

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

110B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
September 1, 2010

SUBJECT: Abatement of Public Nuisance [Substandard Structures]
Case No.: CV 09-05697 (REAL ESTATE MANAGEMENT)
Subject Property: 26134 Girard Street, Hemet; APN: 447-060-057
District Three

RECOMMENDED MOTION: Move that:

- (1) The two (2) substandard structures (dwelling and detached garage) on the real property located at 26134 Girard Street, Hemet, Riverside County, California, APN: 447-060-057, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) Real Estate Management, the owner of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structures on the property by removing 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	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature]*
Tina Grande

County Executive Office Signature

- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, 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: September 14, 2010
xc: Co. Co., CED, Prop. Owner, Sheriff

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

Prev. Agn. Ref.: | **District:** 3 | **Agenda Number:**

9.3

Abatement of Public Nuisance

Case No. CV 09-05697; (REAL ESTATE MANAGEMENT)

26134 Girard Street, Hemet

Page Two

- (3) The owner 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) 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 substandard structure and contents therein, by removing the same from the real property.
- (5) The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.
- (6) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An inspection was made of the subject property by the Code Enforcement Officer on August 21, 2009 and March 24, 2010. The inspections revealed two (2) substandard structures (dwelling and detached garage) on the subject property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The substandard conditions of the structures included, but were not limited to, the following: lack of improper water closet, lavatory, bathtub, shower or kitchen sink; lack of required electrical lighting; 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; fire hazard; public and attractive nuisance.
2. Follow-up inspections on December 11, 2009, January 14, 2010, May 4, 2010 and August 5, 2010, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structures.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 09-05697
4 [SUBSTANDARD STRUCTURES]; APN:447-)
5 060-057, 26134 GIRARD STREET, HEMET,) DECLARATION OF OFFICER
6 COUNTY OF RIVERSIDE, STATE OF) MICHAEL SANDERS
7 CALIFORNIA; REAL ESTATE MANAGEMENT,)
8 OWNER.) [R.C.O. No. 457, RCC Title 15]

9 I, Michael Sanders, declare:

10 1. I am currently employed by the Riverside County Code Enforcement Department as a
11 Senior Code Enforcement Officer. My current official duties include inspecting property for violations
12 and enforcement of the provisions of Riverside County Ordinances. The following facts contained within
13 this declaration are within my personal knowledge except to the extent that certain information is based
14 on information and belief and if called as a witness in this matter, I could and would competently testify
15 thereto.

16 2. I am informed and believe and based thereon allege that on August 21, 2009, Code
17 Enforcement Officer Ross conducted an initial inspection of the real property known as 26134 Girard
18 Street, Hemet, in the unincorporated area of Riverside County, California, which is further described as
19 Assessor's Parcel Number 447-060-057 (hereinafter described as "THE PROPERTY"). A true and
20 correct copy of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is
21 attached hereto as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY was owned
23 by Real Estate Management at the time of the inspection referenced in paragraph 2 above (hereinafter
24 referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the year 2009-
25 2010 and a report generated from the County Geographic Information System ("GIS") are attached hereto
26 as Exhibit "B" and incorporated herein by reference.

27 4. Based on the Lot Book Report from RZ Title Service on March 29, 2010, it is determined
28 that other parties potentially hold a legal interest in THE PROPERTY, to-wit: First American Loanstar
Trustee Services, Ralph David Peterson and Rosemary Peterson and Wells Fargo Home Mortgage
("INTERESTED PARTIES"). A true and correct copy of the Lot Book Report is attached hereto and

1 incorporated herein as Exhibit "C."

2 5. I am informed and believe and based thereon allege that on August 21, 2009, Code
3 Enforcement Officer Ross arrived at THE PROPERTY to conduct an initial inspection of THE
4 PROPERTY. THE PROPERTY was open and accessible with no signs restricting access. Officer Ross
5 entered and observed the following conditions as described below which caused the dwelling to be
6 substandard and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth
7 in Riverside County Ordinance 457, as codified in Riverside County Code Title 15.

8 Dwelling:

- 9 1) Lack of improper water closet, lavatory, bathtub, shower or kitchen sink;
10 2) Lack of required electrical lighting;
11 3) Hazardous wiring;
12 4) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to
13 defective material or deterioration;
14 5) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which
15 sag, split, or buckle due to defective material or deterioration;
16 6) Dampness of habitable rooms;
17 7) Faulty weather protection.
18 8) Fire hazard;
19 9) Public and attractive nuisance.

20 6. On March 24, 2010, I returned to THE PROPERTY, which was open and vacant, to
21 conduct a follow up inspection. I entered and observed the following conditions as described below
22 which caused the detached garage to be substandard and THE PROPERTY to constitute a public nuisance
23 in violation of the provisions set forth in Riverside County Ordinance 457, as codified in Riverside
24 County Code Title 15.

25 Detached garage:

- 26 1) Hazardous wiring;
27 2) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to
28 defective material or deterioration;
29 3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which
30 sag, split, or buckle due to defective material or deterioration;
31 4) Faulty weather protection.
32 5) General dilapidation;
33 6) Public and attractive nuisance.

34 7. A Notice of Violation, Notice of Defects and "Danger Do Not Enter" sign was posted on
35 THE PROPERTY on August 21, 2009 for the dwelling and on March 24, 2010 for the detached garage.

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1 8. On August 31, 2009, a Notice of Violation and Notice of Defects for the dwelling was
2 mailed to OWNER and on April 2, 2010, was mailed to OWNER and INTERESTED PARTIES for the
3 dwelling and detached garage by certified mail, return receipt requested.

4 9. A site plan and photographs of the condition of THE PROPERTY are attached hereto and
5 as Exhibit "D" and are incorporated herein by reference.

6 10. True and correct copies of each Notice issued in this matter and other documentation are
7 attached hereto as Exhibit "E" and incorporated herein by reference.

8 11. I am informed and believe and based thereon allege that on December 11, 2009 and
9 January 14, 2010, Officer Ross conducted follow up inspections. THE PROPERTY was open and
10 accessible and he observed that THE PROPERTY was in further deterioration. Additional windows were
11 broken out, the front door was open and there was vagrant occupancy in the rear room of the dwelling.

12 12. On May 4, 2010, I conducted a follow-up inspection of THE PROPERTY. From the
13 public road right-of-way, I observed that THE PROPERTY continued to remain in violation of Riverside
14 County Ordinance No. 457 (RCC Title 15).

15 13. Based upon my experience, knowledge and visual observations, it is my determination that
16 the substandard structures (dwelling and detached garage) on THE PROPERTY creates an extreme
17 health, safety, fire and structural hazard to the neighbors and general public and constitute a public
18 nuisance in violation of the provisions set forth in Riverside County Ordinance No. 457 (RCC Title 15).

19 14. A Notice of Noncompliance was recorded on September 11, 2009 as Document Number
20 2009-0474564 in the Office of the County Recorder, Riverside County, State of California. A true and
21 correct copy of this notice is attached hereto as Exhibit "F" and incorporated herein by reference.

22 15. A follow-up inspection on August 5, 2010 showed THE PROPERTY remained in violation
23 of Riverside County Ordinance No. 457 (RCC Title 15).

24 16. On July 14, 2010, the second notice, Notice to Correct County Ordinance Violations and
25 Abate Public Nuisance, providing the notification of the Board of Supervisors' hearing was mailed to
26 OWNER and INTERESTED PARTIES by certified mail, return receipt requested and was posted on THE
27 PROPERTY on August 5, 2010. A true and correct copy of the notice, together with proof of service,
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1 returned receipt card and the Affidavit of Posting of Notice are attached as Exhibit "G" and incorporated
2 herein by reference.

3 17. Significant rehabilitation, removal and /or demolition of the substandard structures and
4 removal and disposal of all structural debris are required to abate the public nuisance and bring THE
5 PROPERTY into compliance with Riverside County Ordinance Number 457 (RCC Title 15), the Health
6 and Safety, Uniform Housing, Administrative and Abatement of Dangerous Buildings Codes.

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

8 (a) the structures (dwelling and detached garage) be condemned as substandard
9 buildings, public nuisance and attractive nuisance;

10 (b) the OWNER be required to rehabilitate or demolish said structures, including the
11 removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the
12 provisions of Riverside County Ordinance No. 457 (RCC Title 15);

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

20 (d) if the substandard structures are not razed, removed and disposed of, or
21 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to
22 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days of the date of the Board's
23 Order to Abate, the substandard structures and contents therein shall be abated by representatives of the
24 Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of
25 an owner's consent or a Court Order where necessary under applicable law authorizing entry onto THE
26 PROPERTY;

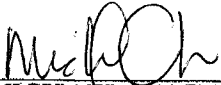
27 ///

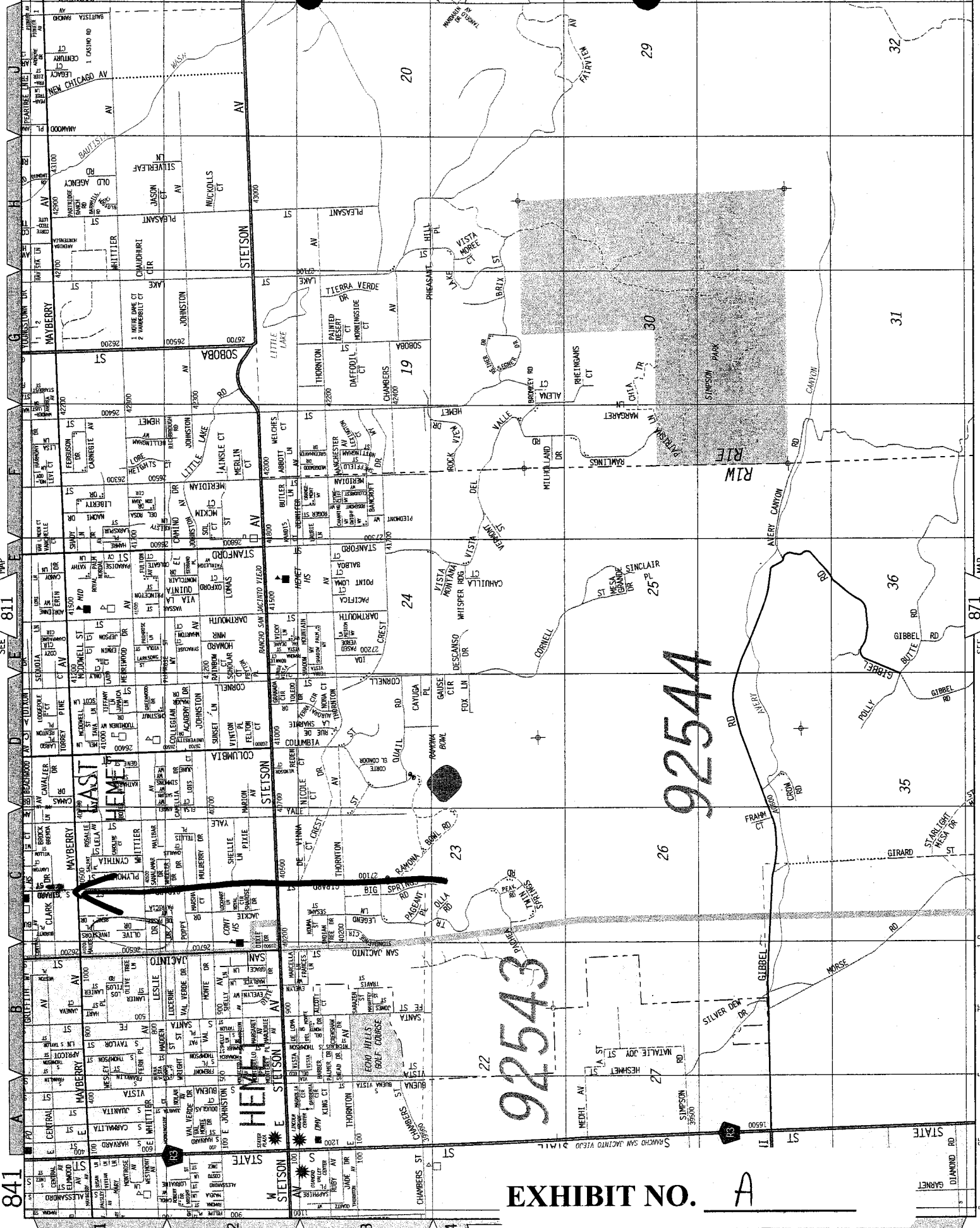
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1 (e) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
2 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457 and
4 725 (RCC Titles 15 and 1).

