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



FROM:

County Counsel/TLMA,

Code Enforcement Department

**SUBMITTAL DATE:** June 30, 2010

**SUBJECT:** 

Caparimental Concurrence

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:

- The five substandard structures (two dwellings, a garage and two accessory buildings) on (1) 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.
- David P. Savellano and Elizabeth S. Savellano, the owners of the subject real property, be (2) 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, Deputy County Counsel for PAMELA J. WALLS, County Counsel

**FINANCIAL** 

Current F.Y. Total Cost: **Current F.Y. Net County Cost:**  \$ N/A \$ N/A In Current Year Budget: **Budget Adjustment:** 

N/A N/A

DATA

**Annual Net County Cost:** 

\$ N/A

For Fiscal Year:

N/A

**SOURCE OF FUNDS:** 

Positions To Be **Deleted Per A-30** 

Requires 4/5 Vote

C.E.O. RECOMMENDATION:

Policy Policy Х

B

Consent Consent

County Executive Office Signature

Tina Grande

### 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: Date:

None July 13, 2010

XC:

Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem

Clerk of the Board

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

Abatement of Public Nuisance 27285 Citrus Avenue, Perris CV 09-05340 & CV 09-06580; SAVELLANO Page 2

- (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.

Abatement of Public Nuisance 27285 Citrus Avenue, Perris CV 09-05340 & CV 09-06580; SAVELLANO Page 3

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.

#### **BOARD OF SUPERVISORS** COUNTY OF RIVERSIDE

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IN RE ABATEMENT OF PUBLIC NUISANCE 3 4

ISUBSTANDARD STRUCTURES AND ACCUMULATED RUBBISH]; APN 307-260-012, 27285 CITRUS AVENUE, PERRIS, COUNTY OF ) RIVERSIDE, STATE OF CALIFORNIA; DAVID

P. SAVELLANO AND ELIZABETH S.

SAVELLANO, OWNERS.

CASE NOS. CV 09-05340 & CV 09-06580

DECLARATION OF OFFICER **EDWARD TORRES** 

[R.C.O. No. 457, RCC Title 15] [R.C.O. No. 541, RCC Chapter 8]

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

- I am currently employed by the Riverside County Code Enforcement Department as a 1. Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.
- On August 28, 2009, Code Enforcement Officer Pike and I conducted an initial 2. inspection of the real property known as 27285 Citrus Avenue, Perris, within the unincorporated area of Riverside County, California, which is further described as Assessor's Parcel Number 307-260-012 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.
- A review of County records and documents indicate that THE PROPERTY was owned by David P. Savellano and Elizabeth S. Savellano (collectively referred to as "OWNERS") at the time of the inspection referenced in paragraph number 2 above. Certified copies of the County Equalized Assessment Roll for the year 2009-2010 and County Geographic Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.
- Based on the Lot Book Report from RZ Title Service on December 18, 2009, it is 4. determined that additional parties may potentially hold a legal interest in THE PROPERTY, to wit:

- 1	
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; 3) Members of ceiling, roofs, ceiling and roof supports or other horizontal members
13	which sag, split, or buckle due to defective material or deterioration;  4) Dampness of habitable rooms;  5) Faulty was the protection;
14	<ul> <li>Faulty weather protection;</li> <li>General dilapidation or improper maintenance;</li> <li>Public and attractive nuisance.</li> </ul>
15	7) Public and attractive nuisance.
16	Structure 2 – 66' x 45' Dwelling:
17	<ol> <li>Hazardous wiring;</li> <li>Members of ceiling, roofs, ceiling and roof supports or other horizontal members</li> </ol>
18	which sag, split, or buckle due to defective material or deterioration; 3) Dampness of habitable rooms;
19	4) Faulty weather protection; 5) General dilapidation or improper maintenance;
20	6) Public and attractive nuisance; 7) Bee infestation.
21	ā.
22	Structure 3 – 19' x 19' Garage:
23	1) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;
24	2) Faulty weather protection; 3) General dilapidation or improper maintenance;
25	4) Public and attractive nuisance.
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3	i iviellous of walls, par	itions or other vertical supports that split, lean, list or buckle
4	li 2) Wichiodis of coming, i	oofs, ceiling and roof supports or other horizontal members
5	which sag, split, or bu Dampness of habitable	ckle due to defective material or deterioration; e rooms;
6	4) Faulty weather protect	ion; r improper maintenance;
7	6) Public and attractive n	
8	bee intestation.	
9	Structure 5 – 80' x 21' Acces	sory Structure:
10	1) Members of ceiling, r	oofs, ceiling and roof supports or other horizontal members
11	2) Dampness of habitable	
	12    4) General dilapidation o	r improper maintenance;
12		uisance.
13		
14	6. During the initial insp	ection on August 28, 2009, I also observed large amounts of
15	accumulated rubbish on THE PROPI	ERTY including, but not limited to, green waste, a collapsed
16	accessory structure and discarded us	ed lumber. The total area of the accumulated rubbish was
17	17 approximately seventy-five thousand	six hundred twenty (75,620) square feet. This condition causes
18	THE PROPERTY to constitute a pub	lic nuisance in violation of Riverside County Ordinance No.
19	19 541, as codified in Riverside County	Code Chapter 8.
20	7. A site plan and photog	raphs reflecting the substandard condition of the structures and
21	21 the accumulated rubbish on THE PRO	PERTY are attached hereto as Exhibit "D" and incorporated
22	herein by reference.	
23	8. True and correct copie	es of each Notice issued in this matter and other supporting
24	documentation are attached hereto as	Exhibit "E" and incorporated herein by reference.
25	9. On August 28, 2009,	I posted Notices of Defects, Notices of Violations (RCC
26	26   15.16.020 Substandard Structures an	d RCC 8.120 Accumulation of Rubbish), "Danger Do Not
27	Enter" signs, and a "Do Not Dump" s	ign on THE PROPERTY.
28	28 10. On January 6, 2010, a	Notice of Noncompliance for the substandard structures and

DECLARATION OF CODE ENFORCEMENT OFFICER

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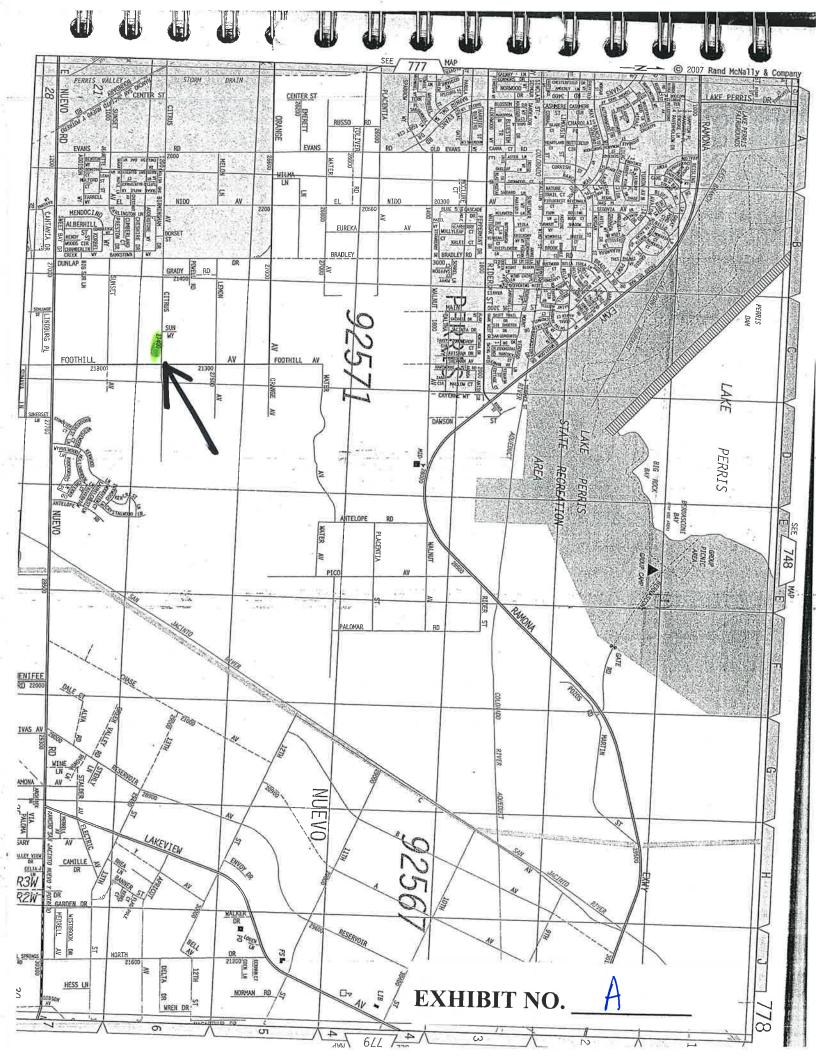
Structure 4 – 16' x 15' Accessory Structure:

accumulated rubbish was recorded against THE PROPERTY as instrument number 2010-0003523. A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated by reference as Exhibit "F".

- 11. On September 2, 2009, Notices of Violations (RCC 15.16.020 Substandard Structures and RCC 8.120 Accumulation of Rubbish) were mailed to OWNERS and on December 23, 2009, were mailed to OWNERS and INTERESTED PARTIES by certified mail, return receipt requested.
- 12. On December 16, 2009, January 8, 2010 and March 24, 2010, I conducted follow up inspections of THE PROEPRTY. During my December 16, 2009 inspection, from the road right of way, I observed additional graffiti on one of the structures. The conditions on THE PROPERTY remained the same. Accumulated rubbish remained on THE PROPERTY, the structures remained in a general state of dilapidation, and THE PROPERTY continued to constitute a nuisance to the community.
- 13. I am informed and believe, and based upon said information and belief, allege that OWNERS do not have legal authority or permission to store or accumulate the above described materials on THE PROPERTY.
- 14. Based upon my experience, knowledge and visual observations, it is my determination that the substandard structures on THE PROPERTY creates an extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 457 and 541.
- 15. On June 16, 2010, the "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for July 13, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNERS and INTERESTED PARTIES by certified mail, return receipt requested and on June 17, 2010 was posted on THE PROPERTY. True and correct copies of the notice, return receipt cards, together with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.
- 16. A follow-up inspection on June 17, 2010 revealed that THE PROPERTY remains in violation.

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

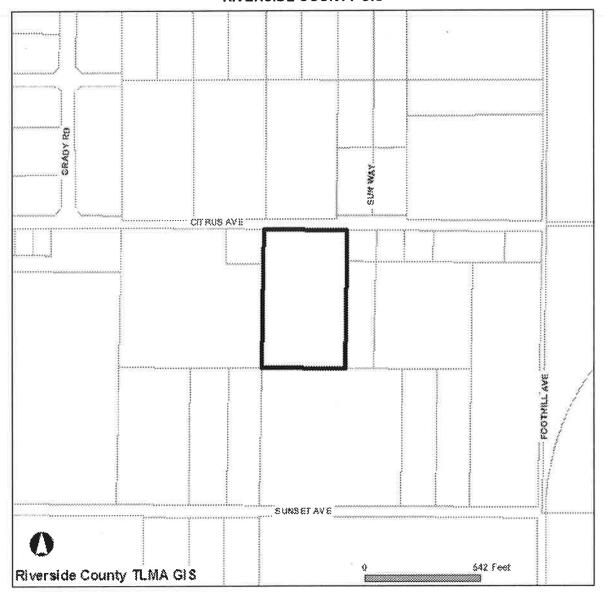
- 18. Accordingly, the following findings and conclusions are recommended:
- (a) The structures be condemned as substandard buildings, public and attractive nuisance;
- (b) The OWNERS, or whoever has possession or control of THE PROPERTY, be required to rehabilitate or demolish said structures, including the removal and disposal of all structural debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside County Ordinance No. 457 (RCC Title 15);
- 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 Riverside County Health Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) 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 by South Coast Air Quality Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;
- (d) If the substandard structures are not razed, removed and disposed of, or reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days after the posting and mailing of the Board's Order and Findings, the substandard structures and contents therein shall be abated by representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under



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

Assessment #307260012	2-7	Parcel # 307260012-7	
Assessee:	SAVELLANO DAVID P	Land	139,585
Assessee:	SAVELLANO ELIZABETH S	Structure	10,200
Mail Address:	10409 PARK ST	Full Value	149,785
City, State Zip:	BELLFLOWER CA 90706	Total Net	149,785
Real Property Use Code:	R1	Total Not	115,705
Base Year	1985		
Conveyance Number:	999998	View Parcel Map	
Conveyance (mm/yy):	5/1989		
PUI:	R010022		
TRA:	83-007		
Taxability Code:	0-00		
ID Data:	Lot 50 MB 008/015 ORANGE VISTA ACRES		
Situs Address:	27285 CITRUS AVE PERRIS CA 92571		

#### **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.  $\mathbb{B}^2$ 

#### **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), CONSTD 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 COMPATIBLITY ZONES
NOT IN AN AIRPORT COMPATIBILTY ZONE

#### **ENVIRONMENTAL**

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

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

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

**VEGETATION (2005)** 

Agricultural Land Developed/Disturbed Land

#### **FIRE**

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBLITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

#### **DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)** 

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT** 

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.CENTRAL

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

LAKEVIEW/NUEVO

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

#### TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

#### **ROAD BOOK PAGE**

#### 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

NOT WITHIN A 1/2 MILE OF A FAULT

#### LIQUEFACTION POTENTIAL

#### 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

#### **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

- 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
- · 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 kr	own as:
27285 Citrus Avenue Perris , CA 92571	41
DESCRIPTION:	FEE:
Lot Book Report	\$114.00
TOTAL DUE:	\$114.00

Payment due upon receipt. Please remit to:

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

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





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

### **Lot Book Report**

Order Number:

FEE(s):

Order Date: 12/18/2009 Dated as of: 12/11/2009

County Name: Riverside

Report: \$114.00

21067

**Customer:** 

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

**Brent Steele** 

Reference:

CV09-05340/Ed Torres

IN RE:

SAVELLANO, DAVID P & ELIZABETH S.

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

Recorded

Document No.

D.T.T.

Grantor

Grantee

08/27/1984

09/27/1984

209604

None Shown

Jose Esguerra De Castro and Lina P. De Castro,

husband and wife

David P. Savellano and Elizabeth S Savellano, husband

and wife, as joint tenants

### **Deeds of Trust**

Position No.

A Deed of Trust Dated

Recorded

Document No.

Amount

Trustor

Trustee

Beneficiary

Position No.

A Deed of Trust Dated Recorded

Document No.

**Amount** 

Trustor

Trustee

1st

01/24/1983

02/01/1983

19759

\$128,125.00

Jose Esguerra De Castro and Lina P. De Castro,

husband and wife

John J. Pearce Escrows, Inc., a California corporation

Rochus Schelling and Alice Schelling, husband and wife,

as joint tenants

2nd

09/04/1984

09/27/1984

209605

\$28,818.98

David P. Savellano and Elizabeth S. Savellano, husband

and wife

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

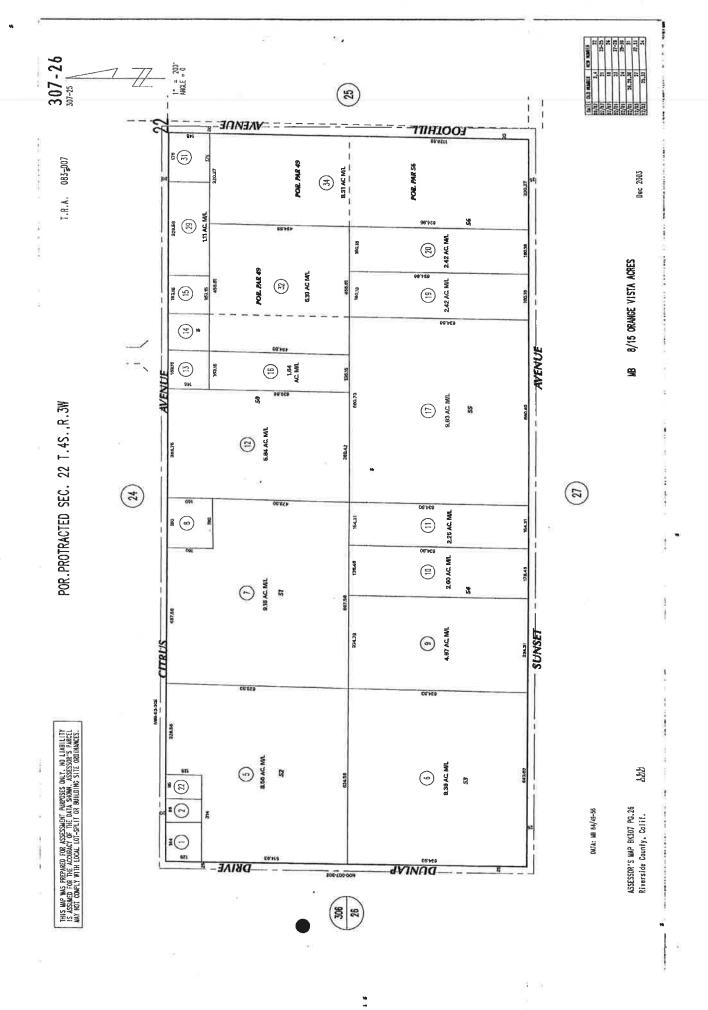
### **Additional Information**

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 CALIFORNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY RECORDER.



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AND WHEN BY	CORDED MAIL TO	25 PE	28 28	
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869 Juarez St Montebello, C		RECEIV	20 1 100 PE 100	4
SHORT FORM	DEED OF TRUST AND ASSIG		LINE FOR RECORDER'S US QUEST FOR SPECIAL NOTICE	
his Deed of Trust, DAVID P. SAVE	made this 4th LLANO and ELIZABETH S.	day of Septembe SAVELLANO, husband	and wife	, between
·	1078 S. PLYMOUTH BOUI mber and street)	(city)	CALIFORNIA 90019 (Hade)	(aip)
	CROWS, INC., a California			
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Records of Ri	NGE VISTA ACRES, as si verside County Califor REPROM THE EASTERLY FO	nown by Map on file i rnia;	n book 8 Page 15 of	Maps,
THIS DEED OF	TRUST IS SECOND AND J	UNIOR TO A FIRST TRUS	T DEED NOW OF RECORD	).
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	GRANT DEED	CE ABOVE THIS LINE FOR RE	CORDER'S USE	17
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				
LOT 50 of ORANGE VISTA ACRES, as Maps, Records of Riverside Count	shown by Map o	n file in Book 8 Page	15 of »	
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JJP #7195-A RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO **r** Mr. and Mrs. Rochus Schelling 100 27285 Citrus Avenue Perris, California 92370 SPACK 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 . between January 1983 JOSE ESGUERRA DE CASTRO and LINA P. DE CASTRO, , berein called TRUSTOR, husband and wife 869 Juarez Street, Montebello, California 90640 (number and street) (city) whose address is, (state) (gip) JOHN J. PEARCE ESCROWS, INC., a California corporation, herein called TRUSTEE, and ROCHUS SCHELLING and ALICE SCHELLING, husband and wife, as joint tenantial called senerician, Witnesself: That Trustor irrevocably grants, transpers 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. TOGETHER WITH the rents, issues and profits thereof, SURJECT, 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 a 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, vis.: COUNTY DATE BOOK PAGE COUNTY IMPERIAL 9 10 68 1267 574 ORANGE RERN 9 6 68 4195 383 | YENTURA DATE 800N PAGE COUNTY OATE BOOM PAGE COUNTY OATE BOOM PAGE 9 6 68 8714 147 SAN BERNARDINO 9.6 68 7090 14 SANTA BARBARA 9.6 68 2244 927 9 6/68 3363 84 SAN LUIS OBISPO 9 10 68 1489 429 COS AMGELES 8 29 68 1 5910 842 YENTURA 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 Book Page Book above described property, executed by as Trustor in which Is named as Beneficiary, and as Trustee, be mailed to

> LIMA P. DE CASTRO OFFRIAL STAL JOHN J. PEARCE HOTARY PUBLIC CALIFORNIA HOTARY ROUD FILED IN DISTRICT COUNTY

(State)

CASTRO

(City)

JOSE KOVERNA

(Zip)

WITNESS my hand and official soal.

whose address is ..

STATE OF CALIFORNIA, COUNTY OF RIVERS

RIVERSIDE

instrument and acknowledged that they executed the same

LINA P. DE CASTRO, proved to me on the basis of satisfactory evidence \_\_Of satisfactory evidence to be the persons whose names are subscribed to the within

(Number and Street)

before me, the under-



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

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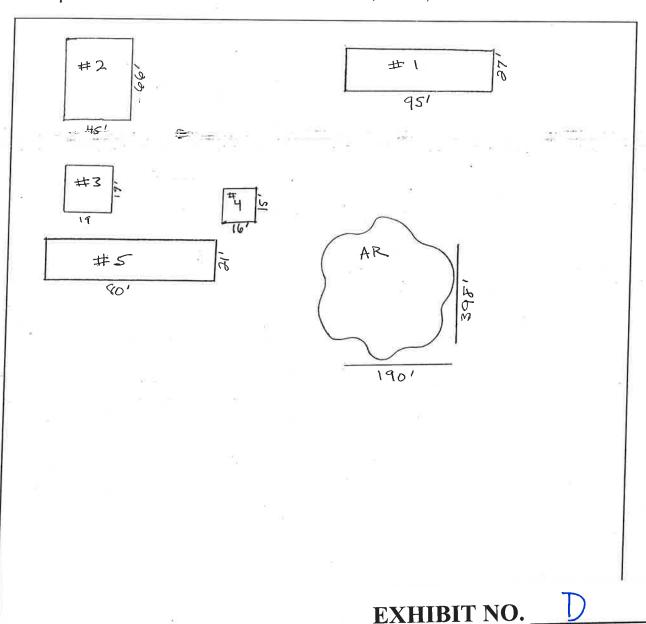
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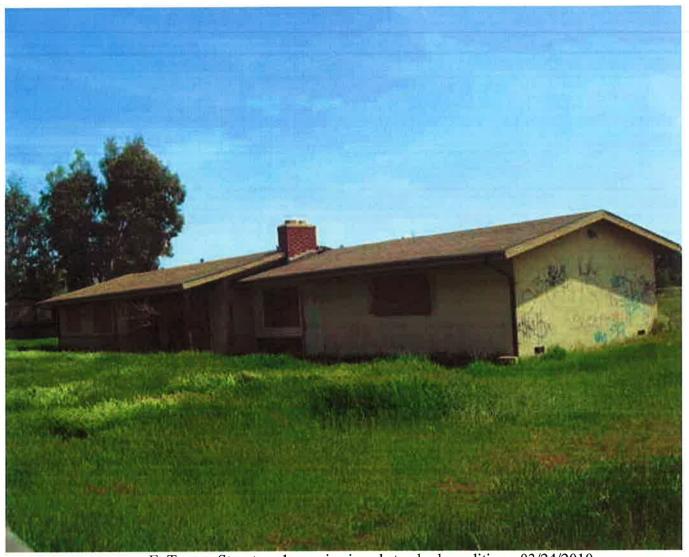
E



NOT TO SCALE

REAR PROPERTY LINE

SIT.06 - Code Enforcement 10.07



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

EXHIBIT NO.  $\mathbb{D}^2$ 





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

EXHIBIT NO.  $_{ }$ 



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

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





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

EXHIBIT NO.  $\mathbb{D}^5$ 



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

EXHIBIT NO.



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



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

EXHIBIT NO. \_\_\_\_\_D<sup>8</sup>





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

EXHIBIT NO.  $\mathbb{D}^{9}$ 



### Code Enforcement Case: CV0905340

Printed on: 03/31/2010



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

EXHIBIT NO. \_



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

EXHIBIT NO. D''



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

EXHIBIT NO. \_



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

### Code Enforcement Case: CV0906580

Printed on: 03/31/2010

### Photographs



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

EXHIBIT NO.



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

EXHIBIT NO.



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

EXHIBIT NO. \_\_



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

CASE # CV09-05340

**DATE: 08-28-09** 

LOCATION: 27285 Citrus Ave, Perris

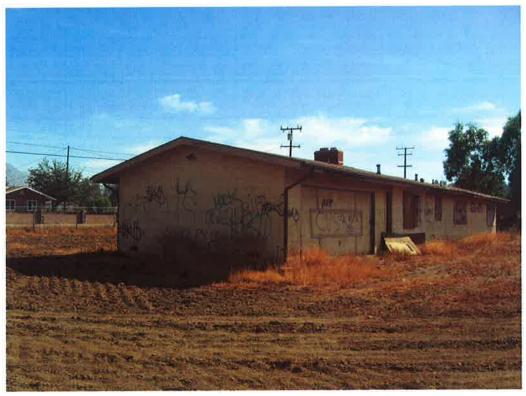


Photo 1: Structure #1 Defects 14, 17

Photo 2: Structure #1 Defects 14, 17



DII

EXHIBIT NO.

**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.

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

CASE # CV09-05340

**DATE: 08-28-09** 

LOCATION: 27285 Citrus Ave, Perris

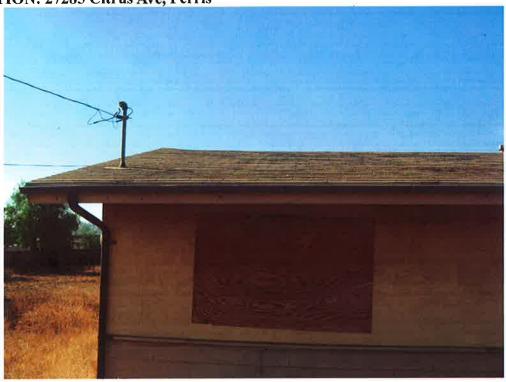


Photo 5: Structure #1 Defects 11,14, 17

Roof sags

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



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

CASE # CV09-05340

**DATE: 08-28-09** 

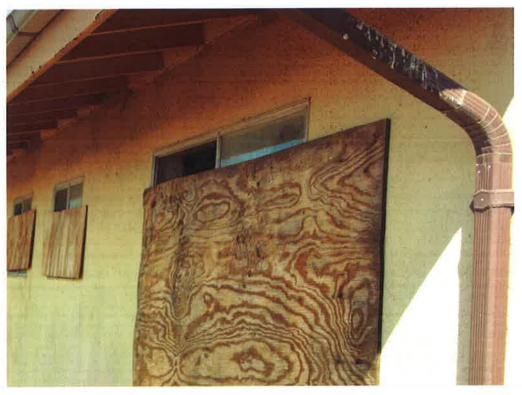


Photo 7: Structure #1 Defects 12,13,14, 17 Missing window not covered by plywood

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

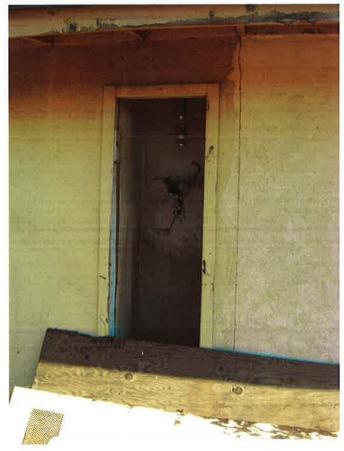


EXHIBIT NO.



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

**CASE # CV09-05340** 

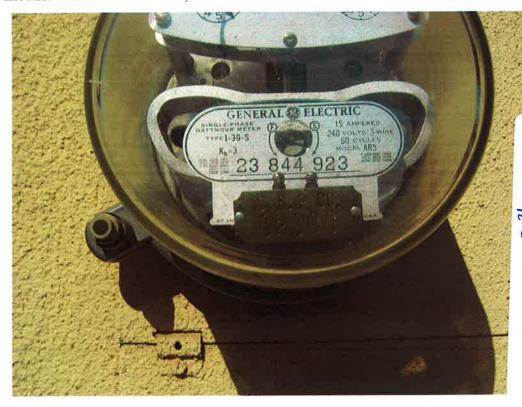
**DATE: 08-28-09** 

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



KHIBIT NO.

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

**CASE # CV09-05340** 

**DATE: 08-28-09** 



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

Photo 12: Structure #1 Postings



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

CASE # CV09-05340

**DATE: 08-28-09** 

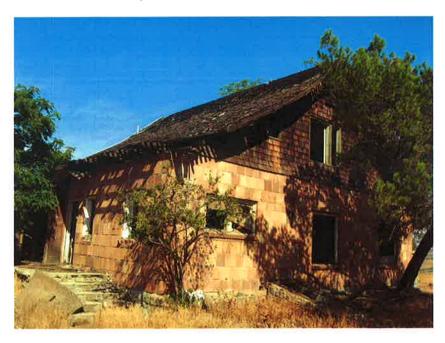
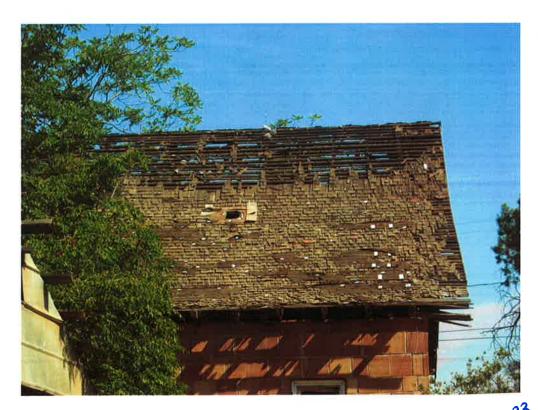


Photo 13: Structure #2 Defects 11,12,13,14, 17

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



**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





EXHIBIT NO.  $D^{\epsilon}$ 

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

CASE # CV09-05340

**DATE: 08-28-09** 

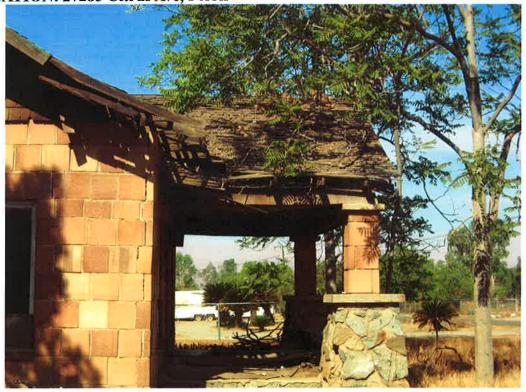
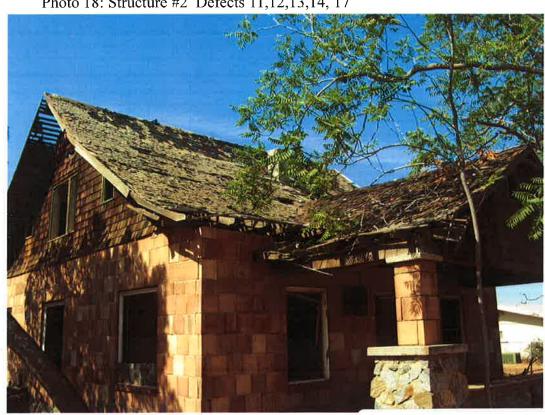


Photo 17: Structure #2 Defects 11,12,13,14, 17

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



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

CASE # CV09-05340

**DATE: 08-28-09** 

**LOCATION: 27285 Citrus Ave, Perris** 

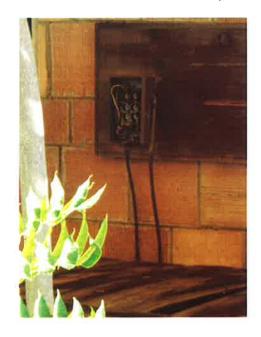


Photo 19: Structure #2 Defects 6, 14

Photo 20: Structure #2 Defects 13,14,



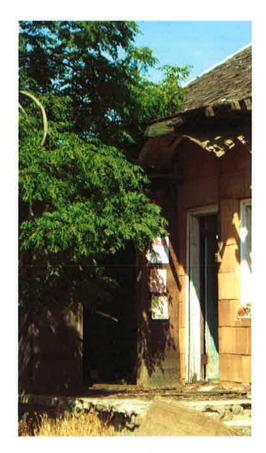


Photo 21: Structure #2 Postings

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

**CASE # CV09-05340** 

**DATE: 08-28-09** 

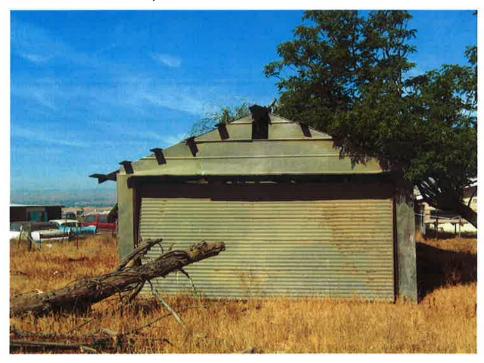
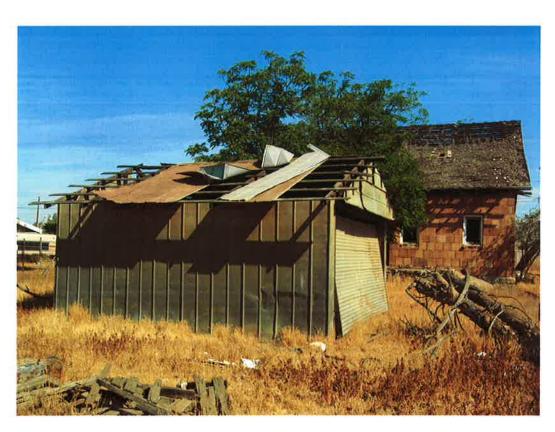


Photo 22: Structure #3 Defects 11, 13, 14, 17

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



TAKEN BY: E. Torres #52

CASE # CV09-05340

**DATE: 08-28-09** 



Photo 24: Structure #3 Postings

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

**CASE # CV09-05340** 

DATE: 08-28-09



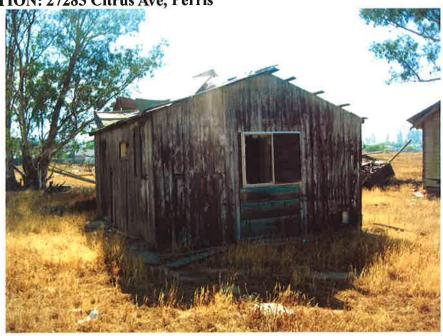
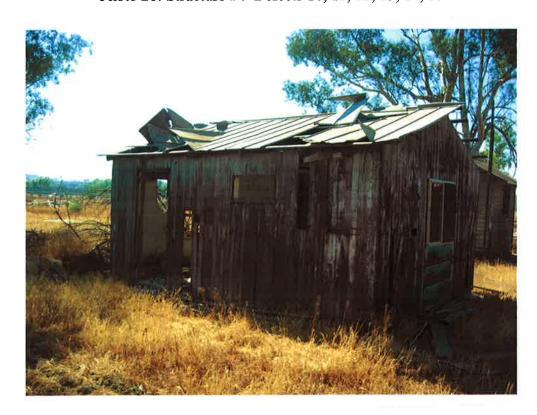


Photo 25: Structure #4 Defects 11, 13, 14, 17

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



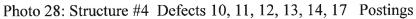
**TAKEN BY: E. Torres #52** 

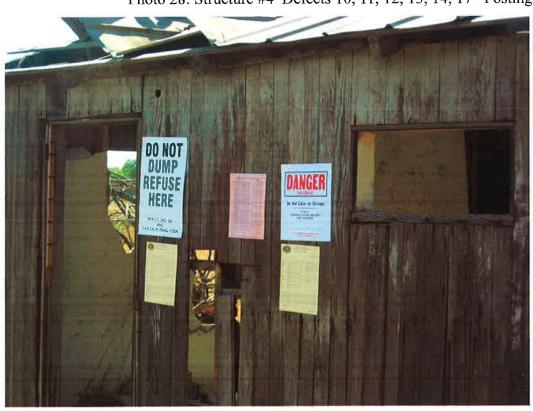
**CASE # CV09-05340** 

**DATE: 08-28-09** 



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





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

CASE # CV09-05340

**DATE: 08-28-09** 

LOCATION: 27285 Citrus Ave, Perris

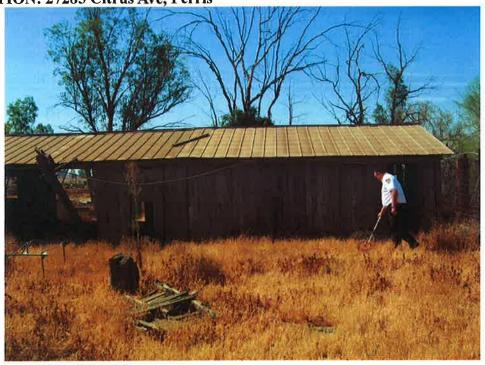
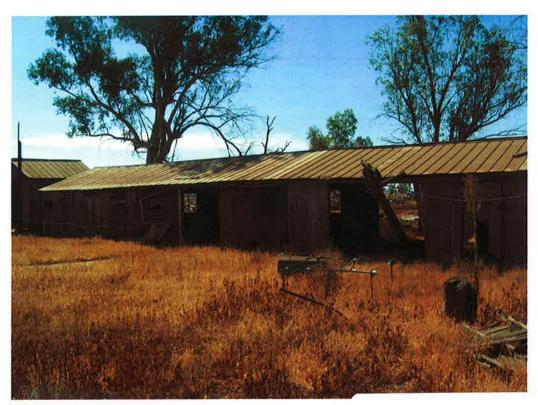


Photo 29: Structure #5 Defects 13, 14, 17

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



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

**CASE # CV09-05340** 

**DATE: 08-28-09** 



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

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



Photo 31: Structure #5 Postings



EXHIBIT NO.



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

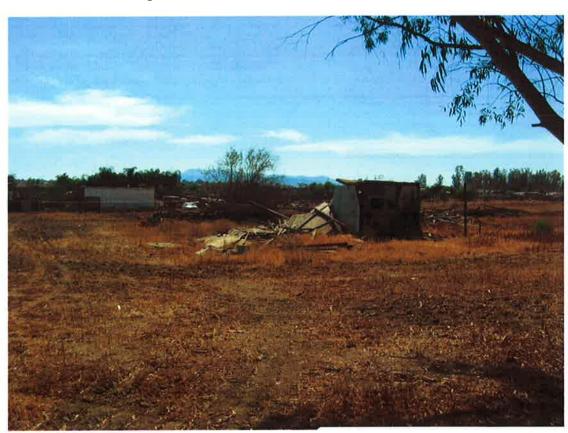
**CASE # CV09-06580** 

**DATE: 08-28-09** 

**LOCATION: 27285 Citrus Ave, Perris** 



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



 $\int_{33}$ 

**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



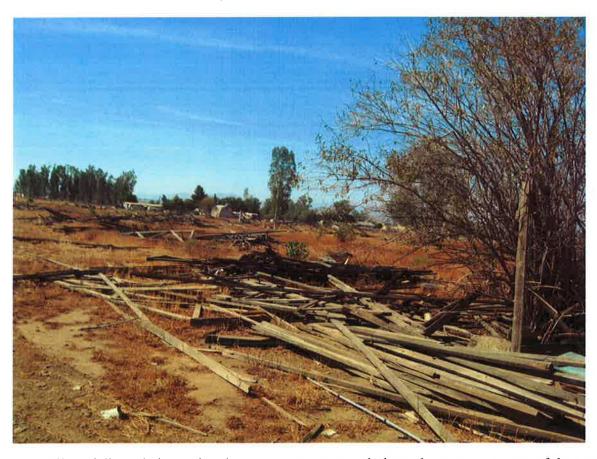
EXHIBIT NO. \_

**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



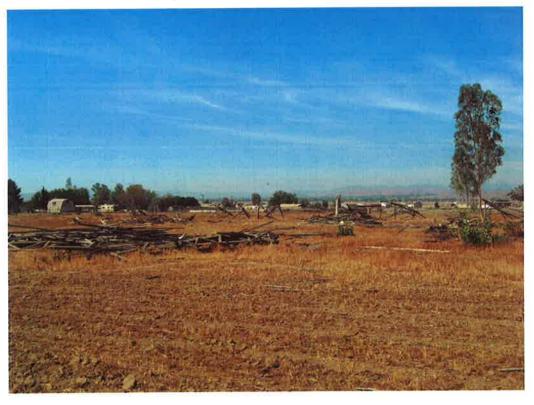
EXHIBIT NO. \_

TAKEN BY: E. Torres #52

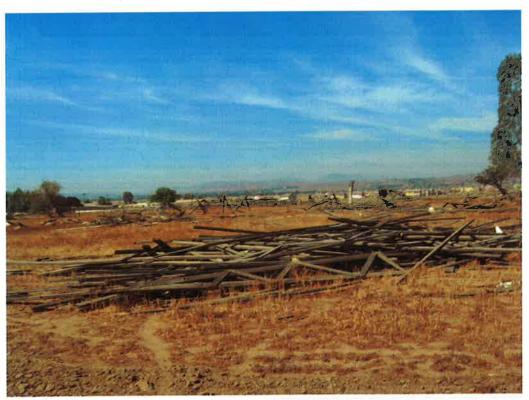
CASE # CV09-06580

**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





# CODE ENFORCEMENT DEPARTMENT

### NOTICE OF VIOLATION

CASE No.: CV 0 9 - 0 5 3 4 0 THE PROPERTY AT: 27295 CITRUS AVE, PERRES APN#: 307-260-012 WAS INSPECTED BY OFFICER: E. TORRES / D. PIKE ID#: 52/54 ON 08-28-09 AT 0945 Partypm AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS: 17.252.030 Unpermitted Outdoor Advertising Display - Obtain a Excessive Yard Sales - Cease yard sale. Limit of 3 yard 5.28.040 permit from the Planning Dept. or remove display. sale events, not over 3 consecutive days, per year. (RCO 348) (RCO 593) Prohibited Fencing - Remove fence. Fences shall not be Unfenced Pool - Install or provide adequate fencing to 17.172.205 8.28.030 constructed of garage doors, tires, pallets or other (RCO 821) secure the pool. materials not typically used for the construction of fences. (RCO 348) Accumulated Rubbish -Remove all rubbish & dispose of 8,120,010 Excessive Outside Storage: Storage of Unpermitted 17. in an approved legal landfill. (RCO 541) Mobile Home(s) Not Allowed - Remove unpermitted 15.08.010 Unpermitted Construction - Cease construction. Obtain (RCO 348) mobile home(s) from the property. the appropriate permits from the Bldg. & Safety and Occupied RV/Trailer - Cease occupancy & disconnect Planning Departments or demolish the 17. all utilities to RV/Trailer. (RCO 457) (RCO 348) Unapproved Grading/Clearing - Cease grading/ 15.12.020(J)(2) Excessive Animals - Remove or reduce the number of clearing/stockpiling/importing fill. Obtain a Restoration 17. Assessment from the Dept. of Building & Safety. Perform to less than \_\_\_\_\_. complete restoration and remediation of the property (RCO 348) affected by the unapproved grading in accordance with Unpermitted Land Use: 17. (RCO 457) the Restoration Assessment. Cease all business activities. Obtain Planning Dept. Substandard Structure - Obtain a permit from the Bldg. (RCO 348) approval prior to resuming business operations. 15.16.020 & Safety Dept. to rehabilitate per Notice of Defects or Excessive Outside Storage - Remove or reduce all 17. demolish the structure. (RCO 457) outside storage to less than \_\_\_\_\_ square feet at Unpermitted Mobile Home—Vacate mobile home. 15.48.010 (RCO 348) the rear of the property. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove (RCO 457) Mobile Home. Substandard Mobile Home/Trailer/RV - Obtain a 15.48.040 permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile (RCO 457) Home/Trailer/RV. COMMENTS: \_\_ STRUCTURE IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 9-27-9 . 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 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. PROPERTY OWNER ( ) TENANT DATE PRINT NAME SIGNATURE EXHIBIT NO. POSTED CDL/CID# D.O.B. YELLOW: GREEN: CASE FILE WHITE: VIOLATOR

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

	HOTICE OF DEFECTS
SUBSTANDARD BUILDING CONDITIONS:	UNIFORM HOUSING HEALTH & SAFETY  CODE SECTIONS CODE SECTIONS
1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitch	
	les []Demolish Or Rehabilitate Structure
2. 1 Lack of hot and cold running water to plumbing fixtures	
OBTAIN PERMIT TO: Repair Per Applicable Building Cod	les   [Demolish Or Rehabilitate Structure]
Lack of connection to required sewage system	
OBTAIN PERMIT TO: []Repair Per Applicable Building Cod	les []Demolish Or Rehabilitate Structure
4. [] Hazardous plumbing	
	les []Demolish Or Rehabilitate Structure
5. [] Lack of required electrical lighting	
	les []Demolish Or Rehabilitate Structure
6. Hazardous Wiring	
OBTAIN PERMIT TO: ARepair Per Applicable Building Cod	es Demolish Or Rehabilitate Structure
7. [] Lack of adequate heating facilities  OBTAIN PERMIT TO: [] Repair Per Applicable Building Cod	
8. [] Deteriorated or inadequate foundation	es []Demolish Or Rehabilitate Structure
OBTAIN PERMIT TO: [   Repair Per Applicable Building Code	es []Demolish Or Rehabilitate Structure
9. [] Defective or deteriorated flooring or floor supports	S []Demonsh Of Renabilitate Structure
	es []Demolish Or Rehabilitate Structure
10 [] Members of walls, partitions or other vertical supports that split, lea	
due to defective material or deterioration	
OBTAIN PERMIT TO: []Repair Per Applicable Building Code	es [IDemolish Or Pehabilitate Structure
11 Members of ceilings roofs, ceiling and roof supports or other horizon	ontal 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 Code	MDemolish Or Rehabilitate Structure
12 Dampness of habitable rooms	
OBTAIN PERMIT TO: (Repair Per Applicable Building Code	MDemolish Or Rehabilitate Structure
OBTAIN PERMIT TO: Repair Per Applicable Building Code  13 Faulty weather protection	1001(h)1-4 17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, ro	oof or floors
including broken windows or doors, lack of paint or other approv	
OBTAIN PERMIT TO: MRepair Per Applicable Building Code	
14 M General dilapidation or improper maintenance	
OBTAIN PERMIT TO: Repair Per Applicable Building Code	S [Demolish Or Rehabilitate Structure
15 [] Fire hazard	
OBTAIN PERMIT TO: []Repair Per Applicable Building Code	
16 [] Extensive fire damage	
OBTAIN PERMIT TO: []Repair Per Applicable Building Code	s []Demolish Or Rehabilitate Structure
Public and attractive nuisance - abandoned/vacantOBTAIN PERMIT TO: **IRepair Per Applicable Building Code	- VAD - 11.0 D 1.171 - 0
18 [] Improper occupancy	S (Demolish Or Rehabilitate Structure
16   Improper occupancy	1001(n) 17920.3(n)
OBTAIN PERMIT TO: []Repair Per Applicable Building Code	[ ]Demolish Or Rehabilitate Structure
OBTAIN PERMIT TO: []Repair Per Applicable Building Code  19 []	
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OBTAIN PERMIT TO: []Repair Per Applicable Building Code  19 [] OBTAIN PERMIT TO: []Repair Per Applicable Building Code  20 []	s []Demolish Or Rehabilitate Structure s []Demolish Or Rehabilitate Structure
OBTAIN PERMIT TO: []Repair Per Applicable Building Code:  *** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30	S []Demolish Or Rehabilitate Structure  S []Demolish Or Rehabilitate Structure  D DAYS OF THE DATE OF THIS NOTICE
OBTAIN PERMIT TO: []Repair Per Applicable Building Code  19 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  20 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	S []Demolish Or Rehabilitate Structure  S []Demolish Or Rehabilitate Structure  D DAYS OF THE DATE OF THIS NOTICE
OBTAIN PERMIT TO: []Repair Per Applicable Building Code:  OBTAIN PERMIT TO: []Repair Per Applicable Building Code:  OBTAIN PERMIT TO: []Repair Per Applicable Building Code:  *** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30  Case No. CVOCI- 05340 Address 27285 CITRUS	[]Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  DAYS OF THE DATE OF THIS NOTICE  Av. Perrils
OBTAIN PERMIT TO: []Repair Per Applicable Building Code:  OBTAIN PERMIT TO: []Repair Per Applicable Building Code:  OBTAIN PERMIT TO: []Repair Per Applicable Building Code:  *** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30  Case No. CVOCI- 05340 Address 27285 CITRUS	[]Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  DAYS OF THE DATE OF THIS NOTICE  Av. Perrils
OBTAIN PERMIT TO: []Repair Per Applicable Building Code  19 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  20 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  *** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30  Case No. CVOL-05340 Address 27285 CITRUS  Date 08-28-09 Officer E. TORRES [5.	[]Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  DAYS OF THE DATE OF THIS NOTICE  Au, Perrils
OBTAIN PERMIT TO: []Repair Per Applicable Building Code  19 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  20 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  *** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30  Case No. CVOL-05340 Address 27285 CITRUS  Date 08-28-09 Officer E. TORRES [5.	[]Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  DAYS OF THE DATE OF THIS NOTICE  AU, PERRILLS
OBTAIN PERMIT TO: []Repair Per Applicable Building Code  19 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  20 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  *** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30  Case No. CVOC - 05340 Address 27285 CITRUS  Date 68-28-09 Officer E. TORRES / 5.  95' x 27' RESIDENCE (VALANT)  285-025 (4/96)	[]Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  DAYS OF THE DATE OF THIS NOTICE  AU, PERRILLS
OBTAIN PERMIT TO: []Repair Per Applicable Building Code  19 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  20 []  OBTAIN PERMIT TO: []Repair Per Applicable Building Code  *** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30  Case No. CVOL-05340 Address 27285 CITRUS  Date 08-28-09 Officer E. TORRES [5.	Demolish Or Rehabilitate Structure



## 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

EXHIBIT NO.  $\mathbb{E}^3$ 



CASE No.: CV 0 9 - 0 5 3 4 0

APN#: 307-260-012



THE PROPERTY AT: 27285 CITAUS AVE, PETERIS

# CODE ENFORCEMENT DEPARTMENT

### NOTICE OF VIOLATION

W	'AS INSPECTEI	DBY OFFICER: E. TOTTHES /D. PIKE		ID#: <u>5</u> }/5°	ON 08-28-09 AT 0950 (3m/pm
A	ND FOUND TO	BE IN VIOLATION OF RIVERSIDE COUNTY O	OD	E(S) AS FOLLO	DWS:
0	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	0	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
0	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.		17.172.205	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other
0	8.120.010 (RCO 541)	Accumulated Rubbish -Remove all rubbish & dispose of in an approved legal landfill.	0	(RCO 348)	materials not typically used for the construction of fence  Excessive Outside Storage: Storage of Unpermitted
0	15.08.010	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and		(RCO 348)	Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
	(RCO 457)	Planning Departments or demolish the		17	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
$\overline{\bigcirc}$	15.12.020(J)(2)	Unapproved Grading/Clearing - Cease grading/		(RCO 348)	an utilities to Ky/Traner.
)	# - Tale 10	clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform	0	17	Excessive Animals - Remove or reduce the number of to less than
		complete restoration and remediation of the property affected by the unapproved grading in accordance with		(RCO 348)	
<u></u>	(RCO 457)	the Restoration Assessment.	P	17	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept.
<b>*</b>	15.16.020	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or		(RCO 348)	approval prior to resuming business operations.
	(RCO 457)	demolish the structure.	$  \cap $	17	Excessive Outside Storage - Remove or reduce all outside storage to less than square feet a
	15.48.010	Unpermitted Mobile Home—Vacate mobile home.  Obtain the appropriate permits from the Planning Dept. &		(RCO 348)	the rear of the property.
	(RCO 457)	Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	$\cup$	UI.	
0	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.	0		
CO	MMENTS:				
RE VIO AD AD AD S_/ CH DA	SULT IN THE DLATION. YOU DITION, OTHE ATEMENT AND TICE IS HER MINISTRATIVE ARGES BY FILLYS OF SERVIVERSIDE COUN	DRRECTION(S) MUST BE COMPLETED BY:  ISSUANCE OF AN ADMINISTRATIVE CIT  U MAY BE CITED EACH DAY THAT THE VER ENFORCEMENT ACTION, PENALTIES AND  D ENFORCEMENT COSTS MAY RESULT IF CO  REBY GIVEN THAT AT THE CONCLUSION  E COSTS ASSOCIATED WITH THE PROCESS  DETERMINED BY THE BOARD OF SUPERVISION  LING A REQUEST FOR HEARING WITH THE  CE OF THE SUMMARY OF CHARGES, PU  ITY CODE 1.16.	ATIOL O THE OMP O CONTROL O SING O D E	ON WITH FIN ATION(S) EX HE IMPOSITION LIANCE IS NOT THIS CASTON OF SUCH VOLUMENT CONTROL OF THE PARTMENT CONTROL OF THE PARTME	NES UP TO \$500.00 PER DAY, FOR EACH IST BEYOND THE CORRECTION DATE. IN IN OF A LIEN ON THE PROPERTY FOR THE OT ACHIEVED BY THE CORRECTION DATE.  E YOU WILL RECEIVE A SUMMARY OF YOLATION(S), AT AN HOURLY RATE OF L HAVE THE RIGHT TO OBJECT TO THESE OF CODE ENFORCEMENT WITHIN TEN (10)
	SIGNATUI	RE PRINT NAME		DATE	-4
	CDL/CID#	D.O.B.	H	BIT NO	POSTED
TIH	E: VIOLATOR	GREEN: CASE FILE YELLOW: PC			

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

		1101102 01 02.2010
SUBSTANDARD BUILDING	CONDITIONS:	UNIFORM HOUSING HEALTH & SAFETY  CODE SECTIONS CODE SECTIONS
	r closet, lavatory, bathtub, shower or kitchen	
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
	ing water to plumbing fixtures	
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
	uired sewage system	
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
	lighting	
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
		1001(e) 17920.3(d)
OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	
	acilities	
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
8. [] Deteriorated or inadequate	e foundation	
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
9. [] Defective or deteriorated f	looring or floor supports	1001(c)2 17920.3(b)2
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
10 [] Members of walls, partition	ns or other vertical supports that split, lean,	
<b>OBTAIN PERMIT TO:</b>		[]Demolish Or Rehabilitate Structure
	, ceiling and roof supports or other horizont	
	lue to defective material or deterioration	
OBTAIN PERMIT TO:		MDemolish Or Rehabilitate Structure
	ms	
OBTAIN PERMIT TO:		
<i>-</i>	· · · · · · · · · · · · · · · · · · ·	
	tive weather proofing of exterior walls, roof	
_	ws or doors, lack of paint or other approved	<u> </u>
OBTAIN PERMIT TO:	[A]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
	proper maintenance	
	MRepair Per Applicable Building Codes	
15 [] Fire hazard		1001(i) 17920.3(h)
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
16 [] Extensive fire damage	***************************************	***************************************
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
	ice - abandoned/vacant	
OBTAIN PERMIT TO:		MDemolish Or Rehabilitate Structure
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
19 1 BEE INFESTATION	[ ]repair i et Applicable Building codes	[ ]Demoish of Renaumtate Structure
OBTAIN PERMIT TO:	(Repair Per Applicable Building Codes	Manalish On Bahahilitata Structura
OBTAIN PERMIT TO:	Makepair Fer Applicable Building Codes	Demolish Or Rehabilitate Structure
20 []		
<b>OBTAIN PERMIT TO:</b>	[ ]Repair Per Applicable Building Codes	[ ]Demolish Or Rehabilitate Structure
*** YOU MUST CORRECT T	HE ABOVE CONDITIONS WITHIN 30 I	DAYS OF THE DATE OF THIS NOTICE
TOO MOST CORRECT T	THE ABOVE CONDITIONS WITHIN 301	A 13 OF THE DATE OF THIS NOTICE
Case No. C.V09-05340	Address 27275 Crrnus A	AV. PERTIS
Date 08-28-09	Officer E TORRE ( . T.)	
EZ WOLVILI IMANAT T	Officer E. TORRES 52 RESIDENCE	
205 025 (4/0C)	.,, 00,000	XHIBIT NO. E <sup>5</sup>
285-025 (4/96)	Tr.	XHIBIT NO.
Distribution: White-Cas	e File; Canary-Property Owner	



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 #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

EXHIBIT NO. \_\_\_E<sup>\gamma</sup>



GREEN: CASE FILE

WHITE: VIOLATOR

# OUNTY OF RIVERSIDA CODE ENFORCEMENT DEPARTMENT

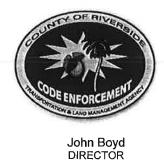
### NOTICE OF VIOLATION

	A STATE OF THE PARTY OF THE PAR	AND THE PARTY OF T													
	W. C. Scotledown Co.								CASE	No.: C	CV	9-	0	5 3	40
T	HE PROPERTY	AT: <u>27285</u>	Citru	s AVE,	Pe	RR	کد								
W	AS INSPECTEI	D BY OFFICER;_	fin	CĒ				ID#: <u>59</u>	ON	0828.	09	_AT	095	5@	/pm
A	ND FOUND TO	BE IN VIOLATION	ON OF RIVE	ERSIDE COU	UNTY C	COD	E(S	S) AS FOLLO	WS:						
0	5.28.040 (RCO 593)	Excessive Yard Sals sale events, not over	l <b>es -</b> Cease yard r 3 consecutive	d sale. Limit of days, per year.	3 yard			7.252.030 CO 348)	Unpermit permit fro						
0	8.28.030 (RCO 821)	Unfenced Pool - Insecure the pool.	stall or provide	adequate fenci	ing to		1	7.172.205 CO 348)	Prohibite constructe materials	ed of gara	ige door	rs, tires,	pallets	or other	•
0	8.120.010 (RCO 541)	Accumulated Rublin an approved legal		ıll rubbish & di	ispose of	0	÷		Excessive	Outside	Storag	ge: Stora	age of U	Unperm	itted
0	15.08.010	Unpermitted Const the appropriate perm	nits from the Bl	ldg. & Safety a			(R	CO 348)	Mobile H mobile ho					unperm	itted
	(RCO 457)	Planning Departmer	its or demolish	the	•		1_	GO 240)	Occupied all utilities			ease occ	upancy	/ & disc	onnect
0	15.12.020(J)(2)	Unapproved Gradi clearing/stockpiling/	ng/Clearing - importing fill.	Cease grading/ Obtain a Resto	ration		÷	CO 348)	Excessive	Animals	s - Rem	ove or re	educe t	he numl	er of
		Assessment from the complete restoration	and remediation	on of the prope	rty			CO 348)							
	(RCO 457)	affected by the unap the Restoration Asse		g in accordance	with		17		Unpermitted Land Use:			_			
<b>1</b>	15.16.020	Substandard Struc	t <b>ure</b> - Obtain a	permit from th	ne Bldg.	ľ	(R	CO 348)	Cease all business activities. Obtain Planning approval prior to resuming business operations			ing Der	ot.		
	(RCO 457)	& Safety Dept. to red demolish the structu		lotice of Defect	ts or		17.		Excessive Outside Storage - Remove or redu			ıll			
0	15.48.010	Unpermitted Mobil Obtain the appropria						CO 348)	outside sto the rear of	rage to le	ess than	-		squar	e feet at
	(RCO 457)	Dept. of Bldg. & Saf Mobile Home.				0									
O	15.48.040 (RCO 457)	Substandard Mobil permit from the Bldg Notice of Defects an Home/Trailer/RV.	g. & Safety Dep	t. to rehabilitat	te per	0									
CO	MMENTS:														
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	SIGNATUE	RE	PRI	INT NAME				DATE			1				9
	CDL/CID#	=====	Γ	D.O.B.			E	XHIBI'	T NO	)	E'				E <b>D</b>

YELLOW: POSTING

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

	UNIFORM HOUSING HEALTH & SAFETY
SUBSTANDARD BUILDING CONDITIONS:	CODE SECTIONS CODE SECTIONS
1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
2. [] Lack of hot and cold running water to plumbing fixtures	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
3. [] Lack of connection to required sewage system	1001(b)14 17920.3(a)14
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
	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	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
8. [] Deteriorated or inadequate foundation	
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	
10 [] Members of walls, partitions or other vertical supports that split, lean, list of	
due to defective material or deterioration	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
11 Members of ceilings, roofs ceiling and roof supports or other horizontal m	
which sag, split, or buckle due to defective material or deterioration	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
12 [] Dampness of habitable rooms	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
13 K Faulty weather protection	
A. Deteriorated or ineffective weather proofing of exterior walls, roof or fl	oors
A. Deteriorated or ineffective weather proofing of exterior walls, roof or fl including broken windows or doors, lack of paint or other approved wall	oors I covering.
A. Deteriorated or ineffective weather proofing of exterior walls, roof or fl including broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO:   ARepair Per Applicable Building Codes	oors I covering.  YDemolish Or Rehabilitate Structure
A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: **ARepair Per Applicable Building Codes**  14 **W General dilapidation or improper maintenance	oors I covering.  Covering.  Demolish Or Rehabilitate Structure  1001(b)13 17920.3(a)13
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A. Deteriorated or ineffective weather proofing of exterior walls, roof or fl including broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: ARepair Per Applicable Building Codes  14 General dilapidation or improper maintenance	l covering.    Demolish Or Rehabilitate Structure   1001(b)13   17920.3(a)13     Demolish Or Rehabilitate Structure   17920.3(h)
A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: **ARepair Per Applicable Building Codes**  14 **J General dilapidation or improper maintenance	Coors I covering.  Demolish Or Rehabilitate Structure 1001(b)13 17920.3(a)13  []Demolish Or Rehabilitate Structure 1001(i) 17920.3(h)  []Demolish Or Rehabilitate Structure
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A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: {ARepair Per Applicable Building Codes}  14  General dilapidation or improper maintenance	Coors I covering.    Demolish Or Rehabilitate Structure   1001(b)13 17920.3(a)13     Demolish Or Rehabilitate Structure   1001(i) 17920.3(h)     Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure   1001(n) 17920.3(n)
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A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: {ARepair Per Applicable Building Codes}  14	[]Demolish Or Rehabilitate Structure
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A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: **ARepair Per Applicable Building Codes**  14 **March General dilapidation or improper maintenance	[]Demolish Or Rehabilitate Structure
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A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: ARepair Per Applicable Building Codes  14  General dilapidation or improper maintenance	[]Demolish Or Rehabilitate Structure
A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: **Repair Per Applicable Building Codes*  14 **Congress of the American Codes**  15 **Codes** Officer**  A. Deteriorated or ineffective weather proofing of exterior walls, roof or flinched including broken windows or doors, lack of paint or other approved wall observed	Covering.   Demolish Or Rehabilitate Structure   1001(b)13   17920.3(a)13   Demolish Or Rehabilitate Structure   1001(i)   17920.3(h)   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure   1001(n)   17920.3(n)   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure
A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: **Repair Per Applicable Building Codes*  14 **Congress of the American Codes**  15 **Codes** Officer**  A. Deteriorated or ineffective weather proofing of exterior walls, roof or flinched including broken windows or doors, lack of paint or other approved wall observed	Covering.   Demolish Or Rehabilitate Structure   1001(b)13   17920.3(a)13   Demolish Or Rehabilitate Structure   1001(i)   17920.3(h)   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure   1001(n)   17920.3(n)   Demolish Or Rehabilitate Structure   Demolish Or Rehabilitate Structure
A. Deteriorated or ineffective weather proofing of exterior walls, roof or flincluding broken windows or doors, lack of paint or other approved wall OBTAIN PERMIT TO: **Repair Per Applicable Building Codes*  14 **Congress of the American Codes**  15 **Codes** Officer**  A. Deteriorated or ineffective weather proofing of exterior walls, roof or flinched including broken windows or doors, lack of paint or other approved wall observed	[]Demolish Or Rehabilitate Structure



### 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 #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

EXHIBIT NO. \_\_E'



WHITE: VIOLATOR

GREEN: CASE FILE

# OUNTY OF RIVERSIDL CODE ENFORCEMENT DEPARTMENT

### NOTICE OF VIOLATION

	MON & LAND MA	NAGENE										
	Total	NAME OF THE PARTY						CASE	No.: CV	59-	5 5 3	4
Τ	HE PROPERTY	AT: 27285	Cirrus 6	Ivz., Ps	RRI	s			APN#:	307-2	60-012	
V	VAS INSPECTEI	D BY OFFICER:	Pikes			ID#:	59	ON_	5821	в <b>о</b> 9АТ	1505 am	pm
A	ND FOUND TO	BE IN VIOLATIO	N OF RIVERSII	DE COUNTY (	COD	E(S) AS F(	OLLO'	WS:				
O	5.28.040 (RCO 593)	Excessive Yard Sales sale events, not over 3				17.252.030 (RCO 348)					g Display - Ob emove display	
0	8.28.030 (RCO 821)	Unfenced Pool - Insta secure the pool.	ll or provide adequ	ate fencing to		17.172.205		constructe	ed of garage o	doors, tires, p	ce. Fences shall	
0	8.120.010 (RCO 541)	Accumulated Rubbis in an approved legal la		oish & dispose of		(RCO 348)		Excessive	Outside Sto	rage: Storag	construction of ge of Unpermi	itted
$\overline{\bigcirc}$	15.08.010	Unpermitted Construte the appropriate permit	s from the Bldg. &			(RCO 348)			ome(s) Not A		emove unpermi	tted
	(RCO 457)	Planning Departments	or demolish the			17			RV/Trailer s to RV/Trail		ipancy & disco	nne
$\supset$	15.12.020(J)(2)	Unapproved Grading clearing/stockpiling/in Assessment from the I	porting fill. Obtain	a Restoration		(RCO 348)					duce the number	er of
		complete restoration a affected by the unappr	nd remediation of the	ne property		(RCO 348)				to less than		
_	(RCO 457)	the Restoration Assess	ment.			17			ted Land Us		Planning Dept	===
3	15.16.020	Substandard Structu & Safety Dept. to reha	bilitate per Notice o			(RCO 348)		approval p	rior to resum	ing business	operations.	
$\overline{}$	(RCO 457)	demolish the structure.  Unpermitted Mobile		hile home		17		outside sto	rage to less t	han	ve or reduce al square	
J	(RCO 457)	Obtain the appropriate Dept. of Bldg. & Safet Mobile Home.	permits from the P	lanning Dept. &	0	(RCO 348)		the rear of	the property.			_
$\overline{}$	15.48.040	Substandard Mobile	Home/Trailer/RV	- Obtain a								
	(RCO 457)	permit from the Bldg. a Notice of Defects and ' Home/Trailer/RV.	& Safety Dept, to re Fitle 25 or demolish	habilitate per the Mobile								
co	MMENTS:						!				10.2	
									7			
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YELLOW: POSTING

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

OT TO	TAND 100 0000 0000		UNIFORM HOUSING HEALTH & SAFETY
	STANDARD BUILDING C		CODE SECTIONS CODE SECTIONS
7- []		closet, lavatory, bathtub, shower or kitchen sink.	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
2. []		ng water to plumbing fixtures	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
3. []		ired sewage system	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
4. []	Hazardous plumbing		1001(f) 17920.3(e)
	<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
5. []	Lack of required electrical	lighting	
	<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	
6. []	Hazardous Wiring		
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
7. []	Lack of adequate heating fa	acilities	
.,	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
8. []		foundation	
()	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
11 0		ooring or floor supports	1001/->2 17020 24->2
7. LJ	OBTAIN PERMIT TO:		
10 17		[]Repair Per Applicable Building Codes	
		s or other vertical supports that split, lean, list or	
		deterioration	
		(Repair Per Applicable Building Codes	
		ceiling and roof supports or other horizontal me	
		ue to defective material or deterioration	
	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
	Dampness of habitable room	ns	1001(b)11 17920.3(a)11
	OBTAIN PERMIT TO:	ARepair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
13 -{()	Faulty weather protection	***************************************	100175114 17020 27-11 4
	A. Deteriorated or ineffecti	ive weather proofing of exterior walls, roof or flo	ors
	A. Deteriorated or ineffecti		ors
	A. Deteriorated or ineffecti	ive weather proofing of exterior walls, roof or flo ws or doors, lack of paint or other approved wall o	ors covering.
	<ul> <li>A. Deteriorated or ineffection including broken window</li> <li>OBTAIN PERMIT TO:</li> </ul>	ive weather proofing of exterior walls, roof or flo ws or doors, lack of paint or other approved wall o ARepair Per Applicable Building Codes	ors covering.  MDemolish Or Rehabilitate Structure
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### 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

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 #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



WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING

# OUNTY OF RIVERSIDL CODE ENFORCEMENT DEPARTMENT

### #5

### NOTICE OF VIOLATION

					CASE No.: CV 6 9 0 5 3 4 2
Т	HE PROPERTY	AT: 27285 Circus AUG, 1	ER	eis	APN#:
W	AS INSPECTEI	D BY OFFICER: Two		ID#: <i>5</i> _	9 ON <u>082809</u> AT 1010 am/pm
A	ND FOUND TO	BE IN VIOLATION OF RIVERSIDE COUNTY O	COD	E(S) AS FOLL	OWS:
$\overline{\bigcirc}$	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.		17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
0	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.		17.172.205	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other
0	8.120.010 (RCO 541)	Accumulated Rubbish -Remove all rubbish & dispose of in an approved legal landfill.		(RCO 348)	materials not typically used for the construction of fence  Excessive Outside Storage: Storage of Unpermitted
$\overline{\cap}$	15.08.010	Unpermitted Construction - Cease construction. Obtain			Mobile Home(s) Not Allowed - Remove unpermitted
$\cup$		the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the		(RCO 348)	mobile home(s) from the property.  Occupied RV/Trailer - Cease occupancy & disconnect
	(RCO 457)	raining populations of denions the			all utilities to RV/Trailer.
0	15.12.020(J)(2)	Unapproved Grading/Clearing - Cease grading/ clearing/stockpiling/importing fill-Obtain a Restoration		(RCO 348)	Excessive Animals - Remove or reduce the number of
	-2	Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property		(RCO 348)	to less than
	(DCO 457)	affected by the unapproved grading in accordance with the Restoration Assessment.		17	Unpermitted Land Use:
	(RCO 457) 15.16.020	Substandard Structure - Obtain a permit from the Bldg.		(RCO 348)	Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
T		& Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.			Excessive Outside Storage - Remove or reduce all
$\overline{}$	(RCO 457) 15.48.010	Unpermitted Mobile Home—Vacate mobile home.	Γ	(RCO 348)	outside storage to less than square feet a the rear of the property.
<u> </u>	2	Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove		(RCO 346)	the rear of the property.
	(RCO 457)	Mobile Home.	٢	47	
0	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	0		
	(RCO 437)	Home/Trailer/RV.			ti .
CO	MMENTS:				
RE VI AL	SULT IN THE OLATION. YOU DITION, OTHE	ORRECTION(S) MUST BE COMPLETED BY: ISSUANCE OF AN ADMINISTRATIVE CIT J MAY BE CITED EACH DAY THAT THE VER ENFORCEMENT ACTION, PENALTIES AND ENFORCEMENT COSTS MAY RESULT IF CO	ATI /IOI D TI	<i>38 09 .</i> ON WITH FI LATION(S) EX HE IMPOSITION	NES UP TO <b>\$500.00</b> PER DAY, FOR EACH KIST BEYOND THE CORRECTION DATE. IN ON OF A LIEN ON THE PROPERTY FOR THE
AD  L CH DA	MINISTRATIVI 109. — AS ARGES BY FII YS OF SERVI	REBY GIVEN THAT AT THE CONCLUSIO E COSTS ASSOCIATED WITH THE PROCES DETERMINED BY THE BOARD OF SUPERVILING A REQUEST FOR HEARING WITH THE CE OF THE SUMMARY OF CHARGES, PUTY CODE 1.16.	SING SOR DE	G OF SUCH S. YOU WIL PARTMENT	VIOLATION(S), AT AN HOURLY RATE OF L HAVE THE RIGHT TO OBJECT TO THESE OF CODE ENFORCEMENT WITHIN TEN (10) VERSIDE COUNTY ORDINANCE 725 AND
-	SIGNATUI	RE PRINT NAME		DATE	OPROPERTY OWNER TENANT
					-13
	CDL/CID#	D.O.B.		EXH	IBIT NO. E

				UNIFORM HOUSING	HEALTH & SAFETY
	STANDARD BUILDING C		13		CODE SECTIONS
1. [		closet, lavatory, bathtub, shower or kitchen si	nk	1001(b)1,2,3	17920.3(a)1,2,
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		n Or Rehabilitate	e Structure
2. [		ng water to plumbing fixtures		1001(ъ)4,5	17920.3(a)4,5
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		or Rehabilitate	Structure
3. [	] Lack of connection to requ	ired sewage system		1001(b)14	17920.3(a)14
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	e Structure
4. [	] Hazardous plumbing	***************************************		1001(f)	17920.3(e) 📝
	<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure =
5. [	Lack of required electrical	lighting		1001(b)10	17920.3(a)10
	<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
6. [	Hazardous Wiring	***************************************		1001(e)	17920.3(d)
	<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
7. []	Lack of adequate heating fa	acilities		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 fl	ooring or floor supports	***************************************	1001(c)2	17920.3(b)2
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
10 []		s or other vertical supports that split, lean, lis			
1.0	due to defective material or	deterioration		1001(c)4	17920.3(ъ)4
<b>\$</b> /	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	Structure
11 👸	Members of ceilings, roofs,	ceiling and roof supports or other horizontal	members		
		ue to defective material or deterioration			17920.3(ъ)6
		Repair Per Applicable Building Codes		Or Rehabilitate	Structure
12 🙀		ms		1001(ъ)11	17920.3(a)11
	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes		Or Rehabilitate	Structure
13				1001(h)1-4	17920.3(g)1-4
		ve weather proofing of exterior walls, roof or			7.5
	•. —	vs or doors, lack of paint or other approved w	_		_
مي مي		ARepair Per Applicable Building Codes		Or Rehabilitate	
14 1		roper maintenance			17920.3(a)13
		Repair Per Applicable Building Codes		Or Rehabilitate	
15 []					17920.3(h)
		[]Repair Per Applicable Building Codes		Or Rehabilitate	Structure
16 []					
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		Or Rehabilitate	Structure
17 (小		ce - abandoned/vacant			_
40 53	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	~	Or Rehabilitate	
18 []	Improper occupancy				17920.3(n)
40 []		[]Repair Per Applicable Building Codes	[ ]Demolish	Or Rehabilitate	Structure
19 []	OBTAIN PERMIT TO:		(15)	O D 1 190	<u> </u>
	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 TH	HE ABOVE CONDITIONS WITHIN 30 DA	YS OF THE DA	TE OF THIS N	OTICE
			W		
Case N	0. <u>CV09-03340</u>	Address 27785 CITILUS A	V, PEPARIS		
	4				
Date /	18-78-09	Officer E. TO 12175S	41		
# 5 <b>-</b>	POLYALI ACCESSORY	Officer E. TOTRRES			
	X	- · · · · · · · ·		-14	
285-0	25 (4/96)	EX	HIBIT N	O. と"	
Dis	tribution: White-Case	File; Canary-Property Owne			



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 #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

EXHIBIT NO. \_\_\_E<sup>IS</sup>\_\_\_\_



# OUNTY OF RIVERSIDL CODE ENFORCEMENT DEPARTMENT

### NOTICE OF VIOLATION

					CASE No.: CV
		AT: 27285 CHTRUS AVE, PETC			
W	AS INSPECTED	BY OFFICER: E. TORRES /D. PIK	(E	ID#: <u>52</u> /5	9 ON 08-28-09 AT 9:35 Campm
		BE IN VIOLATION OF RIVERSIDE COUNTY O			
0	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.		17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
C	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.		(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 fence
	8.120.010 (RCO 541)	Accumulated Rubbish -Remove all rubbish & dispose of in an approved legal landfill.		17	Excessive Outside Storage: Storage of Unpermitted
0	15.08.010	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and		(RCO 348)	Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
	(RCO 457)	Planning Departments or demolish the		17	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
7	15.12.020(J)(2)	Unapproved Grading/Clearing - Cease grading/		(RCO 348)	7
		clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform		17	Excessive Animals - Remove or reduce the number of to less than
		complete restoration and remediation of the property affected by the unapproved grading in accordance with	L	(RCO 348)	
	(RCO 457)	the Restoration Assessment.		17	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept.
)	15.16.020	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or		(RCO 348)	approval prior to resuming business operations.
	(RCO 457)	demolish the structure.		17	Excessive Outside Storage - Remove or reduce all outside storage to less than square feet
5	15.48.010	Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. &		(RCO 348)	the rear of the property.
	(RCO 457)	Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	0		
5	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.	0	0	
0	MMENTS:				
		8			
RΕ VI AI AΕ	SULT IN THE OLATION. YOU DITION, OTHE BATEMENT AND	ORRECTION(S) MUST BE COMPLETED BY: 9 ISSUANCE OF AN ADMINISTRATIVE CIT J MAY BE CITED EACH DAY THAT THE VER ENFORCEMENT ACTION, PENALTIES AND ENFORCEMENT COSTS MAY RESULT IF CO	ATI VIOI D TI DMP	ON WITH FIN LATION(S) EX HE IMPOSITIO PLIANCE IS NO	IST BEYOND THE CORRECTION DATE. IN OF A LIEN ON THE PROPERTY FOR THE OT ACHIEVED BY THE CORRECTION DATE.
AE CH CH	OMINISTRATIVI O <b>1.00</b> AS I IARGES BY FIL LYS OF SERVI	REBY GIVEN THAT AT THE CONCLUSION E COSTS ASSOCIATED WITH THE PROCES DETERMINED BY THE BOARD OF SUPERVILING A REQUEST FOR HEARING WITH THE CE OF THE SUMMARY OF CHARGES, PURTY CODE 1.16.	SING SOF E DE	G OF SUCH V RS. YOU WILI PARTMENT C	TIOLATION(S), AT AN HOURLY RATE OF L HAVE THE RIGHT TO OBJECT TO THESE OF CODE ENFORCEMENT WITHIN TEN (10)
	SIGNATU	RE PRINT NAME		DATE	
_	CDL/CID#	D.O.B.	===	EXHIB	SIT NO. $\mathbb{E}^{\varphi}$
H	TE: VIOLATOR	GREEN: CASE FILE YELLOW: POSTING			



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.: CV09-06580

- 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

EXHIBIT NO. E'



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

John Boyd

September 2, 2009



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.

111 /- KC

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

	9 2	UNIFORM HOUSING HEALTH & SAFETY
SUBSTANDARD BUILDING		CODE SECTIONS CODE SECTIONS
	ter closet, lavatory, bathtub, shower or kitchen sir	· · · · · · · · · · · · · · · · · · ·
OBTAIN PERMIT TO:		[]Demolish Or Rehabilitate Structure
2. [A] Lack of hot and cold run	ning water to plumbing fixtures	
OBTAIN PERMIT TO:		[Demolish Or Rehabilitate Structure
	quired sewage system	
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
5. [] Lack of required electric	al lighting	1001(b)10 17920.3(a)10
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
6. M Hazardous Wiring	***************************************	1001(e) 17920.3(d)
OBTAIN PERMIT TO:	<a>ARepair Per Applicable Building Codes</a>	Demolish Or Rehabilitate Structure
7. [] Lack of adequate heating	facilities	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
*	ite foundation	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
	flooring or floor supports	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
	ons or other vertical supports that split, lean, list	
	or deterioration	
	[]Repair Per Applicable Building Codes	
		[]Demolish Or Rehabilitate Structure
	s) ceiling and roof supports or other horizontal n	
	due to defective material or deterioration	
OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	
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OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	
	ctive weather proofing of exterior walls, roof or i	
	ows or doors, lack of paint or other approved wa	· —
OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	⟨[Demolish Or Rehabilitate Structure
	proper maintenance	1001(b)13 17920.3(a)13
		√Demolish Or Rehabilitate Structure
15 [] Fire hazard		
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
	nce - abandoned/vacant	
OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
18 [] Improper occupancy		
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
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20 []		
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
*** YOU MUST CORRECT T	HE ABOVE CONDITIONS WITHIN 30 DAY	S OF THE DATE OF THIS NOTICE
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Case No. <u>CV09-05340</u>	Address 27285 CITRUS AU,	PERRIS
		,
3.8-09	Officer F TORRELLES	
7aic 0x- 4-0 -0	Officer E. TORRES/51	
45' X 27 RESIDENCE (	VACANTY	
85-025 (4/96)	J	E 19
· ′	EXH	IBIT NO. $\underline{\mathcal{E}}^{19}$
	e File; Canary-Property Own	
	77 FALL ~ 2 2	(10 /-16)

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SUBSTANDARD BUILDING CONDITIONS:	CODE SECTIONS CODE SECTIONS
1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitchen sinl	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
2. [] Lack of hot and cold running water to plumbing fixtures	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
3. [] Lack of connection to required sewage system	1001(b)14 17920.3(а)14
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
4. [] Hazardous plumbing	
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. M Hazardous Wiring	1001(e) 17920.3(d)
OBTAIN PERMIT TO: [A]Repair Per Applicable Building Codes	[Demolish Or Rehabilitate Structure
7. [] Lack of adequate heating facilities	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	· · · · · · · · · · · · · · · · · · ·
8. [] Deteriorated or inadequate foundation	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
9. [] Defective or deteriorated flooring or floor supports	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
10 [] Members of walls, partitions or other vertical supports that split, lean, list of	
due to defective material or deterioration	
11 [6] Members of ceilings, roofs, ceiling and roof supports or other horizontal m	
which sag, split, or buckle due to defective material or deterioration	
OBTAIN PERMIT TO: Applicable Building Codes	[N]Demolish Or Rehabilitate Structure
12 M Dampness of habitable rooms.	
OBTAIN PERMIT TO: [/]Repair Per Applicable Building Codes	
13 [/] Faulty weather protection	
A. Deteriorated or ineffective weather proofing of exterior walls, roof or fl	
including broken windows or doors, lack of paint or other approved wall	_
OBTAIN PERMIT TO: [4] Repair Per Applicable Building Codes	[A]Demolish Or Rehabilitate Structure
14 [>] General dilapidation or improper maintenance	• • • • • • • • • • • • • • • • • • • •
OBTAIN PERMIT TO: MRepair Per Applicable Building Codes	
15 [] Fire hazard	• • • • • • • • • • • • • • • • • • • •
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 M Public and attractive nuisance - abandoned/vacant	
OBTAIN PERMIT TO: [{ Repair Per Applicable Building Codes	
18 [] Improper occupancy	7 -
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
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OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS	S OF THE DATE OF THIS NOTICE
a se dud and a	PEDT 15
Case No. <u>CV09-05340</u> Address <u>27275 CITRUS AV. 7</u>	6767772
	9
Date 08-28-09 Officer E. TORRES 52	
Date 08-28-09 Officer E. TORRES 52	
Date 08-28-09 Officer E. TORRES 52	IT NO. $\mathbb{E}^{20}$



	UNIFORM HOUSING HEALTH & SAFETY
SUBSTANDARD BUILDING CONDITIONS:	CODE SECTIONS CODE SECTIONS
1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitchen	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
2. [] Lack of hot and cold running water to plumbing fixtures	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
3. [] Lack of connection to required sewage system	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
4. [] Hazardous plumbing	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
5. [] Lack of required electrical lighting.	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
6. [] Hazardous Wiring	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
7. [] Lack of adequate heating facilities	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitäte Structure
8. [] Deteriorated or inadequate foundation	
	[]Demolish Or Rehabilitate Structure
9. [] Defective or deteriorated flooring or floor supports	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
10 [] Members of walls, partitions or other vertical supports that split, lean, l	
due to defective material or deterioration.	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
11 Members of ceilings, coofs ceiling and roof supports or other horizontal	
which sag, split, or buckle due to defective material or deterioration	
	[]Demolish Or Rehabilitate Structure
12 [] Dampness of habitable rooms	
	[]Demolish Or Rehabilitate Structure
13 [4] Faulty weather protection	
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including broken windows or doors, lack of paint or other approved OBTAIN PERMIT TO: **ARepair Per Applicable Building Codes	MDemolish Or Rehabilitate Structure
14 General dilapidation or improper maintenance	
15 [] Fire hazard	
16 [] Extensive fire damage	
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OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
17 N Public and attractive nuisance - abandoned/vacant	[]Demolish Or Rehabilitate Structure
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17 M Public and attractive nuisance - abandoned/vacant	[]Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  1001(n) 17920.3(n)  []Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  AYS OF THE DATE OF THIS NOTICE
17 M Public and attractive nuisance - abandoned/vacant	[]Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  1001(n) 17920.3(n)  []Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  []Demolish Or Rehabilitate Structure  AYS OF THE DATE OF THIS NOTICE

Distribution: White-Case File; Canary-Property Own



	UNIFORM HOUSING	HEALTH & SAFETY
SUBSTANDARD BUILDING CONDITIONS:	CODE SECTIONS	CODE SECTIONS
1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink		17920.3(a)1,2,3
	lish Or Rehabilita	
2. [] Lack of hot and cold running water to plumbing fixtures		17920.3(a)4,5
	lish Or Rehabilita	
3. [] Lack of connection to required sewage system.		17920.3(a)14
	lish Or Rehabilita	
4. [] Hazardous plumbing.		17920.3(e)
	lish Or Rehabilita	
5. [] Lack of required electrical lighting		17920.3(a)10
	lish Or Rehabilita	
6. [] Hazardous Wiring		17920.3(d)
	lish Or Rehabilita	
7. [] Lack of adequate heating facilities		17920.3(a)6
8. [] Deteriorated or inadequate foundation		17920.3(Б)1
9. [] Defective or deteriorated flooring or floor supports		- (-)-
	ish Of Kenadilitat	e structure
10 [4] Members of walls, partitions or other vertical supports that split, lean, list or buckle	4004 ( ) 4	45000 00 1
due to defective material or deterioration		
	ish Or Rehabilitat	e Structure
11 Members of ceilings, roofs, ceiling and roof supports or other horizontal members		10000 0000
which sag, split, or buckle due to defective material or deterioration		17920.3(ъ)6
	ish Or Rehabilitat	21.
12 [1] Dampness of habitable rooms		17920.3(a)11
13-{  Faulty weather protection	ish Or Rehabilitate	
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors	1001(n)1-4	17920.3(g)1-4
including broken windows or doors, lack of paint or other approved wall covering.	Z.	
	sh Or Rehabilitate	Structure
14 General dilapidation or improper maintenance		Structure
		17020 2/->12
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	sh Or Rehabilitate	Structure
15 [] Fire hazard	sh Or Rehabilitate 1001(i)	Structure 17920.3(h)
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# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS HEALTH A SAFETY AND THE COUNTY DEPARTMENT OF BUILDING AND SAFETY NOTICE OF DEFECTS

1.     Lack of or improper water closet, lavatory, bathub, shower or kitchen sink. OBTAIN PERMIT TO:	NIFORM HOUSING	HEALTH & SAFETY
1.   Lack of or improper water closet, lavatory, bathub, shower or kitchen sink. OBTAIN PERMIT TO: []Repair Per Applicable Building Codes   []Demolish Or	75.73	CODE SECTIONS
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4. [] Hazardous plumbing		17920.3(a)14
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*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE Of Case No. CV09-05340  Address 27785 CITTLUS AV. PERRIS  Date 08-28-09  Officer Enteriors  FOR STRUCTURES  285-025 (4/96)  EXHIBIT NO.		
Case No. <u>CV09-05340</u> Address <u>277785</u> Date <u>08-28-09</u> Officer <u>E-777785</u> H 5 70! x 2!! Accessony strevetures  285-025 (4/96)  EXHIBIT NO.	Rehabilitate !	Structure
Case No. <u>CV09-05348</u> Address <u>277785</u> Date <u>08-28-09</u> Officer <u>E-777785</u> H 5 70! x 21! Accessory Strevetures  285-025 (4/96)  EXHIBIT NO.		• •
Case No. <u>CV09-05340</u> Address <u>277785</u> Date <u>08-28-09</u> Officer <u>E-777785</u> H 5 70! x 2!! Accessony strevetures  285-025 (4/96)  EXHIBIT NO.	OFTHISN	OTICE
Date 08-28-09 Officer E-TETTRSS  H 5 90! + 21! ACCESSORY STRUCTURE  285-025 (4/96) EXHIBIT NO.	. 01. 11112 140	711015
Date 08-28-09 Officer E-TETTRSS  H 5 90! + 21! ACCESSORY STRUCTURE  285-025 (4/96) EXHIBIT NO.		
285-925 (4/96) <b>EXHIBIT NO.</b>		
285-025 (4/96) <b>EXHIBIT NO</b>	50	
EARIBIT N().	CB	•
Distribution: White-Case File; Canary-Property Owner	1. C	

### 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 <u>2nd</u> day of <u>September</u>, 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

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



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

U.S. Postal Service™ CERTIFIED MAILT RECEIPT 2040 3928 \$ Postage 0005 Certified Fee Postmark Return Reciept Fee (Endorsement Required) Here 1680 Restricted Delivery Fee (Endorsement Required) David P. Savellano Elizabeth Savellano 10409 Park Street Bellflower, CA 90706 CV09-05340 / ET

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, and 3. Also comitem 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reso that we can return the card to you.</li> <li>Attach this card to the back of the ma or on the front if space permits.</li> <li>Article Addressed to:</li> <li>David P. Savellano Elizabeth Savellano 10409 Park Street Bellflower, CA 90706 CV09-05340 / ET</li> </ul>	everse	A. Signature  X
Article Number     (Transfer from service label)	7003	3 1680 0005 3928 0402
PS Form 3811, February 2004	Domestic Retu	urn Receipt 102595-02-M-1540

U.S. Postal Service™ CERTIFIED MAIL RECEIP 24318 Hemlock Avenue, Suite C-1 COUNTY OF RIVERSIDE
Code Enforcement Department RETURN RECEIPT REQUESTED Moreno Valley, CA 92557 RETURN RECEIPT REQUESTED (Domestic Mail Only; No Insurance Coverag 3928 Postage 2000 Certified Fee Return Reciept Fee lorsement Required) 1680 Restricted Delivery Fee (Endorsement Required) David P. Savellano Elizabeth Savellano 27285 Citrus Avenue Perris, CA 92571 CV09-05340 / ET 1680 0005 3928 File of the control o id P. Savellano eth Savellano Citrus Avenue 9650 MAILED FROM ZIP CODE 92504 02 1M 0004277091



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

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, frash 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 <u>Revenue and Tax Code</u>, 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.  $\mathcal{E}^{\mathcal{U}}$ 

#### 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 <u>2nd</u> day of <u>September</u>, 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



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

David P. Savellano
 Elizabeth Savellano
 27285 Citrus Avenue
 Perris, CA 92571

2. David P. Savellano
Elizabeth Savellano
10409 Park Street
Bellflower, CA 90706

0389	U.S. Postal ServiceTM CERTIFIED MAILTM RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com				
956	O		r website at	www.usps	.com <sub>o</sub>
0005 3	Postage Certified Fee	\$		Post	mark
90	Return Reciept Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required)			He	
3 7.6	Total Postage & Fees	\$			
7003	David P. Savel Elizabeth Savel 10409 Park Stro Bellflower, CA	llano eet 90706			
	CV09-06580/1	ET'		Į.	or Instructions

A. Signature  X. Shuellant Agent Addresse  B. Received by (Printed Name)  C. Date of Delivery  C. Date of Delivery
D is delivery address life
D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No  REC'D SEP 1 8 2009
3. Service Type Certified Mail Registered Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes
680 0005 3928 0389

U.S. Postal Service™ CERTIFIED MAILM RECEIPT **0372** 3928 Postage 2000 Certified Fee Postmar Here Return Reciept Fee (Endorsement Required) 1680 Restricted Delivery Fee (Endorsement Required) Total Postage & Fees | \$ 7003 David P. Savellano Elizabeth Savellano 27285 Citrus Avenue Perris, CA 92571

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

V09-06580 / ET



0372

02 1M 0004277091

MAILED FROM ZIP CODE 92504

EXHIBIT NO.

CV09-06580 / ET

The second secon

RECO SEP 1 5 2009

Elizabeth Savellano David P. Savellano 7285 Citrus Avenue erris, CA 92571



#### CODE ENFORCEMENT DEPARTMENT **COUNTY OF RIVERSIDE**

JOHN BOYD Director



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:

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.

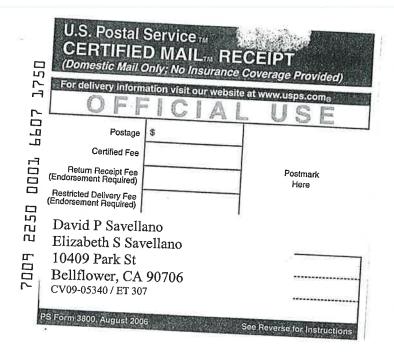
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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.

By: Edward Torres, Code Enforcement Officer II



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <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>	A. Signature  X Sace fame Agent  B. Received by (Printed Name) C. Date of Delivery  AVID SAVEUALUM IM/10
1. Article Addressed to: David P Savellano Elizabeth S Savellano 10409 Park St Bellflower, CA 90706	D. Is delivery address different from item 1?
CV09-05340 / ET 307	3. Septce Type Certified Mail Registered Return Receipt for Merchandise C.O.D.
REC'D JAN 1 5 2010	4. Restricted Delivery? (Extra Fee) ☐ Yes
Article Number     (Transfer from service label)	109 2250 0001 LL07 1750
DO E 0044	eturn Receipt 102595-02-M-154



#### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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: 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 <u>Revenue and Taxation Code</u>, 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>35</sup>

U.S. Postal Service CERTIFIED MAIL **6607 1767** Postage Certified Fee 0007 Return Receipt Fee (Endorsement Required) Postmark Here Restricted Delivery Fee (Endorsement Required) 2250 Mr. and Mrs. David P. Savellano 1078 So. Plymouth Blvd 7009 Los Angeles, CA 90019 CV09-05340 / ET 307

Code Enforcement Department : Cree Valley, CA 92557 24318 Hemlock Avenue, Suite C-1 COUNTY OF RIVERSIDE URN RECEIPT REQUESTED AN RECEIPT REQUESTED

> 7009 2250 1000

292T 2099

Mr. and Mrs. David P. Savellano

FIRST CLASS



02 1M 0004234315 MAILED FROM ZIP CODE 92504

Los Angeles, CA 90019 CV09-05340/ET 307 1078 So. Plymouth Blvd Ö MIXIE 92557722461

RETURN CNABLE

TO SENDER TO FORWARD

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**EXHIBIT NO** 

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# 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: 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.

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#### 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.

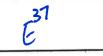
COMPLIANCE MUST BE COMPLETED BY January 23, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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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.



By: Edward Torres, Code Enforcement Officer II

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2250								
7009	Montebello, CA 90640  CV09-05340 / ET 307							
	PS Form 3800, August 2	2006				See Reve	erse (or	Instructions

USPS - Track & Confirm

Page 1 of



Home | Help

**Track & Confirm** 

**FAQs** 

#### **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.

Track & Confirm

Enter Label/Receipt Number.

(Go>

#### **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

EXHIBIT NO.



# 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.

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#### 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. \_\_

E39

By: Edward Torres, Code Enforcement Officer II

ጊዜጌገ	U.S. Postal Service TM CERTIFIED MAILTH RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.come				
1999	Postage Certified Fee	\$			
50 000J	Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required)		Postmark Here		
7009 225	Mr. and Mrs. 27285 Citrus Perris, CA 92 CV09-05340 / ET	370	ng		
	PS Form 3800, August	2006	See neverse for instructions		

USPS - Track & Confirm

Page 1 of



Home | Help Sign

Track & Confirm

**FAQs** 

#### **Track & Confirm**

#### **Search Results**

Label/Receipt Number: 7009 2250 0001 6607 1811 Service(s): Certified Mail<sup>™</sup> 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.

Track & Confirm

Enter Label/Receipt Number.

(Go>)

#### **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

E40

EXHIBIT NO.



# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS UNIFORM HOUSING HEALTH & SAFETY

SUBSTANDARD BUILDING CON	IDITIONS.	UNIFORM HOUSING HEALTH & SAFETY
		CODE SECTIONS CODE SECTIONS
	set, lavatory, bathtub, shower or kitchen sinl	
	Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
	water to plumbing fixtures	
	Repair Per Applicable Building Codes	
	d sewage system	
	Repair Per Applicable Building Codes	
	Repair Per Applicable Building Codes	
	nting	
	Repair Per Applicable Building Codes	
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	Repair Per Applicable Building Codes	
	ities	
	Repair Per Applicable Building Codes	
	ındation	1001(c)1 17920.3(b)1
	Repair Per Applicable Building Codes	
9. [] Defective or deteriorated floor	ing 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 of	r other vertical supports that split, lean, list o	r buckle
	erioration	
	Repair Per Applicable Building Codes	
	ing and roof supports or other horizontal me	
	o defective material or deterioration	
	Repair Per Applicable Building Codes	
OBTAIN PERMIT TO: (A)	Repair Per Applicable Building Codes	MDemolish Or Rehabilitate Structure
13 VI Faulty weather protection	······································	
	weather proofing of exterior walls, roof or fl	
	r doors, lack of paint or other approved wall	
_	Repair Per Applicable Building Codes	[Demolish Or Rehabilitate Structure
OPTAIN PERMIT TO: (4)	er maintenance	
	Repair Per Applicable Building Codes	
3	Repair Per Applicable Building Codes	
	Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
	abandoned/vacant	
	Repair Per Applicable Building Codes	*[Demolish Or Rehabilitate Structure
	epair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
19 []		
OBTAIN PERMIT TO: []R	epair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
20 []		75
	epair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
ODIAMITERMITIO. []K	chan I et whhiteanic panining codes	[ ] Demonsi of Vengoninge suncting
*** VOLLYGION CONDECTION	. DOVE	
100 MUST CORRECT THE A	ABOVE CONDITIONS WITHIN 30 DAYS	OF THE DATE OF THIS NOTICE
Case No. <u>CV09-05340</u>	Address 27285 CITRUS AU,	DERAK
Case 140.		F = ((1,)
	,	SQL C
Date <u>08-78-09</u>	Officer E. TORRES /52	
Date 08-28-09 95' X 27 RESIDENCE (VAL	1	
The state of the s	<i>( ( ( ( ( ( ( ( ( (</i>	-41
285-025 (4/96)		T'
Distribution: White-Case Fi	le; Canary-Property & EXHII	3IT NO
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		UNIFORM HOUSING HEALTH & SAFETY
SUBSTANDARD BUILDING		CODE SECTIONS CODE SECTIONS
	ter closet, lavatory, bathtub, shower or kitchen sin	
OBTAIN PERMIT TO:	[ ] F	[]Demolish Or Rehabilitate Structure
	ning water to plumbing fixtures	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
3. [] Lack of connection to re	quired 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)
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
5. [] Lack of required electric	al lighting	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
6. Mazardous Wiring		1001(e) 17920.3(d)
OBTAIN PERMIT TO:	⟨A Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
7. [] Lack of adequate heating	facilities	= -1
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
8. [] Deteriorated or inadequa	te foundation	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
9. [] Defective or deteriorated	flooring or floor supports	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
	ons or other vertical supports that split, lean, list	5-2
	or deterioration	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	
	s, ceiling and roof supports or other horizontal n	5 J
	due to defective material or deterioration	
OBTAIN PERMIT TO:	[ARepair Per Applicable Building Codes	
12 M Dampness of habitable ro	omsoms	
OBTAIN PERMIT TO:	[/Repair Per Applicable Building Codes	[Demolish Or Rehabilitate Structure
	CINCEPANT OF Applicable Building Codes	
	ctive weather proofing of exterior walls, roof or f	
	ows or doors, lack of paint or other approved wal	
OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	[Demolish Or Rehabilitate Structure
	proper maintenance	F
OBTAIN PERMIT TO:	[A]Repair Per Applicable Building Codes	270
• •		· · · · · · · · · · · · · · · · · · ·
	[]Repair Per Applicable Building Codes	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
	nce - abandoned/vacant	
OBTAIN PERMIT TO:	[A]Repair Per Applicable Building Codes	[A]Demolish Or Rehabilitate Structure
18 [] Improper occupancy		
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
19 X BEE INFESTATION		and the second s
<b>OBTAIN PERMIT TO:</b>	[A]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
20 []	<u> </u>	
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[  Demolish Or Rehabilitate Structure
OBTAIN TERMIT 10.	[ ]repair i of Applicable Building codes	[]Demonsh of Renaumate structure
*** VOLLMIST CORRECT	TIE ABOUT COMPTTONIC METHOD OF A	A OF THE DATE OF THE NOTICE
100 MUSI CORRECT I	HE ABOVE CONDITIONS WITHIN 30 DAY	S OF THE DATE OF THIS NOTICE
Case No. QV09-05340	Address 27285 CITRUS AU.	PEDT 15
	The solution with	1 0,011
		***
Date 08-78-04	Officer E. TORRES 52	
#2 66' X45' VACALT T	ZESIDENCE	
		-42
285-025 (4/96)	EXH	IIBIT NOE <sup>42</sup>
Distribution: White-Cas	se File; Canary-Property Own	
	32	*



CODE ENFORCEMENT	NOTICE OF DEFECTS
CLIDCTAND ADD DITH DDIC CONDUCTOR	UNIFORM HOUSING HEALTH & SAFETY
SUBSTANDARD BUILDING CONDITIONS:	CODE SECTIONS CODE SECTIONS
1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitchen	
	[]Demolish Or Rehabilitate Structure
2. [] Lack of hot and cold running water to plumbing fixtures	
	[]Demolish Or Rehabilitate Structure
3. [] Lack of connection to required sewage system	1001(ь)14 17920.3(а)14
	[]Demolish Or Rehabilitate Structure
4. [] Hazardous plumbing	
	[]Demolish Or Rehabilitate Structure
5. [] Lack of required electrical lighting	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
6. [] Hazardous Wiring	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
7. [] Lack of adequate heating facilities	
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
8. [] Deteriorated or inadequate foundation	
	[]Demolish Or Rehabilitate Structure
9. [] Defective or deteriorated flooring or floor supports	• •
	[]Demolish Or Rehabilitate Structure
10 [] Members of walls, partitions or other vertical supports that split, lean,	
due to defective material or deterioration	
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes	
11 Members of ceilings, roofs ceiling and roof supports or other horizont	
which sag, split, or buckle due to defective material or deterioration	
12 [] Dampness of habitable rooms	
	[]Demolish Or Rehabilitate Structure
13 K Faulty weather protection.	·
A. Deteriorated or ineffective weather proofing of exterior walls, roof	
including broken windows or doors, lack of paint or other approved	
	Demolish Or Rehabilitate Structure
14 General dilapidation or improper maintenance	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
15 [] Fire hazard	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
16 [] Extensive fire damage	
	[]Demolish Or Rehabilitate Structure
17 [ Public and attractive nuisance - abandoned/vacant	
	[]Demolish Or Rehabilitate Structure
18 [] Improper occupancy	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
19 []	
OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
	[ ]= arraymer of transferrence arrangers
20 [] OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Structure
***	
*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 D	AYS OF THE DATE OF THIS NOTICE
Case No. 4109 - 05340 Address 27285 CITTZUS AU	y, PERRIS
Date 08-75-09 Officer € TOTRES	
#3 19'X19' GARAGE	_ 42
285-025 (4/96)  Distribution: White-Case File; Canary-Property C	TOTAL TO
Distribution, White-Case Files Carry Brown & EXH	IIBIT NO
Distribution: white-case rile; Canary-Property C	X



005E E. (I. O)	CALIFICATI	NOTIOE OF		
CLIBETAND ADD DLIII DING G	SONDERIONS		UNIFORM HOUSING	
SUBSTANDARD BUILDING C			CODE SECTIONS	CODE SECTIONS
	closet, lavatory, bathtub, shower or kitcher			
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			
2. [] Lack of not and cold runni	ing water to plumbing fixtures			17920.3(a)4,5
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			
	ired sewage system		1001(b)14	17920.3(a)14
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			
4. [] Hazardous plumbing			1001(f)	17920.3(e)
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolisl	h Or Rehabilita	te Structure
	lighting		1001(ь)10	17920.3(a)10
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			
	***************************************		1001(e)	17920.3(d)
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			
	acilities		1001(0)6	17920.3(a)6
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes			e Structure
8. [] Deteriorated or inadequate	foundation			17920.3(b)1
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitat	e Structure
9. [] Defective or deteriorated flo	ooring or floor supports		1001(c)2	17920.3(ъ)2
<b>OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitat	e Structure
10 [4] Members of walls, partition	s or other vertical supports that split, lean,	list or buckle		
	deterioration		1001(c)4	17920.3(b)4
	[[]Repair Per Applicable Building Codes			
	ceiling and roof supports or other horizont			
	ue to defective material or deterioration		1001(c)6	17920.3(ъ)6
<del>-</del>	Repair Per Applicable Building Codes			٠,
	ns			17920.3(a)11
	Repair Per Applicable Building Codes			
				17920.3(g)1-4
	ve weather proofing of exterior walls, roof			
	s or doors, lack of paint or other approved			
	[ARepair Per Applicable Building Codes	_	Or Rehabilitate	Structure
14 (d) General dilapidation or impr	roper maintenance	<u>.</u>	1001/ь)13	17920.3(a)13
	Repair Per Applicable Building Codes			
15 [] Fire hazard	Placeber 1 of 1 approach 2 arrang codes	[/]= vo.m.	1001(i)	17920.3(h)
	[]Repair Per Applicable Building Codes			
	[ ] repult for rippication building codes			o bur detare
OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolich	 Or Rehabilitate	Structure
	e - abandoned/vacant			Structure
	MRepair Per Applicable Building Codes			Structura
	The chair fer Applicable Building Codes			
	Repair Per Applicable Building Codes			17920.3(n)
		[ ]Demonsh	Or Rehabilitate	Structure
19 N BEE INFESTATION OBTAIN PERMIT TO:	(ID	CID U.I.	O. D. J. J. 1114.4.	G <sub>4</sub>
OBTAIN FERMIT TO:	Repair Per Applicable Building Codes	[ ]Demoisn	Or Rehabilitate	Structure
20 []				
	Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	Structure
_				
*** YOU MUST CORRECT TH	E ABOVE CONDITIONS WITHIN 30 D	AYS OF THE DA	TE OF THIS N	OTICE
				- 1100
Case No. 0009-03340	Address 27285 CITIZUS A	V, PERNIS		
21				
Date 12 25- 09	Officer E TO DALL			
Date Oor OC	Officer E. TETRIS STRUCTURE		N. 1	
#4 16×15 ACCESSORY	FVIII	BIT NO	L44	
285-025 (4/96)	EAHI	DII MO'		
100 010 (1750)				



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

		The state of the s	<u>J</u>	1	· i	UNIFORM HOUSING	HEALTH & SAFETY
	SUE	STANDARD BUILDING	CONDITIONS:	200	ñ	CODE SECTIONS	CODE SECTIONS
			ter closet, lavatory, bathtub, shower or kitch	en sink			17920.3(a)1,2
		OBTAIN PERMIT TO:		lec		h Or Rehabilita	
	2 [		ning water to plumbing fixtures				17920.3(a)4,5
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Cod			n Or Rehabilita	• • •
7	2 1						
	<i>J</i> . [	OBTAIN PERMIT TO:	quired sewage system				17920.3(a)14
	<i>4</i> r		[] I .			Or Rehabilita	
	4. [	OBTAIN PERMIT TO:	·		CID 1:-1	• •	17920.3(e)
	e r		[]Repair Per Applicable Building Cod			Or Rehabilita	
	J. [		al lighting				17920.3(a)10
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Cod			Or Rehabilita	
	p. [	Hazardous Wiring					17920.3(d)
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Cod			Or Rehabilita	
	7. []		facilities			• •	17920.3(a)6
90		OBTAIN PERMIT TO:	11 1			Or Rehabilitat	te Structure
	8. []		te foundation				17920.3(ъ)1
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Code				te Structure
	9. []		flooring or floor supports	••••••		1001(c)2	17920.3(ъ)2
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Code	es	[]Demolish	Or Rehabilitat	te Structure
1	[] 01	Members of walls, partition	ons or other vertical supports that split, lea	n, list o	r buckle		
8 115215		due to defective material	or deterioration		***************************************	1001(c)4	17920.3(ъ)4
	- 27	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Code	es .	[]Demolish	Or Rehabilitat	e Structure
1	1 M		s, ceiling and roof supports or other horizo				
	• • •		due to defective material or deterioration.			1001(c)6	17920.3(ъ)6
			Repair Per Applicable Building Code			Or Rehabilitat	
1	2 14		oms		10	1001/b)11	17920.3(a)11
		OPTAIN DEDIVITE TO.	IND and Day And Could Della Code	2.0	dell'annaliat	Or Rehabilitate	e Structure
1	3 H.C	Faulty weather protection	KE-CP- 101 - PP-	<b>~</b> .	Mr.	1001/h)1-4	17920.3(g)1-4
•	~ KV	A Deteriorated or ineffer	ctive weather proofing of exterior walls, rooms or doors, lack of paint or other approv	of or fl	oore	1001(11)1-4	177203(g)14
	Jakor	including broken wind	ows or doors, lack of paint or other approve	ed wall	covering	A SHAP	
196	<b>™</b>	OBŢAIN PERMIT TO:	[A]Repair Per Applicable Building Code	cu wan	MDemolish	Or Pahahilitat	o Stemotore
			proper maintenance			Or Rehabilitate	
1.	* EK				. (20) 1:-1	1001(6)13	17920.3(a)13
F 44	: : 63		[ ]Repair Per Applicable Building Code			Or Rehabilitate	
			135 / 1 5				17920.3(h)
20		OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	S	[]Demolish	Or Rehabilitate	Structure
10	[]	Extensive fire damage					_
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		[]Demolish	Or Rehabilitate	Structure
17			nce - abandoned/vacant			2	
45		OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	3	√[]Demolish (	Or Rehabilitate	Structure
18							17920.3(n)
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	9	[]Demolish (	Or Rehabilitate	Structure
J 19			14/				
		OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	;	[]Demolish (	Or Rehabilitate	Structure
20		1 1900	gar.				
		OBTAIN PERMIT TO:	[Repair Per Applicable Building Codes		[]Demolish (	Or Rehabilitate	Structure
		OBTAINTERMIT TO:	Theban Fer Applicable Building Codes	•		A Kenaumtate	Structure
**	eden is	VOLUM OF CORRECT OF	THE ANOTHE COMPANY OF THE PROPERTY OF				
•••		YOU MUST CORRECT T	HE ABOVE CONDITIONS WITHIN 30	DAYS	OF THE DA	TE OF THIS N	OTICE
Ca	ce No	. CV09-05340	1 Address 27785 CITTIUS		PIRRIS		
س	30 170		1 Aut (3) 61 (7) 13 (7)///05	pv,	1 (1-10)		
2012	,	0	3 df				
Da	te O	8-48-07	Officer E. TOTRES				50%
#	5 5	70! X DI 1 ACCESSOR	9 STRUCTURE				
					IT NO.	E 45	
28	5-02	5 (4/96)	$\mathbf{E}\mathbf{X}$	HIB	IT NO.	<u> </u>	
500	<b>-</b>				- 8		

Distribution: White-Case File; Canary-Property O

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 SAVELLATIO / 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.
- 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





# 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



#### 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.  $e^{t\varphi}$ 





# 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.

### 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

	1 49	
EXHIBIT NO.	E	





# 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.

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### 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

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

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Fax: 951-485-4938

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# 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

- **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.

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# 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 )C # 2010-0003523 1/06/2010 08:00A Fee:NC

Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward



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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 M &

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 <u>California Revenue and Taxation Code</u>, 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

Mary Overholt

Code Enforcement Department

### **ACKNOWLEDGMENT**

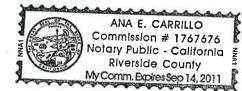
State of California ) County of Riverside )

On Ul VI ID 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.

Commission # 1767676 Comm. Expires Sep. 14, 2011



# 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 )C # 2010-0003523 01/06/2010 08:00A Fee:NC Page 1 of 1 Recorded in Official Records

Recorded in Official Records County of Riverside Larry W. Ward



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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 M 062

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 <u>California Revenue and Taxation Code</u>, 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

Mary Overholt

Code Enforcement Department

### **ACKNOWLEDGMENT**

State of California )
County of Riverside )

Commission # 1767676

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) 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.

Comm. Expires Sep. 14, 2011

Co

ANA E. CARRILLO
Commission # 1767676
Notary Public - California
Riverside County
MyComm. Expires Sep 14, 2011

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 FONC Deputy County Counsel

# **NOTICE LIST**

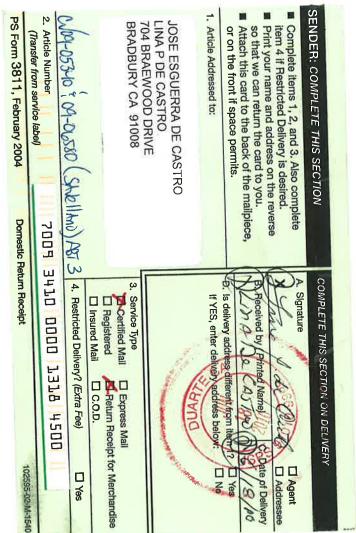
Subject Property: 27285 Citrus Avenue, Perris

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





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, 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.

Frack & 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>)

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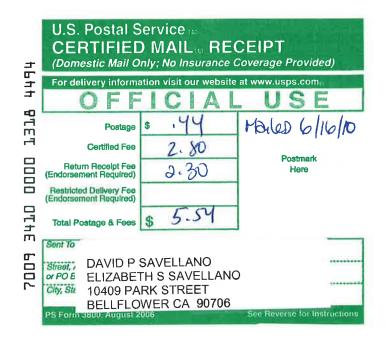


EXHIBIT NO.



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**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**

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

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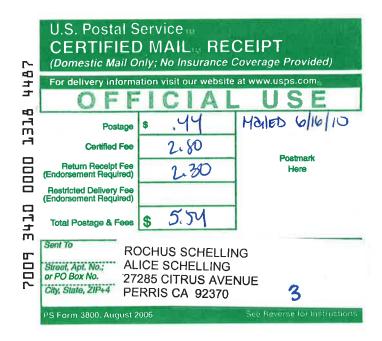


EXHIBIT NO.



# 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)

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED. I am "readily familiar" XXwith 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).

STATE - I declare under penalty of perjury under the laws of the State of California that the XXabove 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.



# 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 <u>06/17/2010</u> at <u>0920 hours</u>, 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