

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

423B



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

**SUBMITTAL DATE:**  
June 30, 2010

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures & Accumulation of Rubbish]  
Case Nos: CV 09-05340 & CV 09-06580; SAVELLANO  
Subject Property: 27285 Citrus Avenue, Perris; APN: 307-260-012  
District Five

**RECOMMENDED MOTION:** Move that:

- (1) The five substandard structures (two dwellings, a garage and two accessory buildings) on the real property located at 27285 Citrus Avenue, Perris, Riverside County, California, APN 307-260-012 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) David P. Savellano and Elizabeth S. Savellano, the owners of the subject real property, be directed to abate the substandard structures on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials, within ninety (90) days.

(Continued)

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

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

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

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

APPROVE

BY: *Tina Grande*  
Tina Grande

County Executive Office Signature

Policy  X

Consent  □

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 13, 2010  
xc: Co. Co., CED, Prop. Owner, Sheriff

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

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

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

9.7

Dept's Recomm.:  
Per Exec. Ofc.:

- (3) The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
- (4) The accumulation of rubbish on the real property located at 27285 Citrus Avenue, Perris, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- (5) David P. Savellano and Elizabeth S. Savellano, the owners of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
- (6) If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owners, receipt of a Court Order authorizing entry onto the real property, or other authorization as provided by law, shall abate the substandard structure and the accumulation of rubbish by removing and disposing of the same from the real property
- (7) The reasonable cost of the abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.
- (8) County Counsel be directed to prepare the necessary Findings of Fact and Conclusions of Law that the substandard structures on the real property and the accumulation of rubbish are declared to be in violation of Riverside County Ordinance Nos. 457 and 541 and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on August 28, 2009.
2. The inspection revealed five substandard structures (two dwellings, a garage and two accessory buildings) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: lack of hot and cold running water to plumbing fixtures; hazardous wiring, members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration, members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection; general dilapidation or improper maintenance; public and attractive nuisance; bee infestation.

The inspection also revealed the accumulation of rubbish (approximately 75,620 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: green waste, collapsed accessory structure and discarded used lumber.

3. Subsequent inspections of the above-described real property on December 16, 2009, January 8, 2010, March 24, 2010 and June 17, 2010, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures and accumulation of rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NOS. CV 09-05340 &  
4 [SUBSTANDARD STRUCTURES AND ) CV 09-06580  
5 ACCUMULATED RUBBISH]; APN 307-260-012, )  
6 27285 CITRUS AVENUE, PERRIS, COUNTY OF ) DECLARATION OF OFFICER  
7 RIVERSIDE, STATE OF CALIFORNIA; DAVID ) EDWARD TORRES  
8 P. SAVELLANO AND ELIZABETH S. )  
9 SAVELLANO, OWNERS. ) [R.C.O. No. 457, RCC Title 15]  
10 ) [R.C.O. No. 541, RCC Chapter 8]  
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9 I, Edward Torres, declare that the facts set forth below are personally known to me except to  
10 the extent that certain information is based on information and belief which I believe to be true and if  
11 called as a witness, I could and would competently testify under oath:

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

16 2. On August 28, 2009, Code Enforcement Officer Pike and I conducted an initial  
17 inspection of the real property known as 27285 Citrus Avenue, Perris, within the unincorporated area  
18 of Riverside County, California, which is further described as Assessor's Parcel Number 307-260-  
19 012 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers  
20 map page indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A"  
21 and incorporated herein by reference.

22 3. A review of County records and documents indicate that THE PROPERTY was  
23 owned by David P. Savellano and Elizabeth S. Savellano (collectively referred to as "OWNERS") at  
24 the time of the inspection referenced in paragraph number 2 above. Certified copies of the County  
25 Equalized Assessment Roll for the year 2009-2010 and County Geographic Information System  
26 ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.

27 4. Based on the Lot Book Report from RZ Title Service on December 18, 2009, it is  
28 determined that additional parties may potentially hold a legal interest in THE PROPERTY, to wit:

1 Jose Esguerra De Castro and Lina P. De Castro and Rochus Schelling and Alice Schelling  
2 (hereinafter collectively referred to as "INTERESTED PARTIES). A true and correct copy of the  
3 Lot Book Report is attached hereto as Exhibit "C" and incorporated herein by reference.

4 5. On August 28, 2009, Code Enforcement Officer Pike and I conducted a pre-arranged  
5 initial inspection of THE PROPERTY. We met OWNER at THE PROPERTY and he granted us  
6 permission to inspect. I observed five structures in a state of general dilapidation and the following  
7 conditions which cause the structures to be substandard and THE PROPERTY to constitute a public  
8 nuisance in violation of the provisions set forth in Riverside County Ordinance 457, as codified in  
9 Riverside County Code Title 15:

10 Structure 1 – 95' x 27' Dwelling:

- 11 1) Lack of hot and cold running water to plumbing fixtures;  
12 2) Hazardous wiring;  
13 3) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
14 which sag, split, or buckle due to defective material or deterioration;  
15 4) Dampness of habitable rooms;  
16 5) Faulty weather protection;  
17 6) General dilapidation or improper maintenance;  
18 7) Public and attractive nuisance.

19 Structure 2 – 66' x 45' Dwelling:

- 20 1) Hazardous wiring;  
21 2) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
22 which sag, split, or buckle due to defective material or deterioration;  
23 3) Dampness of habitable rooms;  
24 4) Faulty weather protection;  
25 5) General dilapidation or improper maintenance;  
26 6) Public and attractive nuisance;  
27 7) Bee infestation.

28 Structure 3 – 19' x 19' Garage:

- 1) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
which sag, split, or buckle due to defective material or deterioration;  
2) Faulty weather protection;  
3) General dilapidation or improper maintenance;  
4) Public and attractive nuisance.

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2 Structure 4 – 16’ x 15’ Accessory Structure:

- 3 1) Members of walls, partitions or other vertical supports that split, lean, list or buckle
- 4 due to defective materials or deterioration;
- 5 2) Members of ceiling, roofs, ceiling and roof supports or other horizontal members
- 6 which sag, split, or buckle due to defective material or deterioration;
- 7 3) Dampness of habitable rooms;
- 8 4) Faulty weather protection;
- 9 5) General dilapidation or improper maintenance;
- 10 6) Public and attractive nuisance;
- 11 7) Bee infestation.

12 Structure 5 – 80’ x 21’ Accessory Structure:

- 13 1) Members of ceiling, roofs, ceiling and roof supports or other horizontal members
- 14 which sag, split, or buckle due to defective material or deterioration;
- 15 2) Dampness of habitable rooms;
- 16 3) Faulty weather protection;
- 17 4) General dilapidation or improper maintenance;
- 18 5) Public and attractive nuisance.

19 6. During the initial inspection on August 28, 2009, I also observed large amounts of  
 20 accumulated rubbish on THE PROPERTY including, but not limited to, green waste, a collapsed  
 21 accessory structure and discarded used lumber. The total area of the accumulated rubbish was  
 22 approximately seventy-five thousand six hundred twenty (75,620) square feet. This condition causes  
 23 THE PROPERTY to constitute a public nuisance in violation of Riverside County Ordinance No.  
 24 541, as codified in Riverside County Code Chapter 8.

25 7. A site plan and photographs reflecting the substandard condition of the structures and  
 26 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit “D” and incorporated  
 27 herein by reference.

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

9. On August 28, 2009, I posted Notices of Defects, Notices of Violations (RCC  
 15.16.020 Substandard Structures and RCC 8.120 Accumulation of Rubbish), “Danger Do Not  
 Enter” signs, and a “Do Not Dump” sign on THE PROPERTY.

10. On January 6, 2010, a Notice of Noncompliance for the substandard structures and

1 accumulated rubbish was recorded against THE PROPERTY as instrument number 2010-0003523.

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

4 11. On September 2, 2009, Notices of Violations (RCC 15.16.020 Substandard Structures  
5 and RCC 8.120 Accumulation of Rubbish) were mailed to OWNERS and on December 23, 2009,  
6 were mailed to OWNERS and INTERESTED PARTIES by certified mail, return receipt requested.

7 12. On December 16, 2009, January 8, 2010 and March 24, 2010, I conducted follow up  
8 inspections of THE PROEPRTY. During my December 16, 2009 inspection, from the road right of  
9 way, I observed additional graffiti on one of the structures. The conditions on THE PROPERTY  
10 remained the same. Accumulated rubbish remained on THE PROPERTY, the structures remained in  
11 a general state of dilapidation, and THE PROPERTY continued to constitute a nuisance to the  
12 community.

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

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

20 15. On June 16, 2010, the "Notice to Correct County Ordinance Violations and Abate  
21 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for July 13,  
22 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNERS and  
23 INTERESTED PARTIES by certified mail, return receipt requested and on June 17, 2010 was  
24 posted on THE PROPERTY. True and correct copies of the notice, return receipt cards, together  
25 with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G"  
26 and incorporated herein by reference.

27 16. A follow-up inspection on June 17, 2010 revealed that THE PROPERTY remains in  
28 violation.

1           17.     Significant rehabilitation, removal and/or demolition of the substandard structures and  
2 removal and disposal of all structural materials, rubbish and debris are required to abate the public  
3 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number  
4 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of  
5 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE  
6 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County  
7 Ordinance No. 541.

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

9                   (a)     The structures be condemned as substandard buildings, public and attractive  
10 nuisance;

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

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

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



1 applicable law, authorizing entry onto THE PROPERTY; and

2 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a  
3 public nuisance;

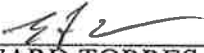
4 (f) The OWNERS, or whoever has possession or control of THE PROPERTY, be  
5 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of  
6 Riverside County Ordinance No. 541;

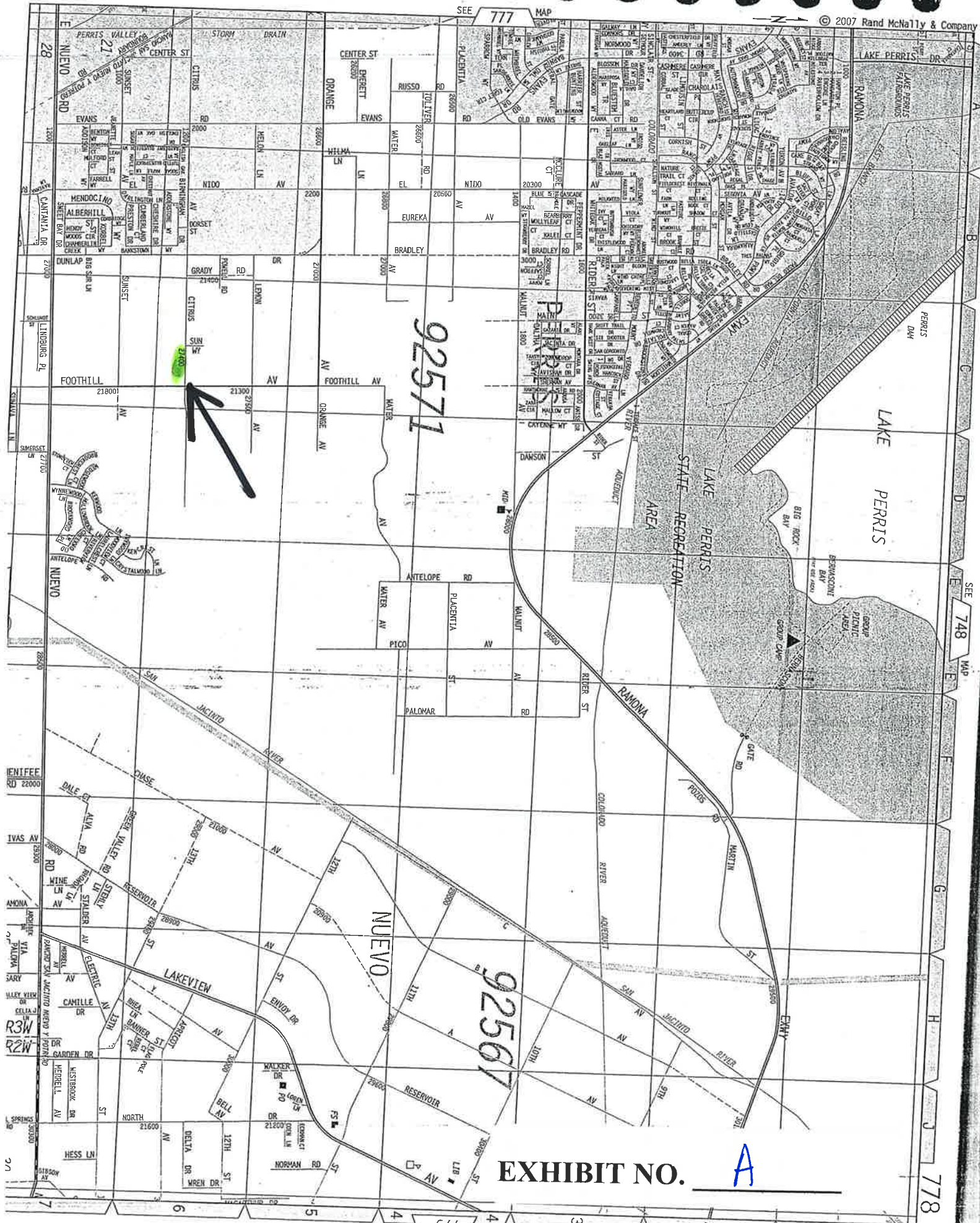
7 (g) If the materials are not removed and disposed of in strict accordance with all  
8 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541 (RCC  
9 Title 8), within ninety (90) days after the posting and mailing of the Board's Order and Findings, the  
10 rubbish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

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

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

19 Executed this 17<sup>th</sup> day of JUNE, 2010, at Moreno Valley,  
20 California.

21  
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24 EDWARD TORRES  
25 Code Enforcement Officer  
26 Code Enforcement Department  
27  
28



92571

92567

EXHIBIT NO.     A

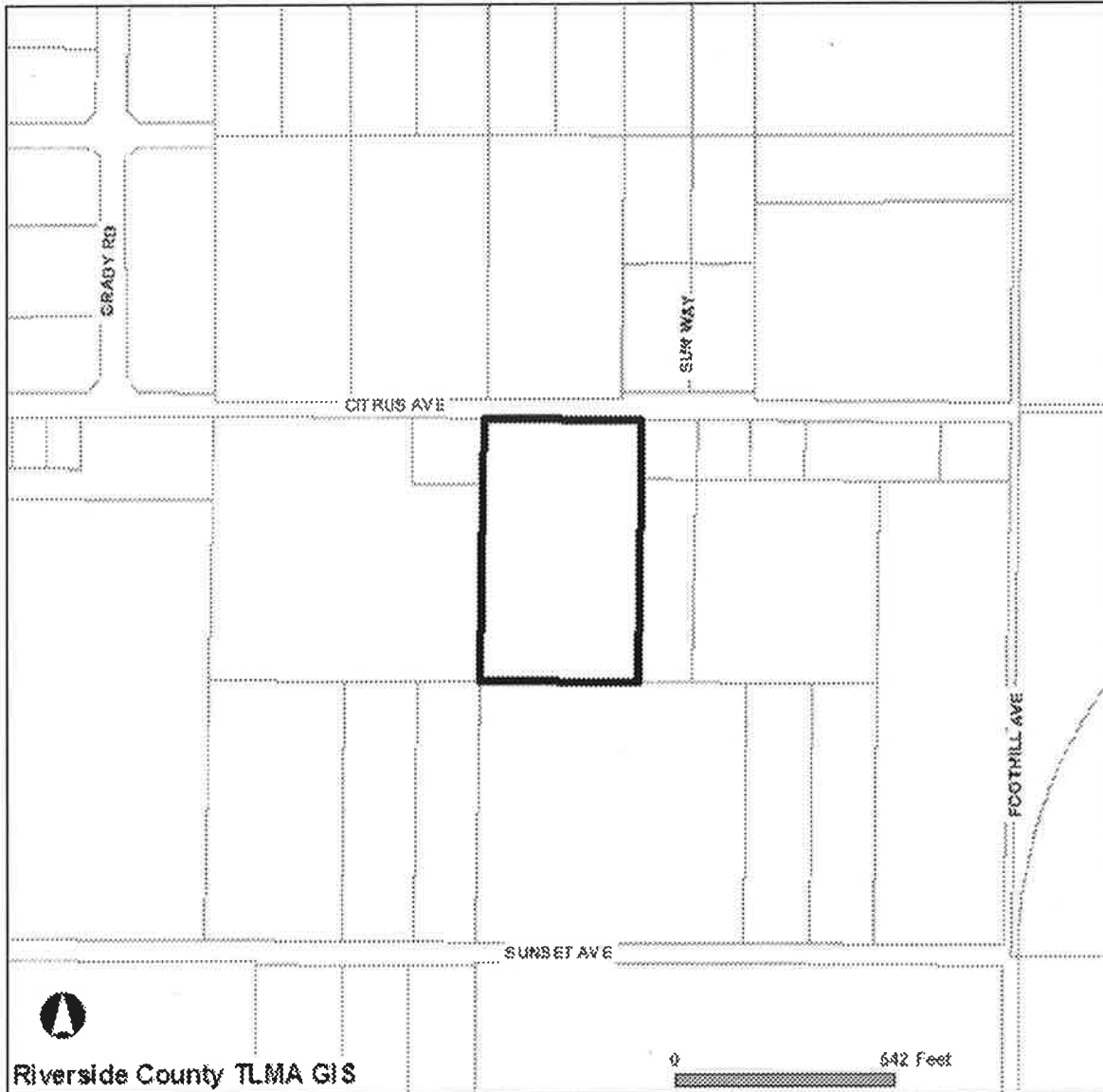
## Assessment Roll For the 2009-2010 Tax Year as of January 1, 2009

Assessment #307260012-7		Parcel # 307260012-7	
<b>Assessee:</b>	SAVELLANO DAVID P	<b>Land</b>	139,585
<b>Assessee:</b>	SAVELLANO ELIZABETH S	<b>Structure</b>	10,200
<b>Mail Address:</b>	10409 PARK ST	<b>Full Value</b>	149,785
<b>City, State Zip:</b>	BELLFLOWER CA 90706	<b>Total Net</b>	149,785
<b>Real Property Use Code:</b>	R1		
<b>Base Year</b>	1985		
<b>Conveyance Number:</b>	9999998		
<b>Conveyance (mm/yy):</b>	5/1989		
<b>PUI:</b>	R010022		
<b>TRA:</b>	83-007		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 50 MB 008/015 ORANGE VISTA ACRES		
<b>Situs Address:</b>	27285 CITRUS AVE PERRIS CA 92571		

**View Parcel Map**

EXHIBIT NO.     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
307-260-012

**\*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**

307-260-012-7

**OWNER NAME / ADDRESS**

DAVID P SAVELLANO  
ELIZABETH SAVELLANO  
27285 CITRUS AVE  
PERRIS, CA. 92571

**MAILING ADDRESS**

(SEE OWNER)  
10409 PARK ST  
BELLFLOWER CA. 90706

**EXHIBIT NO.**     B<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 8/15  
SUBDIVISION NAME: ORANGE VISTA ACRES  
LOT/PARCEL: 50, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 5.84 ACRES

**PROPERTY CHARACTERISTICS**

307-260-012  
CONCRETE BLOCK THROUGHOUT, 1271 SQFT., 4 BDRM/ 1 BATH, 2 STORY, DETACHED GARAGE(323 SQ. FT), CONST'D 1946COMPOSITION, ROOF

307-260-012  
WOOD FRAME, 1224 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(480 SQ. FT), CONST'D 1966COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 778 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)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR3W SEC 22

**ELEVATION RANGE**

1464/1472 FEET

**PREVIOUS APN**

307-250-007

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**AREA PLAN (RCIP)**

LAKEVIEW / NUEVO

**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**

NUEVO 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**  
MARCH AIR RESERVE BASE

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

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## **ENVIRONMENTAL**

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
Agricultural Land  
Developed/Disturbed Land

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## **FIRE**

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

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

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## **DEVELOPMENT FEES**

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

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

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

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

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

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKEVIEW/NUOVO

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

62

**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**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

**GEOLOGIC**

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

LOW

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

**MISCELLANEOUS**

**SCHOOL DISTRICT**

NUVIEW UNION & PERRIS UNION HIGH

**COMMUNITIES**

NUEVO

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -

STREET LIGHTING

LIBRARY

**LIGHTING (ORD. 655)**

ZONE B, 36.13 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042602

**FARMLAND**

OTHER LANDS

**TAX RATE AREAS**

083-007

• COUNTY FREE LIBRARY

• COUNTY STRUCTURE FIRE PROTECTION

• COUNTY WASTE RESOURCE MGMT DIST

• CSA 146

- CSA 152
- EASTERN MUN WATER IMP DIST 13
- EASTERN MUN WATER IMP DIST A
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0905340	ABATEMENT	Jul. 22, 2009
CV0906580	ABATEMENT	Sep. 2, 2009

REPORT PRINTED ON...Mon Apr 19 14:58:50 2010





# INVOICE

**Order Number:** 21067 **Order Date:** 12/18/2009

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV09-05340/Ed Torres  
IN RE: SAVELLANO, DAVID P & ELIZABETH S.

Product and/or Service ordered for Property known as:	
<b>27285 Citrus Avenue</b> <b>Perris , CA 92571</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

Payment due upon receipt. Please remit to:

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

**EXHIBIT NO.**     C



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

## Lot Book Report

Order Number: **21067**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT  
4080 Lemon Street  
Riverside CA 92501

Order Date: 12/18/2009

Dated as of: 12/11/2009

County Name: Riverside

Attn: Brent Steele  
Reference: CV09-05340/Ed Torres  
IN RE: SAVELLANO, DAVID P & ELIZABETH S.