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

7 Executed this 19 day of July, 2010, at Murrieta, California.

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11 MICHAEL SANDERS
12 Senior Code Enforcement Officer
13 Code Enforcement Department
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841

92543

92544

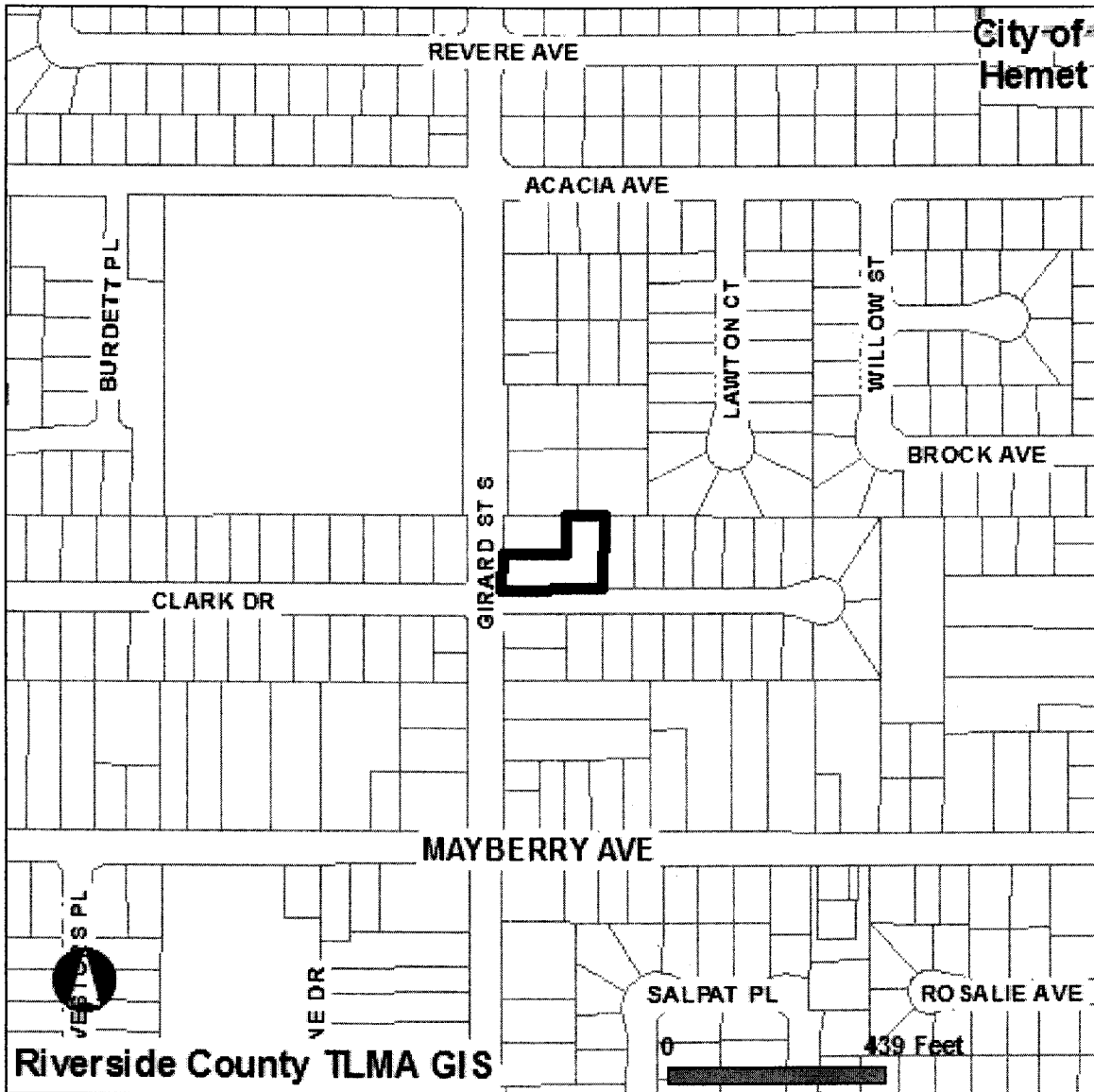
EXHIBIT NO. A

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

Assessment #447060057-3		Parcel # 447060057-3	
Assessee:	REAL ESTATE MANAGEMENT	Land	31,000
Mail Name:	C/O BEN VANDORIEN	Structure	85,000
Mail Address:	502 N DIVISION ST	Full Value	116,000
City, State Zip:	CARSON CITY NV 89703	Total Net	116,000
Real Property Use Code:	R1		
Base Year	2007		
Conveyance Number:	0618352	View Parcel Map	
Conveyance (mm/yy):	8/2006		
PUI:	R010012		
TRA:	71-078		
Taxability Code:	0-00		
ID Data:	Lot 3 MB 001/014 HEMET LAND CO		
Situs Address:	26134 GIRARD ST HEMET CA 92544		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
447-060-057

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

447-060-057-3

OWNER NAME / ADDRESS

REAL ESTATE MANAGEMENT
26134 GIRARD ST
HEMET, CA. 92544

MAILING ADDRESS

C/O BEN VANDORIEN
502 N DIVISION ST
CARSON CITY NV. 89703

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 1/14
SUBDIVISION NAME: HEMET LAND CO
LOT/PARCEL: 3, BLOCK: P
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.45 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1567 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(360 SQ. FT), CONST'D 1896SHAKE, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 841 GRID: C1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: HEMET
NO ANNEXATION DATE AVAILABLE
LAFCO CASE #: 2006-24-3
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR1W SEC 14

ELEVATION RANGE

1648/1648 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

SAN JACINTO VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1

ZONING DISTRICTS AND ZONING AREAS

RAMONA 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)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO 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
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE
110

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**
MODERATE**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
HEMET UNIFIED**COMMUNITIES**
EAST HEMET**COUNTY SERVICE AREA**
IN OR PARTIALLY WITHIN
HEMET #69 -
STREET LIGHTING**LIGHTING (ORD. 655)**
ZONE B, 27.05 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
043308**FARMLAND**
URBAN-BUILT UP LAND**TAX RATE AREAS**
071-078
• COUNTY FREE LIBRARY
• COUNTY SERVICE AREA 69
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• EASTERN MUN WTR IMP DIST 17
• EASTERN MUNICIPAL WATER
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 4
• GENERAL
• GENERAL PURPOSE

- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0905697	ABATEMENT	Aug. 4, 2009

REPORT PRINTED ON...Thu Jun 03 16:04:16 2010
Version 100412



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV09-05697/ E. Ross
 IN RE: REAL ESTATE MANAGEMENT

Property Address: 26134 Girard Street
 Hemet CA 92544

Order Number: **21403**

Order Date: 3/29/2010

Dated as of: 3/23/2010

County Name: Riverside

FEE(s):
 Report: \$57.00

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. : 447-060-057-3

Assessments:	Land Value:	\$31,000.00
	Improvement Value:	\$85,000.00
	Exemption Value:	\$0.00
	Total Value:	\$116,000.00

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$834.72
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2010)
Second Installment	\$834.72
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Real Estate of Management
Case No.	CV08-01080
Recorded	08/19/2008



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

Order Number: 21403
Reference: CV09-05697/ E. R

Document No.	2008-0456602
Assignment Dated	05/03/2007
Recorded	10/20/2008
Document No.	2008-0561595
Assigned to	HSBC Bank USA, National Association, as Trustee for First NLC Trust 2005-3
Document Type	Writ of Attachment
Document No.	2009-0084027
Recorded	02/23/2009
Notice of Non-Compliance filed by In the matter of the property of	County of Riverside Department of Code Enforcement Real Estate Management
Case No.	CV09-05697
Recorded	09/11/2009
Document No.	2009-0474564
Abstract of Judgment Filed in the	Superior Court of California, County of Riverside - Mt. San Jacinto-Banning Dept.
Case No.	BAC010067
Recorded	08/11/2008
Document No.	2008-0441864
Amount	\$3,630.34
Debtor	Geraldine Roberts dba Real Estate Marketing Real Estate Marketing Prod
Creditor	First Equity Card Corporation
A Notice of Lien Recorded	11/25/2008
Document No.	2008-0624292
Amount	\$104.86
Owner	Real Estate Management
Claimant	Lake Hemet Municipal Water District
A Notice of Lien Recorded	11/25/2008
Document No.	2008-0624293
Amount	\$162.78



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

Order Number: 21403
Reference: CV09-05697/ E. R

Owner	Real Estate Management
Claimant	Lake Hemet Municipal Water District

A Certificate of County Tax Lien Recorded	02/11/2010
Document No	2010-0065844
Amount	\$239.43
Tax Year	2009-2010
Account No.	0379664
Debtor	Real Estate Management
Creditor: Tax Collector of the County of	Riverside

A Certificate of County Tax Lien Recorded	02/11/2010
Document No	2010-0065845
Amount	\$223.32
Tax Year	2009-2010
Account No.	0379665
Debtor	Real Estate Management
Creditor: Tax Collector of the County of	Riverside

A Certificate of County Tax Lien Recorded	02/11/2010
Document No	2010-0065846
Amount	\$225.65
Tax Year	2009-2010
Account No.	0379666
Debtor	Real Estate Management
Creditor: Tax Collector of the County of	Riverside

NO OTHER EXCEPTIONS

When recorded please mail to:
Mail Stop# 5155

DOC # 2008-0456602

08/19/2008 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

053 M
053

In the matter of the Property of)
Real Estate Management)


Case No.: CV08-01080

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.541, (RCC Title 8.120) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 26134 Girard Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 447-060-057 and having a legal description of 0.45 Acres, MB 1/14, Lot 3, Blk 162, Por, T5SR1W, Sec 14, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA,; Attention Code Enforcement Officer Brett Pollard (951) 600-6140.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: 
Mark Slocum
Code Enforcement Department

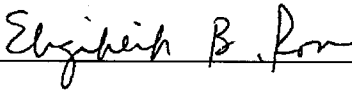
ACKNOWLEDGEMENT

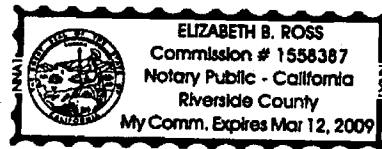
State of California)
County of Riverside)

On 8/12/08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, 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 # 1558387 Comm. Expires March 12, 2009



DOC # 2008-0561595

10/20/2008 08:00A Fee:14.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



Recording Requested By:
FIRST AMERICAN LOANSTAR TRUSTEE
SERVICES

When Recorded Mail To:
FIRST AMERICAN LOANSTAR TRUSTEE
SERVICES
P.O. BOX 961253
FT WORTH, TX 76161-0253

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APN: 447-060-057-3
TS No.: 20079134004487
@20079134004487@

Title Order No.: 3320454

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049

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned corporation hereby grants, assigns, and transfers to:

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-3

all beneficial interest under that certain Deed of Trust dated: 5/27/2005 executed by

CARL BUDINGER, , AMY BUDINGER

Trustor(s), to **SECURITY UNION TITLE**, as Trustee, and recorded on 6/7/2005 as Instrument No. 2005-0450164, in Book , Page in the office of the County Recorder of **RIVERSIDE** County, **CALIFORNIA** together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust.

Dated: 5/3/2007

AMB LLC, DBA AMERICAN MORTGAGEBANC

By: *Ralph D. Schiavone, President*

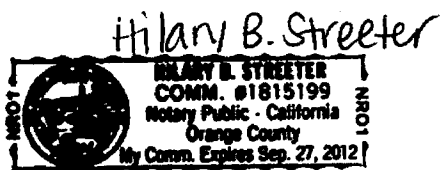
State of *California*
County of *Orange*

On *10/10/07* 2008 before me, *Hilary B. Streeter* Notary Public, personally appeared *Ralph D. Schiavone* 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.

Signature *Hilary B. Streeter* (Seal)



comm. # 1815199
comm. exp. 9/27/12

X:\NDTSL\SI3_CA2.RPT

Public Record

GOVERNMENT CODE 27361.7

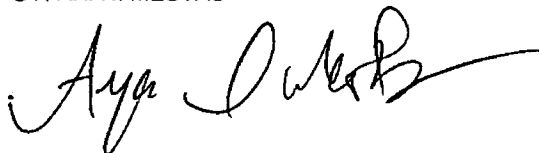
I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: HILARY B. STREETER
DATE COMMISSION EXPIRES: SEPTEMBER 27, 2012
COUNTY WHERE BOND IS FILED: ORANGE
STATE: CALIFORNIA
COMMISSION NUMBER: 1815199
MANUFACTURER/VENDOR NO: NRO1

I CERTIFY UNDER PENALTY OF PERJURY THAT THE ILLEGIBLE PORTION OF THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

PLACE OF EXECUTION: SANTA ANA, CALIFORNIA

DATED: OCTOBER 17, 2008
BY: ANA I. MESTAS

A handwritten signature in cursive script, appearing to read "Ana I. Mestas", written in black ink.

FIRST AMERICAN TITLE INSURANCE COMPANY

RECORDING REQUESTED BY:

Alec Harshey, Esq.

WHEN RECORDED MAIL TO:

Alec Harshey, Esq.
LAW OFFICES OF ALEC HARSHEY
901 S. State Street, Suite 400
Hemet, CA 92543

DOC # 2009-0084027

02/23/2009 08:00A Fee:27.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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28

ORDER
(RIGHT TO ATTACH ORDER AND
ORDER FOR ISSUANCE OF WRIT OF ATTACHMENT AFTER HEARING)
DOCUMENT TITLE

C
704

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): Alec Harshey, Esq. California State Bar No. 76712 901 S. State St., Suite 400 Hemet, CA 92543		FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE DEC 17 2008 <i>H. Lora</i> DEC 18 2008
TELEPHONE NO.: (951) 658-2168 FAX NO.: (951) 658-3155 ATTORNEY FOR (Name): Plaintiffs, Ralph David Peterson & Rosemary Peterson	NAME OF COURT: Superior Court of California, County of Riverside STREET ADDRESS: 4050 Main Street MAILING ADDRESS: CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: Main Branch	
PLAINTIFF: RALPH DAVID PETERSON & ROSEMARY PETERSON DEFENDANT: REALESTATE MANAGEMENT, LLC		
<input checked="" type="checkbox"/> RIGHT TO ATTACH ORDER AND ORDER FOR ISSUANCE OF WRIT OF ATTACHMENT AFTER HEARING <input type="checkbox"/> ORDER FOR ISSUANCE OF ADDITIONAL WRIT OF ATTACHMENT AFTER HEARING		
		CASE NUMBER: RIC 487539

2009-0084027
02/23/2009 08:00A
2 of 7



1. a. The application of plaintiff (name): **RALPH DAVID PETERSON & ROSEMARY PETERSON**
 for a right to attach order and order for issuance of writ of attachment
 an order for issuance of additional writ of attachment
 against the property of defendant (name): **REALESTATE MANAGEMENT, LLC**
 came on for hearing as follows:

- (1) Judge (name): _____ Time: _____ Dept.: Div.: Rm.:
 (2) Hearing date: _____
 b. The following persons were present at the hearing:
 (1) Plaintiff (name): _____ (3) Plaintiff's attorney (name): _____
 (2) Defendant (name): _____ (4) Defendant's attorney (name): _____

FINDINGS

2. THE COURT FINDS
- a. Defendant (specify name): _____ is a natural person partnership
 unincorporated association corporation other (specify): **limited liability company**
- b. The claim upon which the application is based is one upon which an attachment may be issued.
- c. Plaintiff has established the probable validity of the claim upon which the attachment is based.
- d. The attachment is not sought for a purpose other than the recovery on the claim upon which the attachment is based.
- e. The amount to be secured by the attachment is greater than zero.
- f. Defendant failed to prove that all the property described in plaintiff's application is exempt from attachment.
- g. The following property of defendant, described in plaintiff's application
 (1) is exempt from attachment (specify): _____
 (2) is not exempt from attachment (specify): _____
- h. The following property, not described in plaintiff's application, claimed by defendant to be exempt
 (1) is exempt from attachment (specify): _____
 (2) is not exempt from attachment (specify): _____
- i. An undertaking in the amount of: \$ **10,000.00** is required before a writ shall issue, and plaintiff
 has has not filed an undertaking in that amount.
- j. A Right to Attach Order was issued on (date): _____ pursuant to
 Code of Civil Procedure section 484.090 (on hearing) Code of Civil Procedure section 485.220 (ex parte)
- k. Other (specify): _____

(Continued on reverse)

Form Approved for Optional Use
Judicial Council of California
AT-120 (Rev. January 1, 2000)

RIGHT TO ATTACH ORDER AFTER HEARING AND ORDER FOR ISSUANCE OF WRIT OF ATTACHMENT (Attachment)

Code of Civil Procedure,
§§ 482.030, 484.090

American LegalNet, Inc.
www.USCourtForms.com

ORIGINAL

SHORT TITLE: PETERSON v. REALESTATE MANAGEMENT, LLC	CASE NUMBER: RIC 487539
---	-----------------------------------

ORDER

3. THE COURT ORDERS

a. Plaintiff has a right to attach property of defendant (name): **REALESTATE MANAGEMENT, LLC**
in the amount of: **\$ 93,440.00**

b. The property described in items 2g(1) and 2h(1) of the findings is exempt and shall not be attached.

c. The clerk shall issue a writ of attachment an additional writ of attachment in the amount stated in item 3a
 forthwith upon the filing of an undertaking in the amount of: \$

- (1) for any property of a defendant who is not a natural person for which a method of levy is provided.
- (2) for the property of a defendant who is a natural person that is subject to attachment under Code of Civil Procedure section 487.010, described as follows (specify):

(3) for the property covered by a bulk sales notice with respect to a bulk transfer by defendant or the proceeds of sale of such property, described as follows (specify):

(4) for plaintiff's pro rata share of proceeds from an escrow in which defendant's liquor license is sold. The license number is (specify):

d. Defendant shall transfer to the levying officer possession of

- (1) any documentary evidence in defendant's possession of title to any property described in item 3c;
- (2) any documentary evidence in defendant's possession of debt owed to defendant described in item 3c;
- (3) the following property in defendant's possession (specify):

NOTICE TO DEFENDANT: FAILURE TO COMPLY WITH THIS ORDER MAY SUBJECT YOU TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

e. Other (specify):

f. Total number of boxes checked in item 3: 6

Date: **12/17/08**

Mac R. Fisher

(SIGNATURE OF JUDGE OR COMMISSIONER)

AT-120 (Rev. January 1, 2000) **RIGHT TO ATTACH ORDER AFTER HEARING AND ORDER FOR ISSUANCE OF WRIT OF ATTACHMENT (Attachment)** **Mac R. Fisher** Page Two

2009-0084027
02/23/2009 08:00A
3 of 7



This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate is attached
is certified to be a full, true and correct copy of the
original on file and of record in my office.

Superior Court of California
County of Riverside

By *Nancy Masten*
DEPUTY

Dated: 2/20/09



Certification must be in red to be a
"CERTIFIED COPY"



2009-0084027
02/23/2009 08:00A
4 of 7

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): Alec Harshey, Esq., California State Bar No. 76712 901 S. State St., Suite 400 Hemet, CA 92543 TELEPHONE NO.: (951) 658-2168		FOR COURT USE ONLY
E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): Plaintiffs, Ralph David Peterson & Rosemary Peterson		FAX NO. (Optional): (951) 658-3155
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS: 4050 Main Street MAILING ADDRESS: CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: Main Branch		
PLAINTIFF: RALPH DAVID PETERSON & ROSEMARY PETERSON DEFENDANT: REALESTATE MANAGEMENT, LLC		
WRIT OF ATTACHMENT <input checked="" type="checkbox"/> AFTER HEARING <input type="checkbox"/> EX PARTE		CASE NUMBER: RIC 487539

2009-0084827
02/23/2009 08:06A
5 of 7



1. TO THE SHERIFF OR ANY MARSHAL OR CONSTABLE OF THE COUNTY OF: **Riverside**
2. TO ANY REGISTERED PROCESS SERVER: You are only authorized to serve this writ in accord with CCP 488.080.
3. This writ is to attach property of defendant (name and last known address): **REALESTATE MANAGEMENT, LLC**
502 N. Division St.
Carson City, NV 89703
 and the attachment is to secure: \$ 93,440.00
4. Name and address of plaintiff: **RALPH DAVID PETERSON & ROSEMARY PETERSON**
P.O. Box 269
Kenai, Alaska 99611
5. YOU ARE DIRECTED TO ATTACH the following property or so much thereof as is clearly sufficient to satisfy the amount to be secured by the attachment (describe property and state its location; itemize by letter):

- This information is on an attached sheet.
6. An interest in the real property described in item 5 stands upon the records of the county, in the name of the following person other than the defendant:
 a. Name:
 b. Mailing address, if known, as shown by the records of the office of the county tax assessor (specify):
 7. The real property on which the
 crops described in item 5 are growing
 timber described in item 5 to be cut is standing stands upon the records of the county in the name of
 a. Name:
 b. Address:



Date: **JAN 5 2009**

Clerk, by *Mary Reed*, Deputy

COPY

WRIT OF ATTACHMENT (Attachment)

Form Approved for Optional Use
Judicial Council of California
AT-135 (Rev. January 1, 2003)

Code of Civ. Proc., § 488.010
American LegalNet, Inc. | www.USCourtForms.com

2009-0084027
02/23/2009 08:00R
6 of 7



1 Alec Harshey, Esq.
2 **LAW OFFICE OF ALEC HARSHEY**
3 901 South State Street, Suite 400
4 Hemet, California 92543
5 Telephone: (951) 658-2168
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IN THE SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
MAIN BRANCH

13 RALPH DAVID PETERSON, an)
14 individual and ROSEMARY PETERSON,)
15 an individual,)
16 Plaintiffs,)
17 vs.)
18 REALESTATE MANAGEMENT, LLC, a)
19 limited liability company, and)
20 DOES 1 through 10, inclusive;)
21 Defendants.)

Case No.: RIC 487539
PROPERTY DESCRIPTION
ATTACHED TO WRIT OF AT-
TACHMENT

Action Filed: 12/14/07
Trial Date: None Assigned

22 The following property, or so much thereof as clearly
23 sufficient to satisfy the amount to be secured by the attachment,
24 is to be attached:

- 25 • Vacant Land with Parcel Number 455-360-002
- 26 • Vacant Land in Hemet, CA, APN: 553-150-038
- 27 • Vacant Land in Hemet, CA, APN: 051-939-303-7

28
ALEC HARSHEY
ATTORNEY AT LAW
901 S. STATE ST.
SUITE 400
HEMET, CA 92543

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- 26134 Girard Street, Hemet, CA 92544, APN: 447-060-057-3
- 44214 E. Street, Hemet, CA 92544, APN: 549-173-038-0
- 40811 Lela May Avenue, Hemet, CA 92544, APN: 447-10-200-6
- 5080 Meryln Street, Hemet, CA 92544, APN: 551-322-012-3
- 619 Summit Boulevard, Big Bear, CA, APN: 232-806-613
- 135 Palomar Avenue, Hemet, CA, APN: 434-332-019
- 2000 Ford Excursion, VIN # 1FMNU43SOYEA01660

Executed this 6th day of Oct, 2008, at Hemet, California.

LAW OFFICES OF ALEC HARSHEY

Alec Harshey

DATED: October 3, 2008

By
ALEC HARSHEY
ATTORNEY FOR PLAINTIFFS
RALPH DAVID PETERSON
and ROSEMARY PETERSON

2009-0084027
02/23/2009 09:06A
7 of 7



ALEC HARSHEY
ATTORNEY AT LAW
901 S. STATE ST.
SUITE 400
HEMET, CA 92543

When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2009-0474564

09/11/2009 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

D
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039
039

In the matter of the Property of)
Real Estate Management)

Case No.: CV09-05697

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at 26134 Girard Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 447-060-057 and having a legal description of 0.45 Acres, MB 1/14, Lot 3, Block 162, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer K. Ross (951) 600-6140.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: *Hector Viray*
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

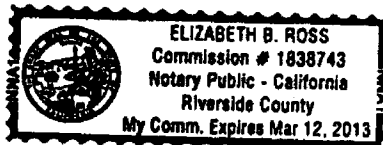
State of California)
County of Riverside)

On 09/08/09 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~; or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

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



DOC # 2008-0441864

08/11/2008 08:00A Fee:20.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
MANN BRACKEN, LLC
2325 Clayton Road
Concord, Ca. 94520

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT						T:	CTY	UNI	002

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Abstract of Judgment

20



Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 02/2003)

Public Record

EJ-061

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):
Recording requested by and return to:
Eskanos & Adler, P.C. 800-364-9919
Donald R Stebbins (SB# 83936)/Ann K. Merrill (SB# 236358)
Stelios A. Harris (SB# 242116)/ Martin Hoffmann (SB# 248141)
2325 Clayton Road, Concord, CA 94520
File No. 083263-6 DESK:COM

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

FOR RECORDER'S USE ONLY

STREET ADDRESS:
MAILING ADDRESS: 135 N ALESSANDRO
CITY AND ZIP CODE: BANNING CA 92220
BRANCH NAME: MT. SAN JACINTO-BANNING DEPT.

PLAINTIFF: FIRST EQUITY CARD CORPORATION
DEFENDANT: GERALDINE ROBERTS, et al.,

CASE NUMBER:
BAC010067

ABSTRACT OF JUDGMENT—CIVIL Amended
AND SMALL CLAIMS

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

GERALDINE ROBERTS
IDBA REAL ESTATE MARKETING PRO
REAL ESTATE MARKETING PROD
31735 RIVERSIDE
LAKE ELSINORE CA 92530-7816

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]: 2713

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
GERALDINE ROBERTS IDBA REAL ESTATE MARKETING
REAL ESTATE MARKETING PROD
31735 RIVERSIDE
LAKE ELSINORE CA 92530-7816

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):
FIRST EQUITY CARD CORPORATION
c/o 2325 Clayton Road, Concord, Ca 94520

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 03/26/08 Donald R. Stebbins/Ann K. Merrill

Stelios A. Harris/Martin Hoffmann

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 3,630.34

10. An execution lien attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 03/13/08

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

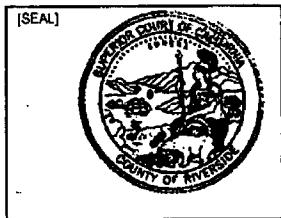
a. not been ordered by the court.

b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.

b. A certified copy of the judgment is attached.

Clerk, by _____, Deputy



This abstract issued on (date):

JUN 02 2008

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 (Rev. January 1, 2008)

ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS

file #:083263-6

Page 1 of 2
Code of Civil Procedure, §§ 488.480,
674, 700.190



Public Record

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	

7014 121500

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):
14. Judgment creditor (*name and address*):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

<p>16. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (<i>address</i>):</p>	<p>17. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (<i>address</i>):</p>
--	--

<p>18. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (<i>address</i>):</p>	<p>19. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (<i>address</i>):</p>
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20. Continued on Attachment 20.

DOC # 2008-0624292

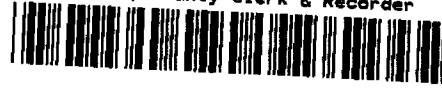
11/25/2008 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Please Record And Return To:
Lake Hemet Municipal Water District
P.O. Box 5039
Hemet, CA 92544-0039

**In the Matter of the Lien of
Lake Hemet Municipal Water District
Upon the Real Property of:**

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 703

NAME: REAL ESTATE MANAGEMENT
ADDRESS: 43430 East Florida Ave., Ste. F PMB 361
CITY, STATE: Hemet, CA 92544

6'



◆ STATEMENT OF LIEN ◆

This is to certify, pursuant to Chapter 335 of Statutes of 1979-1980, that Lake Hemet Municipal Water District claims a lien upon all real property owned by the following named person within Riverside County, for delinquent charges, penalty and interest, in the amounts hereinafter set forth:

NAME: REAL ESTATE MANAGEMENT
SERVICE ADDRESS: 43921 Florida Avenue
Hemet, CA 92544

Amount of Delinquency: \$ 84.86
Late Penalty: \$ -0-
Processing fee \$ 20.00
Total: \$104.86

I certify that the foregoing is true and correct.

Jeannie Baker, Administrative Assistant

Lake Hemet Municipal Water District

Document Date: November 20, 2008
Account No: 6-4-114-5

DOC # 2008-0624293

11/25/2008 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Please Record And Return To:
Lake Hemet Municipal Water District
P.O. Box 5039
Hemet, CA 92544-0039



In the Matter of the Lien of
Lake Hemet Municipal Water District
Upon the Real Property of:

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHS	EXAM 703

NAME: REAL ESTATE MANAGEMENT
ADDRESS 43430 East Florida Ave., Ste. F PMB 361
CITY, STATE Hemet, CA 92544



◆ STATEMENT OF LIEN ◆

This is to certify, pursuant to Chapter 335 of Statutes of 1979-1980, that Lake Hemet Municipal Water District claims a lien upon all real property owned by the following named person within Riverside County, for delinquent charges, penalty and interest, in the amounts hereinafter set forth:

NAME: REAL ESTATE MANAGEMENT
SERVICE ADDRESS: 44214 E Street
Hemet, CA 92544

Amount of Delinquency: \$142.78
Late Penalty: \$ -0-
Processing fee \$ 20.00
Total: \$162.78

I certify that the foregoing is true and correct.

Jeannie Baker, Administrative Assistant
Lake Hemet Municipal Water District

Document Date: November 20, 2008
Account No: 6-7-20-3

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

REAL ESTATE MANAGEMENT
980 N STATE ST NO A7
HEMET CA 92545

Doc #. 2010-0065844
02/11/2010 08:00A Fee: NC
Page 1 of 1

Recorded in Official Records

County of Riverside

== Larry W Ward ==

Assessor, County Clerk and Recorder

This document was electronically prepared and recorded by the County of Riverside

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA |
COUNTY OF RIVERSIDE |SS

No. 0379664

I, Don Kent, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

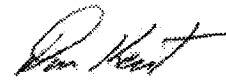
REAL ESTATE MANAGEMENT
980 N STATE ST NO A7
HEMET CA 92545

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2009-2010	071-024	001196491-3	\$239.43	\$23.94		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 01/31/2010



Don Kent, Tax Collector

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

REAL ESTATE MANAGEMENT
980 N STATE ST NO A7
HEMET CA 92545

Doc # 2010-0065845
02/11/2010 08:00A Fee: NC
Page 1 of 1

Recorded in Official Records

County of Riverside

= Larry W Ward =

Assessor, County Clerk and Recorder

This document was electronically prepared and recorded by the County of Riverside

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE

No. 0379665

I, Don Kent, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

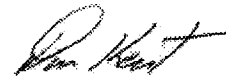
REAL ESTATE MANAGEMENT
980 N STATE ST NO A7
HEMET CA 92545

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2009-2010	071-024	001196492-4	\$223.32	\$22.33		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 01/31/2010



Don Kent, Tax Collector

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

REAL ESTATE MANAGEMENT
980 N STATE ST NO A7
HEMET CA 92545

Doc # 2010-0065846
02/11/2010 08:00A Fee: NC
Page 1 of 1

Recorded in Official Records
County of Riverside
== Larry W Ward ==

Assessor, County Clerk and Recorder
This document was electronically prepared and recorded by the County of Riverside

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE

No. 0379666

I, Don Kent, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

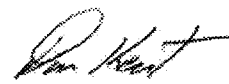
REAL ESTATE MANAGEMENT
980 N STATE ST NO A7
HEMET CA 92545

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2009-2010	071-024	001196493-5	\$225.65	\$22.56		\$13.00

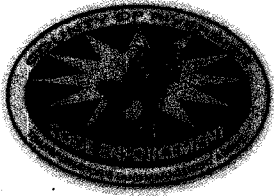
Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 01/31/2010



Don Kent, Tax Collector



JOHN BOYD
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

39493 LOS ALAMOS RD., STE. A
MURRIETA, CALIFORNIA 92563
(951) 600-6140 • FAX (951) 600-6190

CASE #: CV09-05697

PROPERTY SITUS: 26134 GIRARD ST., HEMET, CA

A.P.N.: 447-060-057

DRAWN ON: 5/18/10

DRAWN BY: Michael Sanders

Provide North Arrow

REAR PROPERTY LINE

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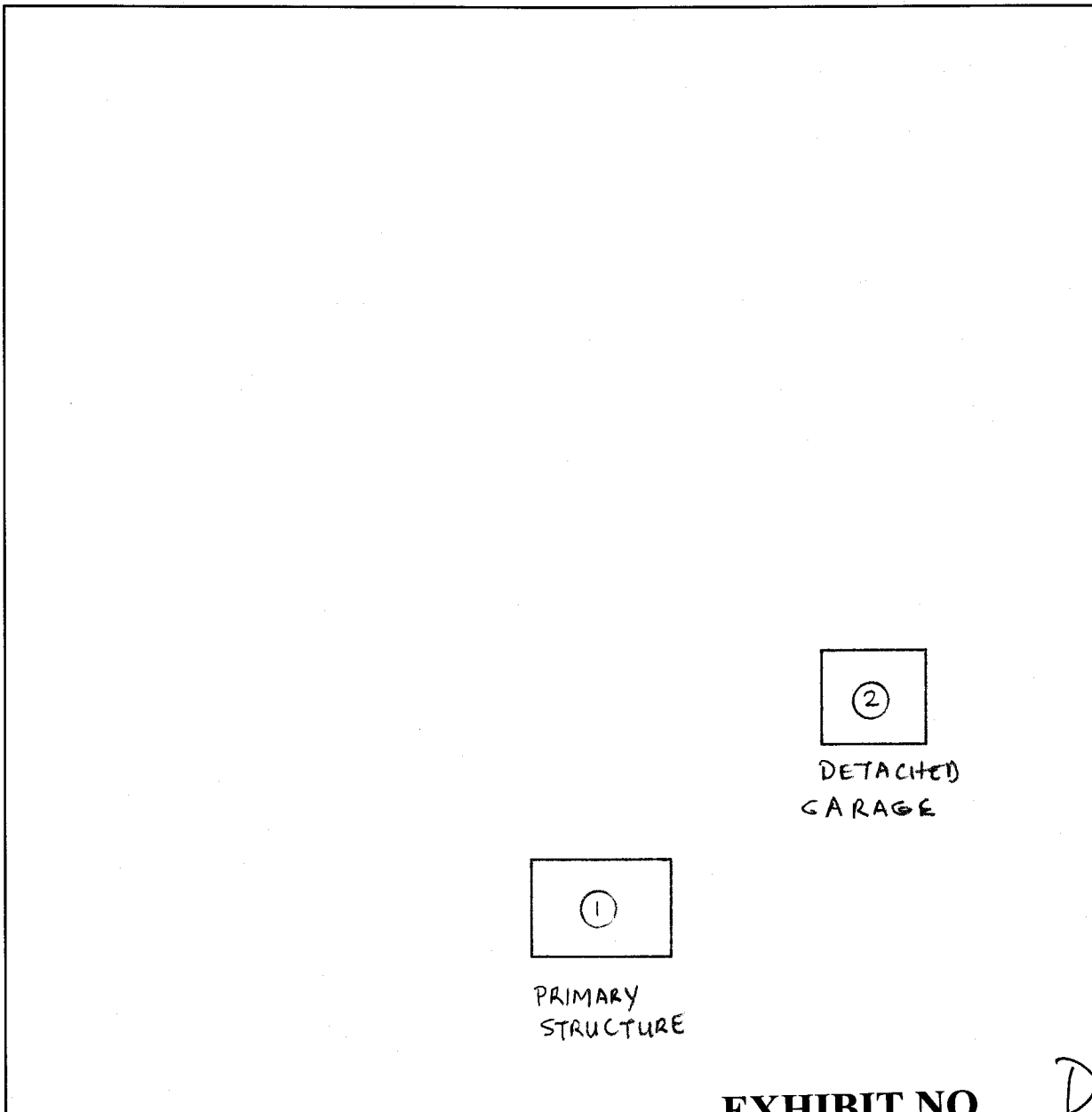


EXHIBIT NO. D

NOT TO SCALE

FRONT PROPERTY LINE

GIRARD ST

PHOTO EVIDENCE 8/19/09 K. ROSS CASE CV09-05697



PHOTO #1 Open window on S side of dwelling.



PHOTO #2 Open window on S side of dwelling.

EXHIBIT NO. D²

PHOTO EVIDENCE 8/19/09 K. ROSS CASE CV09-05697



PHOTO #3 Interior of room where sliding glass window shows habitation.



PHOTO #4 2nd level open window on W side of dwelling.

EXHIBIT NO. D³

PHOTO EVIDENCE 8/19/09 K. ROSS CASE CV09-05697



PHOTO #5 Rear of dwelling w/open upper window.



PHOTO #6 Front of dwelling E side with fallen tree on roof.

EXHIBIT NO. D4



PHOTO #7 Split tree fallen in front yard and roof of dwelling.

NO OTHER PHOTOS.

EXHIBIT NO. D^s

PHOTO EVIDENCE 8/21/09 K. ROSS CASE # CV09-05697



PHOTO #1 Dwelling unit 26134 Girard.



PHOTO #2 Condition #1, Improper lavatory.

EXHIBIT NO. D4



PHOTO #3 Condition #5, Lack of required electrical lighting.



PHOTO #4 Condition #6, Hazardous wiring.

EXHIBIT NO. D⁷

PHOTO EVIDENCE 8/21/09 K. ROSS CASE # CV09-05697



PHOTO #5 Condition #10, Members of walls split.



PHOTO #6 Condition #11, Members of ceiling deteriorating.

EXHIBIT NO. D⁸



PHOTO #7 Condition #12, Dampness of habitable room.



PHOTO #8 Condition # 13, Faulty weather protection, broken windows.

EXHIBIT NO. D⁹

PHOTO EVIDENCE 8/21/09 K. ROSS CASE # CV09-05697



PHOTO #9 Condition #15, Fire hazard; note matches on window ledge.



PHOTO #10 Condition #17, Public and attractive nuisance; note items showing habitation.

EXHIBIT NO. D¹⁰



PHOTO #11 Posting of NOV, NOD & DANGER sign.

NO OTHER PHOTOS.

EXHIBIT NO. D

Photographs



Tree in front of dwelling unit. KR



More broken windows in front of dwelling unit.



Distressed dwelling unit. KR



Broken windows in front of dwelling unit. KR



Broken window on rear of dwelling unit. KR



Rear room shows case of canned food. KR

EXHIBIT NO. D¹²



Cracked and dying tree in front yard. KR



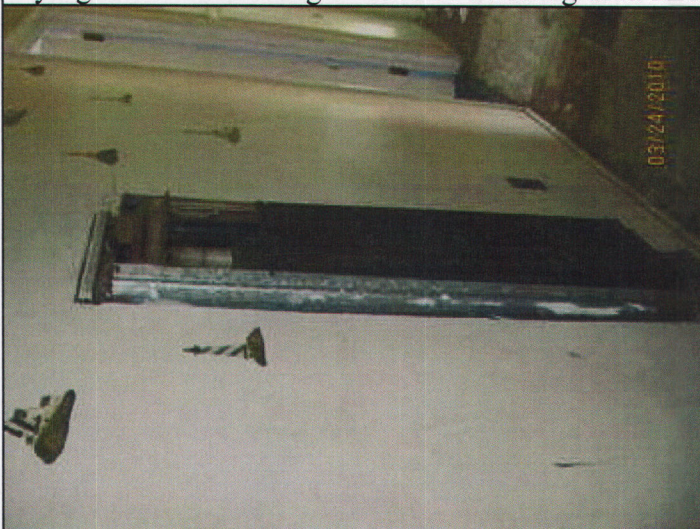
Dying tree limbs tangled with telephone wires in yard. KR



