

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

1103



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
June 3, 2010

SUBJECT: Statement of Expense [Case No. CV 06-1848]
Subject Property: 3100 Mary Ellen Dr., Riverside; GRANT
APN: 177-193-006
District Two

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard structure) in the above-referenced matter to be **three thousand, three hundred, eleven dollars and fifty-four cents (US \$3,311.54);**
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Chapter 1.16) authorize for the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

[Signature]
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	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:

[Signature]
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(2), Prop. Owner

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 2

Agenda Number:

9.8

Dep't Recomm.: ☐ Consent ☒ Policy
Per Exec. Ofc.: ☐ Consent ☒ Policy

Statement of Expense [Case No. CV 06-1848]
Subject Property: 3100 Mary Ellen Drive, Riverside; GRANT
APN: 177-193-006
District Two

The Board of Supervisors issued an Order to Abate in this case on Nov. 14, 2006. Subsequently, the property owners brought the subject property into compliance.

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



Principal Deputy
KATHERINE A. LIND

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

June 1, 2010

NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 3100 Mary Ellen Drive, Riverside
Case No.: CV 06-1848; GRANT
APN: 177-193-006

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, June 15, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved a substandard structure located on your real property commonly described as 3100 Mary Ellen Drive, Riverside, Riverside County, California and more particularly described as Assessor's Parcel Number 177-193-006.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **three thousand, three hundred, eleven dollars and fifty-four cents, (US \$3,311.54)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
County Counsel



L. ALEXANDRA FONG
Deputy County Counsel

Enclosure: Statement of Expense

6/15/10 9.8



COUNTY OF RIVERSIDE
Code Enforcement Administration
STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV06-1848
OWNER: RICHARD CALVAN GRANT & WILLIE GRANT
SITUS: 3100 MARY ELLEN DR RIVERSIDE, CA. 92509
APN: 177-193-006-4
SUPERVISORIAL DISTRICT: 2
AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
457 (RCC Title 15) & 725 (RCC Chapter 1.16)

Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
03/30/06 to 10/30/06	CV06-1848: Officers- Parra, D / Jose W / Bealer B - Field Investigation/File Maintenance	9.6	\$1,002.00
03/01/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
SUBTOTAL CODE ENFORCEMENT COSTS			\$1,067.00
COUNTY COUNSEL-			
08/28/06 to 11/02/06	LEGAL CONSULTATION SERVICES-Includes Administrative Costs		\$2,015.54
CONTRACTOR SERVICES-			
04/30/06	Optima Information Services - Lot Book Report		\$95.00
08/31/06	Optima Information Services - Lot Book Report		\$20.00
04/05/10	Lot/Title Report - RZ Title Services Inc.		\$114.00
TOTAL COSTS DUE			\$3,311.54

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

Executed this 1st day of June, 2010, at Riverside, California.



Cuong Pham
Code Enforcement Department

NOTICE LIST

Subject Property: 3100 Mary Ellen Drive, Riverside;
Case No.: 06-1848; APN: 177-193-006; District 2

RICHARD CALVIN GRANT
WILLIE GRANT
3100 MARY ELLEN DRIVE
RIVERSIDE CA 92509

RICHARD CALVIN GRANT
WILLIE GRANT
19220 MAYWOOD STREET
BLOOMINGTON CA 92316

US RECORDINGS INC
LOAN #6518374282
2925 COUNTRY DRIVE
ST PAUL MN 55117

INTERNAL REVENUE SERVICE
24000 AVILA ROAD – MAIL STOP 5910
LAGUNA NIGUEL CA 92677

TODD F HAINES ESQ
16255 VENTURA BLVD
SUITE 704
ENCINO CA 91436-2312

INTERNAL REVENUE SERVICE
PO BOX 30216
LAGUNA NIGUEL CA 92607

INTERNAL REVENUE SERVICE
PO BOX 145585 – MAIL STOP 8420G
CINCINNATI OH 45250-5585

7009 3410 0000 1318 3374

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 6/1/10	
Postmark Here	
Sent To: Street, or P.O. Box: TODD F HAINES ESQ City, State, ZIP+4: 16255 VENTURA BLVD SUITE 704 ENCINO CA 91436-2312	
PS Form 3800, August 2006 See Reverse for Instructions	

7009 3410 0000 1318 3374

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 6/1/10	
Postmark Here	
Sent To: Street, or P.O. Box: RICHARD CALVIN GRANT City, State, ZIP+4: WILLIE GRANT 3100 MARY ELLEN DRIVE RIVERSIDE CA 92509	
PS Form 3800, August 2006 See Reverse for Instructions	

NOTICE LIST

Subject Property: 3100 Mary Ellen Drive, Riverside;
Case No.: 06-1848; APN: 177-193-006; District 2

7009 3410 0000 1318 3367

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 6/1/10	
Postmark Here	
Sent To	
RICHARD CALVIN GRANT	
WILLIE GRANT	
19220 MAYWOOD STREET	
BLOOMINGTON CA 92316	
PS Form 3800, August 2006	
See Reverse for Instructions	

7009 3410 0000 1318 3350

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 6/1/10	
Postmark Here	
Sent To	
US RECORDINGS INC	
LOAN #6518374282	
2925 COUNTRY DRIVE	
ST PAUL MN 55117	
PS Form 3800, August 2006	
See Reverse for Instructions	

7009 3410 0000 1318 3398

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 6/1/10	
Postmark Here	
Sent To	
INTERNAL REVENUE SERVICE	
24000 AVILA ROAD - MAIL STOP 5910	
LAGUNA NIGUEL CA 92677	
PS Form 3800, August 2006	
See Reverse for Instructions	

PROOF OF SERVICE

Case No. CV 06-1848

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. 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, 5th Floor, Riverside, California 92501.

That on June 1, 2010, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- STATEMENT OF EXPENSE WORKSHEET

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

**OWNERS OR INTERESTED PARTIES
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

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

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

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

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

EXECUTED ON June 1, 2010, at Riverside, California.


BRENDA G. PEELER

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

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

OFFICIAL USE

Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

Mailed 6/1/10

Postmark
Here

Sent To

Street, Apt.
or PO Box
City, State
INTERNAL REVENUE SERVICE
PO BOX 145585 - MAIL STOP 8420G
CINCINNATI OH 45250-5585

PS Form 3800, August 2006

See Reverse for Instructions

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

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

OFFICIAL USE

Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

Mailed 6/1/10

Postmark
Here

Sent To

Street, Apt.
or PO Box
City, State
INTERNAL REVENUE SERVICE
PO BOX 30216
LAGUNA NIGUEL CA 92607

PS Form 3800, August 2006

See Reverse for Instructions



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Jurupa District Office
5317 Mission Blvd.
Riverside, California
(951) 275-8739 – Fax (951) 275-8791

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV06-1848

I, Karen Nguyen, hereby declare:

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

County of Riverside
Code Enforcement Department
5317 Mission Blvd.
Riverside, CA 92509

2. That on June 2, 2010 at 1243 pm., I securely and conspicuously posted **Notice of Hearing RE: Statement of Expense** at the property described as:

Property Address: 3100 Mary Ellen Drive, Riverside

Assessor's Parcel Number: 177-193-006

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

Executed on June 2, 2010 at Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Karen Nguyen, Code Enforcement Officer

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case No. 06-1848]
Subject Property: 3100 Mary Ellen Drive, Riverside; GRANT
APN: 177-193-006
District Two

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: June 15, 2010

Statement of Expense, including Supporting documentation	Exhibit A
Findings of Fact/Conclusions and Order to Abate.....	Exhibit B
Notice of Noncompliance	Exhibit C
Assessment-Roll For The Year 09/10 And Geographic Information System, May 27, 2010	Exhibit D



COUNTY OF RIVERSIDE
Code Enforcement Administration
STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV06-1848
OWNER: RICHARD CALVAN GRANT & WILLIE GRANT
SITUS: 3100 MARY ELLEN DR RIVERSIDE, CA. 92509
APN: 177-193-006-4
SUPERVISORIAL DISTRICT: 2
AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
457 (RCC Title 15) & 725 (RCC Chapter 1.16)

Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
03/30/06 to 10/30/06	CV06-1848: Officers- Parra, D / Jose W / Bealer B - Field Investigation/File Maintenance	9.6	\$1,002.00
03/01/10	Prepare/Attend Statement of Expense Hearing	0.5	\$65.00
SUBTOTAL CODE ENFORCEMENT COSTS			\$1,067.00
COUNTY COUNSEL-			
08/28/06 to 11/02/06	LEGAL CONSULTATION SERVICES-Includes Administrative Costs		\$2,015.54
CONTRACTOR SERVICES-			
04/30/06	Optima Information Services - Lot Book Report		\$95.00
08/31/06	Optima Information Services - Lot Book Report		\$20.00
04/05/10	Lot/Title Report - RZ Title Services Inc.		\$114.00
TOTAL COSTS DUE			\$3,311.54

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

Executed this 1st day of June, 2010, at Riverside, California.



Cuong Pham
Code Enforcement Department

EXHIBIT NO. A

BILL DATE	CLIENT / BILL MATTER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
28-Aug-06	CV061848	0.3	38.4	AJJ	telephone call with S. Samerdjian; review document/lot book report; review file
31-Aug-06	CV061848	1.8	230.4	AJJ	print investigative report; case file review; sort file and exhibits; print current GIS
05-Sep-06	CV061848	3.4	435.2	AJJ	case file review and revisions; case preparation; prepared Form 11, Notice List and Officer's declaration; update log; filing; review documents
06-Sep-06	CV061848	2.1	268.8	AJJ	case file review and preparation; update case log; filing
08-Sep-06	CV061848	1.5	192	TNN	Review abatement file; Finalize Officer declaration and exhibits.
12-Sep-06	CV061848	1.2	153.6	AJJ	case file revisions and changes; proof read and review documents; update case log; prepare documents
14-Sep-06	CV061848	0.4	51.2	TNN	Finalize Notice to Correct County Ordinance Violations and abate public nuisance.
19-Oct-06	CV061848	0.25	32	WYC	Reviewed and revised form 11.
30-Oct-06	CV061848	0.6	76.8	TNN	Review file in advance of abatement hearing.
31-Oct-06	CV061848	0.6	76.8	TNN	Review correspondence from Code Enforcement officer regarding current status of property; Attend BOS hearing.
01-Nov-06	CV061848	1.1	70.4	LBH	draft pleading - Findings of Fact and Form 11; review file for possible notice issues
02-Nov-06	CV061848	1	128	WYC	Reviewed and revised FOF for admin abatement.
Subtotal		14.25	1753.6		
Add					
9/15/06 - 12/12/06	CV061848	9.52	66.64		Mailing Expense
3/1/2010	CV061848	0.9	125.55		Prepare case for SOE Hearing
6/15/2010	CV061848	0.5	69.75		Attend SOE Hearing
Total		25.17	2015.54		

EXHIBIT NO.

A2

Case Labor Audit

APN: 177-193-006-4
 Property address: 3100 MARY ELLEN DR RIVERSIDE, CA. 92509
 Date Prepared: 3/1/2010

Case Name				ZCV061848			Unsuppported		Adjusted	
LaborDate	CaseNumber	Name	Work Performed	Time	Labor	Charge	Time	Charges	Time	Charge
3/30/2006	ZCV061848	Parra,Diana	Initial Site Visit	0.5	103	\$51.50			0.5	\$51.50
4/10/2006	ZCV061848	Parra,Diana	Admin Work	1	103	\$103.00			1	\$103.00
5/2/2006	ZCV061848	Parra,Diana	Admin Work	1	103	\$103.00			1	\$103.00
6/12/2006	ZCV061848	Parra,Diana	Admin Work	0.2	103	\$20.60			0.2	\$20.60
6/22/2006	ZCV061848	Parra,Diana	Admin Work	1	103	\$103.00			1	\$103.00
7/10/2006	ZCV061848	Parra,Diana	Admin Work	0.3	103	\$30.90			0.3	\$30.90
7/11/2006	ZCV061848	Parra,Diana	Admin Work	1	103	\$103.00			1	\$103.00
7/17/2006	ZCV061848	Parra,Diana	Admin Work	1.5	103	\$154.50			1.5	\$154.50
7/26/2006	ZCV061848	Parra,Diana	Admin Work	0.2	103	\$20.60			0.2	\$20.60
7/27/2006	ZCV061848	Parra,Diana	Admin Work	0.2	103	\$20.60			0.2	\$20.60
9/22/2006	ZCV061848	Parra,Diana	Site Visit Follow up	0.2	103	\$20.60			0.2	\$20.60
9/26/2006	ZCV061848	Parra,Diana	Admin Work	0.3	103	\$30.90			0.3	\$30.90
12/12/2006	ZCV061848	Parra,Diana	Site Visit Follow up	0.2	109	\$21.80			0.2	\$21.80
12/18/2006	ZCV061848	Parra,Diana	Admin Work	0.3	109	\$32.70			0.3	\$32.70
2/13/2007	ZCV061848	Parra,Diana	Admin Work	0.3	109	\$32.70			0.3	\$32.70
2/13/2007	ZCV061848	Jose,Wendell P. C.	Site Visit Follow up	0.3	109	\$32.70			0.3	\$32.70
3/8/2007	ZCV061848	Jose,Wendell P. C.	Site Visit Follow up	0.3	109	\$32.70			0.3	\$32.70
4/16/2007	ZCV061848	Jose,Wendell P. C.	Site Visit Follow up	0.1	109	\$10.90			0.1	\$10.90
7/12/2007	ZCV061848	Jose,Wendell P. C.	Site Visit Follow up	0.6	109	\$65.40			0.6	\$65.40
7/12/2007	ZCV061848	Jose,Wendell P. C.	Admin Work	0.1	109	\$10.90			0.1	\$10.90
10/30/2006	ZCV061848	Bealer, B	Site Visit Follow up	0	\$0.00	\$0.00			0	\$0.00
Total Charges				9.60	\$0.00	\$1,002.00	0.00	\$0.00	9.60	\$1,002.00

Sub Total 9.60 \$1,002.00
 Unsupported Charge
 Adjusted case labor 9.60 \$1,002.00
 Prepare/Attend SOE Hearing 0.5 \$65.00

Total \$1,067.00

Sub-Total	\$1,002.00
Unsupport charge	\$0.00
Adjusted case labor	\$1,002.00
Prepare/Attend SOE	\$65.00
Total	\$1,067.00

EXHIBIT NO.

A3

Expenses for CV061848

CV Number	Invoice Date	Voucher	Invoice#	Amount	Acct	Descr	Name
CV061848	2006-08-31	00125353	CR2806	\$20.00	525440	REPORTS ON PARCELS/LOT	Optima Information Solutions LLC
CV061848	2006-04-30	00113053	CR20406	\$95.00	525440	REPORTS ON PARCELS/LOT	Optima Information Solutions LLC

EXHIBIT NO. A4



INVOICE

Order Number: 21418

Order Date: 4/5/2010

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV06-1848/ Brenda Peeler
IN RE: GRANT, RICHARD CALVAN

Product and/or Service ordered for Property known as:

**3100 Mary Ellen Drive
Riverside, CA 92509**

DESCRIPTION:

Lot Book Report

FEE:

\$114.00

TOTAL DUE:

\$114.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.
P.O. Box 1193
Whittier, CA 90609

EXHIBIT NO. A5

1
2
3
4
5 WHEN RECORDED PLEASE MAIL TO:
6 Warren Chu, Deputy County Counsel
7 County of Riverside
8 OFFICE OF COUNTY COUNSEL
9 3535 Tenth Street, Suite 300 (Stop #1350)
10 Riverside, CA 92501

[EXEMPT '6103]

11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE:) CASE NO. CV 06-1848
[SUBSTANDARD STRUCTURE]; APN: 177-193-)
006, 3100 MARY ELLEN DRIVE, RIVERSIDE,) FINDINGS OF FACT,
RIVERSIDE COUNTY, CALIFORNIA; LELA) CONCLUSIONS AND ORDER TO
GRANT, RICHARD CALVIN GRANT AND) ABATE NUISANCE
WILLIE TUCKER GRANT, OWNERS.)
[R.C.O. Nos. 457 (RCC Title 15) and
725 (RCC Title 1)]

The above-captioned matter came on regularly for hearing on October 31, 2006, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described as 3100 Mary Ellen Drive, Riverside, Riverside County, Assessor's Parcel Number 177-193-006, and referred to hereinafter as "THE PROPERTY."

Tiffany N. North, Deputy County Counsel, appeared along with Jim Monroe, Code Enforcement Division Manager, on behalf of the Director of the Code Enforcement Department.

Owner, Richard Grant, appeared and spoke with Code Enforcement officials prior to the public hearing but did not address the Board.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together with the attached Exhibits, evidencing the substandard structure on THE PROPERTY as a public nuisance and violation of Riverside County Ordinance ("RCO") No. 457 as codified in Riverside County Code ("RCC") Title 15.



SUMMARY OF EVIDENCE

1. Documents of record in the Riverside County Recorder's Office identify the owner of THE PROPERTY as Lela Grant, Richard Calvin Grant and Willie Tucker Grant ("OWNERS").

2. Documents of title indicate that other parties potentially hold a legal interest in THE PROPERTY, to wit: Internal Revenue Service and the State of California Franchise Tax Board (hereinafter "INTERESTED PARTIES").

3. THE PROPERTY was inspected by Code Enforcement Officers on March 30, 2006, June 7, 2006, and September 22, 2006.

4. During each inspection, a substandard structure was observed on THE PROPERTY. The substandard conditions of the structure included but were not limited to: lack of improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water to plumbing fixtures; hazardous plumbing; lack of required electrical lighting; hazardous wiring; lack of adequate heating facilities; members of the walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration; faulty weather protection – deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering; general dilapidation or improper maintenance; and public and attractive nuisance-abandoned/vacant.

5. THE PROPERTY was determined to be in violation of Riverside County Ordinance No. 457 (RCC Title 15) by the Code Enforcement Officer.

6. A Notice of Noncompliance was recorded on April 24, 2006 as Document Number 2006-0292655 in the Office of the County Recorder, County of Riverside.

7. On March 30, 2006, a Notice of Violation, Notice of Defects and "Danger Do Not Enter" sign were posted on THE PROPERTY. On May 10, 2006, a Notice of Violation and Notice of Defects were mailed by certified mail, return receipt requested to the OWNERS and INTERESTED PARTIES.

\\

1 8. On September 15, 2006, a "Notice To Abate Nuisance" providing notice of the public
2 hearing before the Board of Supervisors was mailed by certified mail, return receipt requested, to the
3 OWNERS and INTERESTED PARTIES and was posted on THE PROPERTY on September 22,
4 2006.

5 9. On October 31, 2006, a hearing was held before the Board of Supervisors.
6 During this hearing it was requested by Supervisor Tavaglione that Code Enforcement Officers
7 inspect the property every thirty (30) days to ensure compliance by OWNERS.

8 **FINDINGS AND CONCLUSIONS**

9 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
10 regular session assembled on October 31, 2006 finds and concludes that:

11 1. WHEREAS, the substandard structure on the real property located at 3100 Mary Ellen
12 Drive, Riverside, Riverside County, California, also identified as Assessor's Parcel Number 177-193-
13 006 violates Riverside County Ordinance No. 457 and constitutes a public.

14 2. WHEREAS, THE PROPERTY OWNERS, occupants and any person having
15 possession or control of THE PROPERTY should abate the condition by razing, removing and
16 disposing of the substandard structure, including the removal and disposal of all structural debris
17 and materials, and contents therein or by reconstruction of said structure provided that said
18 reconstruction or demolition can be accomplished in strict accordance with all Riverside County
19 Ordinances, including but not limited to Riverside County Ordinance No. 457 within ninety (90)
20 days.

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

26 **ORDER TO ABATE NUISANCE**

27 IT IS THEREFORE ORDERED that the substandard structure on THE PROPERTY located
28 at 3100 Mary Ellen Drive, Riverside, Riverside County, California, also identified as Assessor's



2005-0858514
11/17/2005 08:00A
5 of 6



1 Parcel Number 177-193-006 be abated by the OWNERS, and anyone having possession or control of
2 THE PROPERTY, by razing and removing the substandard structure including the removal and
3 disposal of all structural debris and materials, as well as the contents therein, or by reconstruction of
4 said structure provided such reconstruction can be accomplished in strict accordance with all
5 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457
6 within ninety (90) days of the posting and mailing of this order.

7 IT IS FURTHER ORDERED that if the substandard structure is not razed, removed and
8 disposed of, or reconstructed in strict accordance with all Riverside County Ordinances, including
9 but not limited to Riverside County Ordinance No. 457, within ninety (90) days of the posting and
10 mailing of this Order, the substandard structure, contents therein, and structural debris and materials,
11 shall be abated by representatives of the Riverside County Department of Code Enforcement, a
12 contractor, or the Sheriff's Department upon receipt of the owners' consent or a Court Order, where
13 necessary, under, applicable law authorizing entry onto THE PROPERTY.

14 FURTHERMORE, THE OWNERS are ordered to ascertain the existence or non-existence of
15 asbestos containing materials in said structure by survey and materials sample testing by a duly
16 licensed and certified asbestos consultant; and, prior to the abatement ordered hereinabove, to secure
17 the removal of all asbestos containing materials discovered through such survey and testing by
18 contract with a duly certified and licensed contractor for the handling of such materials to avoid
19 citations and/or fines by the South Coast Air Quality Management District (SCAQMD).

20 IT IS FURTHER ORDERED that Code Enforcement Officers inspect THE PROPERTY
21 every thirty (30) days during the ninety (90) day period after the posting and mailing of this Order to
22 ensure the OWNERS are bringing THE PROPERTY into compliance with all Riverside County
23 Ordinances, including but not limited to Riverside County Ordinance No. 457.

24 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity
25 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special
26 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside
27 County Ordinance Nos. 457, and 725. Under Riverside County Ordinance 725, "abatement costs"
28 means "any costs or expenses reasonably related to the abatement of conditions which violate County

1 Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation, collection
2 and administrative costs, attorneys fees, and the costs associated with the removal or correction of
3 the violation." Reasonable abatement costs accrued by the Department will be recoverable from the
4 property owner(s) even if THE PROPERTY is brought into compliance within ninety (90) days of
5 the date of this Order to Abate Nuisance.

6 Dated: November 14, 2006

COUNTY OF RIVERSIDE

7
8 By Bob Buster
Bob Buster
Chairman, Board of Supervisors

9 ATTEST:

10 NANCY ROMERO

11 Clerk to the Board

12
13
14 By Timothy Hlemine

15 Deputy

16 (SEAL)

17 g:\property\01-code\bs\abatement\grant1848\457.lowner.fof.doc



2006-0850514
11/17/2006 08:00A
6 of 6

NOTICE LIST

Subject Property: 3100 Mary Ellen Drive, Riverside
B&S Case No.: CV 06-1848; APN: 177-193-006; District 2

RICHARD CALVIN GRANT
WILLIE TUCKER GRANT
LELA GRANT
3100 MARY ELLEN DRIVE
RIVERSIDE CA 92509

INTERNAL REVENUE SERVICE
24000 AVILA ROAD
LAGUNA NIGUEL CA 92677

RICHARD GRANT
18217 HARLEY JOHN ROAD
RIVERSIDE CA 92504-9616

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
SPECIAL PROCEDURES SECTION
PO BOX 2952
SACRAMENTO CA 95812-2952

LELA GRANT
LELA MAE TOLDSON
LELA MAE GRANT
6730 STREETER AVENUE
APT 147
RIVERSIDE CA 92504

LELA GRANT
LELA MAE TOLDSON
LELA MAE GRANT
1716 S CRESCENT HTS BLVD
LOS ANGELES CA 90035-4615

RICHARD CALVIN GRANT
19220 MAYWOOD
BLOOMINGTON CA 92316

EXHIBIT NO. B²

PROOF OF SERVICE

Case No. CV 06-1848

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on December 12, 2006, I served the following document(s):

FINDINGS OF FACT, CONCLUSIONS AND ORDER TO ABATE NUISANCE

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

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

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

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

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

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

EXECUTED ON December 12, 2006, at Riverside, California.

Sylvia L. Samerdjian
SYLVIA L. SAMERDJIAN

U.S. Postal Service [®]	
CERTIFIED MAIL [™] RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
Grant For 12/12/06	
Postage	\$ 1.63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 12/12/06	
Sent To	
RICHARD CALVIN GRANT	
WILLIE TUCKER GRANT	
LELA GRANT	
3100 MARY ELLEN DRIVE	
RIVERSIDE CA 92509	
PS Form 3800, August 2004	

EXHIBIT NO.

B³

NOTICE LIST

Subject Property: 3100 Mary Ellen Drive, Riverside
B&S Case No.: CV 06-1848; APN: 177-193-006; District 2

RICHARD CALVIN GRANT
WILLIE TUCKER GRANT
LELA GRANT
3100 MARY ELLEN DRIVE
RIVERSIDE CA 92509

INTERNAL REVENUE SERVICE
24000 AVILA ROAD
LAGUNA NIGUEL CA 92677

RICHARD GRANT
18217 HARLEY JOHN ROAD
RIVERSIDE CA 92504-9616

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
SPECIAL PROCEDURES SECTION
PO BOX 2952
SACRAMENTO CA 95812-2952

LELA GRANT
LELA MAE TOLDSON
LELA MAE GRANT
6730 STREETER AVENUE
APT 147
RIVERSIDE CA 92504

LELA GRANT
LELA MAE TOLDSON
LELA MAE GRANT
1716 S CRESCENT HTS BLVD
LOS ANGELES CA 90035-4615

RICHARD CALVIN GRANT
19220 MAYWOOD
BLOOMINGTON CA 92316

Riverside County Counsel
3535 Tenth Street Suite 300
Riverside CA 92501



7006 2760 0003 2324 0796

W/L 12/14/06

RICHARD GRANT
18217 HARLEY JOHN ROAD
RIVERSIDE CA 92504-9616

DEC 27 2006
JAN 2 2007

EXHIBIT NO.

B⁺

Riverside County Counsel
3535 Tenth Street Suite 300
Riverside CA 92501

CERTIFIED MAIL™



7006 2760 0003 2324 0765



LELA GRANT
LELA MAE TOLDSON
LELA MAE GRANT
1716 S CF
LOS ANG

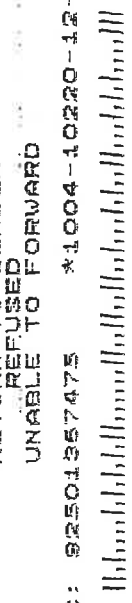
NIXIE 900 1 72 01/12/07

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 92501357475 *1004-10220-12-43

90035442350184

12-23
12-30



GRANT

Subject Property: 3100 Mary Ellen Drive, Riverside
B&S Case No.: CV 06-1848; APN: 177-193-006; District 2

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:

INTERNAL REVENUE SERVICE
24000 AVILA ROAD
LAGUNA NIGUEL CA 92677

COMPLETE THIS SECTION ON DELIVERY

A. Signature 	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) LELA GRANT	C. Date of Delivery 12/12/06
D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	--

Grant FOF 7 CV 06-1848

2. Article Number
(Transfer from service label)

7006 2760 0003 2324 0802

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. B⁵

GRANT

Subject Property: 3100 Mary Ellen Drive, Riverside
B&S Case No.: CV 06-1848; APN: 177-193-006; District 2

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:

LELA GRANT
LELA MAE TOLDSON
LELA MAE GRANT
6730 STREETER AVENUE
APT 147
RIVERSIDE CA 92504

Grant FOF 7 CV06-1848

2. Article Number
(Transfer from service label)

7006 2760 0003 2324 0772

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Stallone* ☒ Agent ☐ Addressee
B. Received by (Printed Name) *Stallone* C. Date of Delivery *12/13/06*
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 ☐ G.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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:

RICHARD CALVIN GRANT
19220 MAYWOOD
BLOOMINGTON CA 92316

Grant FOF 7 CV06-1848

2. Article Number
(Transfer from service label)

7006 2760 0003 2324 0758

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Richard Grant* ☒ Agent ☐ Addressee
B. Received by (Printed Name) *Grant* C. Date of Delivery *12/13/06*
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 ☐ G.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

EXHIBIT NO.

B6

GRANT

Subject Property: 3100 Mary Ellen Drive, Riverside
B&S Case No.: CV 06-1848; APN: 177-193-006; District 2

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>STATE OF CALIFORNIA FRANCHISE TAX BOARD SPECIAL PROCEDURES SECTION PO BOX 2952 SACRAMENTO CA 95812-2952</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>Ramon Brito</p> <p>B. Received <input checked="" type="checkbox"/> Date of Delivery</p> <p><i>Ramon Brito</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</p> <p><i>Grant FOF 7 CV06-1848</i></p> <p>(Transfer from service lat) 7006 2760 0003 2324 0789</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>	
PS Form 3811, February 2004		102595-02-M-1540	

EXHIBIT NO.

B7

COUNTY OF RIVERSIDE

Building and Safety Department
Code Enforcement Division

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV061848

I Diana Parra, the undersigned, hereby declare:

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

County of Riverside
Building & Safety Department
Code Enforcement Division
P.O. Box 1592
Riverside CA. 92502

2. That on December 12, 2006 at 9:30 a.m., I securely and conspicuously posted a Findings of Fact, Conclusions and Order to Abate Nuisance notices at the property described as:

Property Address: 3100 Mary Ellen Drive, Riverside
Assessor's Parcel Number: 177-193-006

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

Executed December 18, 2006 at Jurupa, California.

BUILDING & SAFETY DEPARTMENT

By: 
Diana Parra, Code Enforcement Officer II

EXHIBIT NO. B⁸

When recorded please mail to:
2135

DOC # 2006-0292655

04/24/2006 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
LELA GRANT
RICHARD CALVIN GRANT
WILLIE TUCKER GRANT

Case No. CV06-1848



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as SUBSTANDARD STRUCTURE. Such Proceedings are based upon the noncompliance of such real property, located at 3100 MARY ELLEN DR., RIVERSIDE, CA, and more particularly described as Assessor's Parcel Number 177-193-006 and having a legal description of LOT 106, SUNNYSLOPE TERRACE 2, T2SR5W SEC 9, MB 34/21, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 5317 Mission Blvd., Riverside, CA 92507, Attention Code Enforcement Officer Diana Parra (951) 275-8739.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

By: Brian Bealer
Brian Bealer
Code Enforcement Division

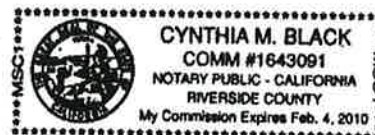
ACKNOWLEDGMENT

State of California)
County of Riverside)

On 4/13/2006 before me, Cynthia M. Black, Notary Public, personally appeared Brian Bealer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Cynthia M. Black



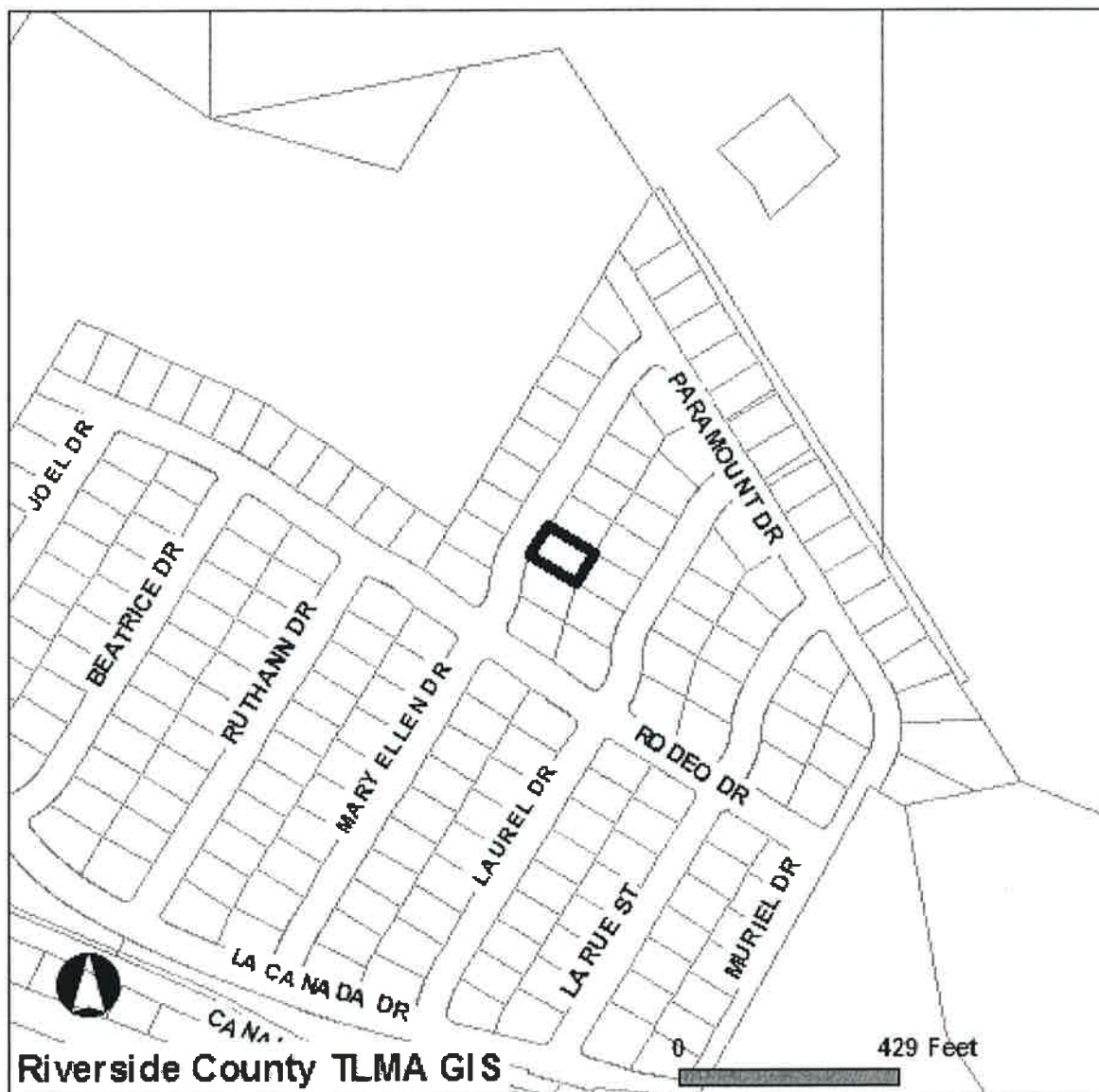
Public Record

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

Assessment #177193006-4		Parcel # 177193006-4	
Assessee:	GRANT RICHARD CALVAN	Land	7,577
Assessee:	GRANT WILLIE TUCKER	Structure	26,993
Mail Address:	19220 MAYWOOD ST	Full Value	34,570
City, State Zip:	BLOOMINGTON CA 92316	Total Net	34,570
Real Property Use Code:	R1		
Base Year	1975		
Conveyance Number:	0105505	View Parcel Map	
Conveyance (mm/yy):	2/2007		
TRA:	99-094		
Taxability Code:	0-00		
ID Data:	Lot 106 MB 034/021 SUNNYSLOPE TERRACE 2		
Situs Address:	3100 MARY ELLEN DR RIVERSIDE CA 92509		

EXHIBIT NO. D

RIVERSIDE COUNTY GIS



Selected parcel(s):
177-193-006

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

177-193-006-4

OWNER NAME / ADDRESS

RICHARD CALVAN GRANT
WILLIE GRANT
3100 MARY ELLEN DR
RIVERSIDE, CA. 92509

MAILING ADDRESS

(SEE OWNER)
19220 MAYWOOD ST
BLOOMINGTON CA. 92316

EXHIBIT NO. D²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 34/21
SUBDIVISION NAME: SUNNYSLOPE TERRACE 2
LOT/PARCEL: 106, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.17 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1238 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(437 SQ. FT), CONST'D 1958COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 645 GRID: C7

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 JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR5W SEC 9

ELEVATION RANGE

932/932 FEET

PREVIOUS APN

071-601-253

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1

ZONING DISTRICTS AND ZONING AREAS

RUBIDOUX DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: JVPA
SUBAREA NAME: JURUPA VALLEY AMENDMENT AREA
AMENDMENT NUMBER: 0
ADOPTION DATE: JUL. 9, 1996
ACREAGE: 10692 ACRES

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
JURUPA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR 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
11

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND
TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
JURUPA UNIFIED

COMMUNITIES
RUBIDOUX

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 54.92 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
040100

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
099-094
• COUNTY FREE LIBRARY
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• ERAF RDV
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 1
• FLOOD CONTROL ZONE 1 DEBT SERV
• GENERAL
• GENERAL PURPOSE
• INLAND EMPIRE RCD
• JURUPA AREA REC & PARK
• JURUPA UNIFIED SCHOOL

- JURUPA VALLEY RDV AMEND AB1290
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RUBIDOUX COMM SVCS DEBT
- RUBIDOUX COMMUNITY SERVICES
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

CODE COMPLAINTS

NO CODE COMPLAINTS

REPORT PRINTED ON...Thu May 27 13:58:25 2010
Version 100412