

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9.3

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Abatement of Public Nuisance [Grading Without a Permit] on Case No. CV 10-00379, located at 39000 Sage Road, Hemet, APN 470-220-003 3rd District.

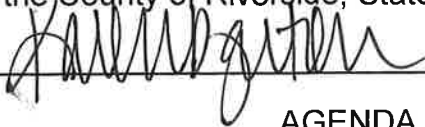
On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is taken of calendar.

Roll Call:

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 13, 2010 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors
Dated: July 13, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.
9.3

xc: Co.Co., CED, Property Owner, COB

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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

422B



SUBMITTAL DATE:
June 30, 2010

FROM: County Counsel/TLMA
Code Enforcement Department

SUBJECT: Abatement of Public Nuisance [Grading Without a Permit]
Case No.: CV 10-00379 (GF ONE, LLC)
Subject Property: 39000 Sage Road, Hemet
APN: 470-220-003
District Three

RECOMMENDED MOTION: Move that:

- (1) The grading without permits on the real property located at 39000 Sage Road, Hemet, Riverside County, California, APN: 470-220-003, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit grading of more than fifty (50) cubic yards without a grading permit.
- (2) A five (5) year hold on the issuance of building permits and land use approvals be placed on The Property.

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

Policy Policy

Consent Consent

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.3

Departmental Conference

- (3) GF One, LLC, the owner of the subject real property or whoever has possession or control of the premises, be directed to restore the unpermitted grading so as to prevent offsite drainage and slope erosion within ninety (90) days.
- (4) If the owner or whoever has possession or control of the real property do not take the above described action within ninety (90) days of the date of the mailing and posting of the Board's Order to Abate, that representatives of the Code Enforcement Department are authorized to obtain the services of a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, to restore the property so as to prevent offsite drainage and slope erosion.
- (5) The reasonable costs 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 Ordinance No. 725.
- (6) Upon the restoration of the property, so as to prevent offsite drainage and slope erosion, and payment of all abatement costs assessed against the property the five (5) year hold on the issuance of building permits and land use approvals will be lifted.
- (7) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the grading without a permit on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An inspection was made of the subject property by the Code Enforcement Officer on January 25, 2010. The inspection revealed a graded road on the property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer measured the affected area and determined approximately three thousand four hundred thirty-nine (3,439) cubic yards of dirt has been graded. A search of Riverside County records indicates that no permit for grading has been obtained. This creates a public and attractive nuisance.
2. Follow-up inspections on March 13, 2010, April 1, 2010 and June 18, 2010, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for grading without a permit.

1 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-00379
4 [GRADING WITHOUT PERMITS] APN: 470-)
220-003, 39000 SAGE ROAD, HEMET, COUNTY) DECLARATION OF OFFICER
5 OF RIVERSIDE, STATE OF CALIFORNIA; GF) BRETT POLLARD
6 ONE, LLC, OWNER.)
7) [R.C.O. Nos. 457 (RCC Title 15) and 725
(RCC Title 1) and Board of Supervisors Policy
F-6]

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

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

14 2. On January 25, 2010, I conducted an initial inspection of the real property described as
15 39000 Sage Road, Hemet, Riverside County, California and further described as Assessor's Parcel
16 Number 470-220-003 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a
17 Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and
18 incorporated herein by reference.

19 3. A review of County records and documents disclosed that THE PROPERTY is owned by
20 GF One, LLC (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
21 Assessment Roll for the year 2009-2010 and a copy of the County Geographic Information System
22 ("GIS") report is attached hereto and incorporated herein by reference as Exhibit "B."

23 4. Based upon the Lot Book Report issued by RZ Title Service on March 17, 2010, it is
24 determined that no other parties potentially hold a legal interest in THE PROPERTY. A true and correct
25 copy of the Lot Book Report is attached hereto and incorporated herein as Exhibit "C."

26 5. On January 25, 2010, I met with a representative of OWNER at THE PROPERTY and
27 conducted an initial inspection. I observed a graded road on the parcel. I took measurements of the
28 graded area and quantified the amount as approximately three thousand four hundred thirty-nine (3,439)

1 cubic yards. THE PROPERTY constituted a public nuisance in violation of the provisions set forth in
2 Riverside County Ordinance (“RCO”) No 457, Section 4, Subdivision (J)(2), as codified in Riverside
3 County Code (“RCC”) Title 15. I posted a Notice of Violation (RCO No. 457) to THE PROPERTY.

4 6. A search of County records revealed that a grading permit had been obtained for the
5 grading on THE PROPERTY and subsequently expired.

6 7. On January 28, 2010, a Notice of Violation for Unapproved Grading was mailed to
7 OWNER by certified mail, return receipt requested.

8 8. On March 16, 2010 and April 1, 2010, I conducted follow-up inspections of THE
9 PROPERTY. During each inspection, I observed that the graded road remained on THE PROPERTY in
10 violation of RCO No. 457.

11 9. A site plan and photographs of the unapproved grading on THE PROPERTY are attached
12 hereto as Exhibit “D” and incorporated herein by reference.

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

15 11. Based upon my experience, knowledge and visual observations, it is my determination
16 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
17 general public and is a public nuisance.

18 12. Based upon my experience, knowledge and visual observations, it is my determination
19 that the un-permitted grading on THE PROPERTY is in excess of fifty (50) cubic yards and was done
20 without a permit and is therefore in violation of Riverside County Ordinance No. 457 (RCC Title 15).
21 Under Riverside County Ordinance No. 725 (RCC Chapter 1.16), any condition caused, maintained or
22 permitted to exist in violation of any of the provisions of county land use ordinances, including
23 Riverside County Ordinance No. 457, is declared unlawful and a public nuisance that may be abated
24 consistent with the procedures provided for in Riverside County Ordinance No. 725, or in any other
25 manner provided by law.

26 13. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
27 of Riverside, State of California, on March 30, 2010, as Instrument Number 2010-0143971. The notice
28 advised OWNER to immediately correct the grading violation to avoid further action by the County of

1 Riverside, which may include remediation or restoration to abate the illegal grading or other remedies
2 available to the department by a court of competent jurisdiction. The notice further advised that any
3 costs incurred by the County may become a lien on THE PROPERTY. In addition, the notice states
4 RCO No. 457 allows for the Department of Building & Safety to place a five year flag on the issuance
5 of building permits and land use approvals for property that has been graded without approval or
6 permits. A true and correct copy of the Notice of Non-Compliance is attached hereto and incorporated
7 herein by reference as Exhibit "F".

8 14. A review of County records revealed no application for an assessment permit or grading
9 permit on file for THE PROPERTY.

10 15. A subsequent inspection on June 18, 2010 revealed that THE PROPERTY remained in
11 violation of RCO Nos. 457 (RCC Title 15) due to the grading without permits.

12 16. On June 16, 2010, the second notice – "Notice to Correct County Ordinance Violations
13 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for
14 July 13, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNER by certified
15 mail, return receipt requested and on June 18, 2010 was posted on THE PROPERTY. True and correct
16 copies of the notice, returned receipt cards, together with the proof of service, and the affidavit of
17 posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.

18 17. The complete restoration or remediation of THE PROPERTY affected by the unapproved
19 grading is required to bring THE PROPERTY into compliance with RCO No. 457 (RCC Title 15).

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

21 (a) the grading without permits on THE PROPERTY be deemed and declared a
22 public nuisance; and

23 (b) that a five year hold on the issuance of building permits and land use approvals be
24 placed on THE PROPERTY;

25 (c) the OWNER or whoever has possession or control of THE PROPERTY be
26 required to restore the unpermitted grading on THE PROPERTY so as to prevent offsite drainage and

27 ///

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1 slope erosion in accordance with the provisions of all applicable County ordinances, including but not
2 limited to RCO No. 457 (RCC Title 15) within ninety days of the Board's Order to Abate Nuisance;


3 (d) that if THE PROPERTY is not restored so as to prevent offsite drainage and slope
4 erosion within ninety days of the Board's Order to Abate Nuisance, the County will retain a county
5 approved contractor to reclaim THE PROPERTY so as to prevent offsite drainage and slope erosion;

6 (e) that upon restoration of THE PROPERTY, so as to prevent offsite drainage and
7 slope erosion, and payment of all abatement costs, the five year hold on the issuance of building permits
8 and land use approvals will be released; and

9 (f) that reasonable costs of abatement, after notice and opportunity for hearing, shall
10 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
11 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457
12 and 725.

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

15 Executed this 17th day of JUNE, 2010 at MURRETA, California.

16
17 
18 BRETT POELARD
19 Code Enforcement Officer
20 Code Enforcement Department
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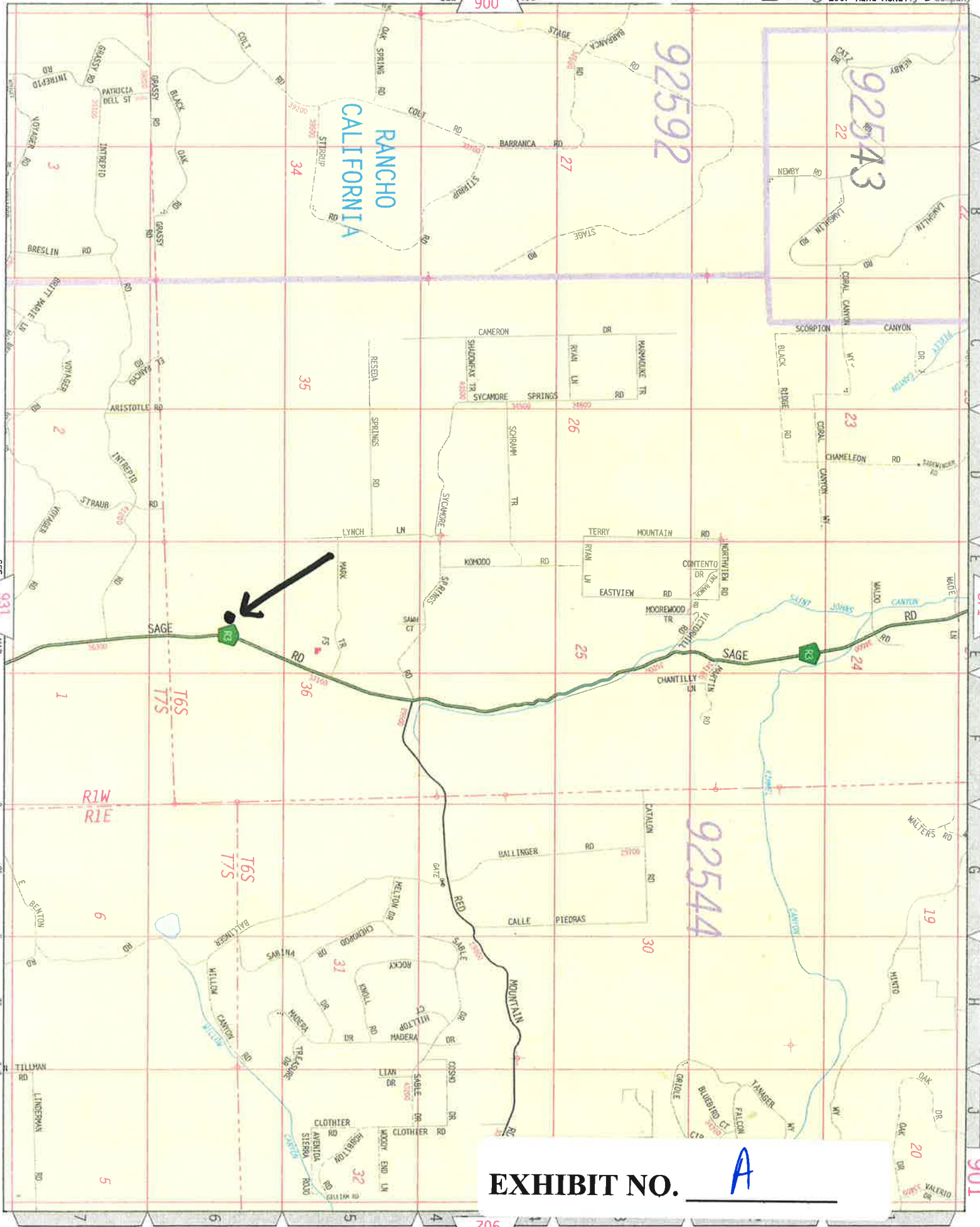