Dying tree limbs resting on roof of dwelling unit. KR



Dying tree limbs resting on side yard awning. KR



M Sanders 024510 SSS # 1 - broken heating facility

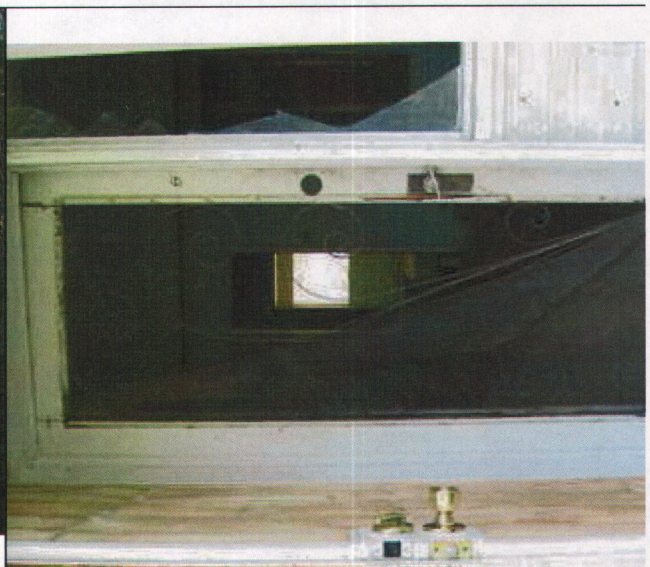


M Sanders 024510 SSS # 1 - overview of property

EXHIBIT NO. D¹³



M Sanders 024510 SSS # 2 - unsecured, public and attractive nuisance



M Sanders 024510 SSS # 1 - damaged front do



M Sanders 024510 SSS # 1 - damaged wall exposing electrical wiring



M Sanders 024510 SSS # 1 - dismantled floor he



M Sanders 024510 SSS # 1 - missing windows



M Sanders 024510 SSS # 1 - public nuisance

EXHIBIT NO. D¹⁴





M Sanders 024510 SSS # 1 - water damage and mold



M Sanders 024510 SSS # 1 - ceiling pulled down



M Sanders 024510 SSS # 1 - damaged interior wall



M Sanders 024510 SSS # 1 - additional damage interior wall

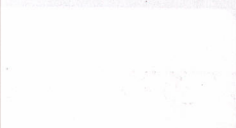


M Sanders 024510 SSS # 1 - additional damage to interior wall



M Sanders 024510 SSS # 1 - toilet pulled from bathroom

EXHIBIT NO. D¹⁵





M Sanders 024510 SSS # 1 - missing toilet



M Sanders 024510 SSS # 1 - deteriorated floor



M Sanders 024510 SSS # 1 - vandalized toilet



M Sanders 024510 SSS # 2 - posted NOV, NOD Danger Do Not Enter sign



M Sanders 024510 SSS # 1 - urine on the wall and bagged feces



M Sanders 024510 SSS # 1 - public nuisance

EXHIBIT NO. D¹⁶



M Sanders 024510 SSS # 1 - missing attic cover, faulty weather protection



M Sanders 024510 SSS # 1 - graffiti



M Sanders 024510 SSS # 1 - dilapidated roof and roofing material



M Sanders 024510 SSS # 1 - gas meter



M Sanders 024510 SSS # 1 - electric meter



M Sanders 024510 SSS # 2 - faulty weather protection damage roof members

EXHIBIT NO. D17



M Sanders 024510 SSS # 2 - public nuisance



M Sanders 024510 SSS # 2 - public nuisance



M Sanders 024510 SSS # 2 - missing window and lack of maintenance



M Sanders 024510 SSS # 2 - unsecured electric outlet, no protective conduit for wiring



M Sanders 024510 SSS # 2 - missing horizontal members of exterior wall



M Sanders 024510 SSS # 2 - deterioration due to of paint

EXHIBIT NO. D¹⁸



M Sanders 033010 - posted notice to disconnect



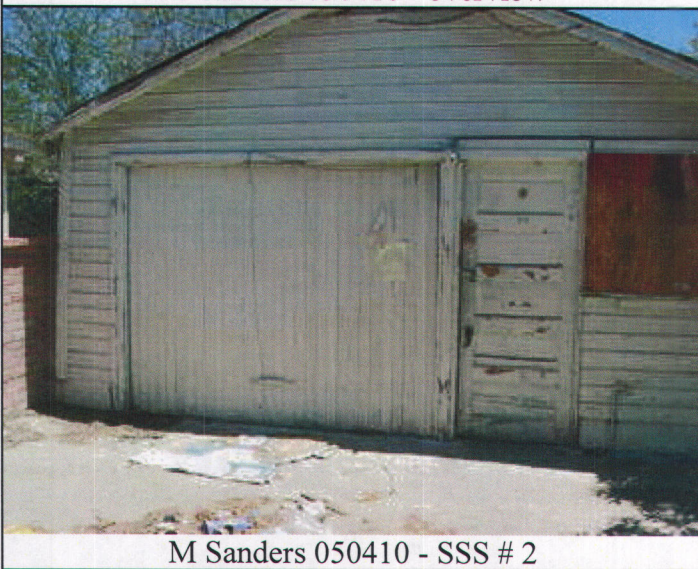
M Sanders 050410 - public nuisance attracting homeless



M Sanders 050410 - overview



M Sanders 050410 - fallen tree on roof



M Sanders 050410 - SSS # 2

EXHIBIT NO. D¹⁹



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-05697 (with TBA handwritten above)

THE PROPERTY AT: 26134 Girard Ave St. APN#: 447-060-057
WAS INSPECTED BY OFFICER: K. ROSS ID#: 82 ON 8/21/09 AT 1152 am pm

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

Table with 2 columns of violations. Includes codes like 5.28.040 (Excessive Yard Sales), 8.28.030 (Unfenced Pool), 15.16.020 (Substandard Structure), and 17.252.030 (Unpermitted Outdoor Advertising Display).

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 9/21/09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY...

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$189.00...

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

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

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

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

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

Case No. CI09 TBA Address 26134 Girard St
 Date 8/21/09 Officer K. Ross #82



JOHN BOYD
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV09-05697

I, Keith Ross, the undersigned, hereby declare:

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

County of Riverside
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA. 92563

2. That on August 21, 2009 at 11:52 AM, I securely and conspicuously posted Notice of Defects, a DANGER sign and a field Notice of Violation for (RCC 15.16.020) – Substandard Structure at the property described as:

Property Address 26134 Girard Street, Hemet, CA 92544
Assessor's Parcel Number: 447-060-057

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

Executed on August 21, 2009 at Murrieta, California.

CODE ENFORCEMENT DEPARTMENT

By: _____


Keith Ross
Code Enforcement Officer II

EXHIBIT NO. E³



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-05697

THE PROPERTY AT: 26134 GINARD ST HEMET APN#:

WAS INSPECTED BY OFFICER: SANDERS ID#: 13 ON 3/24/10 AT 1:40 am/pm

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

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

COMMENTS: DETACHED GARAGE - 20 x 40'

#2

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 4/25/10. 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 \$ 119 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.

WHITE: VIOLATOR GREEN: CASE FILE

EXHIBIT NO. E⁴



#2

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

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV0905697 Address 26134 GIRARD ST. HENEF

Date 3/24/10 Officer M SANDERS

285-025 (4/96)

20 x 40 DETACHED GARAGE

Distribution: White-Case File; Canary-Proper

EXHIBIT NO. ES



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

May 14, 2010

RE CASE NO: CV0905697

I, Michael Sanders, hereby declare:

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

That on MARCH 24, 2010 at 1:40 PM, I securely and conspicuously posted Notice of Violation, Notice of Defects and Caution, Premises Have Been Deemed Unsafe sign at the property described as:

Property Address: 26134 GIRARD ST, HEMET

Assessor's Parcel Number: 447-060-057

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

Executed on May 14, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E6



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Murrieta District Office
39493 Los Alamos Road, Suite A
Murrieta, California 92563
(951) 600-6140 – Fax (951) 600-6190

August 31, 2009

Real Estate Management
26134 Girard Street
Hemet, CA 92544

NOTICE OF VIOLATION

Re: **Riverside County Abatement Case No.:** CV09-05697
Subject Property: 26134 Girard Street, Hemet, CA; APN: 447-060-057

TO ALL OWNERS AND INTERESTED PARTIES OF THE ABOVE DESCRIBED SUBJECT PROPERTY, an inspection was made of the above referenced subject property on 26134 Girard Street, Hemet, CA 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

K. Ross FOR:

K. Ross, Code Enforcement Officer II

Enclosure: Notice of Defects (1)

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT

NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. TBA Address 26134 Grand St
 Date 8/21/09 Officer K. Ross #82

PROOF OF SERVICE BY MAIL
Case No. CV09-05697

I, 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 39493 Los Alamos Road, Murrieta, CA 92563.

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 31st day of August 2009, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION
RCC 15.16.020

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:


Real Estate Management
26134 Girard St.
Hemet, CA 92544

Real Estate Management
C/O Ben Vandorien
502 N Division St
Carson City, NV 89703

The envelope was sealed and placed for collection and mailing at MURRIETA, 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.

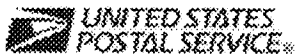
Executed this 31st of August, 2009 at MURRIETA, CALIFORNIA.



Elizabeth Ross, Code Enforcement Aide

Article Number: 70071490000342473225, 70071490000342473232

EXHIBIT NO. E⁹



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[Track & Confirm](#)

[FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7007 1490 0003 4247 3225**
Status: **Refused**

Your item was refused by the addressee at 12:39 pm on September 04, 2009 in CARSON CITY, NV 89703 and is being returned to the sender. No further information is available for this item. A proof of delivery record may be available through your local Post Office for a fee.

Additional information for this item is stored in files offline.

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No FEAR Act EEO Data

FOIA



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Real Estate Management
C/O Ben Vandorien
502 N Division St
Carson City, NV 89703
CV0905697 APN: 447

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E¹⁰

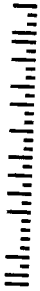
County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563

CERTIFIED MAIL™



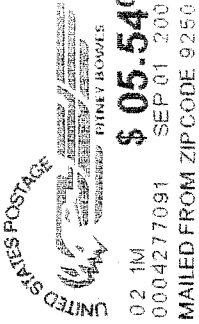
7007 1490 0003 4247 3232

(F)



**Real Estate Management
26134 Girard St.
Hemet, CA 92544**

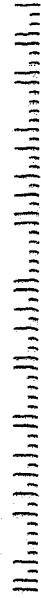
REC'D SEP 08 2009



NIXIE 929 50 1 05 09/05/09

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BC: 92550503999 *2577-02129-01-40



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Restricted Delivery Fee (Endorsement Required)	

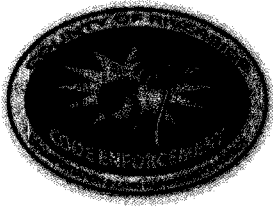
Postmark
Here

**Real Estate Management
26134 Girard St.
Hemet, CA 92544
CV0905697 APN: 447**

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. E"



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

REAL ESTATE MANAGEMENT
C/O BEN VANDORIEN
502 N DIVISION ST
CARSON CITY, NV 89703

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), 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.

- 2) 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) 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.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 1, 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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E^B



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

Occupant
26134 GIRARD ST
HEMET, 92544

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), 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.

- 2) 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) 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.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 1, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. _____

E¹⁴

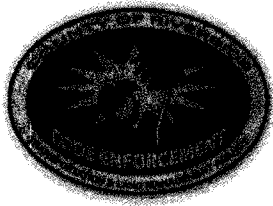
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E15



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

AMB LLC, DBA AMERICAN MORTGAGEBANC
725 W TOWN & COUNTRY RD., STE 330
ORANGE, CA 92868

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), 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.

- 2) 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) 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.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 1, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. E¹⁶

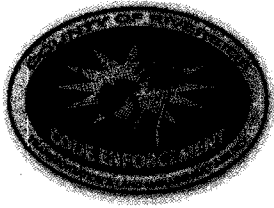
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E¹⁷



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

FIRST AMERICAN LOANSTAR TRUSTEE SERVICES
PO BOX 961253
FORT WORTH, TX 76161

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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

COMPLIANCE MUST BE COMPLETED BY May 1, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. _____

E¹⁸

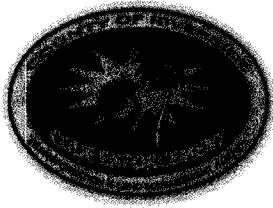
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E¹⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

MR & MRS DAVID PETERSON
43520 KALIFORNSKY BEACH RD
SOLDOTNA, AK 89703

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

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

COMPLIANCE MUST BE COMPLETED BY May 1, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. _____

E²⁰

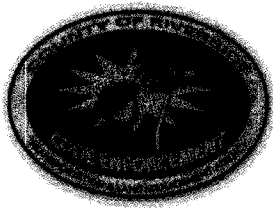
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E²¹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

LAKE HEMET MUNICIPAL WATER DISTRICT
PO BOX 5039
HEMET, CA 92544

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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EXHIBIT NO. E²²

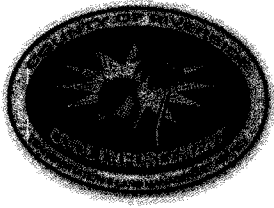
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E²³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

REAL ESTATE MANAGEMENT
C/O BEN VANDORIEN
5080 MERLYN
HEMET, CA 92544

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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39493 LOS ALAMOS ROAD, SUITE #A, MURRIETA, CALIFORNIA 92563
(951) 600-6140 • FAX (951) 600-6141

EXHIBIT NO. _____

E24

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.

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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E25



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

REAL ESTATE MANAGEMENT
C/O BEN VANDORIEN
980 N STATE ST., A7
HEMET, CA 92545

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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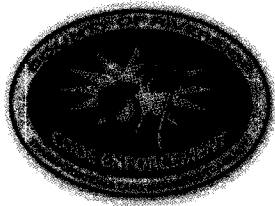
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E²⁷



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

REAL ESTATE MANAGEMENT LLC
43430 E FLORIDA STE 7361
HEMET, CA 92543

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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EXHIBIT NO. _____

E-28

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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E²⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

ALEC HARSHEY, ESQ.
901 S. STATE ST., STE 400
HEMET, CA 92543

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

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EXHIBIT NO. E³⁰

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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E³¹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

RALPH D & ROSEMARY PETERSON
PO BOX 269
KENAI, AK 99611

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), 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.

- 2) 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) 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.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 1, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

EXHIBIT NO. E³²

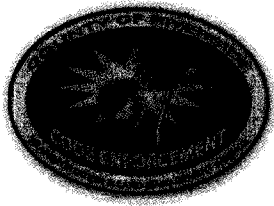
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E³³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

REAL ESTATE MANAGEMENT
43430 FLORIDA AVE., STE F PMB 361
HEMET, CA 92544

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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

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EXHIBIT NO. E³⁴

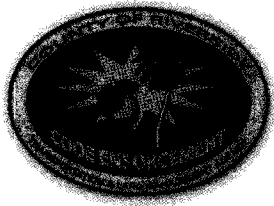
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E³⁵



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

April 2, 2010

BEN VANDORIEN
PO BOX 1467
WAIANAE, HI 92567

RE CASE NO: CV0905697 at 26134 GIRARD ST, HEMET, California, Assessor's Parcel Number 447-060-057

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26134 GIRARD ST, HEMET California, Assessor's Parcel Number 447-060-057, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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EXHIBIT NO. E³⁴

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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E³⁷

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

UNIFORM HOUSING HEALTH & SAFETY

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. C109 TBA Address 26134 Girard St
 Date 8/21/09 Officer K. ROSS #82

#2

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. C00905697 Address 26134 GIRARD ST. HENEF

Date 3/24/10 Officer M SANDERS

285-025 (4/96) 20 x 40 DETACHED GARAGE

Distribution: White-Case File; Canary-Property Own **EXHIBIT NO.** E³⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0905697

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 April 2, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

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

REAL ESTATE MANAGEMENT C/O BEN VANDORIEN, 502 N DIVISION ST, CARSON CITY, NV 89703
OCCUPANT 26134 GIRARD ST, HEMET, 92544
AMB LLC, DBA AMERICAN MORTGAGEBANC 725 W TOWN & COUNTRY RD., STE 330, ORANGE, CA 92868
FIRST AMERICAN LOANSTAR TRUSTEE SERVICES PO BOX 961253, FORT WORTH, TX 76161
MR & MRS DAVID PETERSON 43520 KALIFORNSKY BEACH RD, SOLDOTNA, AK 89703
LAKE HEMET MUNICIPAL WATER DISTRICT PO BOX 5039, HEMET, CA 92544
REAL ESTATE MANAGEMENT C/O BEN VANDORIEN 5080 MERLYN, HEMET, CA 92544
REAL ESTATE MANAGEMENT C/O BEN VANDORIEN 980 N STATE ST., A7, HEMET, CA 92545
REAL ESTATE MANAGEMENT LLC 43430 E FLORIDA STE 7361, HEMET, CA 92543
ALEC HARSHEY, ESQ. 901 S. STATE ST., STE 400, HEMET, CA 92543
RALPH D & ROSEMARY PETERSON PO BOX 269, KENAI, AK 99611
REAL ESTATE MANAGEMENT 43430 FLORIDA AVE., STE F PMB 361, HEMET, CA 92544
BEN VANDORIEN PO BOX 1467, WAIANAE, HI 92567

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 April 2, 2010 in the County of Riverside, California.

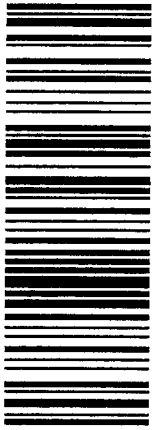
CODE ENFORCEMENT DEPARTMENT

Elizabeth Ross
By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. E40

CERTIFIED MAIL™

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563



7007 1490 0003 4244 7035

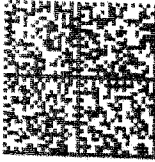
REC'D APR 12 2010

REAL ESTATE MANAGEMENT
C/O BEN VANDORIEN
502 N DIVISION ST
CARSON CITY, NV 89703

RETURN RECEIPT REQUESTED 92563503993



02 1M
000 4277091
APR 05 2010
MAILED FROM ZIP CODE 92504



\$05.54⁰⁰

NIXIE 995 SE 1 78 04/10/10

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92563503993 *1004-00119-05-44

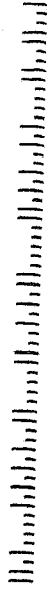


EXHIBIT NO. E4

7007 1490 0003 4244 7035

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)	

Postmark
Here

**REAL ESTATE MANAGEMENT
C/O BEN VANDORIEN
502 N DIVISION ST
CARSON CITY, NV 89703
CV09-05697 APN:447**

PS Form 3800, August 2006

See Reverse for Instructions

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563

CERTIFIED MAIL™



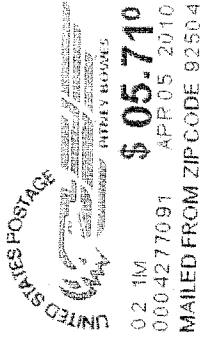
7007 1490 0003 4244 7042



**Occupant
26134 GIRARD ST
HEMET, 92544**

RETURN RECEIPT REQUESTED

92544887255906039

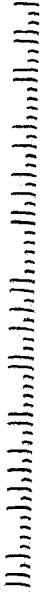


REC'D APR 09 2010

VACANT

NIXIE 929 SE 1 06 04/07/10
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 92569503993 *1004-00120-05-44



7007 1490 0003 4244 7042

**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)	

Postmark
Here

**Occupant
26134 GIRARD ST
HEMET, 92544
CV09-05697 APN: 447**

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. _____

E42

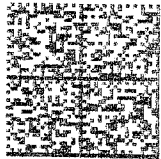
County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563

411

CERTIFIED MAIL™ 05009936



7007 1490 0003 4244 6748



UNITED STATES POSTAGE
02 IM \$05.540
0004234315 MAR 30 2010
MAILED FROM ZIP CODE 92504

FIRST CLASS

REC'D APR 12 2010

78 04/07/10
695 SE 1
NIXIE RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
AS FORWARD
*0941-07795-07-30 mt
BC: 92563503993

RETURN RECEIPT REQUESTED 70384103

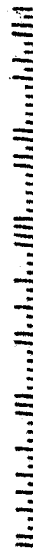


EXHIBIT NO. _____

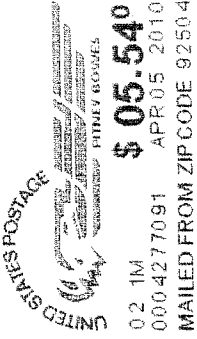
E43

CERTIFIED MAIL™

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563



7007 1490 0003 4244 7059



REC'D APR 13 2010



AMB LLC, DBA AMERICAN MORTGAGEBANC
725 W TOWN & COUNTRY RD., STE 330
ORANGE, CA 92861

NGN

NIXIE 917 SE 1 06 04/09/10

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 9256950999 *1004-00121-05-44

RETURN RECEIPT REQUEST 9256950999

7007 1490 0003 4244 7059

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)	

Postmark
Here

AMB LLC, DBA AMERICAN MORTGAGEBANC
725 W TOWN & COUNTRY RD., STE 330
ORANGE, CA 92868
CV09-05697 APN: 447

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E⁴⁴

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

7007 1490 0003 4244 7066

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

Postmark
Here

FIRST AMERICAN LOANSTAR TRUSTEE SERVICES
PO BOX 961253
FORT WORTH, TX 76161
CV09-05697 APN: 447

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Shannon Lewis

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery
APR 12 2010

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

FIRST AMERICAN LOANSTAR TRUSTEE SERVICES
PO BOX 961253
FORT WORTH, TX 76161
CV09-05697 APN: 447

REC'D APR 16 2010

- Mail Express Mail
 Return Receipt for Merchandise
 Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7007 1490 0003 4244 7066

PS Form 3811, February 2004

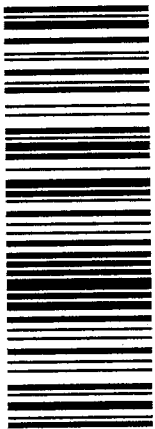
Domestic Return Receipt

102595-02-M-1540

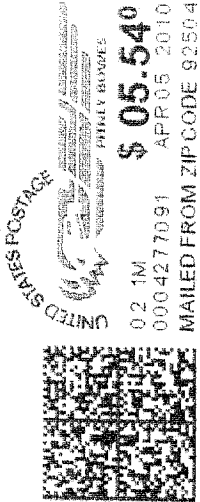
EXHIBIT NO. E⁴⁵

CERTIFIED MAIL™

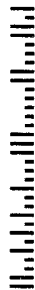
County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563



7007 1490 0003 4244 7073



REC'D APR 29 2010



MR & MRS DAVID PETERSON
43520 KALIFORNSKY BEACH RD

SOLD

Add postage meter number
 Insurance Address
 No such street
 No office in state
 Do not mail in this envelope

