXA

# NOTICE LIST

Subject Property: 52043 Riza Avenue, Cabazon  
Case No.: CV 09-05054; APN: 528-142-004; District 5

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

**CERTIFIED MAIL**



2010 APR 23 PM 09:34 ID 0000 1317 6245



OPHELIA M. WALLACE  
ROY G. WALLACE  
C/O DIANE WALLACE  
13660 N. NA  
RATHDRUM

APR 18 2010

NIXIE 992 50 1 22 04/29/10  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92501364405 \*1014-01622-10-37

92501364405



EXHIBIT NO. 63

BP

1 **PROOF OF SERVICE**

2 Case No. CV 09-05054

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

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

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

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

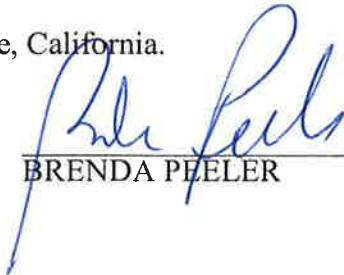
13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"  
14 with the office's practice of collection and processing correspondence for mailing. Under  
15 that practice it would be deposited with the U.S. Postal Service on that same day with  
16 postage thereon fully prepaid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

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

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

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

23 EXECUTED ON April 8, 2010 at Riverside, California.

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

27  
28  
29 **EXHIBIT NO.** 6<sup>4</sup>





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

April 12, 2010

RE CASE NO: CV0905054

I, Regina Keyes, 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 4/10/2010 at 10:40 a.m., I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 52043 RIZA AVE, CABAZON

**Assessor's Parcel Number:** 528-142-004

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

Executed on April 12, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Regina Keyes  
By: Regina Keyes, Sr. Code Enforcement Officer

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