EXHIBIT NO. **A**

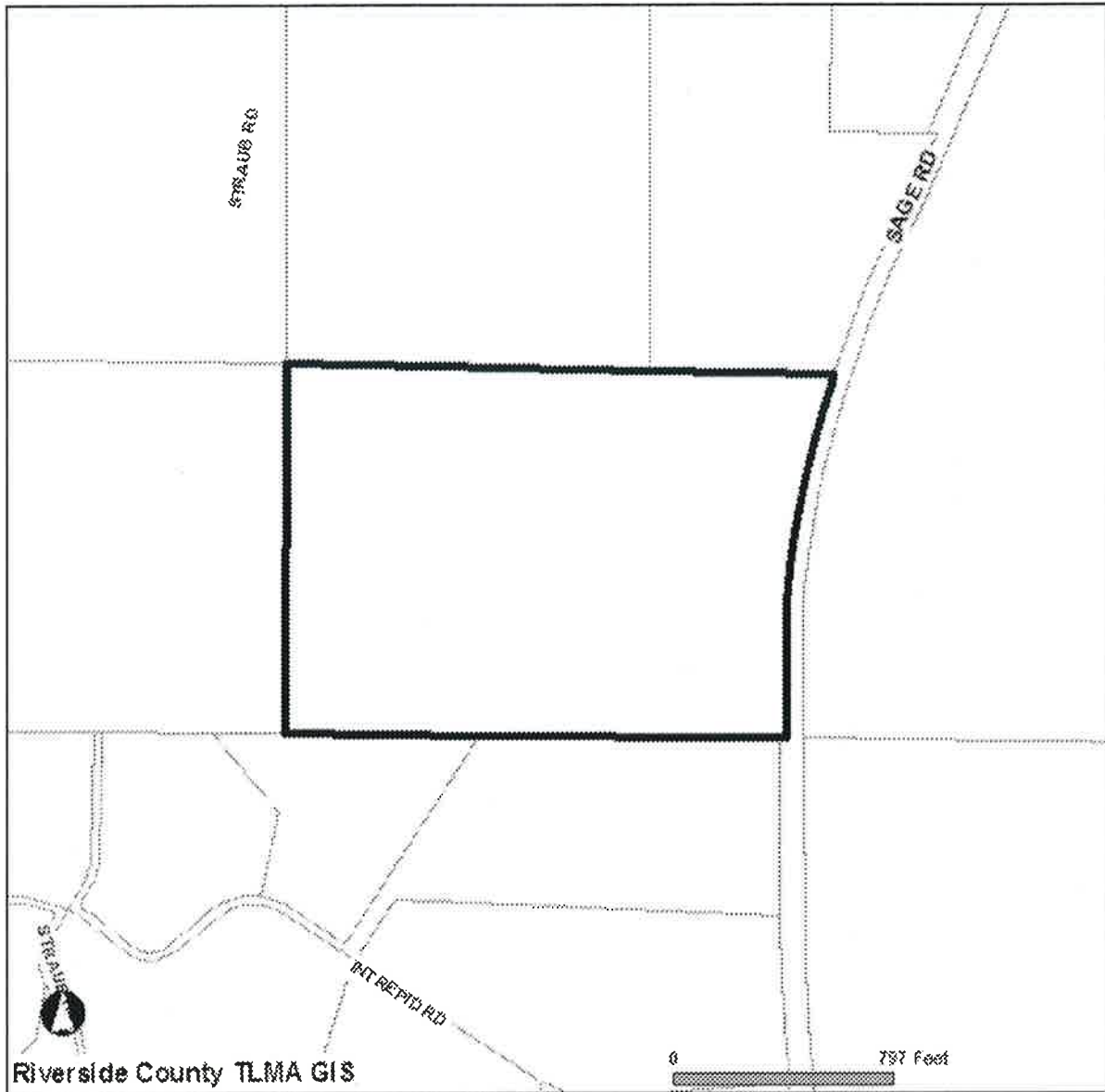
Assessment Roll For the 2009-2010 Tax Year as of January 1,2009

Assessment #470220003-8		Parcel # 470220003-8	
Assessee:	GF ONE	Land	618,284
Mail Name:	C/O FOUR BAR	Full Value	618,284
Mail Address:	13752 LEGEND WAY NO 101	Total Net	618,284
City, State Zip:	BROOMFIELD CO 80020		
Real Property Use Code:	AY		
Base Year	2005		
Conveyance Number:	0496159		
Conveyance (mm/yy):	6/2004		
PUI:	R070000		
TRA:	71-109		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

View Parcel Map

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
470-220-003

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

470-220-003-8

OWNER NAME / ADDRESS

GF ONE
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O FOUR BAR
13752 LEGEND WAY NO 101
BROOMFIELD CO. 80020

EXHIBIT NO. B²

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 56 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 901 GRID: D6

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)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T6SR1W SEC 36

ELEVATION RANGE

2464/2516 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
AG
RR

AREA PLAN (RCIP)

REMAP

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

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

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
L

WRMSHCP CELL NUMBER
5598

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
00341

01636

01751

VEGETATION (2005)
Agricultural Land
Coastal Sage Scrub
Grassland
Riparian Scrub, Woodland, Forest

FIRE

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

FIRE RESPONSIBILITY AREA
STATE 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. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
REMAP

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

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

123

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

DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC

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.

MISCELLANEOUS

SCHOOL DISTRICT

HEMET UNIFIED

COMMUNITIES

SAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 17.23 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

044402

FARMLAND

LOCAL IMPORTANCE

OTHER LANDS

UNIQUE FARMLAND

TAX RATE AREAS

071-109

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1000379	NEIGHBORHOOD ENFORCEMENT	Jan. 14, 2010

REPORT PRINTED ON...Tue May 11 15:29:22 2010
Version 100412



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

Lot Book Report

Order Number: **21359**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV10-00379/ Anna Vasquez

IN RE: GF ONE

Order Date: 3/17/2010

Dated as of: 3/11/2010

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 470-220-003-8

Assessments:

Land Value:	\$618,284.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$618,284.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$3,384.36
Penalty	\$338.43
Status	NOT PAID-DELINQUENT
Second Installment	\$3,384.36
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)

EXHIBIT NO. _____

C



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

Order Number: 21359
 Reference: CV10-00379/ Ann

Property Vesting

The last recorded document transferring title of said property

Dated 06/11/2004
 Recorded 06/25/2004
 Document No. 2004-0496159
 D.T.T. \$1,092.30

Grantor

Betty Jo Pope, an unmarried woman, as to an undivided 1/3rd interest; William T. Heydenreich and Shirley M. Heydenreich, Trustees of the Heydenreich Family Trust for the benefit of the William T. Heydenreich and Shirley M. Heydenreich and their heirs, under trust dated 7-19-88, community property, as to an undivided 1/3rd interest; Gary Wayne Duncan, as to an undivided 1/3rd interest, all in and to an undivided 50% interest; and Betty Jo Pope, an unmarried woman, as to an undivided 42% interest; William T. Heydenreich and Shirley M. Heydenreich, Trustees of the Hedenreich Family Trust for the benefit of the William T. Heydenreich ans Shirley M. Heydenreich and their heirs, under trust dated 7-19-88, community property, as to an undivided 42% interest; Charles J. Pope, as Trustee of the trust established for the benefit of Charles T. Pope, as to an undivided 8% interest; Charles J. Pope, as Trustee of the trust established for the benefit of Christine M. Pope, as to an undivided 8%, all in and to an undivided 50% interest.

Grantee

GP One, Llc, a limited liability corporation

Affects Property in Question and Other Property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by

County of Riverside Code Enforcement Department



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

Order Number: 21359

Reference: CV10-00379/ Ann

In the matter of the property of	GF One
Case No.	CV06-6996
Recorded	02/26/2007
Document No.	2007-0130861

Legal Description

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

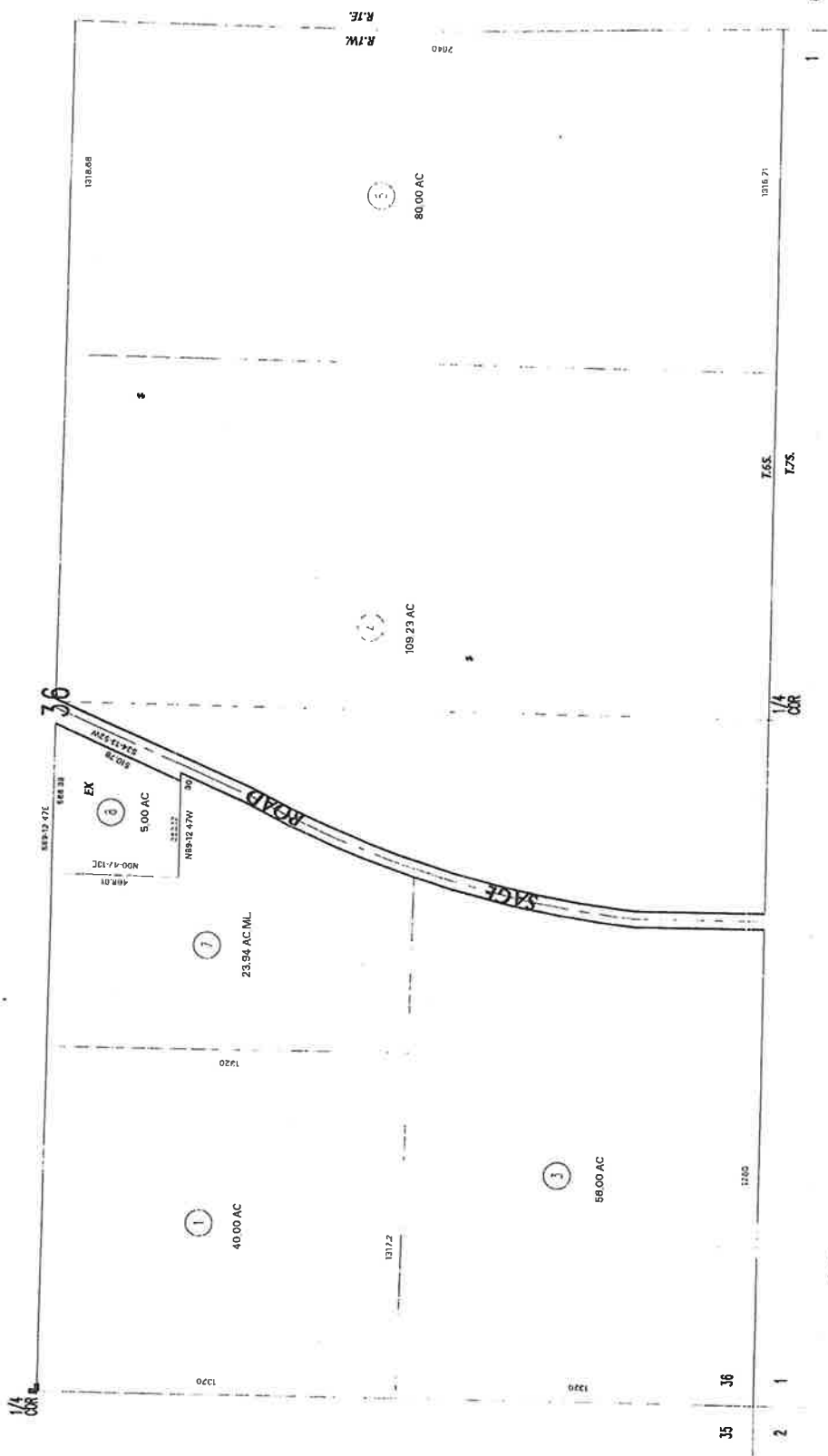
THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, LYING WESTERLY OF THE WESTERLY LINE OF STATE HIGHWAY 79, AS SAID HIGHWAY WAS ESTABLISHED MAY 12, 1955 (SAID STATE HIGHWAY 79 BEING REFERRED TO OF RECORD OF STATE HIGHWAY 194), ALL IN TOWNSHIP 6 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 36 T. 6S., R. 1W

T. R. A. 071-109

470-22
27-50



21

36

1/4 COR

1/4 COR

571
52

571
02

569
22

ANGLE = 46°

24

915
47

DATA: CO. SU. MAP 56-0

DATE	D.D. NAME	PLAN NUMBER
2/1/87		2
8/13/87		4
12/25/87		5

Aug 2000

ASSESSOR'S MAP 84470 PG. 22
Riverside County, Calif.

RECORDING REQUESTED BY
Commonwealth Land Title Co.
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Four Bar, LLC
13752 Legend Way #101
Broomfield, CO 80020

DOC # 2004-0496159

06/25/2004 08:00A Fee:35.00
Page 1 of 7 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



APN: 470-240-019
Escrow No: 03689505-499-MH1
Title No: 03689505-674

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7			✓		1	
									DA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

TRA 071-109

GRANT DEED

35



THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$1,092.30, CITY TAX 0.00
computed on full value of property conveyed, AND

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

Betty Jo Pope, an unmarried woman, as to an undivided 1/3rd interest; William T. Heydenreich and Shirley M. Heydenreich, Trustees of the Heydenreich Family Trust for the benefit of the William T. Heydenreich and Shirley M. Heydenreich and their heirs, under trust dated 7-19-88, community property, as to an undivided 1/3rd interest; Gary Wayne Duncan, as to an undivided 1/3rd interest, all in and to an undivided 50% interest; and

Betty Jo Pope, an unmarried woman, as to an undivided 42% interest; William T. Heydenreich and Shirley M. Heydenreich, Trustees of the Hedenreich Family Trust for the benefit of the William T. Heydenreich ans Shirley M. Heydenreich and their heirs, under trust dated 7-19-88, community property, as to an undivided 42% interest; Charles J. Pope, as Trustee of the trust established for the benefit of Charles T. Pope, as to an undivided 8% interest; Charles J. Pope, as Trustee of the trust established for the benefit of Christine M. Pope, as to an undivided 8%, all in and to an undivided 50% interest.

hereby GRANT(S) to

Four Bar, LLC., a limited liability corporation
GF ONE,

the following described real property in ~~the City of~~ Hemet, County of Riverside, State of California:

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 136 Acres Vacant Land, Hemet, CA

Dated: June 11, 2004

Signed in counterpart

SELLERS:

Betty Jo Pope

William T. Heydenreich and Shirley M. Heydenreich,
Trustee of the Heydenreich Family Trust dated July 19,
1988

William T. Heydenreich Trustee
By: William T. Heydenreich, Trustee

Shirley M. Heydenreich Trustee
By: Shirley M. Heydenreich, Trustee

Charles J. Pope, Trustee for Charles Thomas Pope and
Christine Hathaway

Gary Duncan

By: Charles J. Pope, Trustee

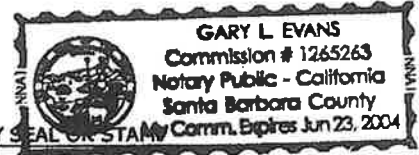
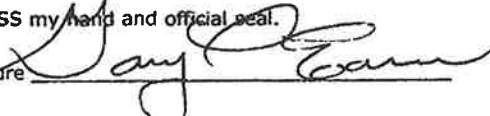
STATE OF CALIFORNIA

COUNTY OF Santa Barbara } SS:

On June 12, 2004 before me, GARY L. EVANS Notary Public,
personally appeared WILLIAM T. HEYDENREICH SHIRLEY M. HEYDENREICH
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.

Signature



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
Commonwealth Land Title Co.
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Four Bar, LLC
13752 Legend Way #101
Broomfield, CO 80020

APN: 470-240-020

APN: 470-220-003

APN: 470-240-019

Escrow No: 03689505-499-MH1

Title No: 03689505-674

Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$1,092.30, CITY TAX 0.00
computed on full value of property conveyed, AND

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

Betty Jo Pope, an unmarried woman, as to an undivided 1/3rd interest; William T. Heydenreich and Shirley M. Heydenreich, Trustees of the Heydenreich Family Trust for the benefit of the William T. Heydenreich and Shirley M. Heydenreich and their heirs, under trust dated 7-19-88, community property, as to an undivided 1/3rd interest; Gary Wayne Duncan, as to an undivided 1/3rd interest, all in and to an undivided 50% interest; and

Betty Jo Pope, an unmarried woman, as to an undivided 42% interest; William T. Heydenreich and Shirley M. Heydenreich, Trustees of the Hedenreich Family Trust for the benefit of the William T. Heydenreich ans Shirley M. Heydenreich and their heirs, under trust dated 7-19-88, community property, as to an undivided 42% interest; Charles J. Pope, as Trustee of the trust established for the benefit of Charles T. Pope, as to an undivided 8% interest; Charles J. Pope, as Trustee of the trust established for the benefit of Christine M. Pope, as to an undivided 8%, all in and to an undivided 50% interest.

hereby GRANT(S) to

~~Four Bar~~ LLC., a limited liability corporation

CF ONE
the following described real property in the City of Hemet, County of Riverside, State of California:

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 136 Acres Vacant Land, Hemet, CA

Dated: June 11, 2004

Signed in counterpart

SELLERS:


Betty Jo Pope

William T. Heydenreich and Shirley M. Heydenreich,
Trustee of the Heydenreich Family Trust dated July 19,
1988

By: William T. Heydenreich, Trustee

By: Shirley M. Heydenreich, Trustee

Charles J. Pope, Trustee for Charles Thomas Pope and
Christine Hathaway

Gary Duncan

By: Charles J. Pope, Trustee

STATE OF CALIFORNIA

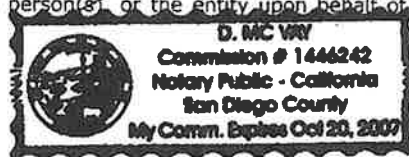
COUNTY OF San Diego } SS:

On June 16, 2004 before me, D McVay Notary Public,
personally appeared Betty Jo Pope

~~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.

Signature D McVay



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Charles J. Pope, Trustee for Charles Thomas Pope and
Christine Hathaway

Gary Duncan

Charles J. Pope, Trustee
By: Charles J. Pope, Trustee

STATE OF CALIFORNIA

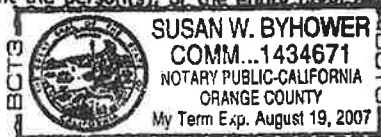
COUNTY OF Orange) ss:

On June 11, 2004 before me, Susan W. Byhower Notary Public,
personally appeared Charles J. Pope

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.

Signature: Susan W. Byhower



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

[Handwritten Signature]
Gary Duncan

Charles J. Pope, Trustee for Charles Thomas Pope and
Christine Mathaway

By: Charles J. Pope, Trustee

Iowa
STATE OF ~~CALIFORNIA~~

COUNTY OF *Emmet* } SS:

On *June 14, 2004* before me, *SHARON Gordon*
personally appeared *GARY DUNCAN* ~~GARY DUNCAN~~ *SG* Notary Public,

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.

Signature *Sharon Gordon*



FOR NOTARY SEAL OR STAMP

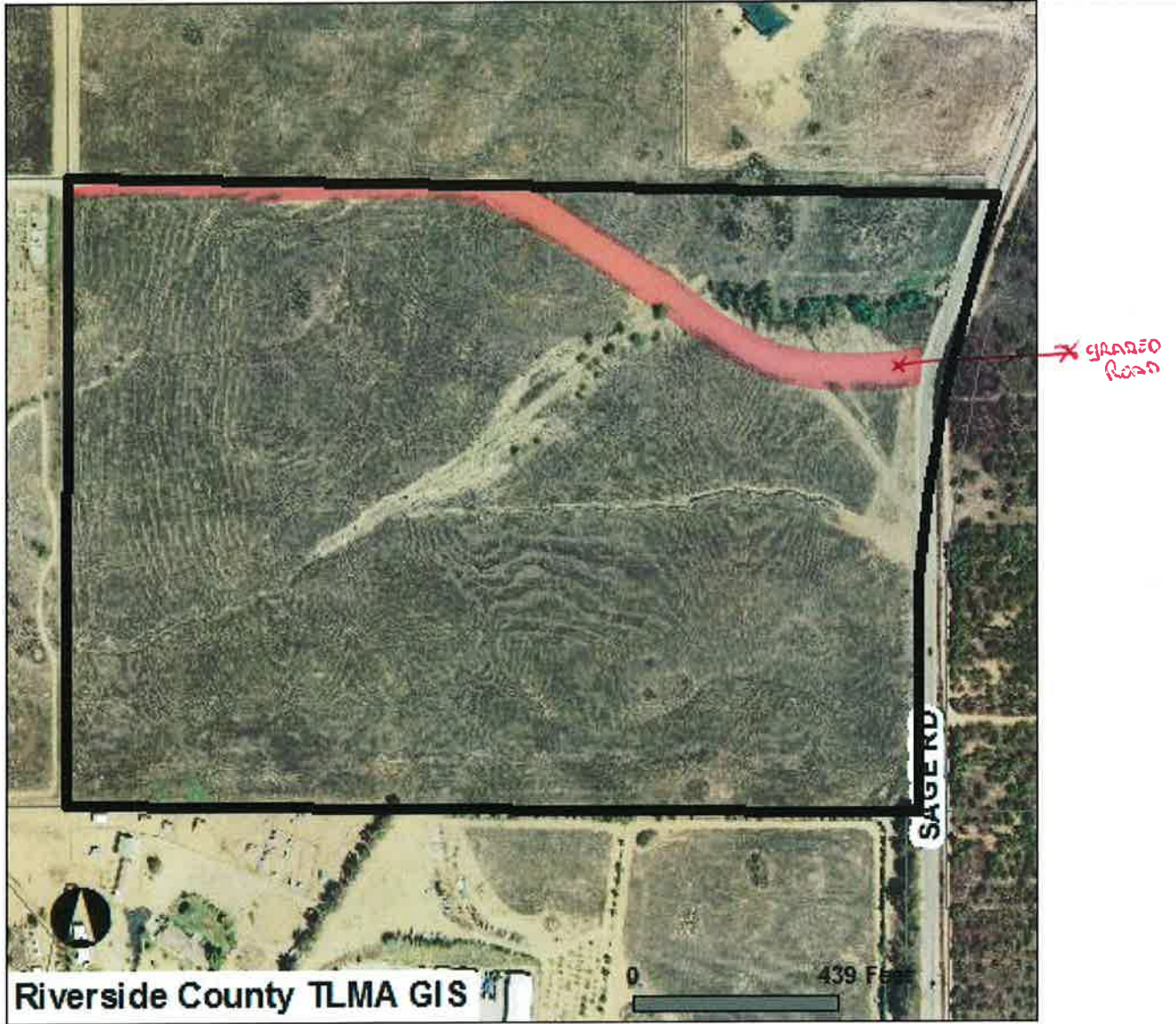
MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit A

All that certain real property situated in the County of Riverside, State of California, described as follows:

The South half of the Southeast quarter of Section 35, and that portion of the South half of the Southwest quarter of Section 36, lying Westerly of the Westerly line of State Highway 79, as said highway was established May 12, 1955 (said State Highway 79 being referred to of record of State Highway 194), all in Township 6 South, Range 1 West, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

SITEPLAN



Selected parcel(s):
470-220-003

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.

REPORT PRINTED ON...Tue Mar 30 08:26:12 2010

B Pollard 033010

EXHIBIT NO. D

Code Enforcement Case: CV1000379

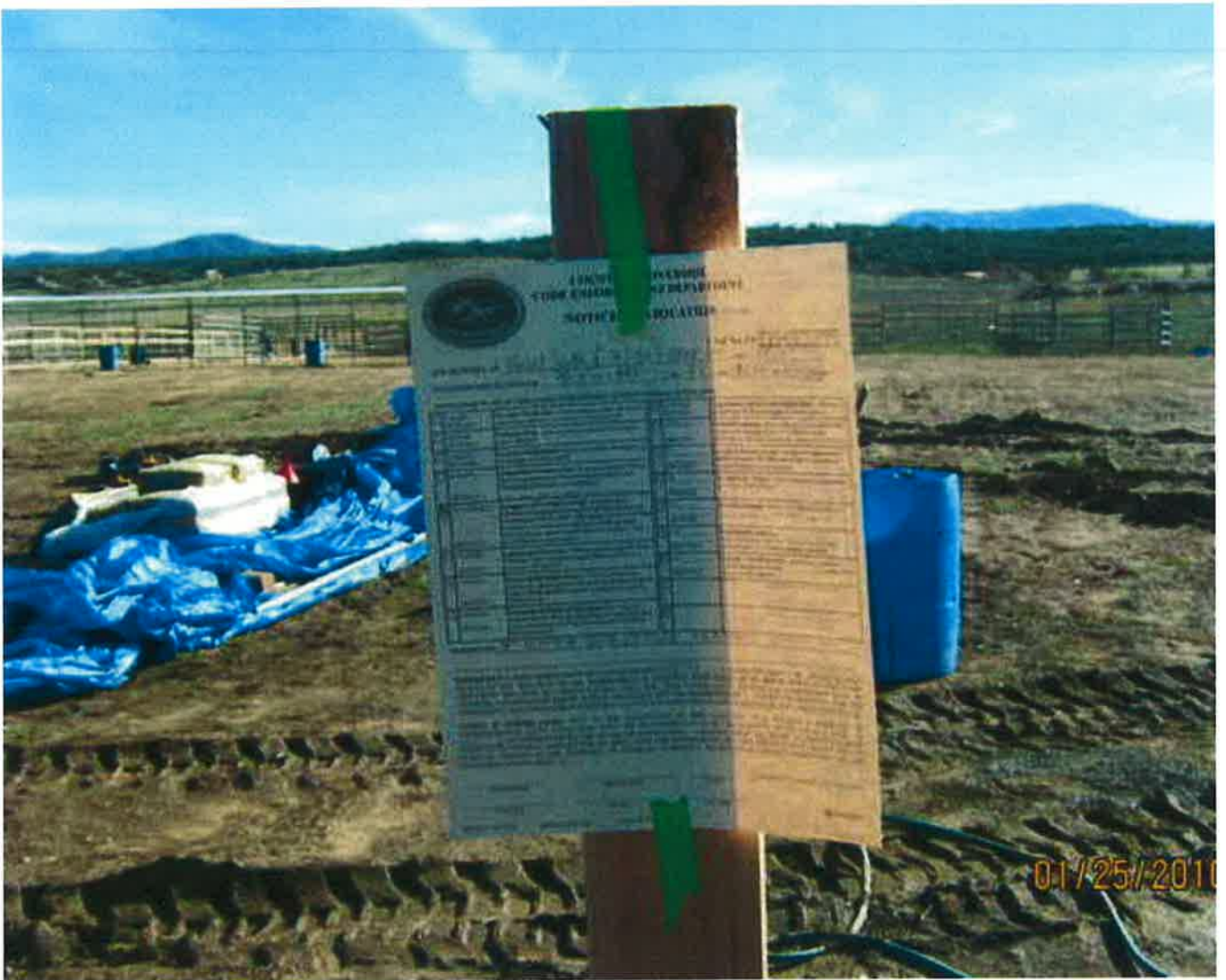
Printed on: 03/31/2010

Photographs



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D2



B POLLARD 012510 POSTED NOV - 01/25/2010

EXHIBIT NO. D³



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D^A



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D⁵



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D⁶



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D⁷



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D8



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D⁹



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D¹⁰



B POLLARD 012510 GWP-road - 01/25/2010

EXHIBIT NO. D''



B POLLARD 031610 GWP-road - 03/16/2010

EXHIBIT NO. D¹²



B POLLARD 031610 GWP-road - 03/16/2010

EXHIBIT NO. D³

Code Enforcement Case: CV1000379

Printed on: 04/01/2010

Photographs

EXHIBIT NO. D¹⁴



EXHIBIT NO. D¹⁵



B POLLARD 040110 GWP CUT - 04/01/2010

EXHIBIT NO. D16



B POLLARD 040110 GWP CUT - 04/01/2010

EXHIBIT NO. D17



B POLLARD 040110 GWP RAMP - 04/01/2010

EXHIBIT NO. D¹⁸



B POLLARD 040110 GWP RAMP - 04/01/2010

EXHIBIT NO. D¹⁹



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10-00379

THE PROPERTY AT: Parcel South of 35705 SAGE RD APN#: 470-220-003

WAS INSPECTED BY OFFICER: B. PULLER ID#: 73 ON 092510 AT 0930 am/pm

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

Table with 2 columns listing violations such as Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish, Unpermitted Construction, Unapproved Grading/Clearing, Substandard Structure, Unpermitted Mobile Home, Substandard Mobile Home/Trailer/RV, Unpermitted Outdoor Advertising Display, Prohibited Fencing, Excessive Outside Storage, Occupied RV/Trailer, and Excessive Animals.

COMMENTS: * PERMIT # BGR080087 EXPIRED

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 022510. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY...

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 \$10.00...

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. EXHIBIT NO. E POSTED



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

January 28, 2010

RE CASE NO: CV1000379

I, B Pollard, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 01/25/10 at 1041, I securely and conspicuously posted NOV for RCC15.12.020 GWP-PERMIT EXPIRED at the property described as:

Property Address: 39000 Sage Rd, Hemet

Assessor's Parcel Number: 470-220-003

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

Executed on January 28, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer II

EXHIBIT NO. _____

E²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

January 28, 2010

GF ONE
C/O FOUR BAR
13752 LEGEND WAY NO 101
BROOMFIELD, CO 80020

RE CASE NO: CV1000379

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39000 Sage Rd, Hemet California, Assessor's Parcel Number 470-220-003, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

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

- 1) Obtain permits, conform to current codes, or remove the unpermitted construction- septic.

COMPLIANCE MUST BE COMPLETED BY February 26, 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: B Pollard, Code Enforcement Officer II

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

January 28, 2010

GARY JAMES FOLGNER
33157 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675

RE CASE NO: CV1000379

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39000 Sage Rd, Hemet California, Assessor's Parcel Number 470-220-003, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

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

- 1) Obtain permits, conform to current codes, or remove the unpermitted construction- septic.

COMPLIANCE MUST BE COMPLETED BY February 26, 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: B Pollard, Code Enforcement Officer II

EXHIBIT NO. _____

E⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV1000379

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Anna Vasquez, 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 28, 2010, I served the following document(s):

NOTICE RE: Notice of Violation

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

GF ONE C/O FOUR BAR, 13752 LEGEND WAY NO 101, BROOMFIELD, CO 80020
GARY JAMES FOLGNER 33157 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675

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

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

EXECUTED ON January 28, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

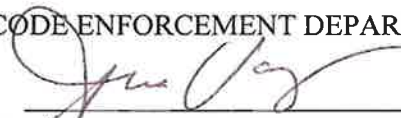

By: Anna Vasquez, Code Enforcement Aide

EXHIBIT NO. E⁵

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px;"> <p>GF ONE C/O FOUR BAR 13752 LEGEND WAY NO 101 BROOMFIELD, CO 80020 CV10-00379 / 470-2</p> </div>	B. Received by (Printed Name) <i>W. Dean Gordon</i> C. Date of Delivery <i>9-2</i> 4. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below <input checked="" type="checkbox"/> No
2. Article Number (Transfer from service label)	- 2010 PM REC FEB 08 2010
3. Service Type <input 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
PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540	

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 US	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Sent	
Street or PO	
City	
GF ONE C/O FOUR BAR 13752 LEGEND WAY NO 101 BROOMFIELD, CO 80020 CV10-00379 / 470-2	
PS Form 3800, August 2006 See Reverse for Instructions	

7007 1490 0003 4245 5580

EXHIBIT NO. E4

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 	A. Signature X <i>B. J. Folgner</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:	B. Received by (Printed Name)	C. Date of Delivery
GARY JAMES FOLGNER 33157 CAMINO CAPISTRANO SAN JUAN CAPISTRANO, CA 92675 CV10-00379 / 470-2	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	
	Type of Mail: <input type="checkbox"/> Registered Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No 7007 1490 0003 4245 5573	
PS Form 3811, August 2001		Domestic Return Receipt 102595-02-M-1540

REC'D FEB 01 2002

7007 1490 0003 4245 5573

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee	
GARY JAMES FOLGNER 33157 CAMINO CAPISTRANO SAN JUAN CAPISTRANO, CA 92675 CV10-00379 / 470-2	
PS Form 3800, August 2006 See Reverse for Instructions	

EXHIBIT NO.

When recorded please mail to:
Mail Stop# 6155
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563

DOC # 2010-0143971
03/30/2010 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



03
030
M

NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

In the matter of the Property of
GF ONE

Case No.: CV10-00379

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 15.12) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 39000 SAGE ROAD, HEMET, CA and more particularly described as Assessment Parcel No. 470-220-003 and having a legal description of 56.00 ACRES M/L IN POR SW 1/4 OF SEC 36 T6S R1W FOR TOTAL DESCRIPTION SEE ASSESSORS with the requirements of Ordinance No. 457, (RCC Title 15.12.020(J)(2)).

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, 39493 Los Alamos Road, Murrieta, CA.; Attention Code Enforcement Officer Brett Pollard (951) 600-6140.

NOTICE IS FURTHER GIVEN in accordance with 17274 and 24438.5 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.

NOTICE IS FURTHER GIVEN that pursuant to Riverside County Ordinance 457 96 Section 4, Subdivision 3306.03, and upon order of the Board of Supervisors, any grading or clearing done in violation of this Ordinance shall be grounds for denying for five years all applications for building permits, use permits, subdivisions, changes of zones, specific plans, specific plan amendments, general plan amendments, and any other land development application proposed for the property in which the violation occurred.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 03/24/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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:

Elizabeth B. Ross
Commission # 1838743 Comm. Expires March 12, 2013

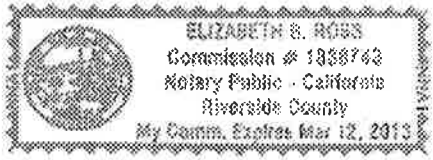


EXHIBIT NO. F

PAMELA J. WALLS
County Counsel

Principal Deputy
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

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



June 16, 2010

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS
AND ABATE PUBLIC NUISANCE

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

Case No.: CV 10-00379
APN: 470-220-003; GF ONE
Property: 39000 Sage Road, Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the grading without permits located on the SUBJECT PROPERTY described as 39000 Sage Road, Hemet, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 470-220-003.

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 demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by complete restoration/remediation of the un-permitted grading so as to return the SUBJECT PROPERTY to its previous natural condition. Additionally, notice is hereby given that Riverside County Ordinance No. 457 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. The Code Enforcement Department will request that the five year flag be placed on the SUBJECT PROPERTY at the hearing.

SAID HEARING will be held on **Tuesday, July 13, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

You are encouraged to contact Supervising Code Enforcement Officer Hector Viray at (951) 600-6140 or the undersigned prior to the hearing. Please meet the undersigned and Brain Black, Senior Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
Riverside County Counsel



L. ALEXANDRA FONG
Deputy County Counsel

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 39000 Sage Road, Hemet
Case No.: CV 10-00379 APN: 470-220-003; District 3

GF ONE, LLC
C/O FOUR BAR
13752 LEGEND WAY, NO. 101
BROOMFIELD, CO 80020

GARY JAMES FOLGNER
33157 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675

<p>SENDER: COMPLETE THIS SECTION</p> <p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>GARY JAMES FOLGNER 33157 CAMINO CAPISTRANO SAN JUAN CAPISTRANO CA 92675</p>	<p style="text-align: center;">COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> <input type="checkbox"/> Date of Delivery <i>06-17-08</i></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>2. Article Number <i>010-00379 (GF ONE) ART 2</i> <small>(Transfer from service label)</small></p> <p>PS Form 3811, February 2004</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p style="text-align: center;">7009 3410 0000 1318 4425</p> <p style="text-align: right;">102595-02-M-1540</p>

<p>SENDER: COMPLETE THIS SECTION</p> <p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>GF ONE LLC C/O FOUR BAR 13752 LEGEND WAY NO 101 BROOMFIELD CO 80020</p>	<p style="text-align: center;">COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> <input type="checkbox"/> Date of Delivery <i>06/10</i></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>2. Article Number <i>010-00379 (GF ONE) ART 2</i> <small>(Transfer from service label)</small></p> <p>PS Form 3811, February 2004</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p style="text-align: center;">7009 3410 0000 1318 4418</p> <p style="text-align: right;">102595-02-M-1540</p>

EXHIBIT NO. 52

1 **PROOF OF SERVICE**

2 Case No. CV 10-00379

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on June 16, 2010, I served the following document(s):

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

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

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

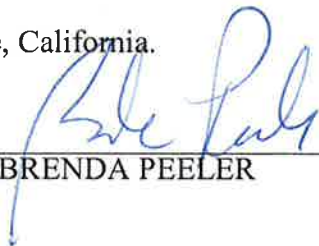
13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"
14 with the office's practice of collection and processing correspondence for mailing. Under
15 that practice it would be deposited with the U.S. Postal Service on that same day with
16 postage thereon fully prepaid at Riverside,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

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

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

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

23 EXECUTED ON June 16, 2010, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 **EXHIBIT NO.** 6³
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

June 18, 2010

RE CASE NO: CV1000379

I, Ariana Meza, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 06/18/2010 at 1:59pm, I securely and conspicuously posted Notice To Correct County Ordinance Violations And Abate Public Nuisance, Notice List and Proof of Service. at the property described as:

Property Address: 39000 Sage Rd, Hemet

Assessor's Parcel Number: 470-220-003

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

Executed on June 18, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

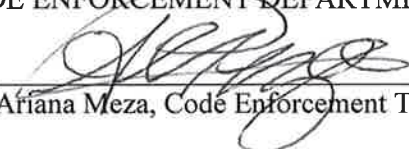

By: Ariana Meza, Code Enforcement Technician

EXHIBIT NO. 6⁴