RETURN RECEIPT REQUESTED

7007 1490 0003 4244 7073

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

MR & MRS DAVID PETERSON
43520 KALIFORNSKY BEACH RD
SOLDOTNA, AK 89703
CV09-05697 APN: 447

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E44

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

7007 1490 0003 4244 7080

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

LAKE HEMET MUNICIPAL WATER DISTRICT
PO BOX 5039
HEMET, CA 92544
CV09-05697 APN: 447

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>[Signature]</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery <i>4-6-10</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

LAKE HEMET MUNICIPAL WATER DISTRICT
PO BOX 5039
HEMET, CA 92544
CV09-05697 APN: 447

REC'D APR 07 2010

3. Mail	<input type="checkbox"/> Express Mail
	<input type="checkbox"/> Return Receipt for Merchandise
	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number
(Transfer from service label)

7007 1490 0003 4244 7080

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

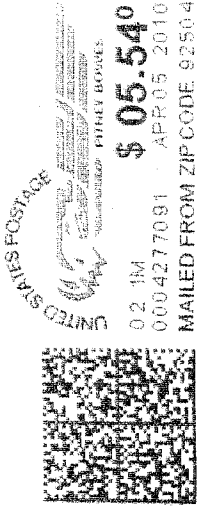
EXHIBIT NO. E47

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563

CERTIFIED MAIL™



7007 1490 0003 4244 7097



REAL ESTATE MANAGEMENT
C/O BEN VANDORNIEN
5080 MERLYN
HEMET, CA 92544

REC'D MAY 13 2010

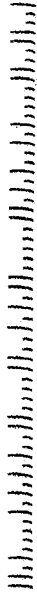
Handwritten initials

NIXIE 923 SE 1 05 05/11/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92553503993 *1977-09017-11-95

RETURN RECEIPT REQUESTED 3254433225306069



7007 1490 0003 4244 7097

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)	

Postmark
Here

**REAL ESTATE MANAGEMENT
C/O BEN VANDORNIEN
5080 MERLYN
HEMET, CA 92544
CV09-05697 APN: 447**

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. F48

CERTIFIED MAIL™

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563



7007 1490 0003 4244 7103



02 1M
0004277091 APR 05 2010
MAILED FROM ZIP CODE 92504

\$ 05.54⁰⁰

Handwritten: 4/6
Handwritten: 4/27/10
Handwritten: ANIK

Handwritten: REC'D APR 30 2010

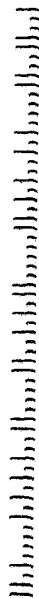
**REAL ESTATE MANAGEMENT
C/O BEN VANDORNIEN
980 N STATE ST., A7
HEMET, CA 92545**

NIXIE 923 SE 1 05 04/28/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92563503993 *1004-00129-05-44

RETURN RECEIPT REQUESTED



7007 1490 0003 4244 7103

U.S. Postal Service (E)
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	

Postmark
Here

**REAL ESTATE MANAGEMENT
C/O BEN VANDORNIEN
980 N STATE ST., A7
HEMET, CA 92545
CV09-05697 APN: 447**

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO.

Handwritten: E⁴⁹

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

7007 1490 0003 4244 7110

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

REAL ESTATE MANAGEMENT LLC
43430 E FLORIDA STE 7361
HEMET, CA 92543
CV09-05697 APN: 447

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Karen Hughes Addressee

B. Received by (Printed Name) *Karen Hughes* C. Date of Delivery *6-10*

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

REC'D APR 07 2010

REAL ESTATE MANAGEMENT LLC
43430 E FLORIDA STE 7361
HEMET, CA 92543
CV09-05697 APN: 447

Mail Express Mail
 ad Return Receipt for Merchandise
 Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7007 1490 0003 4244 7110

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E⁵¹

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

7007 1490 0003 4244 7127

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

ALEC HARSHEY, ESQ.
901 S. STATE ST., STE 400
HEMET, CA 92543
CV09-05697 APN: 447

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALEC HARSHEY, ESQ.
901 S. STATE ST., STE 400
HEMET, CA 92543
CV09-05697 APN: 447

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Agent
 Addressee

C. Date of Delivery **4-6-10**

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

REC'D APR 07 2010

Insured Mail Express Mail
 Return Receipt for Merchandise C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7007 1490 0003 4244 7127

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1544

EXHIBIT NO. E^{SZ}

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 PAUL PETERSON Addressee
- B. Received by (Printed Name) C. Date of Delivery
Paul Peterson 4-13-10
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

RALPH D & ROSEMARY PETERSON
PO BOX 269
KENAI, AK 99611
CV09-05697 APN: 447

REC'D APR 16 2010

- Mail Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7007 1490 0003 4244 7134

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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

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

OFFICIAL USE

7007 1490 0003 4244 7134

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

RALPH D & ROSEMARY PETERSON
PO BOX 269
KENAI, AK 99611
CV09-05697 APN: 447

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. E⁵³

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

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

OFFICIAL USE

7007 1490 0003 4244 7141

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

Postmark
Here

REAL ESTATE MANAGEMENT
43430 FLORIDA AVE., STE F PMB 361
HEMET, CA 92544
Cv09-05697 APN: 447

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Karen Hughes Addressee
- B. Received by (Printed Name) *Karen Hughes* C. Date of Delivery *4/6/10*
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

REAL ESTATE MANAGEMENT
43430 FLORIDA AVE., STE F PMB 361
HEMET, CA 92544
Cv09-05697 APN: 447

REC'D APR 07 2010

- Mail Express Mail
 Insured Mail Return Receipt for Merchandise
 C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number *7007 1490 0003 4244 7141*
 (Transfer from service label)

PS Form 3811, February 2004

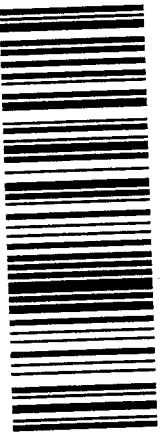
Domestic Return Receipt

102595-02-M-1540

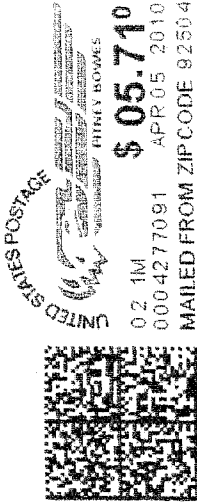
EXHIBIT NO. E⁵⁴

CERTIFIED MAIL™

County of Riverside
Code Enforcement Department
39493 Los Alamos Road
Murrieta, CA 92563



7007 1490 0003 4244 7158



02 1M
0004277091 APR 05 2010
MAILED FROM ZIP CODE 92504

REC'D APR 13 2010

BEN VANDORIEN
PO BOX 1467
WAIANAE, HI 9256

NIXIE 968 SE 1 02 04/09/10

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 92563503999 *1004-00126-05-44

5573236467 8013
9256350399

RETURN REQUESTED

7007 1490 0003 4244 7158

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)	

Postmark
Here

BEN VANDORIEN
PO BOX 1467
WAIANAE, HI 92567
CV09-05697 APN: 447

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E⁵⁵



When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
Real Estate Management)

Case No.: CV09-05697

D
M
039
039

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at 26134 Girard Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 447-060-057 and having a legal description of 0.45 Acres, MB 1/14, Lot 3, Block 162, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer K. Ross (951) 600-6140.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: *Hector Viray*
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 09/08/09 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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

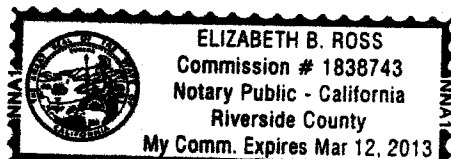


EXHIBIT NO. F

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



Assistant County Counsel
KATHERINE A. LIND

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

July 14, 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 No.: CV 09-05697
APN: 447-060-057; REAL ESTATE MGMNT
Property: 26134 Girard Street, Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the substandard structures located on the SUBJECT PROPERTY described as 26134 Girard Street, Hemet, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 447-060-057.

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 from the real property.

SAID HEARING will be held on **Tuesday, September 14, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

You are encouraged to contact Supervising Code Enforcement Officer Hector Viray at (951) 600-6140 or the undersigned prior to the hearing. Please meet the undersigned and 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

NOTICE LIST

Subject Property: 26134 Girard Street, Hemet
Case No.: CV 09-05697 APN: 447-060-057; District 3

REAL ESTATE MANAGEMENT
C/O BEN VANDORIEN
502 N. DIVISON STREET
CARSON CITY, NV 89703

FIRST AMERICAN LOANSTAR TRUSTEE SERVICES
PO BOX 961253
FT. WORTH, TX 76161

RALPH DAVID PETERSON
ROSEMARY PETERSON
PO BOX 269
KENAI, AK 99611

WELLS FARGO HOME MORTGAGE
C/O MATT ROBINSON MAC X2303-048
1 HOME CAMPUS
DES MOINES, IA 50328

SENDER, COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

WELLS FARGO HOME MORTGAGE
C/O MATT ROBINSON MAC X2303-048
1 HOME CAMPUS
DES MOINES IA 50328

2. Article Number (Transfer from service label) 7009 3410 0000 1317 7632
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CV09-05697 (Real Estate Mtg) ART 4

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Shawn Miller* Agent
- B. Received by (Printed Name) *Shawn Miller*
- C. Date of Delivery *11/17/04*
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

SENDER, COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

RALPH DAVID PETERSON
ROSEMARY PETERSON
PO BOX 269
KENAI AK 99611

2. Article Number (Transfer from service label) 7009 3410 0000 1317 7649
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CV09-05697 (Real Estate Mtg) ART 4

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

EXHIBIT NO. 62

1 **PROOF OF SERVICE**

2 Case No. CV 09-05697

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on July 14, 2010, I served the following document(s):

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

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

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

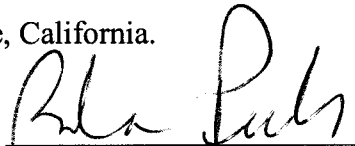
13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"
14 with the office's practice of collection and processing correspondence for mailing. Under
15 that practice it would be deposited with the U.S. Postal Service on that same day with
16 postage thereon fully prepaid at Riverside,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

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

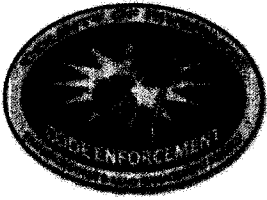
19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the
20 above is true and correct.**

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

23 EXECUTED ON July 14, 2010, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 **EXHIBIT NO.** 64
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 5, 2010

RE CASE NO: CV0905697

I, Anita Bustillos, hereby declare:

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

That on 08/05/2010 at 8:43 a.m., I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 26134 GIRARD ST, HEMET

Assessor's Parcel Number: 447-060-057

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

Executed on August 5, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Anita Bustillos
By: Anita Bustillos, Code Enforcement Technician

EXHIBIT NO. 6⁵

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD