

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

9078



FROM: County Counsel/TLMA
Code Enforcement Department

SUBJECT: Abatement of Public Nuisance [Accumulation of Rubbish]
Case No.: CV 09-03435; LOPEZ
Subject Property: 1 Parcel West of 22237 Lukens Lane, Perris
APN: 323-090-012
District Five

SUBMITTAL DATE:
Aug. 19, 2010

RECOMMENDED MOTION: Move that:

- (1) The accumulation of rubbish on the real property located at 1 Parcel West of 22237 Lukens Lane, Perris, Riverside County, California, APN: 323-090-012, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- (2) Owner Irineo Lopez, or whoever has possession and control of the subject real property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.

[Signature]

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

(Continued)

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

SOURCE OF FUNDS:

Positions To Be
Deleted Per A-30

☐

Requires 4/5 Vote

☐

C.E.O. RECOMMENDATION:

APPROVE

By

[Signature]
Tina Grande

County Executive Office Signature

Dep't Policy
☒ Consent
County Policy
☒ Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 31, 2010
xc: Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.5

- (3) If the owner or whoever has possession or control of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, shall abate the accumulation of rubbish by removing and disposing of the same from the real property.
- (4) The reasonable cost of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
- (5) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject real property by the Code Enforcement Officers on May 7, 2009. The inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The rubbish consisted of, but was not limited to: scrap wood, construction debris, bicycle parts, fencing, paper, and other miscellaneous items.
2. Subsequent inspections of the above-described real property on August 12, 2009, October 26, 2009, December 1, 2009, January 20, 2010, March 29, 2010 and May 13, 2010, revealed the property continues to be in violation of Riverside County Ordinance No. 541.
3. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of accumulated rubbish.

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) [ACCUMULATION OF RUBBISH] APN: 323-) 090-012, 1 PARCEL WEST OF 22237 LUKENS) LANE, PERRIS, COUNTY OF RIVERSIDE,) STATE OF CALIFORNIA; IRINEO LOPEZ,) OWNER.)	CASE NO. CV 09-03435 DECLARATION OF CODE ENFORCEMENT OFFICER JENNIFER MORRIS [R.C.O. No. 541 (RCC Title 8.120)]
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I, Jennifer Morris, 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 thereto under oath:

1. I am currently employed by the Riverside County Code Enforcement Department as a 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.

2. On May 7, 2009, Senior Code Enforcement Officer Black, Riverside Sheriff's Deputy Gills and I conducted an initial inspection of the real property described as 1 Parcel West of 22237 Lukens Lane, Perris, Riverside County, California and further described as Assessor's Parcel Number 323-090-012 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

3. A review of County records and documents disclosed that THE PROPERTY is owned by Irineo Lopez (hereinafter referred to as the "OWNER"). Copies of the certified 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.

4. Based on the Lot Book Report from RZ Title Service on May 27, 2009 and updated on December 16, 2009, it is determined that no additional parties hold a legal interest in THE PROPERTY. True and correct copies of the Lot Book Reports are attached hereto as Exhibit "C" and incorporated herein by reference.

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1 5. On May 7, 2009, Senior Code Enforcement Officer Black, Riverside Sheriff's Deputy
2 Gills and I conducted an initial inspection, pursuant to an inspection warrant, of the real property
3 described as 1 Parcel West of 22237 Lukens Lane, Perris, Riverside County, California and further
4 described as Assessor's Parcel Number 323-090-012 (hereinafter referred to as "THE PROPERTY"). We
5 cut the lock on the front gate and entered THE PROPERTY wherein we met OWNER's sons. I observed
6 an accumulation of rubbish throughout THE PROPERTY consisting of but not limited to: scrap wood,
7 construction debris, bicycle parts, fencing, debris and other miscellaneous items. I took measurements of
8 the area using the pacing method. Based on my training and experience, I determined that the amount of
9 accumulated rubbish on THE PROPERTY totaled four thousand four hundred (4,400) square feet. I
10 posted a Notice of Violation on THE PROPERTY.

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

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

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

18 9. On May 27, 2009 and February 16, 2010, a Notice of Violation was mailed to OWNER by
19 certified mail, return receipt requested.

20 10. On August 12, 2009, October 26, 2009, December 1, 2009, January 20, 2010 and March
21 29, 2010, I conducted follow-up inspections of THE PROPERTY. From the road right of way, I observed
22 the parcel was unchanged and remained in violation of Riverside County Ordinance No. 541.

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

26 12. A Notice of Noncompliance was recorded in the Office of the Assessor, County Clerk &
27 Recorder, County of Riverside, State of California, on June 5, 2009, as Instrument Number 2009-

28 ///

0287304. A true and correct copy of the notice is attached hereto and incorporated herein by reference as Exhibit "F".

13. On May 11, 2010 the second notice, "Notice to Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for August 31, 2010, was mailed to OWNER by certified mail, return receipt requested and on May 13, 2010 was posted on THE PROPERTY. True and correct copies of the notice and supporting documentation are attached hereto as Exhibit "G" and incorporated herein by reference.

14. A follow-up inspection on May 13, 2010 revealed that THE PROPERTY remains in violation.

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

16. The Board of Supervisors is requested to issue an Order to Abate the Nuisance described herein. Accordingly, the following findings and conclusions are recommended:

(a) the accumulation of rubbish on THE PROPERTY to be deemed and declared a public nuisance;

(b) the OWNER and person(s) in possession of THE PROPERTY be required to remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, in accordance with all Riverside County Ordinances, including but not limited to the provisions of County Ordinance No. 541;


(c) in the event the rubbish is not removed and disposed of according to the above referenced ninety (90) day time period in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541 (RCC Chapter 8.120), the rubbish shall be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department; and

(d) reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE

1 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541
2 (RCC Title 8.120) and 725 (RCC Title 1).

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

5 Executed this 13th day of May, 2010. at Riverside, California.
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8 
9 JENNIFER MORRIS
10 Code Enforcement Officer
11 Code Enforcement Department
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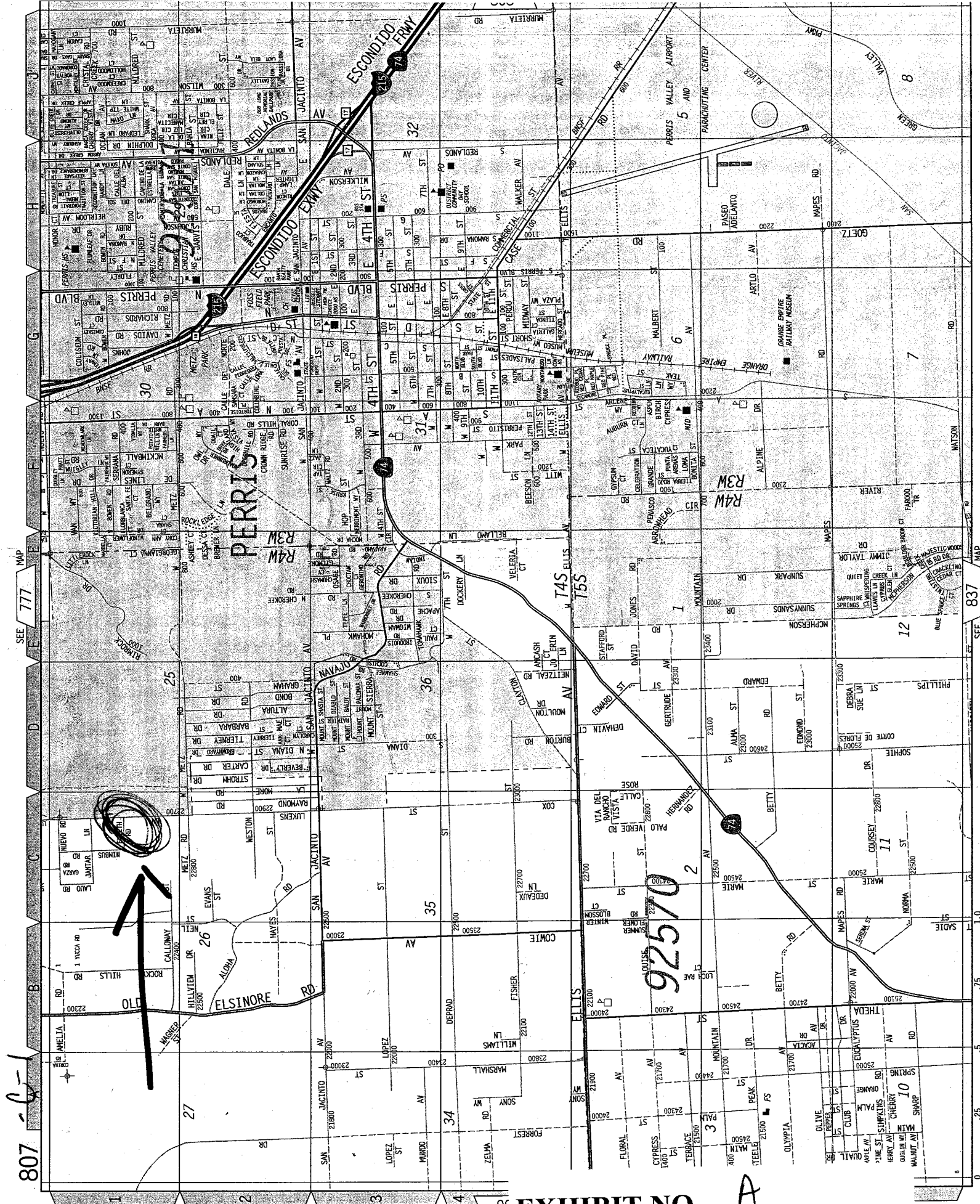
807 - 0-1

SEE 777

RIVERSIDE CO

EXHIBIT NO.

A



SEE 837

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


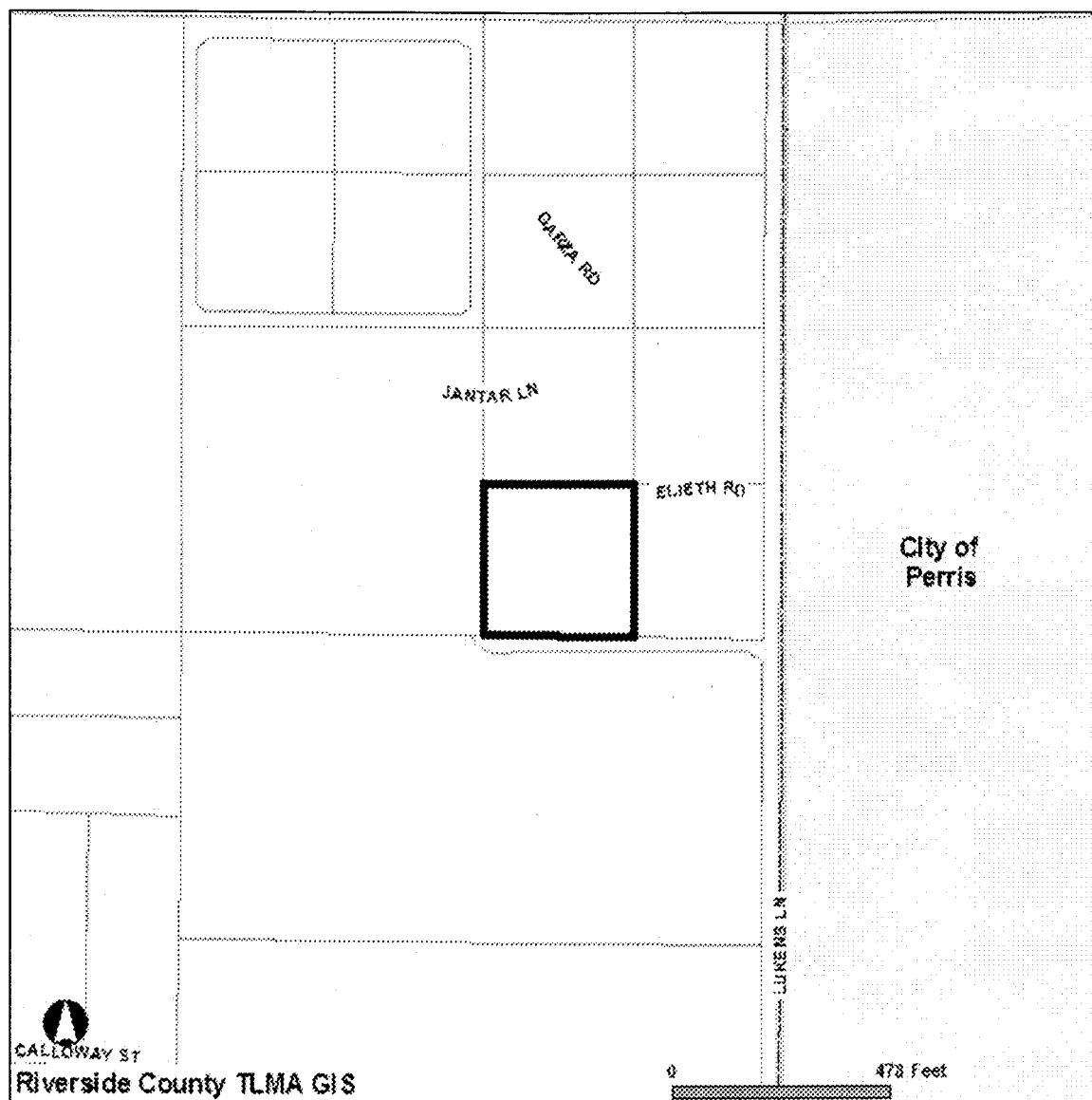
Assessment #323090012-0		Parcel # 323090012-0	
Assessee:	LOPEZ IRINEO	Land	59,533
Mail Address:	P O BOX 1231	Full Value	59,533
City, State Zip:	PERRIS CA 92570	Total Net	59,533
Real Property Use Code:	YY		
Base Year	2006		
Conveyance Number:	0001761		
Conveyance (mm/yy):	1/2005		
PUI:	Y040000		
TRA:	87-026		
Taxability Code:	0-00		
ID Data:	Lot E PM 072/060 PM 13750		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
323-090-012

"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**

323-090-012-0

OWNER NAME / ADDRESS

IRINEO LOPEZ
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
P O BOX 1231
PERRIS CA. 92570

LEGAL DESCRIPTION

EXHIBIT NO. B²

RECORDED BOOK/PAGE: PM 72/60
SUBDIVISION NAME: PM 13750
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.49 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 807 GRID: C1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PERRIS
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR4W SEC 26

ELEVATION RANGE

1744/1768 FEET

PREVIOUS APN

323-090-004

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R-1/2

ZONING DISTRICTS AND ZONING AREAS

MEAD VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Coastal Sage Scrub
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
MEAD VALLEY

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
61

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
PERRIS & PERRIS UNION HIGH

COMMUNITIES
MEAD VALLEY

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

LIGHTING (ORD. 655)
ZONE B, 38.08 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042904

FARMLAND
OTHER LANDS

TAX RATE AREAS
087-026
• COUNTY FREE LIBRARY
• COUNTY SERVICES AREA 117
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• EASTERN MUNICIPAL WATER
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 4
• GENERAL
• GENERAL PURPOSE
• METRO WATER EAST 1301999

- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV070807	NEIGHBORHOOD ENFORCEMENT	Feb. 9, 2007
CV071553	NEIGHBORHOOD ENFORCEMENT	Mar. 8, 2007
CV0903435	ABATEMENT	May. 12, 2009

REPORT PRINTED ON...Wed Apr 07 11:13:55 2010



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
Riverside

CA 92501

Attn: Brent Steele
Reference: CV-09-03435/Jennifer Morris
IN RE: LOPEZ, IRINEO

Order Number: **20566**

Order Date: 12/4/2009

Dated as of: 12/16/2009

County Name: Riverside

FEE(s):

Report: \$57.00

Property Address: Vacant Land

CA

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 323-090-012-0

Assessments:	Land Value:	\$59,533.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$59,533.00

Property Taxes for the Fiscal Year	2009-2010
Total Annual Tax	\$660.76
Status: Paid through	PAID (PAID THRU 01/31/2010)

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Irineo Lopez
Case No.	CV07-0807, CV07-1553, CV08-06293, CV09-03435 and CV09-03436
Recorded	06/05/2009
Document No.	2009-0287304

NO OTHER EXCEPTIONS

EXHIBIT NO. C

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

DOC # 2009-0287304

06/05/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry U. Ward
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Irineo Lopez

Case No. CV07-0807, CV07-1553,
CV08-06293, CV09-03435,
CV09-03436

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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. 348, (RCC Title 17.16.010) described as Excessive Outside Storage - Mobile Home, Excessive Animals & Use without Riverside County Planning Department approval - Storage Yard, Riverside County Ordinance No. 457, (RCC Title 15.48.010) described as Mobilehome installation and occupancy without the required permits, Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home, Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish & Riverside County Ordinance No. 520, (RCC Title 10.04.150) described as Vehicle Abatement (inoperative, dismantled, wrecked vehicles). Such Proceedings are based upon the noncompliance of such real property, located at 1 Parcel West of (22237 Lukens Lane), Perris, CA, and more particularly described as Assessor's Parcel Number 323-090-012 and having a legal description of 2.49 ACRES GRS IN PARS E, F & 3 PM 072/060 PM 13750, Records of Riverside County, with the requirements of Ordinance No. 348, 457, 541 & 520 (RCC Title 17.16.010, 15.48.010, 15.48.040, 8.120.010 & 10.04.150).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Jennifer Morris.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By

Mary Overholt

Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 06/28/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

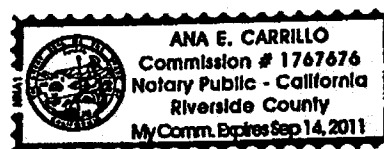
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676

Comm. Expires Sep. 14, 2011



Public Record



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

Lot Book Report

Order Number: **19214**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV07-0807,07-1553,08-06293,09-03435&09-034

IN RE: LOPEZ, IRINEO

Order Date: 5/27/2009

Dated as of: 5/27/2009

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 323-090-012-0

Assessments:

Land Value: \$58,366.00

Improvement Value: \$0.00

Exemption Value: \$0.00

Total Value: \$58,366.00

Tax Information

Property Taxes for the Fiscal Year 2008-2009

Total Annual Tax \$652.22

Status: Paid through 06/30/2009

Property Vesting

The last recorded document transferring title of said property

Dated 11/30/2004

Recorded 01/03/2005

Recording Requested By
CHICAGO TITLE COMPANY
RECORDING REQUESTED BY:
Chicago Title Insurance Company

DOC # 2005-0001761

01/03/2005 08:00A Fee:27.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside

AND WHEN RECORDED MAIL TO:

Mr. Irineo Lopez
P.O. Box 1231
Perris, CA 92570

Assessor, County Clerk & Recorder



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

47065915 E15
Title Order No.:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$60.50

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☒ Unincorporated area ~~IN CITY OF PERRIS~~ AND

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

Cornelio Guzman and Esther Guzman, Husband and Wife as Joint Tenants, who acquired title as
Cornelio Guzman, a Married Man and Esther Guzman, Husband and Wife as joint tenants

hereby GRANT(s) to:

Irineo Lopez, a Single Man

the real property in the ~~CITY OF PERRIS~~, County of Riverside, State of California, described as:
Lot Parcel 3 and Lettered Lots E and F as shown on Parcel Map No. 13750 on file in Book 72, Page 60 of Maps
in the office of the County Recorder of Riverside County, California.
Also Known as: Vacant Land, APN 323-090-012-0, Perris, CA
AP#: 323-090-012-0

TRA 087-026

DATED November 30, 2004

STATE OF CALIFORNIA

COUNTY OF Riverside

On 12-20-04

Before me, Pat Nicks

A Notary Public in and for said State, personally appeared
Cornelio Guzman and
Esther Guzman

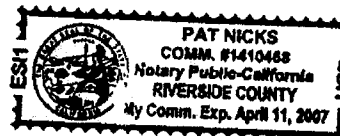
Cornelio Guzman
Cornelio Guzman

Esther Guzman
Esther Guzman

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

WITNESS my hand and official seal.

Signature Pat Nicks



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

JOHN BOYD
Director

CASES #: CV07-0807/CV07-1553/CV08-06293/CV 09-03435/
A.P.N.: 323-090-012

PROPERTY SITUS: 1 par W/O (22237 Lukens), Perris
DRAWN BY: J. Morris CV09-03436 DATE: 5/7/09

Provide North Arrow: 

REAR PROPERTY LINE

S
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Stored SSMH
#4

Stored SSMH
#3

EOS #4
AR #4

AR #5

VA #2

EOS #3
AR #3

VA #4

Stored
SSMH #2

VA #3

VA #1

EOS #1
AR #1

Stored
SSMH #1

AR #2
EOS #2

Unpermitted
Mobilehome

Roosters

NOT TO SCALE

FRONT PROPERTY

EXHIBIT NO. D

Photographs

Rubbish remains-JMorris



Rubbish remains-JMorris



Rubbish remains-JMorris



Rubbish remains-JMorris

Photos taken on March 29, 2010

EXHIBIT NO. D²



Rubbish remains-JMorris - 01/20/2010

EXHIBIT NO. D³



Rubbish remains-JMorris - 01/20/2010

EXHIBIT NO. D⁴



Rubbish remains-JMorris - 01/20/2010

EXHIBIT NO. DS



Rubbish remains-JMorris - 01/20/2010

EXHIBIT NO. D6



Rubbish remains-JMorris - 01/20/2010

EXHIBIT NO. D7



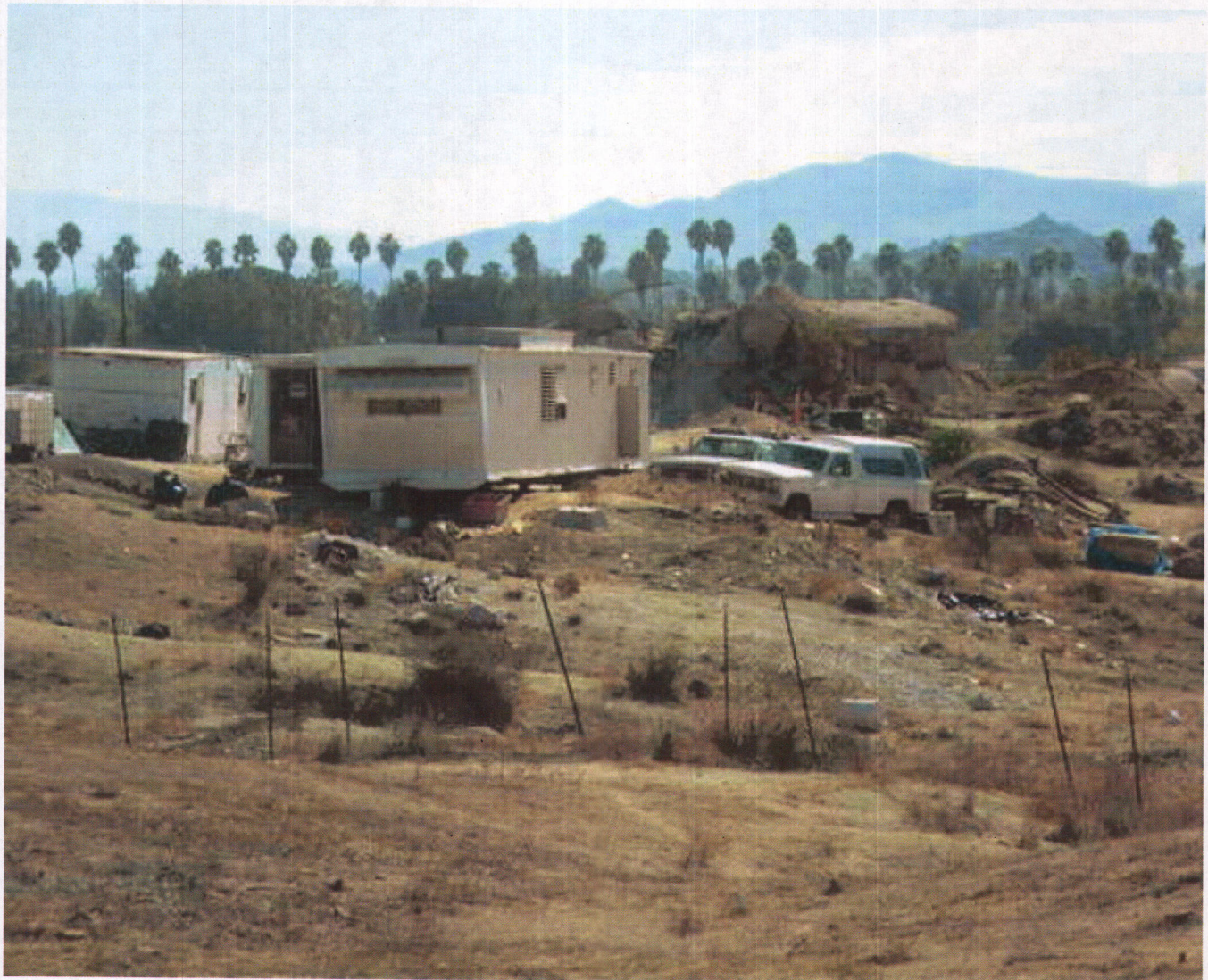
Rubbish remains-JMorris - 01/20/2010

EXHIBIT NO. D8



Rubbish remains-JMorris - 12/01/2009

EXHIBIT NO. D⁹



Rubbish remains-JMorris - 12/01/2009

EXHIBIT NO. D¹⁰



Rubbish remains-JMorris - 12/01/2009

EXHIBIT NO. D"



Rubbish remains-JMorris - 12/01/2009

EXHIBIT NO. D12

Code Enforcement Case: CV0903435

Printed on: 01/29/2010

Photographs



Rubbish remains-JMorris - 10/26/2009

EXHIBIT NO. D13



Rubbish remains-JMorris - 10/26/2009

EXHIBIT NO. D⁴

PHOTOGRAPHIC EVIDENCE CASE NO. CV09-03435



PHOTO # 1 DATE: 8/12/09 TIME: 09:50 HRS TAKEN BY: J. Morris

Accumulated rubbish remains on property



PHOTO # 2 DATE: 8/12/09 TIME: 09:50 HRS TAKEN BY: J. Morris

Accumulated rubbish remains on property

EXHIBIT NO. D¹⁵

PHOTOGRAPHIC EVIDENCE CASE NO. CV09-03435



PHOTO # 1 DATE: 5/7/09 TIME: 11:30 HRS TAKEN BY: Morris
AR #1



PHOTO # 2 DATE: 5/7/09 TIME: 10:30 HRS TAKEN BY: Morris
AR#2

EXHIBIT NO. D10

PHOTOGRAPHIC EVIDENCE CASE NO. CV09-03435

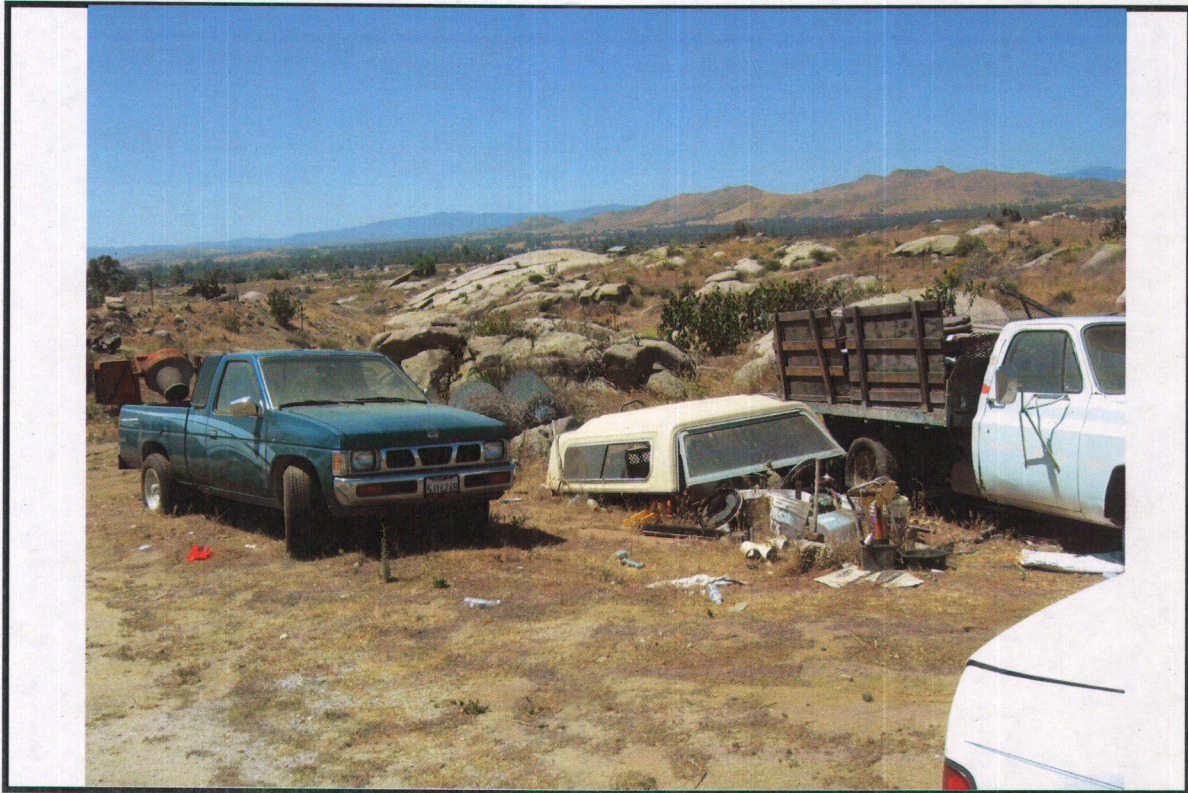


PHOTO # 3 DATE: 5/7/09 TIME: 11:30 HRS TAKEN BY: Morris

AR #3



PHOTO # 4 DATE: 5/7/09 TIME: 10:30 HRS TAKEN BY: Morris

AR#4

EXHIBIT NO. D¹⁷

PHOTOGRAPHIC EVIDENCE CASE NO. CV09-03435



PHOTO # 5 DATE: 5/7/09 TIME: 11:30 HRS TAKEN BY: Morris
AR #5

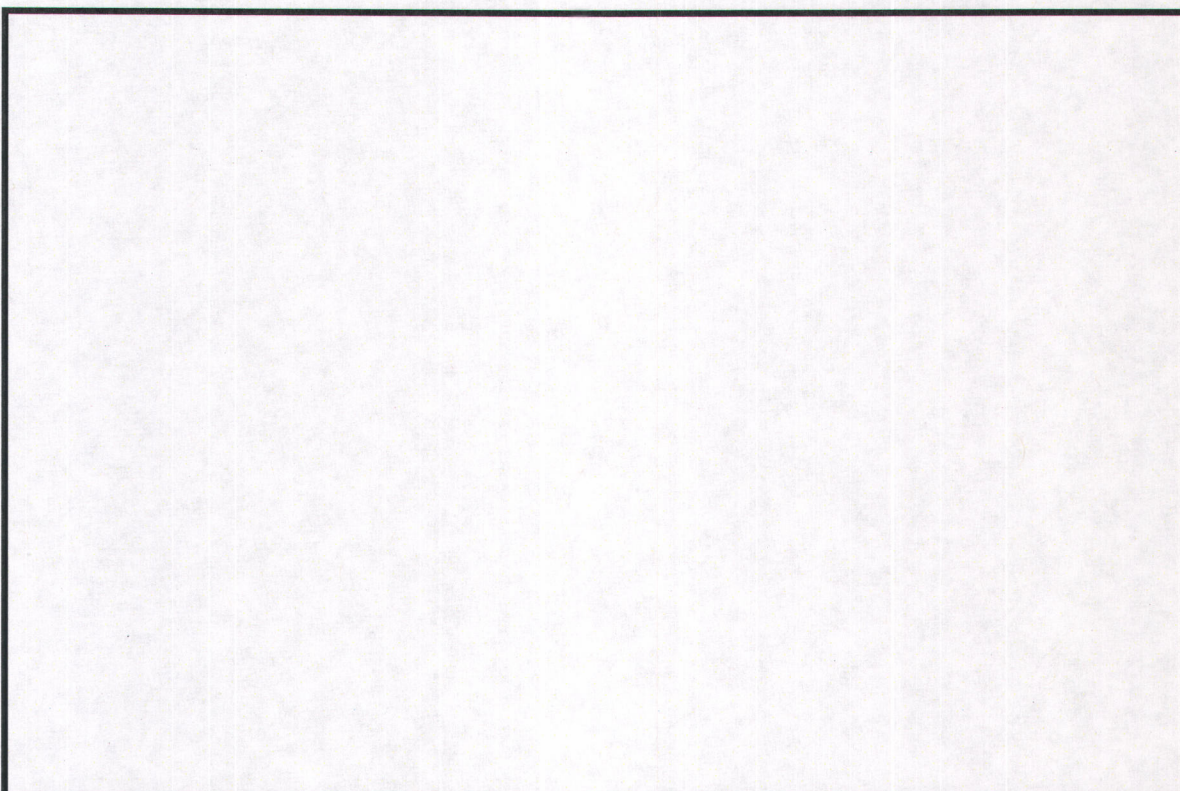
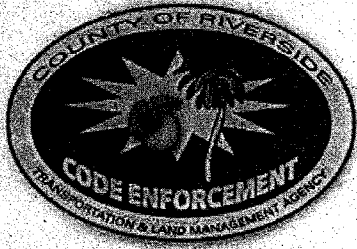


EXHIBIT NO. D¹⁸



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

11:50-12:00

CASE No.: CV TBA 09-03435

THE PROPERTY AT: 1 par w/o (22237 Lukens) Perris APN#: 323-090-012

WAS INSPECTED BY OFFICER: J. Morris ID#: 129 ON 5/7/09 AT 11:25 am/pm

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

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

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 6/7/09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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

SIGNATURE

PRINT NAME

DATE

☐ PROPERTY OWNER ☐ TENANT

CDL/CID#

D.O.B.

EXHIBIT NO. E

POSTED

WHITE: VIOLATOR

GREEN: CASE FILE

YELLOW:



John Boyd
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV09-03435

I, Jennifer Morris, the undersigned, hereby declare:

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

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

2. That on 5/7/09 at 12:10 hrs. I securely and conspicuously posted Notice of Violation for RCC 8.120.010 (Accumulated Rubbish) at the property described as:

Property Address: 1 par W/O (22237 Lukens Ln.), Perris

Assessor's Parcel Number: 323-090-012

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

Executed on 5/12/09 at the District 5 Office in Moreno Valley, California.

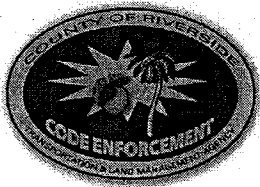
CODE ENFORCEMENT DEPARTMENT

By: _____

Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. _____

E2



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

May 27, 2009

SEE ATTACHED NOTICE LIST

RE CASE NO.: CV09-03435

NOTICE IS HEREBY GIVEN that properties owned or controlled by you described as One Parcel West of (22237 Lukens Lane), Perris, California, Assessor's Parcel Number 323-090-012, are in violation of Riverside County Code Chapter 8.120 and constitutes a public nuisance. The subject properties are dangerous or injurious to the public because of the unauthorized accumulation of rubbish, trash and/or debris, specifically including but not limited to the following: VEGETATION WASTE, APPLIANCES, FURNITURE, HOUSEHOLD WASTE, ETC.

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

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

PLEASE BE ADVISED that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

CODE ENFORCEMENT DEPARTMENT

A. Carrillo for:

Jennifer Morris, Code Enforcement Officer



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

May 27, 2009

RE: Case No.: CV09-03435
APN No.: 323-090-012
Address: One Parcel West of (22237 Lukens Lane), Perris, CA

1. Irineo Lopez
P.O. Box 1231
Perris, CA 92570
2. Irineo Lopez
1024 W. 3rd Street
Santa Ana, CA 92703

EXHIBIT NO. E⁴

PROOF OF SERVICE BY MAIL

Case No. CV09-03435

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 27th day of May, 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 27th of May, 2009, at Moreno Valley, California.

A. Carrillo

Ana E. Carrillo, Code Enforcement Aide

Article Number: 7003 1680 0005 3927 1172
7003 1680 0005 3927 1189

EXHIBIT NO. ES

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7003 1680 0005 3927



UNITED STATES POSTAGE
PRIMEV BOWES
\$ 05.540
02 1M
0004277091
MAILED FROM ZIP CODE 92504



Irineo Lopez
P.O. Box 1231
Perris, CA 92570
CV09-03435 / JM

REC'D JUN 05 2009

5257299257070002

FORWARD TIME EXP 1 100F 06 06/03/09
18435 PECUENA ENTRADA
PERRIS CA 92570-0552

RETURN TO SENDER

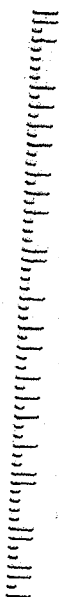


EXHIBIT NO. EC

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

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

OFFICIAL USE

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

Postmark
Here

Irineo Lopez
P.O. Box 1231
Perris, CA 92570
CV09-03435 / JM

For Instructions

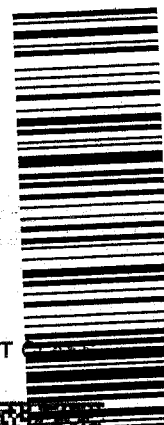
22TT 226E 5000 099T E002

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7003 1660 0005 3927211



UNITED STATES POSTAGE
\$05.54
02 1M
0004277091 MAY 27 2009
MAILED FROM ZIP CODE 92504

5-28-09
Irineo Lopez
1024 W. 3rd Street
Santa Ana, CA 92703
CV09-03435 / JM

REC'D JUN 15 2009

NIXIE

927 SE 1

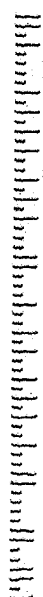
01 06/12/09

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92557722431

*0704-07778-27-40

9270365825306224



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

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

OFFICIAL USE

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

Postmark
Here

Irineo Lopez
1024 W. 3rd Street
Santa Ana, CA 92703
CV09-03435 / JM

See back for instructions

EXHIBIT NO. E7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

February 16, 2010

IRINEO LOPEZ
18435 PEQUENA ENTRADA
PERRIS, CA 92570-8552

RE CASE NO: CV0903435

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 PAR W/O (22237 LUKENS), PERRIS California, Assessor's Parcel Number 323-090-012, 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 March 16, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II

EXHIBIT NO. ES

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0903435

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

NOTICE RE: Notice of Violation (RCC 8.120.010)

Summary of Costs Notification

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

IRINEO LOPEZ 18435 PEQUENA ENTRADA, PERRIS, CA 92570-8552

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

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

EXECUTED ON February 16, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ana Carrillo
By: Ana Carrillo, Code Enforcement Aide

EXHIBIT NO. E⁹

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

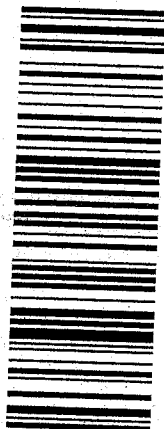
COUNTY OF RIVERSIDE
Code Enforcement Department
24318 Henlock Avenue, Suite C-1
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

RECD MAR 05 2010

CERTIFIED MAIL™



7009 0820 0001 7230 4797

FIRST CLASS



UNITED STATES POSTAGE
\$05.54
0004234315 FEB 16, 2010
MAILED FROM ZIP CODE 92504

Handwritten signature/initials.

325708552

CLAIMED
Irineo Lopez
18435 Pequena Entrada
Perris, CA 92570-8552
CV09-03435 / JM 323

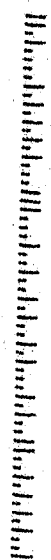


EXHIBIT NO. E10

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

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

OFFICIAL USE

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

Postmark
Here

Irineo Lopez
18435 Pequena Entrada
Perris, CA 92570-8552
CV09-03435 / JM 323

for Instructions

2524 0822 1000 0280 6002

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

DOC # 2009-0287304

06/05/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

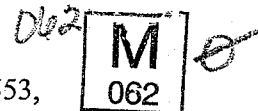
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Irineo Lopez

Case No. CV07-0807, CV07-1553,
CV08-06293, CV09-03435,
CV09-03436



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. 348, (RCC Title 17.16.010) described as Excessive Outside Storage - Mobile Home, Excessive Animals & Use without Riverside County Planning Department approval - Storage Yard, Riverside County Ordinance No. 457, (RCC Title 15.48.010) described as Mobilehome installation and occupancy without the required permits, Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home, Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish & Riverside County Ordinance No. 520, (RCC Title 10.04.150) described as Vehicle Abatement (inoperative, dismantled, wrecked vehicles). Such Proceedings are based upon the noncompliance of such real property, located at 1 Parcel West of (22237 Lukens Lane), Perris, CA, and more particularly described as Assessor's Parcel Number 323-090-012 and having a legal description of 2.49 ACRES GRS IN PARS E, F & 3 PM 072/060 PM 13750, Records of Riverside County, with the requirements of Ordinance No. 348, 457, 541 & 520 (RCC Title 17.16.010, 15.48.010, 15.48.040, 8.120.010 & 10.04.150).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Jennifer Morris.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

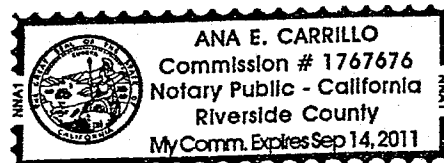
State of California)
County of Riverside)

On 05/28/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo



Commission # 1767676

Comm. Expires Sep. 14, 2011

EXHIBIT NO. F

PAMELA J. WALLS
County Counsel

Principal Deputy
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

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



May 11, 2010

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

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

Case No.: CV 09-03435
APN: 323-090-012; LOPEZ
Property: 1 Parcel W/O 22237 Lukens Lane, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 541 (RCC Title 8.120) and 725 (RCC Title 1) to consider the abatement of the accumulated rubbish located on the SUBJECT PROPERTY described as 1 Parcel W/O 22237 Lukens Lane, Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 323-090-012.

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 accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, August 31, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

You are encouraged to contact Supervising Code Enforcement Officer 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 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
Riverside County Counsel



L. ALEXANDRA FONG
Deputy County Counsel

EXHIBIT NO. 6

PROOF OF SERVICE

Case No. CV 09-03435

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, 5th Floor, Riverside, California 92501.

That on May 11, 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:

IRINEO LOPEZ
PO BOX 1231
PERRIS, CA 92570

IRINEO LOPEZ
18435 PEQUENA ENTRADA
PERRIS, CA 92570-8552

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

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

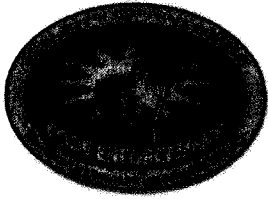
XX **STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.**

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

EXECUTED ON May 11, 2010, at Riverside, California.


BRENDA PEELER

EXHIBIT NO. 62



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

May 13, 2010

RE CASE NO: CV0903435

I, Jennifer Morris, hereby declare:

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

That on 5/13/10 at 13:45 hrs, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 1 PAR W/O (22237 LUKENS), PERRIS

Assessor's Parcel Number: 323-090-012

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

Executed on May 13, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. 6⁴

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD