

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

115B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
September 1, 2010

SUBJECT: Statement of Expense [Case Nos. CV 09-06383 & CV 10-00636]
Subject Property: 19455 Cajalco Road, Perris; ALLOUSH / ABDALLA
APN: 321-410-012
District One

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard structure and unfenced swimming pool) in the above-referenced matter to be **ten thousand, four hundred forty-six dollars and seventy-one cents (US \$10,446.71)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15), 421 (RCC Title 8.28.030) and 725 (RCC Chapter 1.16) authorize for the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

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

(Continued)

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

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

C.E.O. RECOMMENDATION:

APPROVE
BY: *Tina Grande*
Tina Grande

County Executive Office Signature

Consent
 Policy
 Consent
 Policy

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

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

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

Prev. Agn. Ref.: ATTACHMENT **District:** 1 **Agenda Number:**
WITH THE CLERK OF THE BOARD

9.12

Statement of Expense [Case Nos. CV 09-06383 & CV 10-00636]
Subject Property: 19455 Cajalco Road, Perris; ALLOUSH / ABDALLA
APN: 321-410-012
District One

The Riverside Code Enforcement Department issued Notices of Violation dated August 28, 2009, Sept. 2, 2009, and Nov. 24, 2009 with regard to Case No. 09-06383. Also, a Notice of Summary Abatement was issued dated Jan. 26, 2010 with regard to Case No. 10-00636. On or about January 27, 2010 the unfenced swimming pool was abated under the direction of the Riverside County Code Enforcement Department. Subsequently, on or about March 8, 2010, the substandard structure was abated under the direction of the Riverside County Code Enforcement.

The property has a delinquent status as of 2009.

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

PAMELA J. WALLS
County Counsel

KATHERINE A. LIND
Assistant County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

3960 ORANGE STREET, FIFTH FLOOR
RIVERSIDE, CA 92501-3674
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 951/955-6363



August 30, 2010

**NOTICE OF HEARING
RE: STATEMENT OF EXPENSE**

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 19455 Cajalco Road, Perris
Case Nos.: CV 09-06383 & CV 10-00636; ALLOUSH/ABDALLA
APN: 321-410-012


NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, September 14, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved a substandard structure and unfenced swimming pool located on your real property commonly described as 19455 Cajalco Road, Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 321-410-012.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **ten thousand, four hundred, forty-six dollars and seventy-one cents, (US \$10,446.71)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black 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
County Counsel



L. ALEXANDRA FONG
Deputy County Counsel

Enclosure: Statement of Expense

SEP 14 2010 9.12



COUNTY OF RIVERSIDE
Code Enforcement Administration
STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV09-06383 & CV10-00636
OWNER: FUAD ALLOUSH, GAMAL ABDALLA
SITUS: 19455 CAJALCO RD, PERRIS, CA. 92570
APN: 321-410-012-4
SUPERVISORIAL DISTRICT: 1
AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
 821 (RCC Title 8), 457 (RCC Title 15) & 725 (RCC Chapter 1.16)

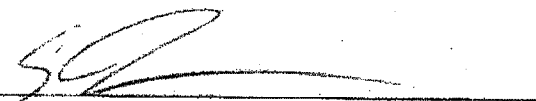
Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR
 SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR
 OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR
 TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/28/09 - 01/26/10	CV09-06383: Officers- Welch / Kirchoff - Field Investigation/File Maintenance	3.40	\$697.60
01/26/10 - 03/08/10	CV10-00636: Officers- Welch / Kirchoff - Field Investigation/File Maintenance	15.20	\$1,666.80
08/30/10	Prepare/Attend Statement of Expense Hearing	0.50	\$65.00
SUBTOTAL CODE ENFORCEMENT COSTS		19.10	\$2,419.40
COUNTY COUNSEL-			
01/12/10 - 02/04/10	CV09-06383: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	4.50	\$411.56
CONTRACTOR SERVICES-			
11/08/09	CV09-06383: Lot/Title Report - RZ Title Services		\$114.00
08/11/10	Lot/Title Report		\$60.00
03/11/10	CV10-00636: Environmental Klean-up - Demolition services		\$6,427.00
03/01/10	CV10-00636: Snyder's Termite & Pest Control - Bees/Yellow Jacket call svc		\$175.00
01/27/10	CV10-00636: Inland Contractors Inc. - Water pool pumping		\$300.00
05/18/10	CV10-00636: Industrial Hygiene - Asbestos AQMD Survey		\$539.75
TOTAL COSTS DUE			\$10,446.71

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

Executed this 30th day of August, 2010, at Riverside, California.



 Cuong Pham
 Code Enforcement Department



Track & Confirm

Search Results

Label/Receipt Number: **7009 3410 0000 1317 9490**
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 8:26 am on September 01, 2010 in IRVINE, CA 92619 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to www.usps.com/redelivery, or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 15 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

Detailed Results:

- Notice Left, September 01, 2010, 8:26 am, IRVINE, CA 92619
- Arrival at Unit, September 01, 2010, 8:26 am, IRVINE, CA 92619

Notification Options

Track & Confirm by email

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

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

06490
7009 3410 0000 1317 9490

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com .	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
MAILED 8/30/10	
Postmark Here	
Sent To	
Street, Apt. or PO Box	FUAD ALLOUSH
City, State	GAMAL H ABDALLA
	PO BOX 52224
	IRVINE CA 92619
PS Form 3800, August 2006 See Reverse for Instructions	

NOTICE LIST

Subject Property: 19455 Cajalco Road, Perris; Case Nos.: CV 09-05383 &
CV 10-00636; APN: 321-410-012; District One

FUAD ALLOUSH
GAMAL H ABDALLA
PO BOX 52224
IRVINE CA 92619

FUAD ALLOUSH
GAMAL H ABDALLA
19455 CAJALCO ROAD
PERRIS CA 92570

7009 3410 0000 1317 9506

U.S. Postal Service TM	
CERTIFIED MAILTM RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 1.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
MAILED 8/30/10	
Postmark Here	
Sent To	
Street, or PO Box	FUAD ALLOUSH
City, State	GAMAL H ABDALLA
	19455 CAJALCO ROAD
	PERRIS CA 92570
PS Form 3800, August 2009 See Reverse for Instructions	

PROOF OF SERVICE
Case Nos. CV 09-06383 & CV 10-00636

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on August 30, 2009, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- STATEMENT OF EXPENSE WORKSHEET

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

OWNERS OR INTERESTED PARTIES
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)

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

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

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

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

EXECUTED ON August 30, 2009, at Riverside, California.



BRENDA G. PEELER

Aug 31 2010 15:22

P. 01



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 31, 2010

RE CASE NO: CV0906383, CV1000636

I, Ron Welch, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 08/31/10 at 1:32 pm, I securely and conspicuously posted Notice of Hearing RE: Statement of Expense at the property described as:

Property Address: 19455 CAJALCO RD, PERRIS

Assessor's Parcel Number: 321-410-012

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

Executed on August 31, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "Ron Welch", is written over a horizontal line.

By: Ron Welch, Code Enforcement Officer III

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case Nos. CV 09-06383 & CV 10-00636
Subject Property: 19455 Cajalco Road, Perris; ALLOUSH/ABDALLA
APN: 321-410-012
District One

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: September 14, 2010

Statement of Expense Worksheet with Supporting Documents	Exhibit A
Notices of Violation dated Aug. 28, 2009, Sept. 2, 2009 and Nov. 24, 2009 (including Proofs of Service, Affidavits of Posting and Return Receipts) re: CV 09-06383	Exhibit B
Notice of Summary Abatement re CV 10-00636	Exhibit C
Notice of Noncompliance re CV 09-06383	Exhibit D
Assessment-Roll For The Year 2010/2011 And Geographic Information System, August 30, 2010	Exhibit E



COUNTY OF RIVERSIDE

Code Enforcement Administration

STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV09-06383 & CV10-00636

OWNER: FUAD ALLOUSH, GAMAL ABDALLA

SITUS: 19455 CAJALCO RD, PERRIS, CA. 92570

APN: 321-410-012-4

SUPERVISORIAL DISTRICT: 1

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).
821 (RCC Title 8), 457 (RCC Title 15) & 725 (RCC Chapter 1.16)


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SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
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TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
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CONTRACTOR SERVICES-			
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08/11/10	Lot/Title Report		\$60.00
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03/01/10	CV10-00636: Snyder's Termite & Pest Control - Bees/Yellow Jacket call svc		\$175.00
01/27/10	CV10-00636: Inland Contractors Inc. - Water pool pumping		\$300.00
05/18/10	CV10-00636: Industrial Hygiene - Asbestos AQMD Survey		\$539.75
TOTAL COSTS DUE			\$10,446.71

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

Executed this 30th day of August, 2010, at Riverside, California.



 Cuong Pham
 Code Enforcement Department

EXHIBIT NO. A

BILL DATE	ENT / BILL MATT	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
12-Jan-10	CV0906383	1.6	111.62	RM	Initial review of file; organize exhibits; e-mail correspondence with code enforcement officer and aide; meeting with counsel to discuss case.
04-Feb-10	CV0906383	0.2	13.95	LBH	review file with Rochelle regarding summary abatement
04-Feb-10	CV0906383	1.3	90.69	RM	Review file; meeting with supervisor and counsel; telecon with code enforcement supervisor re: summary abatement of property.
Subtotal		3.1	216.26		
Add					
	N/A CV0906383	0	0		Mailing Expense
6/16/2010	CV0906383	0.9	125.55		Prepare case for SOE Hearing
9/14/2010	CV0906383	0.5	69.75		Attend SOE Hearing
Total		4.5	411.56		

EXHIBIT NO. _____

A²

Case Labor Audit

APN: 321-410-012
Property Owner: FUAD ALLOUSH, GAMAL ABDALLA
Property address: 19455 CAJALCO RD
PERRIS, CA. 92570
Date Prepared: 6/16/2010

Unsecured/Unfenced Pool

Substandard Structure

Substandard Structure

Case Name	LaborDate	CaseNumber	Name	Work Performed	ZCV0906383			ZCV1000636			Unsupported		Adjusted	
					Time	Labor Rate	Charge	Time	Labor Rate	Charge	Time	Charges	Time	Charge
	8/28/2009	ZCV0906383	Welch,Ronald E	Initial Site Visit	0.1	109	\$10.90						0.1	\$10.90
	10/27/2009	ZCV0906383	Welch,Ronald E	Site Visit Follow up	0.1	109	\$10.90						0.1	\$10.90
	12/11/2009	ZCV0906383	Welch,Ronald E	Site Visit Follow up	0.2	109	\$21.80						0.2	\$21.80
	1/26/2010	ZCV0906383	Welch,Ronald E	Site Visit Follow up	3	109	\$327.00						3	\$327.00
	1/26/2010	ZCV0906383	Kirchoff,Jon S	Site Visit Follow up	3	109	\$327.00						3	\$327.00
	1/26/2010	ZCV1000636	Welch,Ronald E	Initial Site Visit		1.00	109	\$109.00					1	\$109.00
	1/26/2010	ZCV1000636	Kirchoff,Jon S	Admin Work		1.00	109	\$109.00					1	\$109.00
	2/10/2010	ZCV1000636	Welch,Ronald E	Admin Work		0.90	109	\$98.10					0.9	\$98.10
	3/1/2010	ZCV1000636	Welch,Ronald E	Site Visit Follow up		3.80	109	\$414.20					3.8	\$414.20
	3/1/2010	ZCV1000636	Welch,Ronald E	Admin Work		0.40	109	\$43.60					0.4	\$43.60
	3/2/2010	ZCV1000636	Welch,Ronald E	Admin Work		0.20	109	\$21.80					0.2	\$21.80
	3/3/2010	ZCV1000636	Welch,Ronald E	Admin Work		0.30	109	\$32.70					0.3	\$32.70
	3/3/2010	ZCV1000636	Welch,Ronald E	Admin Work		0.50	109	\$54.50					0.5	\$54.50
	3/4/2010	ZCV1000636	Welch,Ronald E	Site Visit Follow up		6.50	109	\$708.50					6.5	\$708.50
	3/4/2010	ZCV1000636	Welch,Ronald E	Admin Work		0.20	109	\$21.80					0.2	\$21.80
	3/8/2010	ZCV1000636	Welch,Ronald E	Site Visit Follow up		0.40	109	\$43.60					0.4	\$43.60
Total Charges					6.40		\$697.60	15.20		\$1,656.80	0.00	\$0.00	21.60	\$2,354.40