FEE(s):  
Report: \$114.00

Property Address: 27285 Citrus Avenue  
Perris CA 92571

Assessor's Parcel No. : 307-260-012

**Assessments:**

Land Value:	\$139,585.00
Improvement Value:	\$10,200.00
Exemption Value:	\$0.00
Total Value:	\$149,785.00

## Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$848.15
Penalty	\$84.80
Status	NOT PAID-DELINQUENT
Second Installment	\$848.15
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)



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

Order Number: 21067

Reference: CV09-05340/Ed T

## Property Vesting

The last recorded document transferring title of said property

Dated	08/27/1984
Recorded	09/27/1984
Document No.	209604
D.T.T.	None Shown
Grantor	Jose Esguerra De Castro and Lina P. De Castro, husband and wife
Grantee	David P. Savellano and Elizabeth S Savellano, husband and wife, as joint tenants

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	01/24/1983
Recorded	02/01/1983
Document No.	19759
Amount	\$128,125.00
Trustor	Jose Esguerra De Castro and Lina P. De Castro, husband and wife
Trustee	John J. Pearce Escrows, Inc., a California corporation
Beneficiary	Rochus Schelling and Alice Schelling, husband and wife, as joint tenants

Position No.	2nd
A Deed of Trust Dated	09/04/1984
Recorded	09/27/1984
Document No.	209605
Amount	\$28,818.98
Trustor	David P. Savellano and Elizabeth S. Savellano, husband and wife
Trustee	John J. Pearce Escrows, Inc., a California corporation



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

Order Number: 21067

Reference: CV09-05340/Ed T

Beneficiary

Jose Esguerra De Castro and Lina P. De Castro,  
husband and wife, as joint tenants

## Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

## Legal Description

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

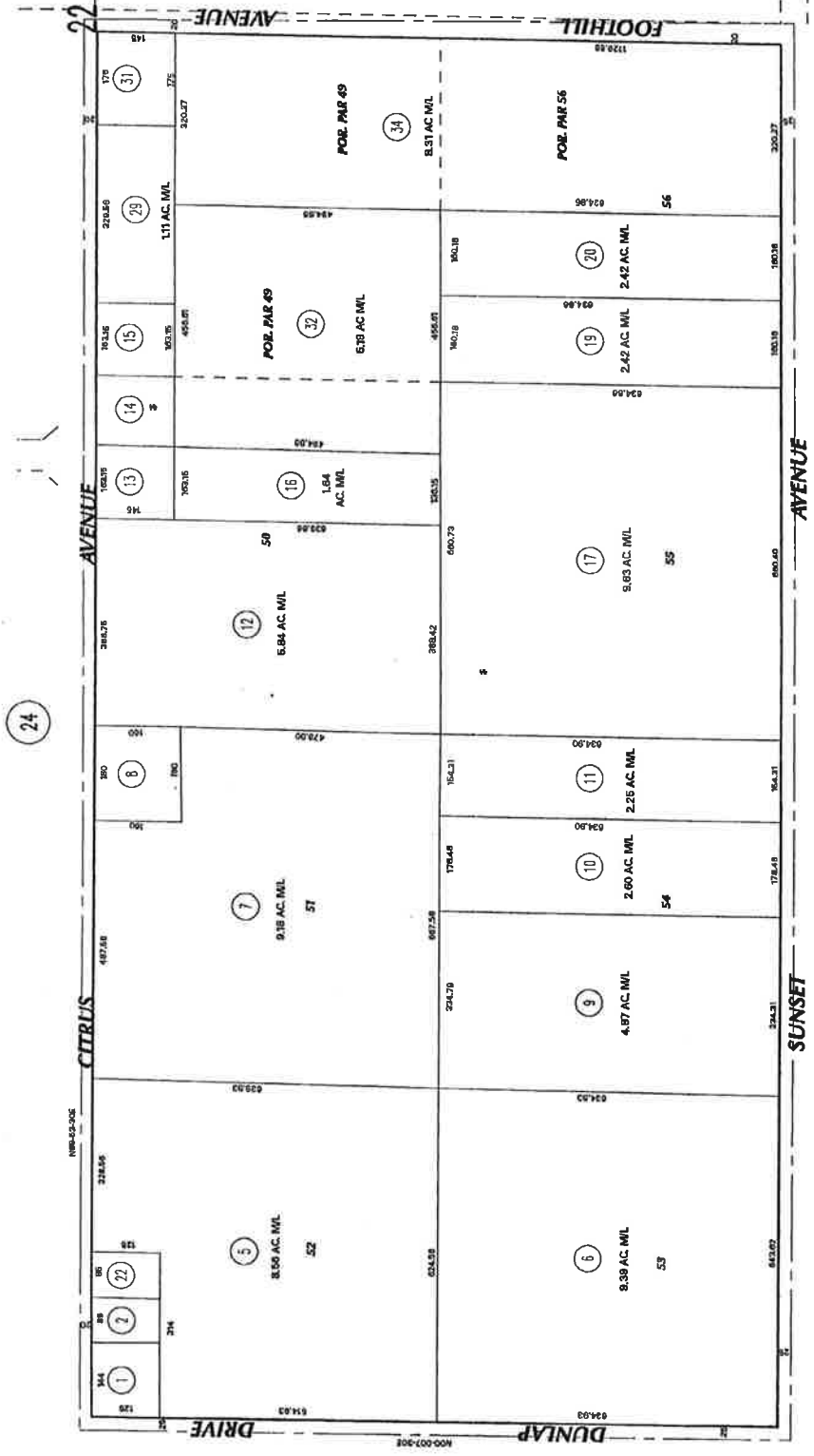
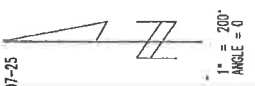
LOT 50 OF ORANGE VISTA ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY RECORDER.

307-26  
307-25

T.R.A. 083,007

POR. PROTRACTED SEC. 22 T. 4S., R. 3W

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



DATE	OLD NUMBER	NEW NUMBER
5/7/71	3-4	21
5/7/71	11	22-25
5/7/71	12	26
5/7/71	13	27
5/7/71	14	28-32
5/7/71	15	33
5/7/71	16	34
5/7/71	17	35-37
5/7/71	18	38

DATA: MB 64/45-56

ASSESSOR'S MAP BK307 PG. 26  
Riverside County, Calif. 6663

Dec 2003

MB 8/15 ORANGE VISTA ACRES

306  
26

27

24

25

209605

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Mr. and Mrs. Jose E. De Castro  
869 Juarez St.  
Montebello, Ca. 90640

RECEIVED FOR RECORD  
AT 900 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1984, Page 209605  
SEP 27 1984  
Recorded in Official Records  
at Riverside County, California  
William J. Pearce  
Recorder  
Fees \$ 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

This Deed of Trust, made this 4th day of September 1984, between DAVID P. SAVELLANO and ELIZABETH S. SAVELLANO, husband and wife, herein called TRUSTOR, whose address is, 1078 S. PLYMOUTH BOULEVARD, LOS ANGELES, CALIFORNIA 90019 (number and street) (city) (state) (zip)

JOHN J. PEARCE ESCROWS, INC., a California corporation, herein called TRUSTEE, and JOSE ESGUERRA DE CASTRO and LINA P. DE CASTRO, herein called BENEFICIARY, husband and wife, as joint tenants

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Riverside County, California, described as: LOT 50 OF ORANGE VISTA ACRES, as shown by Map on file in book 8 Page 15 of Maps, Records of Riverside County California; EXCEPTING THEREFROM THE EASTERLY FOUR (4) ACRES THEREOF.

THIS DEED OF TRUST IS SECOND AND JUNIOR TO A FIRST TRUST DEED NOW OF RECORD.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 28,818.98 executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in the counties set forth below, and in the book and at the page of Official Records in the office of the county recorder where said property is located, noted below opposite the name of such county, viz.:

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
IMPERIAL	9/10/68	1267	574	ORANGE	9/6/68	8714	147	SAN BERNARDINO	9/6/68	7090	14	SANTA BARBARA	9/6/68	2244	922
KERN	9/6/68	4195	363	VENTURA	9/6/68	3363	84	SAN LUIS OBISPO	9/10/68	1489	429	LOS ANGELES	8/29/68	T 5910	842
RIVERSIDE	9/10/68	ACCOUNT	#87097	YEAR	1968			SAN DIEGO	9/10/68	SERIES 9	BOOK 1968	PAGE	155820		

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ Official Records of \_\_\_\_\_ County, California, as affecting above described property, executed by \_\_\_\_\_ as Trustor in which is named as Beneficiary, and \_\_\_\_\_ as Trustee, be mailed to \_\_\_\_\_ whose address is \_\_\_\_\_ (Number and Street) (City) (State) (Zip)

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE } ss.  
On SEPTEMBER 4, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID P. SAVELLANO and ELIZABETH S. SAVELLANO, proved to me on the basis of satisfactory evidence or personally known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.  
Signature \_\_\_\_\_  
Name (Typed or Printed) \_\_\_\_\_

Signature of Trustor  
David P. Savellano  
Elizabeth S. Savellano  
ELIZABETH S. SAVELLANO  
OFFICIAL SEAL  
JOHN J. PEARCE  
NOTARY PUBLIC - CALIFORNIA  
NOTARY BOND FILED IN  
RIVERSIDE COUNTY  
My Commission Expires June 4, 1985  
(This area for official notarial seal)

FOR USE IN ONLY THE COUNTIES LISTED ABOVE

ESC. 7846-A T.O.

209604

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Mr. and Mrs. David P. Savellano  
1078 So. Plymouth Blvd.,  
Los Angeles, Ca. 90019  
STREET ADDRESS  
CITY & STATE



RECEIVED FOR RECORD AT 900 O'CLOCK A.M. At Request of FIRST AMERICAN TITLE COMPANY OF RIVERSIDE Book 1984-Page 209604 SEP 27 1984 Recorder

SURVEYORS Monument Fund \$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

307-266-01A-7

FOR VALUE RECEIVED JOSE ESGUERRA DE CASTRO and LINA P. DE CASTRO, husband and wife

GRANT(S) to DAVID P. SAVELLANO and ELIZABETH S. SAVELLANO, husband and wife, as joint tenants

the below described real property in the state of California, county of Riverside, city of unincorporated area

LOT 50 of ORANGE VISTA ACRES, as shown by Map on file in Book 8 Page 15 of Maps, Records of Riverside County, California;

EXCEPTING THEREFROM the Easterly four (4) acres thereof.

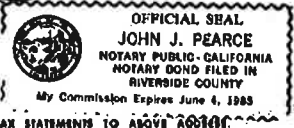
1673187-5

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
On AUGUST 27, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared JOSE ESGUERRA DE CASTRO and LINA P. DE CASTRO, proved to me on the basis of satisfactory evidence or personally known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Dated AUGUST 27, 1984

*[Signature]*  
\_\_\_\_\_  
*Lina P. de Castro*  
\_\_\_\_\_

Signature \_\_\_\_\_



DOCUMENTARY TRANSFER TAX \$ 53.90  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.  
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.  
JOHN J. PEARCE ESCROWS, INC.  
Signature of Declarant or Agent determining tax. Firm Name

MAIL TAX STATEMENTS TO ABOVE ADDRESS

JJP #7195-A

19759

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Mr. and Mrs. Rochus Schelling  
Street Address 27285 Citrus Avenue  
City & State Perris, California 92370

RECEIVED FOR RECORD  
AT 900 CLOCK A.M.  
AS DEPOSITED BY  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1982, Page 19759  
FEB - 1 1983

William P. Pearce  
Recorder  
Fees

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE

This Deed of Trust, made this 24th day of January 1983, between

JOSE ESGUERRA DE CASTRO and LINA P. DE CASTRO, husband and wife, herein called TRUSTOR, whose address is, 869 Juarez Street, Montebello, California 90640 (number and street) (city) (state) (zip)

JOHN J. PEARCE ESCROWS, INC., a California corporation, herein called TRUSTEE, and ROCHUS SCHELLING and ALICE SCHELLING, husband and wife, as joint tenants, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Riverside County, California, described as:

Lot 50 of ORANGE VISTA ACRES, as shown by Map on file in Book 8 Page 15 of Maps, Records of Riverside County, California; EXCEPTING therefrom the East 4 acres.

16305058

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 128,125.00 executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in the counties set forth below, and in the book and at the page of Official Records in the office of the county recorder where said property is located, noted below opposite the name of such county, viz.:

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
IMPERIAL	9 10 68	1267	574	ORANGE	9 6 68	8714	147	SAN BERNARDINO	9 6 68	7090	14	SANTA BARBARA	9 6 68	2214	922
NERN	9 6 68	4195	383	VENTURA	9 6/68	3263	84	SAN LUIS OBISPO	9 10 68	1489	429	LOS ANGELES	8 29 68	15910	842
RIVERSIDE	9 10 68	ACCOUNT #87097 YEAR 1968						SAN DIEGO	9 10 68	SERIES 9 BOOK 1968 PAGE 155820					

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

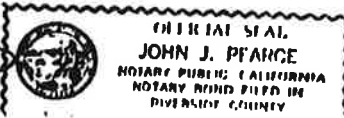
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Official Records of \_\_\_\_\_ County, California, as affecting above described property, executed by \_\_\_\_\_ as Trustor in which \_\_\_\_\_ is named as Beneficiary, and \_\_\_\_\_ as Trustee, be mailed to \_\_\_\_\_ whose address is \_\_\_\_\_ (Number and Street) \_\_\_\_\_ (City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip)

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE } SS. On JANUARY 28, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared JOSE ESGUERRA DE CASTRO and

LINA P. DE CASTRO, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same WITNESS my hand and official seal.

Signature of Trustor  
JOSE ESGUERRA DE CASTRO  
LINA P. DE CASTRO







JAY E. ORR  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92553  
(951) 485-5840 – Fax (951) 485-4938

CASES#: CV09-05340  
A.P.N.: 307-260-012

PROPERTY SITUS: 27285 Citrus Ave, Perris  
DRAWN ON (date) 09-01-09 DRAWN BY: E. Torres/52

Provide North Arrow



FRONT PROPERTY LINE (Citrus Ave)

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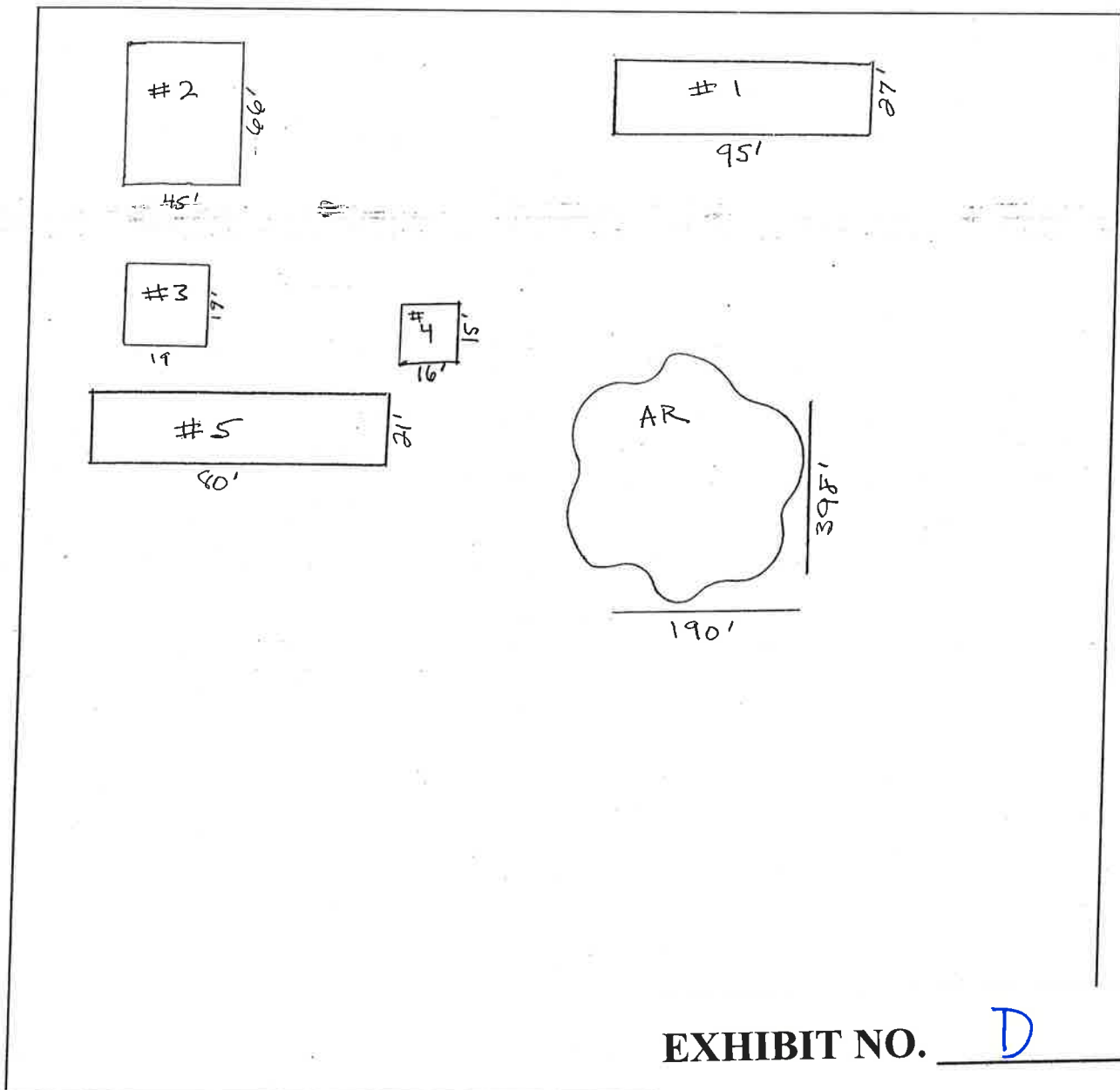


EXHIBIT NO. D

NOT TO SCALE

REAR PROPERTY LINE



E. Torres; Structure 1 remains in substandard condition - 03/24/2010

**EXHIBIT NO.**     D<sup>2</sup>



E. Torres; Structure 2 remains in substandard condition - 03/24/2010

EXHIBIT NO.     D<sup>3</sup>



E. Torres; Structure 3 remains in substandard condition - 03/24/2010

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



E. Torres; Structures 4 & 5 remains in substandard condition - 03/24/2010

**EXHIBIT NO.**     D<sup>5</sup>



E. Torres; Structure 5 remains in substandard condition - 03/24/2010

**EXHIBIT NO.**     D<sup>6</sup>



E. Torres; rubbish remains/no change - 03/24/2010

**EXHIBIT NO.**     D7



E. Torres; rubbish remains/no change - 03/24/2010

**EXHIBIT NO.**       D<sup>r</sup>





E. Torres; rubbish remains/no change - 03/24/2010

**EXHIBIT NO.**     D<sup>9</sup>

**Code Enforcement Case: CV0905340**

Printed on: 03/31/2010

***Photographs***



E. Torres; Structure 2-no change - 12/16/2009

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



E. Torres; Structures 4 & 5- no change - 12/16/2009

**EXHIBIT NO.**     D"



E. Torres; AR remains - 12/16/2009

**EXHIBIT NO.** D<sup>12</sup>



E. Torres; Structuer 1-no change - 12/16/2009

**EXHIBIT NO.**           D13

**Code Enforcement Case: CV0906580**

Printed on: 03/31/2010

***Photographs***



E. Torres; rubbish remains - 12/16/2009

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



E. Torres; rubbish remains - 12/16/2009

**EXHIBIT NO.**     D<sup>15</sup>



E. Torres; rubbish remains - 12/16/2009

**EXHIBIT NO.**           D<sup>16</sup>



**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 1: Structure #1 Defects 14, 17

Photo 2: Structure #1 Defects 14, 17



EXHIBIT NO.     D<sup>17</sup>

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 3: Structure #1 Defects 14, 17

Photo 4: Structure #1 Defects 11,14, 17



EXHIBIT NO. D<sup>18</sup>

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 5: Structure #1 Defects 11,14, 17

Roof sags

Photo 6: Structure #1 Defects 11,14, 17



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

## PHOTOGRAPHIC EVIDENCE

TAKEN BY: E. Torres #52

CASE # CV09-05340

DATE: 08-28-09

LOCATION: 27285 Citrus Ave, Perris



Photo 7: Structure #1 Defects 12,13,14, 17  
Missing window not covered by plywood

Photo 8: Structure #1 Defects 2,14, 17  
Lack of water heater



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

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 9: Structure #1 Defects 6,14, 17 Note the bundle of wires hanging on the exterior of the structure

Photo 10: Structure #1 Electric meter # 23 844 923, C.E.P. Co 62996

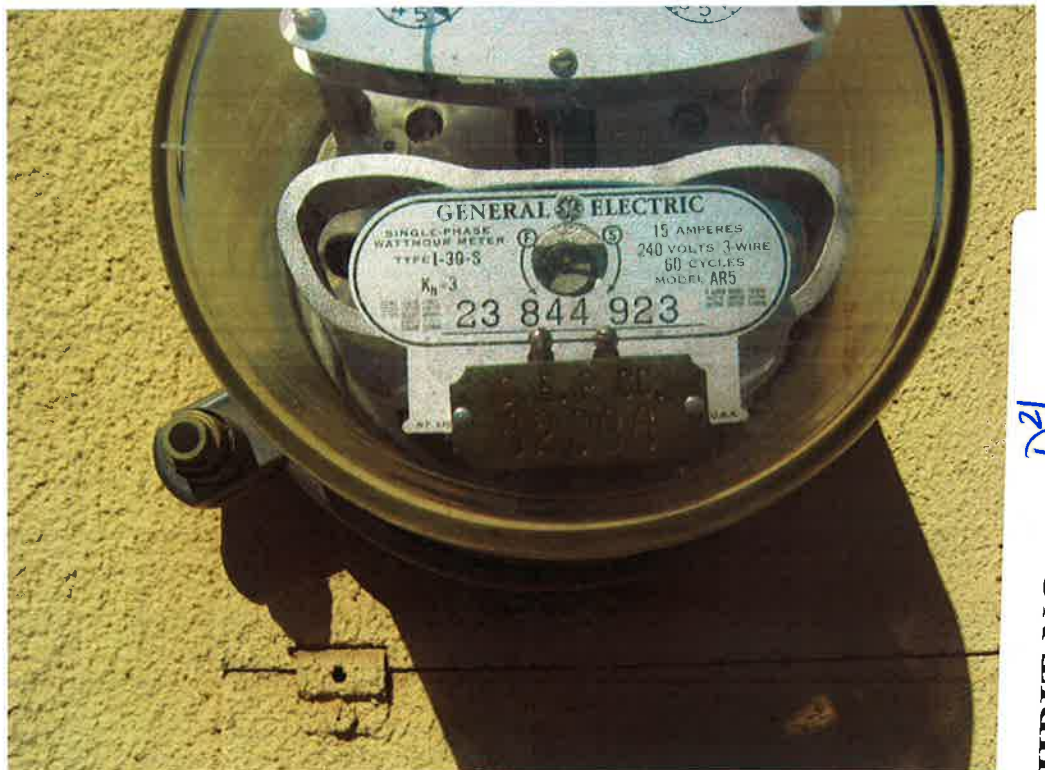


EXHIBIT NO. D<sup>21</sup>

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 11: Structure #1 Gas meter appears to have been removed

Photo 12: Structure #1 Postings



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

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 13: Structure #2 Defects 11,12,13,14, 17

Photo 14: Structure #2 Defects 11,12,13,14, 17



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

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 15: Structure #2 Defects 11,12,13,14,17, 19

**Bee infestation**

Photo 16: Structure #2 Defects 11,12,13,14, 17, 19



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



**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 17: Structure #2 Defects 11,12,13,14, 17

Photo 18: Structure #2 Defects 11,12,13,14, 17



**EXHIBIT NO.**     D<sup>25</sup>

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 19: Structure #2 Defects 6, 14

Photo 20: Structure #2 Defects 13,14,



Photo 21: Structure #2 Postings

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

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 22: Structure #3 Defects 11, 13, 14, 17

Photo 23: Structure #3 Defects 11, 13, 14, 17

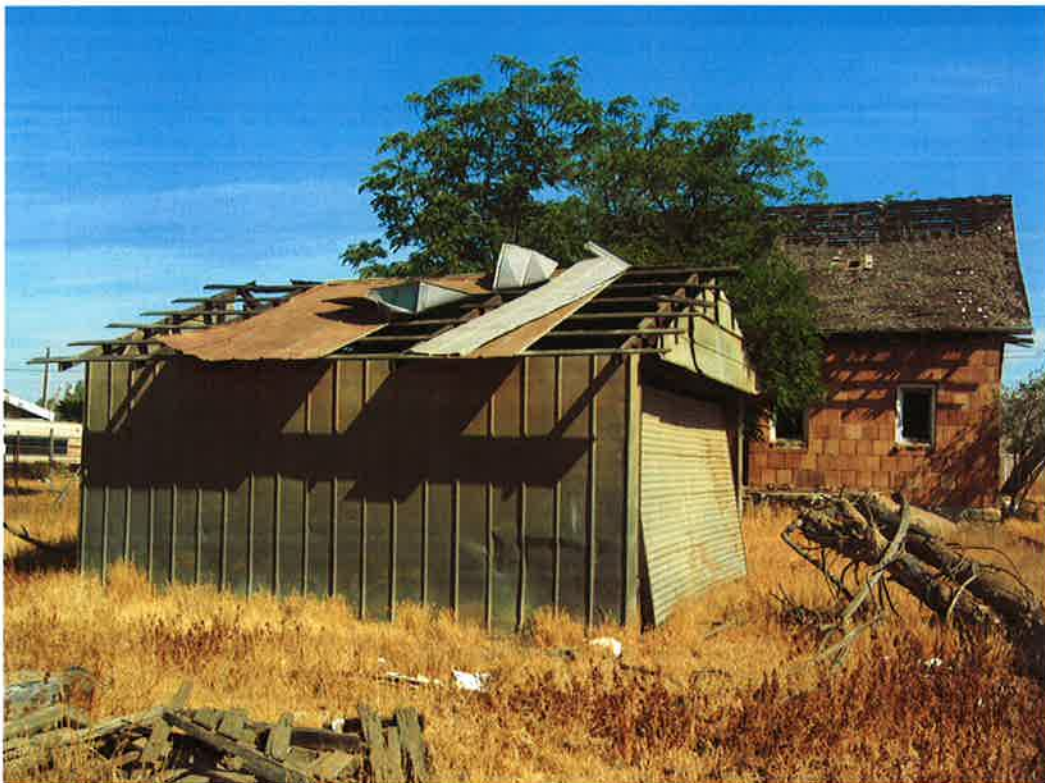


EXHIBIT NO.       D<sup>21</sup>

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 24: Structure #3 Postings

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

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 25: Structure #4 Defects 11, 13, 14, 17

Photo 26: Structure #4 Defects 10, 11, 12, 13, 14, 17



**EXHIBIT NO.**     D<sup>29</sup>

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 27: Structure #4 Defects 10, 11, 12, 13, 14, 17

Photo 28: Structure #4 Defects 10, 11, 12, 13, 14, 17 Postings



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

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 29: Structure #5 Defects 13, 14, 17

Photo 30: Structure #5 Defects 13, 14, 17



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

*D31*

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-05340**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Photo 31: Structure #5 Defects 13, 14, 17

Photo 32: Structure #5 Defects 13, 14, 17



Photo 31: Structure #5 Postings



**EXHIBIT NO.**     D<sup>32</sup>



**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-06580**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Accumulated Rubbish; green waste, discarded lumber, partially collapsed accessory structure



**EXHIBIT NO.**     D<sup>33</sup>

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-06580**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Accumulated Rubbish; green waste, discarded lumber, partially collapsed accessory structure



**EXHIBIT NO.           D<sup>34</sup>**

**PHOTOGRAPHIC EVIDENCE**

**TAKEN BY: E. Torres #52**

**CASE # CV09-06580**

**DATE: 08-28-09**

**LOCATION: 27285 Citrus Ave, Perris**



Piles of discarded wood and green waste scattered along the rear open area of the property



**EXHIBIT NO. D<sup>35</sup>**

**PHOTOGRAPHIC EVIDENCE**

TAKEN BY: E. Torres #52

CASE # CV09-06580

DATE: 08-28-09

LOCATION: 27285 Citrus Ave, Perris



Piles of discarded wood and green waste scattered along the rear open area of the property



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

D36



COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-05340

THE PROPERTY AT: 27285 CITRUS AVE, PERRIS APN#: 307-260-012

WAS INSPECTED BY OFFICER: E. TORRES / D. PIKE ID#: 52/59 ON 08-28-09 AT 0945 am/pm

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

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

COMMENTS:

STRUCTURE #1

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 9-28-09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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

\_\_\_\_\_  
SIGNATURE PRINT NAME DATE  PROPERTY OWNER  TENANT

\_\_\_\_\_  
CDL/CID# D.O.B.

EXHIBIT NO. E



# 1

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

## SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV, PERRIS

Date 08-28-09 Officer E. TORRES / 52

95' X 27' RESIDENCE (VACANT)

285-025 (4/96)

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

Distribution: White-Case File; Canary-Property



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

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV09-05340**

**I, Code Enforcement Officer E. Torres, hereby declare:**

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

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

2. That on, August 28, 2009, at 1000 hours., I securely and conspicuously posted a Notice of Violation (RCC 15.16.010-Substandard Structure), Notice of Defects and a Danger Sign on the structure identified as #1 at the property described as:

**Property Address: 27285 Citrus Ave, Perris**

**Assessor's Parcel Number: 307-260-012**

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

Executed on September 1 2009, at 1230 hours, In Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**E. Torres, Code Enforcement Officer**



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

42

CASE No.: CV 09-05340

THE PROPERTY AT: 27285 CITRUS AVE, PERRIS APN#: 307-260-012

WAS INSPECTED BY OFFICER: E. TORRES / D. PIKE ID#: 58159 ON 08-28-09 AT 0950 am/pm

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

Table with 2 columns: Code Number and Description of Violation. Includes codes like 5.28.040, 8.28.030, 8.120.010, 15.08.010, 15.12.020(J)(2), 15.16.020, 15.48.010, 15.48.040, 17.252.030, 17.172.205, 17.000.000, 17.000.000, 17.000.000, 17.000.000, 17.000.000.

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 9-28-09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION.

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.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. EXHIBIT NO. E4 POSTED



#2

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

## SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV, PERTH IS

Date 08-28-09 Officer E. TORRES SD

#2 66' X 45' VACANT RESIDENCE

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner

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



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

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV09-05340**

**I, Code Enforcement Officer E. Torres, hereby declare:**

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

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

2. That on, August 28, 2009, at 1000 hours., I securely and conspicuously posted a Notice of Violation (RCC 15.16.010-Substandard Structure), Notice of Defects and a Danger Sign on the structure identified as #2 at the property described as:

**Property Address: 27285 Citrus Ave, Perris**

**Assessor's Parcel Number: 307-260-012**

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

Executed on September 1 2009, at 1230 hours, In Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**E. Torres, Code Enforcement Officer**



COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

#3

NOTICE OF VIOLATION

CASE No.: CV 09-05340

THE PROPERTY AT: 27285 CITRUS AVE, FERRIS APN#: 307-260-012

WAS INSPECTED BY OFFICER: Fice ID#: 59 ON 082809 AT 0955 am/pm

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

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

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

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 09 28 09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

**NOTICE IS HEREBY GIVEN** THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.99 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

\_\_\_\_\_  
SIGNATURE PRINT NAME DATE  PROPERTY OWNER  TENANT

\_\_\_\_\_  
CDL/CID# D.O.B. EXHIBIT NO. E<sup>1</sup> 3D

#3

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

### SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 77285 CITIZUS AV, PERRIS

Date 08-28-09 Officer E. TORRES

#3 19' X 19' GARAGE

285-025 (4/96)

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

Distribution: White-Case File; Canary-Property Own.



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

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV09-05340**

**I, Code Enforcement Officer E. Torres, hereby declare:**

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

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

2. That on, August 28, 2009, at 1000 hours., I securely and conspicuously posted a Notice of Violation (RCC 15.16.010-Substandard Structure), Notice of Defects and a Danger Sign on the structure identified as #3 at the property described as:

**Property Address: 27285 Citrus Ave, Perris**

**Assessor's Parcel Number: 307-260-012**

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

Executed on September 1 2009, at 1230 hours, In Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**E. Torres, Code Enforcement Officer**



COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

#4

NOTICE OF VIOLATION

CASE No.: CV 09-05340

THE PROPERTY AT: 27285 Curvus Ave., Ferris APN#: 307-260-012

WAS INSPECTED BY OFFICER: Five ID#: 59 ON 08 28 09 AT 1005 am/pm

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

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

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

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 092809. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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

\_\_\_\_\_  
SIGNATURE PRINT NAME \_\_\_\_\_  PROPERTY OWNER  TENANT

\_\_\_\_\_  
CDL/CID# D.O.B. EXHIBIT NO. E<sup>10</sup> TED

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

### SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV, PERDIE

Date 08-28-09 Officer E. TORRES

#4 16'x15' ACCESSORY STRUCTURE

285-025 (4/96)

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

Distribution: White-Case File; Canary-Property O



John Boyd  
DIRECTOR

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

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV09-05340**

**I, Code Enforcement Officer E. Torres, hereby declare:**

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

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

2. That on, August 28, 2009, at 1000 hours., I securely and conspicuously posted a Notice of Violation (RCC 15.16.010-Substandard Structure), Notice of Defects and a Danger Sign on the structure identified as #4 at the property described as:

**Property Address: 27285 Citrus Ave, Perris**

**Assessor's Parcel Number: 307-260-012**

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

Executed on September 1 2009, at 1230 hours, In Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**E. Torres, Code Enforcement Officer**





COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

#5

NOTICE OF VIOLATION

CASE No.: CV 69-05340

THE PROPERTY AT: 27285 Citrus Ave, Perris APN#:

WAS INSPECTED BY OFFICER: PWB ID#: 59 ON 082209 AT 1010 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: Storage of Unpermitted Mobile Home(s) Not Allowed, Occupied RV/Trailer, Excessive Animals, and Unpermitted Land Use.

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 082809. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION.

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.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. EXHIBIT NO. E13

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

### SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV, PERRIS

Date 08-28-09 Officer E. TORRES

#5 90' x 20' ACCESSORY STRUCTURE

285-025 (4/96)

EXHIBIT NO. E14

Distribution: White-Case File; Canary-Property Owner



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

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV09-05340**

**I, Code Enforcement Officer E. Torres, hereby declare:**

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

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

2. That on, August 28, 2009, at 1000 hours., I securely and conspicuously posted a Notice of Violation (RCC 15.16.010-Substandard Structure), Notice of Defects and a Danger Sign on the structure identified as #5 at the property described as:

**Property Address: 27285 Citrus Ave, Perris**

**Assessor's Parcel Number: 307-260-012**

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

Executed on September 1 2009, at 1230 hours, In Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**E. Torres, Code Enforcement Officer**



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV [grid] TBA

THE PROPERTY AT: 27285 CITRUS AVE, PERRIS APN#: 307-260-012

WAS INSPECTED BY OFFICER: E. TORRES / D. PIKE ID#: 52159 ON 08-28-09 AT 9:35 am/pm

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

Table with 2 columns of violations. Left column includes codes like 5.28.040 (Excessive Yard Sales), 8.28.030 (Unfenced Pool), 8.120.010 (Accumulated Rubbish), 15.08.010 (Unpermitted Construction), 15.12.020(J)(2) (Unapproved Grading/Clearing), 15.16.020 (Substandard Structure), 15.48.010 (Unpermitted Mobile Home), and 15.48.040 (Substandard Mobile Home/Trailer/RV). Right column includes codes like 17.252.030 (Unpermitted Outdoor Advertising Display), 17.172.205 (Prohibited Fencing), 17. (Excessive Outside Storage), 17. (Occupied RV/Trailer), 17. (Excessive Animals), 17. (Unpermitted Land Use), and 17. (Excessive Outside Storage).

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 9-28-09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION.

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.

SIGNATURE

PRINT NAME

DATE

PROPERTY OWNER TENANT

CDL/CID#

D.O.B.

EXHIBIT NO. E16



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

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV09-06580**

**I, Code Enforcement Officer E. Torres, hereby declare:**

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

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

2. That on, August 28, 2009, at 1000 hours., I securely and conspicuously posted a Notice of Violation (RCC 8.120.010-Accumulated Rubbish), at the property described as:

**Property Address: 27285 Citrus Ave, Perris**

**Assessor's Parcel Number: 307-260-012**

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

Executed on September 1 2009, at 1230 hours, In Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**E. Torres, Code Enforcement Officer**



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

John Boyd  
DIRECTOR

September 2, 2009

COPY

SEE ATTACHED NOTICE LIST

## NOTICE OF VIOLATION

Re: **Riverside County Abatement Case No.:** CV09-05340  
**Subject Property:** 27285 Citrus Avenue, Perris, CA 92571; APN: 307-260-012

### TO ALL OWNERS AND INTERESTED PARTIES OF THE ABOVE DESCRIBED SUBJECT PROPERTY

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

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

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

**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 number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

**CODE ENFORCEMENT DEPARTMENT**

**Edward Torres, Code Enforcement Officer III**

**Enclosure: Notice of Defects (5)**

**EXHIBIT NO.**           E<sup>18</sup>

COPY

# 1

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV, PERRIS

Date 08-28-09 Officer E. TORRES/SJ

95' X 27' RESIDENCE (VALANT)

285-025 (4/96)

Distribution: White-Case File; Canary-Property Own

EXHIBIT NO. E19

SEE IT 22 644 22

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV, PERTH IS

Date 08-28-09 Officer E. TORRES SJ

#2 66' X 45' VACANT RESIDENCE

285-025 (4/96)

EXHIBIT NO. E20



COPY #3

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. 4109-05340 Address 27285 CITIZUS AV, PERRIS

Date 08-28-09 Officer E. TORRES

#3 19' X 19' GARAGE

285-025 (4/96)

EXHIBIT NO.

E21

Distribution: White-Case File; Canary-Property Own

COPY

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

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

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

Case No. 0009-05340 Address 27285 CITRUS AV, PERDUE

Date 08-28-09 Officer E. TERRELL

#4 16'x15' ACCESSORY STRUCTURE

285-025 (4/96)

EXHIBIT NO. E22

Distribution: White-Case File; Canary-Property O.....

COPY

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

### SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV. PERRIS

Date 08-28-09 Officer E. TORRES

# 5 90' X 30' ACCESSORY STRUCTURE

285-025 (4/96)

EXHIBIT NO. E23

Distribution: White-Case File; Canary-Property Owner

**PROOF OF SERVICE BY MAIL**

**Case No. CV09-05340**

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

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

That on the 2nd day of September, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 15.16.020)
- Notice of Defects (5)
- Notice List
- Summary of Costs Notification

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

SEE ATTACHED NOTICE LIST

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

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

Executed this 2nd of September, 2009, at Moreno Valley, California.



\_\_\_\_\_  
Ana E. Carrillo, Code Enforcement Aide

Article Number: 7003 1680 0005 3928 0396  
7003 1680 0005 3928 0402



John Boyd  
DIRECTOR

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

## NOTICE LIST / INTERESTED PARTIES

September 2, 2009

RE: Case No.: CV09-05340  
APN No.: 307-260-012  
Address: 27285 Citrus Avenue, Perris, CA 92571

1. David P. Savellano  
Elizabeth Savellano  
27285 Citrus Avenue  
Perris, CA 92571
  
2. David P. Savellano  
Elizabeth Savellano  
10409 Park Street  
Bellflower, CA 90706

2040 928 5000 0991 0002

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**OFFICIAL USE**

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

Postmark  
Here

David P. Savellano  
 Elizabeth Savellano  
 10409 Park Street  
 Bellflower, CA 90706  
 CV09-05340 / ET


for Instructions

**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:

David P. Savellano  
 Elizabeth Savellano  
 10409 Park Street  
 Bellflower, CA 90706  
 CV09-05340 / ET

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Elizabeth Savellano  Agent  
 Addressee

B. Received by (Printed Name)  Date of Delivery  
 Esavellano 9-16-9

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**REC'D SEP 18 2009**

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)

7003 1680 0005 3928 0402

EXHIBIT NO. E24

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL U**

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

David P. Savellano  
 Elizabeth Savellano  
 27285 Citrus Avenue  
 Perris, CA 92571  
 CV09-05340 / ET

916ED 926E 5000 099T E002

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

**RETURN RECEIPT REQUESTED**  
**RETURN RECEIPT REQUESTED**

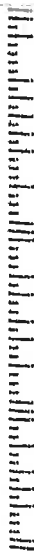
**CERTIFIED MAIL™**



7003 1680 0005 3928 0396

NSN

925713744 9013



David P. Savellano  
 Elizabeth Savellano  
 27285 Citrus Avenue  
 Perris, CA 92571  
 CV09-05340 / ET

NOT DELIVERABLE  
 AS ADDRESSED,  
 UNABLE TO FORWARD



UNITED STATES POSTAGE  
 02 1M  
 0004277091  
 MAILED FROM ZIP CODE 92504  
 RIVERSIDE  
 SEP 03 2009  
**\$ 05.710**

RECD SEP 15 2009

EXHIBIT NO. 27



John Boyd  
DIRECTOR

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

## NOTICE OF VIOLATION

September 2, 2009

COPY

SEE ATTACHED NOTICE LIST

RE CASE NO.: CV09-06580

**NOTICE IS HEREBY GIVEN** that properties owned or controlled by you described as 27285 Citrus Avenue, Perris California, Assessor's Parcel Number 307-260-012, are in violation of Riverside County Code Chapter 8.120 and constitutes a public nuisance. The subject properties are dangerous or injurious to the public because of the unauthorized accumulation of rubbish, trash and/or debris, specifically including but not limited to the following: VEGETATION WASTE, APPLIANCES, FURNITURE, HOUSEHOLD WASTE, ETC.


AS OWNER OF RECORD, you are required to abate the public nuisance by removal of all rubbish, trash, or debris from the subject properties within thirty (30) days of the date of this notice. ANY OTHER PARTY WITH INTEREST IN THE SUBJECT PROPERTY may thereafter abate the public nuisance within (15) days after expiration of the thirty (30) day period.

**NOTICE IS HEREBY GIVEN THAT YOUR FAILURE TO COMPLY TO THIS NOTICE WILL RESULT IN FURTHER CIVIL, CRIMINAL OR ADMINISTRATIVE PROCEEDINGS FOR THE ABATEMENT OF THE PUBLIC NUISANCE AND COULD RESULT IN THE IMPOSITION OF A LIEN ON THE SUBJECT PROPERTIES FOR COSTS, INCLUDING ATTORNEYS' FEES, RELATED TO THE ENFORCEMENT OF THE ORDINANCES AND ABATEMENT OF THE VIOLATIVE CONDITIONS. A "NOTICE OF NONCOMPLIANCE" HAS BEEN RECORDED AGAINST THE SUBJECT PROPERTIES.**

**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 number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**NOTICE IS ADDITIONALLY GIVEN** that in accordance with § § 17274 and 24426.5 of the Revenue and Tax Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

CODE ENFORCEMENT DEPARTMENT

  
\_\_\_\_\_  
Edward Torres, Code Enforcement Officer

NOV.10- Code Enforcement 10.07

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

E<sup>28</sup>



**PROOF OF SERVICE BY MAIL**

**Case No. CV09-06580**

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

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

That on the 2nd day of September, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

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

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

SEE ATTACHED NOTICE LIST

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

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

Executed this 2nd of September, 2009, at Moreno Valley, California.



\_\_\_\_\_  
Ana E. Carrillo, Code Enforcement Aide

Article Number: 7003 1680 0005 3928 0372  
7003 1680 0005 3928 0389

E<sup>29</sup>



John Boyd  
DIRECTOR

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

## NOTICE LIST / INTERESTED PARTIES

September 2, 2009

RE: Case No.: CV09-06580  
APN No.: 307-260-012  
Address: 27285 Citrus Avenue, Perris, CA 92571

1. David P. Savellano  
Elizabeth Savellano  
27285 Citrus Avenue  
Perris, CA 92571
  
2. David P. Savellano  
Elizabeth Savellano  
10409 Park Street  
Bellflower, CA 90706

7003 1680 0005 3928 0389

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

Postmark  
Here

David P. Savellano  
Elizabeth Savellano  
10409 Park Street  
Bellflower, CA 90706  
CV09-06580 / ET

for Instructions

**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:  
  
David P. Savellano  
Elizabeth Savellano  
10409 Park Street  
Bellflower, CA 90706  
CV09-06580 / ET

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Savellano*       Agent  
 Addressee

B. Received by (Printed Name)      C. Date of Delivery  
*Elizabeth Savellano*      *9-16-09*

D. Is delivery address different from item 1?       Yes  
 If YES, enter delivery address below:       No

**REC'D SEP 18 2009**

3. Service Type  
 Certified Mail       Express Mail  
 Registered       Return Receipt for Merchandise  
 Insured Mail       C.O.D.

4. Restricted Delivery? (Extra Fee)       Yes

2. Article Number  
(Transfer from service label)

7003 1680 0005 3928 0389

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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 (Domestic Mail Only; No Insurance Coverage Provided)

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

**OFFICIAL USE**

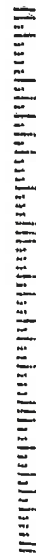
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>

Postmark  
Here

David P. Savellano  
 Elizabeth Savellano  
 27285 Citrus Avenue  
 Perris, CA 92571  
 CV09-06580 / ET

24ED 926E 5000 0891E E002

9257137941 9013



REC'D SEP 15 2009

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

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED



7003 1680 0005 3928 0372

David P. Savellano  
 Elizabeth Savellano  
 27285 Citrus Avenue  
 Perris, CA 92571  
 CV09-06580 / ET

*MSK*



UNITED STATES POSTAGE  
 PRIMEY BOWERS  
 \$ 05.54<sup>0</sup>  
 02 1M  
 0004277091 SEP 03 2009  
 MAILED FROM ZIP CODE 92504

**CERTIFIED MAIL™**

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

*E32*



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**COPY**

**NOTICE OF VIOLATION**

December 23, 2009

DAVID P SAVELLANO / ELIZABETH S SAVELLANO  
10409 PARK ST  
BELLFLOWER, CA 90706

RE CASE NO: CV0905340

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY January 23, 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

**EXHIBIT NO.** E<sup>33</sup>

By: Edward Torres, Code Enforcement Officer II

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

7009 2250 0001 6607 1750

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**OFFICIAL USE**

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

David P Savellano  
Elizabeth S Savellano  
10409 Park St  
Bellflower, CA 90706  
CV09-05340 / ET 307

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>David Savellano</i>      <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)      C. Date of Delivery  <i>DAVID SAVELLANO</i>      <i>1/14/10</i></p> <p>D. Is delivery address different from item 1?      <input type="checkbox"/> Yes  If YES, enter delivery address below:      <input checked="" type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>David P Savellano  Elizabeth S Savellano  10409 Park St  Bellflower, CA 90706  CV09-05340 / ET 307</p>	<p>3. Service Type</p> <input checked="" type="checkbox"/> Certified Mail <input checked="" 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>2. Article Number  (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee)      <input type="checkbox"/> Yes</p>	
<p><b>REC'D JAN 15 2010</b></p>		
<p>7009 2250 0001 6607 1750</p>		
PS Form 3811, February 2004	Domestic Return Receipt	102595-02-M-1540

EXHIBIT NO. E<sup>34</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

**COPY**

December 23, 2009

Mr. and Mrs. David P. Savellano  
1078 So. Plymouth Blvd  
Los Angeles, CA 90019

RE CASE NO: CV0905340

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY January 23, 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: Edward Torres, Code Enforcement Officer II

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

E35

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

27

RN RECEIPT REQUESTED

URN RECEIPT REQUESTED

7009 2250 0001 6607 1767



NL  
12-26-09  
5001

Mr. and Mrs. David P. Savellano  
1078 So. Plymouth Blvd  
Los Angeles, CA 90019  
CV09-05340 / ET 307

FIRST CLASS



02 1M  
0004234315  
MAILED FROM ZIP CODE 92504

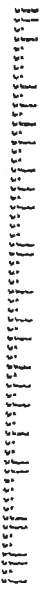
\$ 05.740  
DEC 23 2009

REC'D JAN 21 2010

MIXIE 900 SE 1 00 01/19/10  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92557722431 \*2904-09375-23-40

5001 92557722431



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**OFFICIAL USE**

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

Mr. and Mrs. David P. Savellano  
1078 So. Plymouth Blvd  
Los Angeles, CA 90019  
CV09-05340 / ET 307

PS Form 3800, August 2006 See Reverse for Instructions

4927 2099 7000 0522 6002

EXHIBIT NO. 36





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

**COPY**

December 23, 2009

Jose Esguerra De Castro and Lina P. De Castro  
869 Juarez Street  
Montebello, CA 90640

RE CASE NO: CV0905340

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY** January 23, 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

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

E 37

By: Edward Torres, Code Enforcement Officer II

7009 2250 0001 6607 1774

<b>U.S. Postal Service</b> <b>CERTIFIED MAIL™ RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>		
<b>OFFICIAL USE</b>		
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee <small>(Endorsement Required)</small>		
Restricted Delivery Fee <small>(Endorsement Required)</small>		
Jose Esguerra De Castro Lina P. De Castro 869 Juarez Street Montebello, CA 90640 CV09-05340 / ET 307		
PS Form 3800, August 2006		See Reverse for Instructions

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## Track & Confirm

### Search Results

Label/Receipt Number: **7009 2250 0001 6607 1774**  
 Service(s): **Certified Mail™**  
 Status: **Delivered**

Your item was delivered at 10:15 AM on February 5, 2010 in MORENO VALLEY, CA 92557.

Detailed Results:

- **Delivered, February 05, 2010, 10:15 am, MORENO VALLEY, CA 92557**
- **Unclaimed, February 02, 2010, 10:36 am, MONTEBELLO, CA**
- **Notice Left, December 26, 2009, 2:58 pm, MONTEBELLO, CA 90640**
- **Arrival at Unit, December 26, 2009, 4:55 am, MONTEBELLO, CA 90640**

**Track & Confirm**

Enter Label/Receipt Number.

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

*E 38*



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

**COPY**

December 23, 2009

Mr. and Mrs. Rochus Schelling  
27285 Citrus Ave  
Perris, CA 92370

RE CASE NO: CV0905340

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY** January 23, 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: Edward Torres, Code Enforcement Officer II

**EXHIBIT NO.**                      <sup>E-39</sup>

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

7009 2250 0001 6607 1811

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Mr. and Mrs. Rochus Schelling 27285 Citrus Ave Perris, CA 92370 CV09-05340 / ET 307	
PS Form 3800, August 2005 <span style="float: right;">See Reverse for Instructions</span>	

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## Track & Confirm

### Search Results

Label/Receipt Number: 7009 2250 0001 6607 1811

Service(s): **Certified Mail™**

Status: **Undeliverable as Addressed**

Your item was undeliverable as addressed at 2:50 PM on January 9, 2010 in PERRIS, CA 92570. It is being returned if appropriate information is available.

Detailed Results:

- **Undeliverable as Addressed, January 09, 2010, 2:50 pm, PERRIS, CA 92570**
- **Undeliverable as Addressed, December 24, 2009, 3:56 pm, PERRIS, CA 92571**

**Track & Confirm**

Enter Label/Receipt Number.

**Go >**

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

E<sup>40</sup>

## RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

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

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

Case No. CV09-05340 Address 27285 CITRUS AV, PERRIS

Date 08-28-09 Officer E. TORRES / 52

95' X 27' RESIDENCE (VALANT)

285-025 (4/96)

Distribution: White-Case File; Canary-Property Or **EXHIBIT NO.** E4

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITRUS AV. PERTUIS

Date 08-28-09 Officer E. TORRES SJ

#2 66' X 45' VACANT RESIDENCE

285-025 (4/96)

Distribution: White-Case File; Canary-Property Own

EXHIBIT NO. E42

COPY #3

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. 4109-05340 Address 27285 CITIZUS AV, PERRIS

Date 08-28-09 Officer E. TORRES

#3 19'x19' GARAGE

285-025 (4/96)

Distribution: White-Case File; Canary-Property C

EXHIBIT NO. E<sup>43</sup>

COPY

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

### SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. 0009-05340 Address 27285 CITRUS AV, PERRIS

Date 08-28-09 Officer E. TERRAIS

#4 16'x15' ACCESSORY STRUCTURE

EXHIBIT NO. E44

285-025 (4/96)

Distribution: White-Case File; Canary-Property



COPY

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

### SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-05340 Address 27285 CITIUS AV. PERRIS

Date 08-28-09 Officer E. TERRIS

# 5 90' x 21' ACCESSORY STRUCTURE

285-025 (4/96)

EXHIBIT NO. E<sup>45</sup>

CO OF RIVERSIDE

Fax: 951-485-4938

Apr 14 2010 02:43pm P002/003



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

JOHN BOYD  
Director

## PROOF OF SERVICE

Case No. CV0905340

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on December 23, 2009, I served the following documents(s):

### NOTICE RE: Notice of Violation

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

- ~~DAVID P SAVELLANO / ELIZABETH S SAVELLANO 10409 PARK ST, BELLFLOWER, CA 90706~~
- Mr. and Mrs. David P. Savellano 1078 So. Plymouth Blvd, Los Angeles, CA 90019
- Jose Esguerra De Castro and Lina P. De Castro 869 Juarez Street, Montebello, CA 90640
- Mr. and Mrs. Rochus Schelling 27285 Citrus Ave, Perris, CA 92370

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

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

EXECUTED ON December 23, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Melissa Robles, Code Enforcement Aide

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

EXHIBIT NO.           E<sup>46</sup>

COPY



CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
Director

NOTICE OF VIOLATION

December 23, 2009

DAVID P SAVELLANO / ELIZABETH S SAVELLANO  
10409 PARK ST  
BELLFLOWER, CA 90706

RE CASE NO: CV0906580

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

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

COMPLIANCE MUST BE COMPLETED BY January 23, 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: Edward Torres, Code Enforcement Officer II

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

E<sup>47</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**COPY**  
JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 23, 2009

Mr. and Mrs. David P. Savellano  
1078 So. Plymouth Blvd  
Los Angeles, CA 90019

RE CASE NO: CV0906580

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer II

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

E48

COPY



CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
Director

NOTICE OF VIOLATION

December 23, 2009

Jose Esguerra De Castro and Lina P. De Castro  
869 Juarez Street  
Montebello, CA 90640

RE CASE NO: CV0906580

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

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**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: Edward Torres, Code Enforcement Officer II

EXHIBIT NO. E<sup>49</sup>



COPY

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 23, 2009

Mr. and Mrs. Rochus Schelling  
27285 Citrus Ave  
Perris, CA 92370

RE CASE NO: CV0906580

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 27285 CITRUS AVE, PERRIS California, Assessor's Parcel Number 307-260-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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COMPLIANCE MUST BE COMPLETED BY January 23, 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: Edward Torres, Code Enforcement Officer II

**EXHIBIT NO.** E<sup>50</sup>

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at www.usps.com

OFFICIAL USE

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

David P Savellano  
 Elizabeth S Savellano  
 10409 Park St  
 Bellflower, CA 90706  
 CV09-06580 / ET 307

PS Form 3800, August 2006

See Reverse Side for Instructions

TR2T 2099 T000 0522 6002

Post  
 He

REC'D FEB 11 2010

David P Savellano  
 Elizabeth S Savellano  
 10409 Park St  
 Bellflower, CA 90706  
 CV09-06580 / ET 307

307385502224

NIXIE 908 SE 1 00 02/06/10  
 RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD  
 BC: 92557722431 \*2704-14701-23-39



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

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED



7009 2250 0001 6607 1781

FIRST CLASS



02 1M  
 0004234315  
 MAILED FROM ZIP CODE 92504



DEC 26 2009

12/10  
 2/1/10

EXHIBIT NO. 153

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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**OFFICIAL USE**

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

Mr. and Mrs. David P. Savellano  
 1078 So. Plymouth Blvd  
 Los Angeles, CA 90019  
 CV09-06580 / ET 307

PS Form 3800, August 2006

See Reverse for Instructions

9521 2099 1000 0522 6001

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

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED

*Handwritten:* NL  
 12-26-09  
 DJ



7009 2250 0001 6607 1798

Mr. and Mrs. David P. Savellano  
 1078 So. Plymouth Blvd  
 Los Angeles, CA 90019  
 CV09-06580 / ET 307

FIRST CLASS



UNITED STATES POSTAGE  
 PRINTED BY THE POSTAL SERVICE  
 02 1M  
 0004234315  
 MAILED FROM ZIP CODE 92504  
**\$ 05.54**  
 DEC 23 2009

REC'D JAN 21 2010

9501 9522 6001 0522 6001

NIXIE 900 SE 1 00 01/19/10  
 RETURN TO SENDER  
 UNABLE TO FORWARD  
 BC: 9257722431 \*2904-14998-23-39

EXHIBIT NO. 52



U.S. Postal Service™  
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(Domestic Mail Only; No Insurance Coverage)

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

**OFFICIAL**

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

409T 2099 T000 0522 6007

Jose Eguerra De Castro  
Lina P. De Castro  
869 Juarez Street  
Montebello, CA 90640  
CV09-06580 / ET 307


PS Form 3800, August 2006 See Reverse

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

**RETURN RECEIPT REQUESTED**

**RETURN RECEIPT REQUESTED**

7009 2250 0001 6607 1A04



REC'D FEB 05 2010

Jose Eguerra De Castro  
Lina P. De Castro  
869 Juarez Street  
Montebello, CA 90640  
CV09-06580 / LT 307

3024888888888888

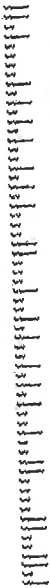
NIXIE

909 SE 1 00 02/03/10

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92557722434

\*2904-09668-23-40



FIRST CLASS



UNITED STATES POSTAGE  
EAGLE  
FIRST CLASS  
02 1M  
0004234315  
MAILED FROM ZIP CODE 92504  
\$05.540  
DEC 23 2009

EXHIBIT NO.

E<sup>53</sup>

7009 2250 0001 6607 1828

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Mr. and Mrs. Rochus Schelling  
 27285 Citrus Ave  
 Perris, CA 92370  
 CV09-06580 / ET 307

PS Form 3800, August 2006 See Reverse for Instructions

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

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED



7009 2250 0001 6607 1828



FIRST CLASS

REC'D JAN 21 2010

RETURNED TO SENDER  
 UNDELIVERABLE AS ADDRESSED  
 INSUFFICIENT ADDRESS

*R-SN*  
*7/1/27*

Mr. and Mrs. Rochus Schelling  
 27285 Citrus Ave  
 Perris, CA 92370  
 CV09-06580 / ET 307

NIXIE 921 SE 1 00 01/16/10  
 RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD  
 BC: 92557722431 \*2904-15152-29-99

EXHIBIT NO.                     

*ES4*

925713745207224





# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

JOHN BOYD  
Director

## PROOF OF SERVICE

Case No. CV0906580

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on December 23, 2009, I served the following documents(s):

### NOTICE RE: Notice of Violation

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

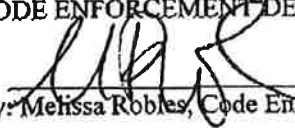
- DAVID P SAVELLANO / ELIZABETH S SAVELLANO 10409 PARK ST, BELLFLOWER, CA 90706
- Mr. and Mrs. David P. Savellano 1078 So. Plymouth Blvd, Los Angeles, CA 90019
- Jose Esguerra De Castro and Lina P. De Castro 869 Juarez Street, Montebello, CA 90640
- Mr. and Mrs. Rochus Schelling 27285 Citrus Ave, Perris, CA 92370

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

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

EXECUTED ON December 23, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Melissa Robles, Code Enforcement Aide

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

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

E<sup>55</sup>

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

NC # 2010-0003523  
 1/06/2010 08:00A Fee:NC  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder

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**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
 David P. Savellano  
 Elizabeth S. Savellano

Case No.: CV09-05340  
 CV09-06580



**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/dwelling (quality lower than prescribed by law) (x5) & Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 27285 Citrus Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 307-260-012 and having a legal description of 5.84 ACRES M/L IN POR LOT 50 MB 008/015 ORANGE VISTA ACRES, Records of Riverside County, with the requirements of Ordinance No. 457 & 541 (RCC Title 15.16.020 & 8.120.010).

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

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

COUNTY OF RIVERSIDE  
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
 Mary Overholt  
 Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
 County of Riverside )

On 01/04/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.  
Ana E. Carrillo  
 Commission # 1767676 Comm. Expires Sep. 14, 2011

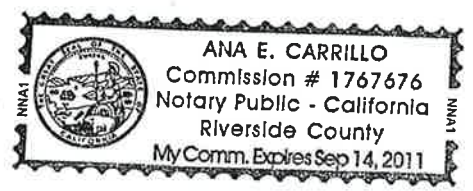



EXHIBIT NO. F

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

IC # 2010-0003523  
 01/06/2010 08:00A Fee:NC  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



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**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
 David P. Savellano  
 Elizabeth S. Savellano

Case No.: CV09-05340  
 CV09-06580



**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/dwelling (quality lower than prescribed by law) (x5) & Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 27285 Citrus Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 307-260-012 and having a legal description of 5.84 ACRES M/L IN POR LOT 50 MB 008/015 ORANGE VISTA ACRES, Records of Riverside County, with the requirements of Ordinance No. 457 & 541 (RCC Title 15.16.020 & 8.120.010).

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

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

COUNTY OF RIVERSIDE  
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
 Mary Overholt  
 Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
 County of Riverside )

On 01/04/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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

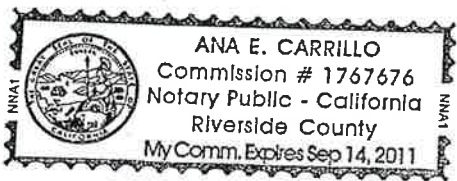


EXHIBIT NO. F2

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



Principal Deputy  
KATHERINE A. LIND

3960 ORANGE STREET, 5<sup>TH</sup> 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 Attached Notice List)

Case Nos.: CV 09-05340 & CV 09-06580  
APN: 307-260-012; SAVELLANO  
Property: 27285 Citrus Ave., Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 and 541 (RCC Titles 15 & 8) and 725 (RCC Title 1) to consider the abatement of the substandard structures and accumulated rubbish located on the SUBJECT PROPERTY described as 27285 Citrus Ave., Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 307-260-012.

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

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, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

PAMELA J. WALLS  
Riverside County Counsel


  
\_\_\_\_\_  
L. ALEXANDRA FONG  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 27285 Citrus Avenue, Perris

Case Nos.: CV 09-05340 & CV 09-06580; APN: 307-260-012; District 5

DAVID P. SAVELLANO  
ELIZABETH S. SAVELLANO  
10409 PARK STREET  
BELLFLOWER, CA 90706

JOSE ESGUERRA DE CASTRO  
LINA P. DE CASTRO  
704 BRAEWOOD DRIVE  
BRADBURY, CA 91008

ROCHUS SCHELLING  
ALICE SCHELLING  
27285 CITRUS AVENUE  
PERRIS, CA 92370

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
JOSE ESGUERRA DE CASTRO  
LINA P DE CASTRO  
704 BRAEWOOD DRIVE  
BRADBURY CA 91008

2. Article Number (Transfer from service label)  
7009 3410 0000 1318 4500  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  
 Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:

*Jose E. de Castro*  
Lina P. de Castro  
02/18/10  
DUARTE

Agent  
 Addressee



Home | Help | Sign In

Track & Confirm    FAQs

# Track & Confirm

## Search Results

Label/Receipt Number: **7009 3410 0000 1318 4494**  
Service(s): **Certified Mail™**  
Status: **Notice Left**

We attempted to deliver your item at 3:50 PM on June 18, 2010 in BELLFLOWER, CA 90706 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to [www.usps.com/redelivery](http://www.usps.com/redelivery), or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 30 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

### Track & Confirm

Enter Label/Receipt Number.

Go >

## Notification Options

### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

[Site Map](#)   [Customer Service](#)   [Forms](#)   [Gov't Services](#)   [Careers](#)   [Privacy Policy](#)   [Terms of Use](#)   [Business Customer Gateway](#)

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4644 4444  
9131 4444  
0000 0146 6002  
7009 3410 0000 1318 4494

U.S. Postal Service <sup>TM</sup>	
<b>CERTIFIED MAIL <sup>TM</sup> RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> .	
<b>OFFICIAL USE</b>	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>

Mailed 6/16/10

Postmark Here

Sent To

Street, or PO E

City, St

DAVID P SAVELLANO  
ELIZABETH S SAVELLANO  
10409 PARK STREET  
BELLFLOWER CA 90706

PS Form 3800, August 2006    See Reverse for Instructions

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





[Home](#) | [Help](#) | [Sign In](#)

[Track & Confirm](#)

[FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7009 3410 0000 1318 4487**  
Service(s): **Certified Mail™**  
Status: **Addressee Unknown**

Your item was returned to the sender on June 23, 2010 because the addressee was not known.

### Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

### Detailed Results:

- Addressee Unknown, June 23, 2010, 12:09 pm
- Addressee Unknown, June 18, 2010, 2:37 pm, PERRIS, CA
- Undeliverable as Addressed, June 17, 2010, 9:40 am, PERRIS, CA 92570

### Notification Options

#### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

[Site Map](#) [Customer Service](#) [Forms](#) [Gov't Services](#) [Careers](#) [Privacy Policy](#) [Terms of Use](#) [Business Customer Gateway](#)

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U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 6/16/10	
Postmark Here	
Sent To	ROCHUS SCHELLING
Street, Apt. No., or PO Box No.	ALICE SCHELLING
City, State, ZIP+4	27285 CITRUS AVENUE PERRIS CA 92370
PS Form 3800, August 2006 See Reverse for Instructions	

7009 3410 0000 1318 4487

3

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

6<sup>4</sup>

**PROOF OF SERVICE**

Case No Nos. CV 09-05340 & CV 09-06580

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

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

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

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

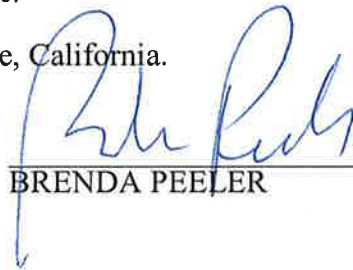
XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California,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

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

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

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

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

  
\_\_\_\_\_  
BRENDA PEELER

**EXHIBIT NO.** 65



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

June 17, 2010

RE CASE NO: CV09-05340 & CV09-06580

I, Edward Torres, hereby declare:

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

That on 06/17/2010 at 0920 hours, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 27285 CITRUS AVE, PERRIS

**Assessor's Parcel Number:** 307-260-012

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

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

CODE ENFORCEMENT DEPARTMENT

  
By: Edward Torres, Code Enforcement Officer

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

66