

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

117B



FROM: County Counsel/TLMA  
Code Enforcement Department

SUBMITTAL DATE:  
June 3, 2010

SUBJECT: Abatement of Public Nuisance [Accumulation of Rubbish];  
Case No.: CV 09-10075  
Subject Property: 1 Parcel South of 21857 Old Elsinore Road, Perris  
APN: 322-140-005  
District Five

RECOMMENDED MOTION: Move that:

- (1) The accumulation of rubbish on the real property located at 1 Parcel South of 21857 Old Elsinore Road, Perris, Riverside County, California, APN: 322-140-005, 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.
- (2) Owner A. Brian Townsend, 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.

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

(Continued)

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 ☐  
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*  
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Benoit and Ashley  
Nays: None  
Absent: Tavaglione and Stone  
Date: June 15, 2010  
xc: Co.Co., CED, Sheriff, Prop. Owner

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

Abatement of Public Nuisance

Case No. CV 09-10075

1 Parcel South of 21857 Old Elsinore Road, Perris

Page 2

- (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 No. 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 real property by the Code Enforcement Officer on September 28, 2009. The inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The rubbish consisted of, but was not limited to: green waste, concrete, boats, tires and general debris.
2. Subsequent inspections of the above-described real property on November 18, 2009, February 17, 2010 and April 29, 2010, revealed the property continues to be in violation of Riverside County Ordinance No. 541.
3. 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 the removal of accumulated rubbish.

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1 concrete, boats, tires and general debris. Using the pacing method, I took measurements of the affected  
2 areas. Based on my training and experience, I determined that the amount of accumulated rubbish on  
3 THE PROPERTY totaled seventy-one thousand six hundred seventy (71,670) square feet.

4 6. I am informed and believe and based thereon allege that on November 18, 2009, Senior Code  
5 Enforcement Officer Black conducted a follow up inspection. THE PROPERTY was open and accessible  
6 and she drove onto the parcel and observed over an acre of trash, tires and furniture that had been  
7 dumped.

8 7. On November 18, 2009, I returned to THE PROPERTY and posted a Notice of Violation  
9 for Accumulation of Rubbish on THE PROPERTY.

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

13 9. A site plan and photographs of THE PROPERTY are attached hereto and incorporated  
14 herein by reference as Exhibit "D."

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

17 11. On November 23, 2009 and January 5, 2010, a Notice of Violation was mailed to OWNER  
18 by certified mail, return receipt requested. On January 5, 2010, a Notice of Violation was mailed to  
19 INTERESTED PARTY by certified mail, return receipt requested.

20 12. On February 17, 2010, I conducted a follow-up inspection of THE PROPERTY. The  
21 parcel was vacant, open and accessible with no signs restricting access. I observed that all of the rubbish  
22 remained on the parcel consisting of 200-300 tires, green waste, damaged boats, household trash and  
23 mobilehome demolition debris. The parcel remained in violation of Riverside County Ordinance No. 541.

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

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1           14.     A Notice of Noncompliance regarding the accumulation of rubbish was recorded in the  
2 Office of the Assessor, County Clerk & Recorder, County of Riverside, State of California, on October  
3 19, 2009, as Instrument Number 2009-0538480. A true and correct copy of the notice is attached hereto  
4 and incorporated herein by reference as Exhibit "F".

5           15.     On April 29, 2010 the second notice, "Notice to Abate Public Nuisance" providing  
6 notification of the Board of Supervisors' hearing scheduled for June 15, 2010, was mailed to OWNER  
7 and INTERESTED PARTY by certified mail, return receipt requested and on April 29, 2010 was posted  
8 on THE PROPERTY. True and correct copies of the notice and supporting documentation are attached  
9 hereto as Exhibit "G" and incorporated herein by reference.

10          16.     A follow-up inspection on April 29, 2010 revealed that THE PROPERTY remains in  
11 violation.

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

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

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

7 Executed this 29<sup>th</sup> day of April, 2010. at Riverside, California.

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10 JENNIFER MORRIS  
11 Code Enforcement Officer  
12 Code Enforcement Department  
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EXHIBIT NO.

A



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

Assessment #322140005-1		Parcel # 322140005-1	
<b>Assessee:</b>	TOWNSEND A BRIAN	<b>Land</b>	59,158
<b>Mail Address:</b>	1677 W BASELINE ST	<b>Full Value</b>	59,158
<b>City, State Zip:</b>	SAN BERNARDINO CA 92411	<b>Total Net</b>	59,158
<b>Real Property Use Code:</b>	YY		
<b>Base Year</b>	1981		
<b>Conveyance Number:</b>	0057462		
<b>Conveyance (mm/yy):</b>	3/1980		
<b>PUI:</b>	Y040000		
<b>TRA:</b>	98-001		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	SEE ASSESSOR MAPS		

**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. Wan*

Assessor - County Clerk - Recorder

County of Riverside, State of California

MAR 15 2010

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



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

EXHIBIT NO. B



**RIVERSIDE COUNTY GIS****\*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.

**APNs**

322-140-005-1

**OWNER NAME / ADDRESS**A BRIAN TOWNSEND  
ADDRESS NOT AVAILABLE**MAILING ADDRESS**(SEE OWNER)  
1677 W BASELINE ST  
SAN BERNARDINO CA. 92411**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 20 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: A1

**CITY BOUNDARY/SPHERE**NOT WITHIN A CITY  
CITY SPHERE: PERRIS  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR4W SEC 22

**ELEVATION RANGE**

1816/1860 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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**PLANNING**

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**LAND USE DESIGNATIONS**Zoning not consistent with the General Plan.  
RR**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R-1/2

**EXHIBIT NO.** B<sup>2</sup>

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY 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

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***ENVIRONMENTAL***

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**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)**Coastal Sage Scrub  
Developed/Disturbed Land  
Grassland

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***FIRE***

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**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

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***DEVELOPMENT FEES***

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**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)**

MEAD VALLEY

**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

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## **TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**  
61

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

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## **HYDROLOGY**

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**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
EMWD

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

**WATERSHED**  
SAN JACINTO VALLEY

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## **GEOLOGIC**

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**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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## **MISCELLANEOUS**

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**SCHOOL DISTRICT**  
VAL VERDE UNIFIED

**COMMUNITIES**  
MEAD VALLEY

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
MEAD VALLEY #117 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**

ZONE B, 38.85 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042903

**FARMLAND**

OTHER LANDS

**TAX RATE AREAS**

098-001

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0910075	ABATEMENT	Sep. 17, 2009

REPORT PRINTED ON...Wed Mar 17 17:05:06 2010





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

## Lot Book Report

Order Number: **20543**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV09-10075/Jennifer Morris

IN RE: TOWNSEND, BRIAN A.

Order Date: 11/24/2009

Dated as of: 12/1/2009

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 322-140-005-1

**Assessments:**

Land Value:	\$59,158.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$59,158.00

## Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$433.41
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2009)
Second Installment	\$433.31
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)
Prior Delinquencies for tax defaulted year(s)	2002-2006
Redemption Amount	\$4,458.09
If paid by	12/31/2009

**EXHIBIT NO.**



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

Order Number: 20543

Reference: CV09-10075/Jenni

## Property Vesting

The last recorded document transferring title of said property

Dated	07/31/1979
Recorded	03/26/1980
Document No.	57462
D.T.T.	\$11.00
Grantor	A.A. Skinner
Grantee	A. Brian Townsend

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	03/23/1993
Recorded	04/07/1993
Document No.	129627
Amount	\$50,000.00
Trustor	Brian Townsend
Trustee	First American Title Insurance Company, a California corporation
Beneficiary	Anitra B. Townsend

Position No.	2nd
A Deed of Trust Dated	09/25/2009
Recorded	09/28/2009
Document No.	2009-0500872
Amount	\$103,000.00
Trustor	A. Brian Townsend
Trustee	Chicago Title Company, a California Corporation
Beneficiary	Mary Ruth Townsend, a widow



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

Order Number: 20543

Reference: CV09-10075/Jenni

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	A. Brian Townsend
Case No.	CV09-10075
Recorded	10/19/2009
Document No.	2009-0538480

Notice of Power to Sell Tax-Defaulted Property	
Recorded	08/19/2002
Document No.	2002-456005

## Legal Description

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

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 WEST, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 0° 16' EAST ON THE EASTERLY LINE OF SAID SECTION, 510.00 FEET; THENCE NORTH 89° 43' WEST AND PARRELL WITH THE SOUTHERLY LINE OF SAID SECTION 1,708.00 FEET; THENCE SOUTH 0° 16' WEST AND PARREELL WITH THE EASTERLY LINE OF SAID SECTION, 510.00 FEET TO THE SOUTHERLY LINE THEREOF; THENCE SOUTH 89° 43' EAST OF THE SOUTHERLY LINE OF SAID SECTION, 1,708.00 FEET TO THE POINT OF BEGINNING.





57462

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name  
A. Brian Townsend  
Street Address  
1677 W. Baseline Street  
City & State  
San Bernardino, Ca. 92411

NAME THE STATEMENTS TO  
Name  
A. Brian Townsend  
Street Address  
1677 W. Baseline Street  
City & State  
San Bernardino, Ca. 92411

RECEIVED FOR RECORD

Book 1980, Page 57462

MAR 26 1980

Recorded in Official Records  
of Riverside County, California

Recorder

FEE \$

SURVEYORS  
Monument Fund  
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Grant Deed

CO 864 GG

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

Assessors Parcel Number 322140005-1

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$14.00

( ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (X) City of \_\_\_\_\_ and

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

A.A. SKINNER

hereby GRANT(S) to

A. BRIAN TOWNSEND

the following described real property in the  
County of Riverside

, State of California:

That portion of the Southeast Quarter of Section 22, Township 4 South,  
Range 4 West, in the County of Riverside, State of California, San Ber-  
nardino Base and Meridian, described as follows:

beginning at the Southeast corner of said section; thence North 0 16'  
East on the Easterly line of said section, 510 feet; thence North 89 43'  
West and parrell with the Southerly line of said section 1,708 feet;  
thence South 0 16' West and parrell with the Easterly line of said  
section, 510 feet to the Southerly line thereof; thence South 89 43'  
East of the Southerly line of said section, 1,708 feet to the point of  
beginning.

Reserving an easement and right of way for road purposes over, along  
~~XXXX~~ and across the southerly 30 feet of the above described property.

Dated:

STATE OF CALIFORNIA

COUNTY OF San Diego.

On July 31, 1979 before me, the under-  
signed, a Notary Public in and for said State, personally appeared

\*\*A. A. Skinner\*\*

known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that she executed the same.  
WITNESS my hand and official seal.



Signature

Ethel C. Lane

Title Order No.

File, Escrow or Loan No

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER



Order No.  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO:

Lawrence W. Novack  
330 N. D Street, Ste. 415  
San Bernardino, CA  
92401

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

APR -7 1993

Recorded in Official Records  
of Riverside County, California  
Book 13-0  
Page 13

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS  
(SHORT FORM)

This DEED OF TRUST, made March 23, 1993

between  
herein called TRUSTOR,

BRIAN TOWNSEND  
whose address is San Bernardino, Ca.  
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and

ANITRA B. TOWNSEND

herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the County of Riverside, State of California, described as:

That portion of the Southeast quarter of Section 22, Township 4 South, Range 4 West, in the County of Riverside, State of California, San Bernardino Base and Meridian, described as follows:

Beginning at the Southeast corner of said Section; Thence North 0 16' East on the Easterly line of said Section, 510 feet; Thence North 89 43' West and parallel with the Southerly line of said Section 1708 feet; Thence South 0 16' West and parallel with the Easterly line of said Section, 510 feet to the Southerly line thereof; Thence South 80 43' East of the Southerly line of said Section 1708 feet to the point of beginning. A.P. # 322-140-005

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.  
For the Purpose of Securing (1) payment of the sum of \$50,000.00 with interest thereon according to the terms of a promissory note of record of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each note of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, which may hereafter be loaned to Trustor by the Trustee or assignee, which evidenced by a promissory note or notes recording that they are secured by this Deed of Trust.  
To protect the security of this Deed of Trust, and with respect to the property above described, Trustor and Trustee have mutually agreed that each and all of the terms and provisions set forth in subdivision 8 of the famous deed of trust recorded in Orange County August 12, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the County Recorder of the county, where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1286	556	Kings	858	713	Sierra	38	107
Alameda	1286	556	Lake	437	110	Siskiyou	506	782
Alpine	133	438	Lassen	192	287	Selma	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sanoma	2067	427
Calaveras	185	338	Madera	1849	132	Stanislaus	1970	56
Colusa	323	291	Marin	91	116	Sutter	655	585
Contra Costa	4684	1	Marysville	90	453	Tehama	457	183
Del Norte	101	549	Mendocino	647	99	Trinity	108	595
El Dorado	704	455	Merced	1660	752	Tulare	2330	108
El Dorado	5053	623	Madera	191	92	Tuolumne	177	160
Freemont	469	76	Mono	48	332	Ventura	2407	237
Glenn	891	83	Monterey	704	742	Yuba	769	16
Humboldt	1189	701	Napa	363	94			
Imperial	145	672	Nevada	7182	18			
Inyo	3754	690	Orange					

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference herein incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA  
COUNTY OF

On

before me, the undersigned, a Notary Public in and for said State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

BRIAN TOWNSEND

Signature of Trustor

(This area for official notarial seal)

1158 (6/82)

**RECORDING REQUESTED BY**

AND WHEN RECORDED MAIL TO

Name **Mary R. Townsend**  
 Street **1445 North Pepper**  
 Address  
 City & **Rialto, CA 92376**  
 State  
 Zip

DOC # 2009-0500872

09/28/2009 08:00A Fee:24.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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Title Order No.

Escrow No.

Assessors Parcel Number:

**DEED OF TRUST WITH ASSIGNMENT OF RENTS**

This DEED OF TRUST, made

**A. BRIAN TOWNSEND**

between

whose address is

**1677 West Baseline, San Bernardino, CA 92411**

herein called TRUSTOR,

(Number and Street)

(City)

(State)

(Zip Code)

**CHICAGO TITLE COMPANY**, a California Corporation, herein called TRUSTEE, and

**MARY RUTH TOWNSEND**, a widow

, herein called BENEFICIARY,

Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in

the County of **Riverside**

, State of California, described as:

That portion of the Southeast Quarter of Section 22, Township 4 South, Range 4 West, in the County of Riverside, State of California, San Bernardino Base and Meridian, described as follows: Beginning at the Southeast corner of said section; thence North 0 16' East on the Easterly line of said section, 510 feet; thence North 89 43' West and parallel with the Southerly line of said section 1,708 feet; thence South 0 16' West and parallel with the Easterly line of said section, 510 feet to the Southerly line thereof; thence South 89 43' East of the Southerly line of said section 1,708 feet to the point of beginning.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 103,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of the Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his or her successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, and with respect to the property above described, Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his or her reasonable fees.

Page 1

Public Record



(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date, of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby, any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him or her in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his or her right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his or her own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereby, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

(9) The Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him or her at his or her address hereinbefore set forth.

Dated September 25, 2009

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On September 25, 2009 before me,

Norris Gregory, Jr. - Notary Public

(here insert name and title of the officer)

, personally appeared A. Brian Townsend

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.

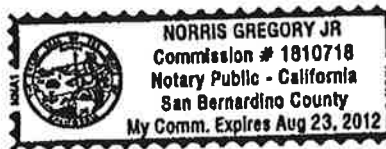
WITNESS my hand and official seal

Signature

Norris Gregory, Jr.

Signature of Trustor

x A. Brian Townsend, Trustor



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District V Office)  
24318 Hemlock Ave. Suite C-1 Moreno Valley, Ca. 92557  
Mail Stop No. 5002

DOC # 2009-0538480

10/19/2009 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 )

Case No.: CV09-10075



A. Brian Townsend )

**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. 541.5, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 1 Parcel South of (21857 Old Elsinore Road0, Perris, CA, and more particularly described as Assessor's Parcel Number 322-140-005 and having a legal description of 20.00 ACRES IN POR SE 1/4 OF SEC 22 T4S R4W, Records of Riverside County, with the requirements of Ordinance No. 541.5 (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, CA, Attention Code Enforcement Officer Jennifer Morris

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt  
Mary Overholt  
Code Enforcement Department

### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

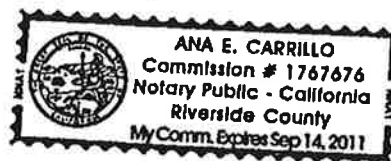
On 10/17/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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



Public Record

TREASURER-TAX COLLECTOR  
STOP 1110

DOC # 2002-456005

08/19/2002 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
A	R	L				COPY	LONG	REFUND	NCHG
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02413 THE PRESS-ENTERPRISE

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

Which, pursuant to law was declared to be Tax-Defaulted on  
for the nonpayment of delinquent taxes in the amount of  
for the fiscal year 1996-1997, Default Number

JUNE 30, 1997

\$849.96

1997-322140005-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:  
TOWNSEND, A BRIAN

and is situated in said county, State of California, described as follows:

322140005-1

Assessor's Parcel Number

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 16 MINUTES EAST ON THE EASTERLY LINE OF SAID SECTION, 510 FEET; THENCE NORTH 89 DEGREES 43 MINUTES WEST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION, 1,708 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES WEST, AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, 510 FEET TO THE SOUTHERLY LINE THEREOF; THENCE SOUTH 89 DEGREES 43 MINUTES EAST ON THE SOUTHERLY LINE OF SAID SECTION, 1,708 FEET TO THE POINT OF BEGINNING.

State of California Executed on  
RIVERSIDE County JULY 1, 2002

By

*Paul McDonnell*  
Tax Collector

On JULY 1, 2002, before me, GARY L. ORSO, personally appeared PAUL MCDONNELL, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

GARY L. ORSO  
Assessor/County Clerk-Recorder

*Montana*  
Deputy

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

Public Record



CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
Director

CASES #: CV09-10075 \_\_\_\_\_  
A.P.N.: 322-140-005 \_\_\_\_\_

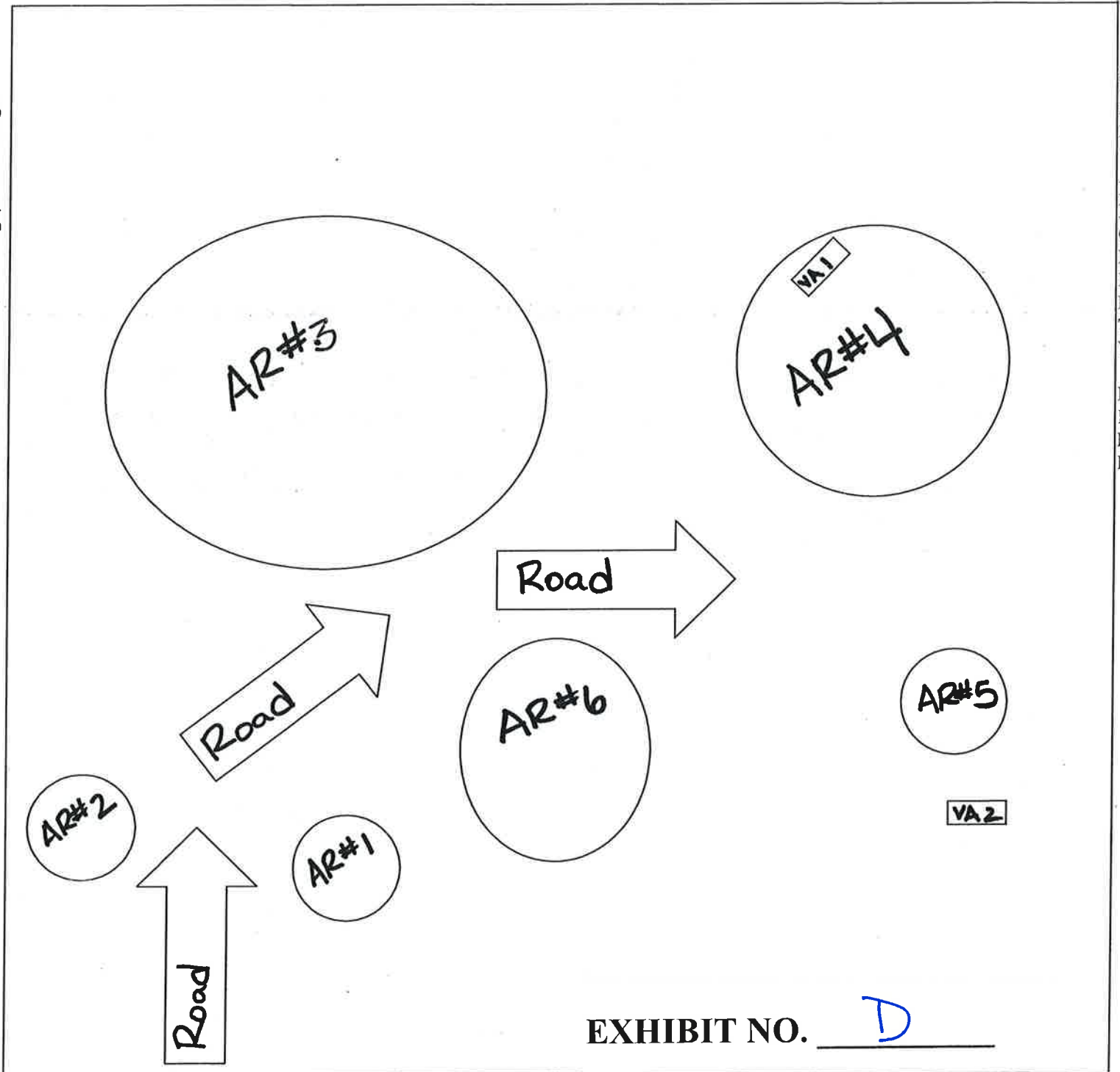
PROPERTY SITUS: 1 par S/O (21857 Old Elsinore), Perris  
DRAWN BY: J. Morris DATE: 9/28/09

→  
Provide North Arrow: \_\_\_\_\_

REAR PROPERTY LINE

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NOT TO SCALE

FRONT PROPERTY LINE



Code Enforcement Case: CV0910075

Printed on: 02/26/2010

*Photographs*



AR#1- JMorris - 09/28/2009

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



AR#1-JMorris - 09/28/2009

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





AR#2-JMorris - 09/28/2009

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



AR#3-JMorris - 09/28/2009

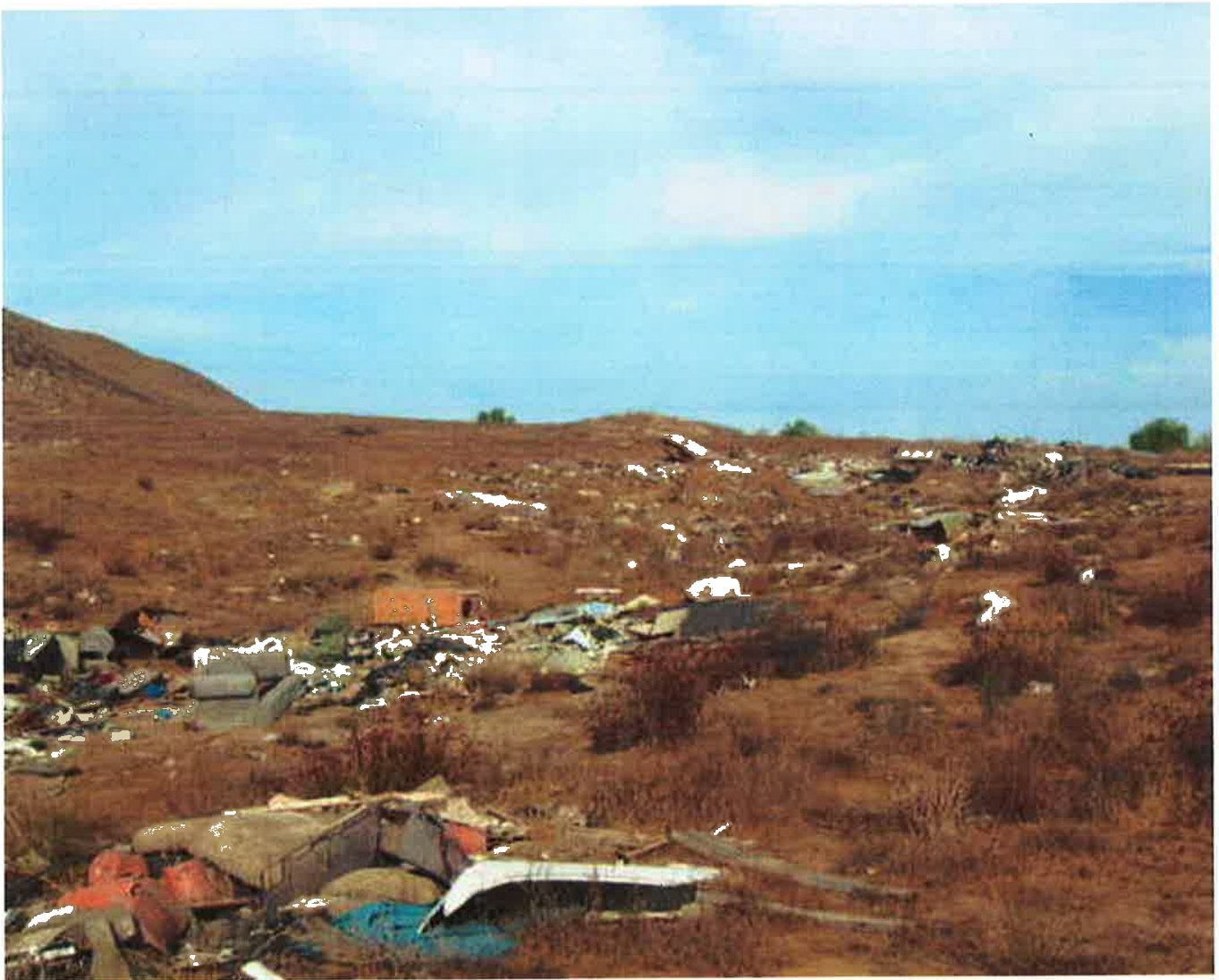
EXHIBIT NO. D<sup>5</sup>



AR#3-JMorris - 09/28/2009

EXHIBIT NO. D6





AR#3-JMorris - 09/28/2009

EXHIBIT NO. D<sup>7</sup>



AR#4-JMorris - 09/28/2009

EXHIBIT NO. D<sup>8</sup>





AR#4-JMorris - 09/28/2009

EXHIBIT NO. D9



AR#4-JMorris - 09/28/2009

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





AR#5-JMorris - 09/28/2009

EXHIBIT NO. D<sup>11</sup>



AR#6-JMorris - 09/28/2009

EXHIBIT NO. D12





11/18/2009 Photo #1 accumulated rubbish - tires - 11/18/2009

EXHIBIT NO. D<sup>13</sup>



11/18/2009 Photo #2 accumulated rubbish - trash, furniture etc - 11/18/2009

EXHIBIT NO. D<sup>14</sup>





11/18/2009 Photo #3 accumulated rubbish - trash, furniture etc - 11/18/2009

EXHIBIT NO. D<sup>15</sup>





11/18/2009 Photo #4 accumulated rubbish - trash, furniture etc - 11/18/2009

EXHIBIT NO. D16



11/18/2009 Photo #5 accumulated rubbish - tires - 11/18/2009

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





11/18/2009 Photo #6 accumulated rubbish - trash, boats, etc - 11/18/2009

EXHIBIT NO. D18



11/18/2009 Photo #7 accumulated rubbish - trash, furniture etc - 11/18/2009

EXHIBIT NO. D<sup>19</sup>





Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>20</sup>



Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>21</sup>





Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>22</sup>





Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>23</sup>



Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>24</sup>





Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>25</sup>



Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>26</sup>



Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>27</sup>





Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>28</sup>





Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>29</sup>



Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>30</sup>



Rubbish remains-JMorris - 02/17/2010

EXHIBIT NO. D<sup>31</sup>





# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 09-110075

THE PROPERTY AT: 1 parcel (21857 Old Elsinore) Perris APN#: 322-140-005

WAS INSPECTED BY OFFICER: C. Black / Morris ID#: 178 ON 11/18/09 AT 11:00 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> _____ 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"/> _____	
		<input type="radio"/> _____	

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

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 12/18/09. 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 \_\_\_\_\_

EXHIBIT NO. E

CDL/CID# \_\_\_\_\_

D.O.B. \_\_\_\_\_

TEL. NO. \_\_\_\_\_



WHITE: VIOLATOR

GREEN: CASE FILE

YELLOW: POSTING



John Boyd  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.** CV09-10075

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

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

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

2. That on 11/18/09 I securely and conspicuously posted Notice of Violation for RCC 8.120.010 (Accumulated Rubbish) at the property described as:

**Property Address: 1 par S/O (21857 Old Elsinore), Perris**

**Assessor's Parcel Number: 322-140-005**

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

Executed on 11/20/09 at the District 5 Office in Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By: J. Morris  
Jennifer Morris, Code Enforcement Officer

**EXHIBIT NO.** E<sup>2</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

November 23, 2009

A BRIAN TOWNSEND  
1677 W BASELINE ST  
SAN BERNARDINO, CA 92411

RE CASE NO: CV0910075

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at One Parcel South of (21857 Old Elsinore Road), Perris California, Assessor's Parcel Number 322-140-005, 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 December 23, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II

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





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV0910075

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Melissa Robles, 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 November 23, 2009, I served the following documents(s):

**NOTICE RE: Notice of Violation (RCC 8.120.010)**

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

A BRIAN TOWNSEND 1677 W BASELINE ST, SAN BERNARDINO, CA 92411

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 in the County of 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 November 23, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Melissa Robles, Code Enforcement Aide

**EXHIBIT NO.** E<sup>4</sup>

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <u>M. Townsend</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>M. Townsend</u> C. Date of Delivery <u>NOV 30 2009</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>1. Article Addressed to: A Brian Townsend 1677 W Baseline St San Bernardino, CA 92411 CV09-10075 / JM 322</p>		<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number (Transfer from service label) 7009 1410 0002 1989 0607</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>PS Form 3811, February 2004</p>		<p>102595-02-M-1540</p>	

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<p>A Brian Townsend 1677 W Baseline St San Bernardino, CA 92411 CV09-10075 / JM 322</p>	
<p>PS Form 3800, August 2006 See Reverse for Instructions</p>	

EXHIBIT NO. E-5



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

January 5, 2010

A BRIAN TOWNSEND  
1677 W BASELINE ST  
SAN BERNARDINO, CA 92411

RE CASE NO: CV0910075

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at One Parcel South of (21857 Old Elsinore Road), Perris California, Assessor's Parcel Number 322-140-005, 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 February 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II

**EXHIBIT NO.** E4





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

January 5, 2010

LAWRENCE W. NOVACK  
330 N. D STREET, STE 415  
SAN BERNARDINO, CA 92401

RE CASE NO: CV0910075

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at One Parcel South of (21857 Old Elsinore Road), Perris California, Assessor's Parcel Number 322-140-005, 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 February 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II

**EXHIBIT NO.** E<sup>7</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

January 5, 2010

MARY R. TOWNSEND  
1445 NORTH PEPPER  
RIALTO, CA 92376

RE CASE NO: CV0910075

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at One Parcel South of (21857 Old Elsinore Road), Perris California, Assessor's Parcel Number 322-140-005, 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 February 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV0910075

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ana Carrillo, 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 5, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation**

by placing a true copy thereof enclosed in a sealed envelope(s) by **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

A BRIAN TOWNSEND 1677 W BASELINE ST, SAN BERNARDINO, CA 92411  
LAWRENCE W. NOVACK 330 N. D STREET, STE 415, SAN BERNARDINO, CA 92401  
MARY R. TOWNSEND 1445 NORTH PEPPER, RIALTO, CA 92376

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 in the County of 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 5, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Ana Carrillo, Code Enforcement Aide

**EXHIBIT NO.** E9

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature </p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: _____ <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="margin-top: 20px;">Lawrence W. Novack          330 N. D Street, Suite 415          San Bernardino, CA 92401          CV09-10075 / JM 322</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail      <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered      <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail      <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) <span style="float: right;">7009 2250 0001 6633 6057</span></p>	
<p>PS Form 3811, February 2004 <span style="margin-left: 100px;">Domestic Return Receipt</span> <span style="float: right;">102595-02-M-1540</span></p>	

7009 2250 0001 6633 6057

U.S. Postal Service™																
CERTIFIED MAIL™ RECEIPT																
(Domestic Mail Only; No Insurance Coverage Provided)																
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>																
OFFICIAL USE																
<table style="width: 100%;"> <tr> <td style="width: 40%;">Postage</td> <td style="width: 10%;">\$</td> <td style="width: 50%;"></td> </tr> <tr> <td>Certified Fee</td> <td></td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Total Postage &amp; Fees</td> <td>\$</td> </tr> </table>	Postage	\$		Certified Fee			Return Receipt Fee (Endorsement Required)			Restricted Delivery Fee (Endorsement Required)			Total Postage & Fees		\$	<p>Postmark Here</p> <div style="border: 1px solid black; height: 50px; margin-top: 20px;"></div>
Postage	\$															
Certified Fee																
Return Receipt Fee (Endorsement Required)																
Restricted Delivery Fee (Endorsement Required)																
Total Postage & Fees		\$														
<p>Lawrence W. Novack          330 N. D Street, Suite 415          San Bernardino, CA 92401          CV09-10075 / JM 322</p>																

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



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

A Brian Townsend  
1677 W. Baseline Street  
San Bernardino, CA 92411  
CV09-10075 / JM 322

**REC'D JAN 11 2010**

2. Article Number  
(Transfer from service label)

7009 2250 0001 6633 6040

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *A Brian Townsend* ☐ Agent ☐ Addressee
- B. Received by (Printed Name) *A Brian Townsend* C. Date of Delivery *1/11/10*
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

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

**OFFICIAL USE**

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

Postmark  
Here

A Brian Townsend  
1677 W. Baseline Street  
San Bernardino, CA 92411  
CV09-10075 / JM 322

for Instructions

EXHIBIT NO. E"

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

UNCLAIMED

1-14  
1-22

Mary R. Townsend  
1445 North Pepper  
Rialto, CA 92376  
CV09-10075 / JM 322

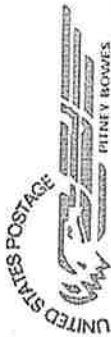
REC'D JAN 28 2010

CERTIFIED MAIL™



FIRST CLASS

7009 2250 0001 6633 6064



02 1M  
\$ 05.54<sup>0</sup>  
0004234315 JAN 06 2010  
MAILED FROM ZIP CODE 92504



7009 2250 0001 6633 6064

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

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

OFFICIAL USE

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

Postmark  
Here

Mary R. Townsend  
1445 North Pepper  
Rialto, CA 92376  
CV09-10075 / JM 322

for Instructions

EXHIBIT NO.

E<sup>12</sup>



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District V Office)  
24318 Hemlock Ave. Suite C-1 Moreno Valley, Ca. 92557  
Mail Stop No. 5002

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHG CC						T:	CTY	UNI	062

## NOTICE OF NONCOMPLIANCE

In the matter of the Property of )

Case No.: CV09-10075



A. Brian Townsend )

**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.541.5, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 1 Parcel South of (21857 Old Elsinore Road0, Perris, CA, and more particularly described as Assessor's Parcel Number 322-140-005 and having a legal description of 20.00 ACRES IN POR SE 1/4 OF SEC 22 T4S R4W, Records of Riverside County, with the requirements of Ordinance No. 541.5 (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, CA, Attention Code Enforcement Officer Jennifer Morris

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt  
Mary Overholt  
Code Enforcement Department

### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 10/07/09 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

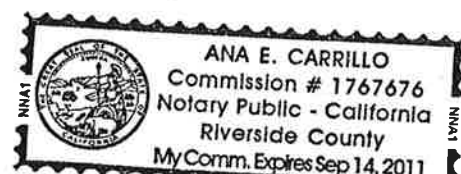


EXHIBIT NO. F

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 28, 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.: CV09-10075  
APN: 322-140-005  
Property: 1 Parcel South of 21857 Old Elsinore Road, Perris

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 **1 Parcel South of 21857 Old Elsinore Road, Perris, Riverside County, California**, and more particularly described as Assessor's Parcel Number 322-140-005.

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 15, 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

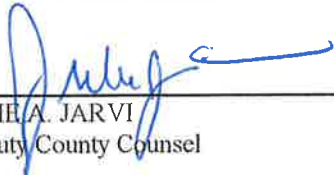
  
\_\_\_\_\_  
JULIE A. JARVI  
Deputy County Counsel

EXHIBIT NO. 6



# NOTICE LIST

Subject Property: 1 Parcel South of 21857 Old Elsinore Road, Perris  
Case No.: CV 09-10075 APN: 322-140-005; District 5

A BRIAN TOWNSEND  
1677 W. BASELINE ST.  
SAN BERNARDINO, CA 92411

MARY R. TOWNSEND  
1445 N. PEPPER  
RIALTO, CA 92376

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>A BRIAN TOWNSEND 1677 W BASELINE STREET SAN BERNARDINO CA 92411</p> <p><i>W09-10075 (Townsend) A51 2</i></p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>M. Townsend</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>M. Townsend</i> <i>4-29</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label)</p> <p><i>7009 3410 0000 1318 2308</i></p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>PS Form 3811, February 2004</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

EXHIBIT NO. G2

# NOTICE LIST

Subject Property: 1 Parcel South of 21857 Old Elsinore Road, Perris  
Case No.: CV 09-10075 APN: 322-140-005; District 5

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

*REPLY  
DOGS  
OUT  
4/30/10  
Tory*

MARY R. TOWNSEND  
1445 N. PEPPER  
RIALTO CA 92376

*N/C  
5/1/10  
5-11  
5-16*

7009 3410 0000 1318 2315



CERTIFIED MAIL



UNITED STATES POSTAGE  
02 1P  
\$ 005.54<sup>00</sup>  
0003958246 APR 28 2010  
MAILED FROM ZIP CODE 92501  
PITNEY BOWES

EXHIBIT NO. 6<sup>3</sup>

**PROOF OF SERVICE**

Case No. CV 09-10075

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda Peeler, 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 3960 Orange Street, 5<sup>th</sup> Floor, Riverside, California 92501.

That on April 28, 2010, I served the following document(s):

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

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

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

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

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

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

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

EXECUTED ON April 28, 2010, at Riverside, California.

  
BRENDA PEELER

EXHIBIT NO. 64



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**JOHN BOYD**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

April 29, 2010

RE CASE NO: CV0910075

I, Jennifer Morris, hereby declare:

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

That on 4/29/10 at 10:05 hrs, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** One Parcel South of (21857 Old Elsinore Road), Perris

**Assessor's Parcel Number:** 322-140-005

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

Executed on April 29, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Jennifer Morris  
By: Jennifer Morris, Code Enforcement Officer

**EXHIBIT NO.** 65