Sub Total	6.40	\$697.60	15.20	\$1,656.80
Less Unsupported Charge	0.00	\$0.00	0.00	\$0.00
Adjusted case labor	6.40	\$697.60	15.20	\$1,656.80
Prepare/Attend SOE Hearing	0.5	\$65.00		
Total	6.90	\$762.60	15.20	\$1,656.80

Sub-Total	\$2,354.40
Unsupport charge	\$0.00
Adjusted case labor	\$2,354.40
Prepare/Attend SOE	\$65.00
Total	\$2,419.40



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

Lot Book Report

Order Number: **20272**

Customer:

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

Order Date: 10/30/2009
 Dated as of: 11/8/2009 ✓
 County Name: Riverside

Attn: Brent Steele ✓
 Reference: CV09-06383/Jessica Morrison ✓
 IN RE: ALLOUSH, FUAD; ABDALLA, GAMAL H ✓

FEE(s):
 Report: \$114.00 ✓

Property Address: 19455 Cajalco Road ✓
 Perris CA 92570 ✓

Assessor's Parcel No. : 321-410-012-4 ✓

Assessments:

Land Value:	\$370,581.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$370,581.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$1,983.28
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2009)
Second Installment	\$1,983.28
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)
Supplemental Property Tax Assessment for the	
Fiscal Year	2006
Bill Number	052478203-3

EXHIBIT NO. _____

A⁴



INVOICE

Order Number: 21943 Order Date: 8/11/2010

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV09-06383 & CV 10-00636 / Brenda Peeler
IN RE: ALLOUSH, FUAD

Product and/or Service ordered for Property known as:	
19455 Cajalco Road Perris, CA 92570	
DESCRIPTION:	FEE:
Updated Lot Book	\$60.00
TOTAL DUE:	\$60.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. A⁵



ENVIRONMENTAL KLEAN-UP

Invoice

INVOICE #
209-333 ✓

DOSH #595 * Contractor's License #684979
 19069 Van Buren Blvd. Suite 114 PMB 385,
 Riverside CA 92508
 Tel: 951.685.5314 * Fax 951.681.5559

BILL TO
County of Riverside TLMA-Administration P.O.Box 1605 Riverside, CA 92502

DATE	TERMS	DUE DATE	PROJECT LOCATION
3/11/2010	Due on receipt	3/11/2010 ✓	APN#321-410-012 ✓

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Demolition-58	<p>The hand removal and disposal of demolition debris in accordance with specs located at :</p> <p>Purchase Order Number: TLA0048325 APN# 321-410-012 19455 Cajalco Road ✓ Perris, CA 92570 ✓ Case Number: CV10-00636 ✓</p>		6,427.00	6,427.00
			EXHIBIT NO. _____	A6

Thank you for your business.	Total \$6,427.00 ✓
------------------------------	---------------------------

Transaction Details

Transaction Details

Journal ID: AP01372133
Journal Date: 4/7/2010
Fiscal Period: 2010-10
Process Date: 4/12/2010 ✓
Ledger: ACTUALS
Line: 161 of 314
Journal Desc.:
Amount: 175.00 ✓
Debit/Credit: Debit
Line Desc.:
Operator: MAESTRO -- Maestro

Accounting

Department: 3140100000 -- Code Enforcement
Fund: 10000 -- General Fund ✓
Account: 525440 -- Professional Services ✓
Program: --
Project: ZCV1000636 -- SUMMARY ABATEMENT ✓
Class: --

Voucher

Voucher: TLARC -- 00245664
Invoice ID: 62316
Invoice Date: 3/1/2010
Vendor: RIVCO -- 0000001338
Operator ID: E211194 -- Connie Ung
Accounting Date: 4/7/2010
Due Date: 3/31/2010

EXHIBIT NO. A7

Transaction Details

Transaction Details

Journal ID: AP01366261
Journal Date: 3/1/2010
Fiscal Period: 2010-9
Process Date: 3/10/2010
Ledger: ACTUALS
Line: 33 of 39
Journal Desc.:
Amount: 300.00 ✓
Debit/Credit: Debit
Line Desc.:
Operator: MAESTRO -- Maestro

Accounting

Department: 3140100000 -- Code Enforcement
Fund: 10000 -- General Fund ✓
Account: 525440 -- Professional Services ✓
Program: --
Project: ZCV1000636 -- SUMMARY ABATEMENT ✓
Class: --

Voucher

Voucher: TLARC -- 00241714
Invoice ID: 1026A
Invoice Date: 2/1/2010 ✓
Vendor: RIVCO -- 0000076764
Operator ID: E216294 -- Carolyn Hannibal
Accounting Date: 3/1/2010
Due Date: 3/3/2010

EXHIBIT NO. A⁸



File
COPY
Revised

DATE: May 18, 2010

INVOICE # 96697

TO: Code Enforcement
Attn: Fiscal/ Accounts Payable

SERVICES PROVIDED: Asbestos AQMD Survey

SITE(s) OF WORK: 19455 Cajalco Rd., Meadi Valley, CA ~~CV0610718/CV100063~~

DATE OF SERVICES: ~~01/26/2010 - 02/03/2010~~

REQUESTOR: Jon Kirchoff

PHONE #: (951) 657-0122

CHARGES FOR ANY: Field, Office, Report, and Travel Time, Lab & Mileage cost

LABOR:	4.00	Hours	X	\$105.00	\$420.00
TRAVEL:	19.00	Miles	X	\$0.500	\$9.50
LABORATORY:					\$90.00
POSTAGE:					\$20.25

TOTAL INVOICE: \$539.75

PAYABLE TO: **INDUSTRIAL HYGIENE**

INVOICE #: **96697**

MAIL TO: County of Riverside, CHA
Fiscal Dept. / Accounts Receivable
P.O. Box 7849
Riverside, CA 92513-7600

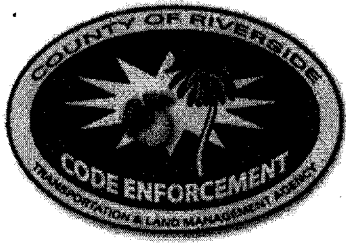
Steven Hinde, REHS, CIH
Senior Industrial Hygienist

cc: Fiscal Accountant - CHA
0509

COUNTY ONLY:	FUND:	10000
Our accounting string for JE	DEPT ID:	4200101500
	PROGRAM:	94800
Fiscal = 358.7433 / 358.5374	CLASS:	6610
Send copies to M/S # 3320	INTRA FUND:	572800
CHA / Fiscal - A/R	INTER FUND:	774630

County of Riverside, Department of Public Health, Office of Industrial Hygiene
3900 Sherman Dr. Suite G Riverside, California 92503
phone 951.358.5050, fax 951.358.5443, tdd 951.358.5124

EXHIBIT NO. **A9**



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-06383

THE PROPERTY AT: 1955 Cayalco Perris

APN#: 321-410-012

WAS INSPECTED BY OFFICER: Welch

ID#: 43 ON 8-28-09 AT 10:10 am

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

Table with 4 columns: Code, Description, Code, Description. Contains various violation codes such as 5.28.040, 8.28.030, 15.16.020, etc.

COMMENTS: Partially demolded structure - mouse

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

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 \$109.50...

Form with fields for SIGNATURE, PRINT NAME, DATE, CDL/CID#, D.O.B., TEL. NO., and checkboxes for PROPERTY OWNER, TENANT, POSTED. Includes EXHIBIT NO. B.

WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING

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

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

1. <input 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 type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input checked="" type="checkbox"/>	Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
	OBTAIN PERMIT TO: <input 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 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 type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input checked="" type="checkbox"/>	Lack of adequate heating facilities.....	1001(e)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 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 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(j)	17920.3(b)
	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 type="checkbox"/>	Public and attractive nuisance - abandoned/vacant.....		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/>	Improper occupancy.....	1001(n)	17920.3(n)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19. <input type="checkbox"/>		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/>		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

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

Case No. CV09 06383 Address 19455 Cajalco Perris

Date 8-28-09 Officer Welch

EXHIBIT NO. B²



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Lake Elsinore District Office
117 S. Langstaff Street
Lake Elsinore, California 92530
(951) 245-3186 – Fax (951) 245-3205

AFFIDAVIT OF POSTING OF NOTICES

Case No.: Ccv0906383

I, Ron Welch , hereby declare:

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

County of Riverside
Code Enforcement Department
19450 Clark St.
Perris, Ca. 92570

2. That on 8/ 28/2009 at 10:10 am., I securely and conspicuously posted **Notice of Violation for SS STR RCC. 15.16.020** at the property described as:

Property Address:19455 Cajalco Rd., Perris, Ca. 92570

Assessor's Parcel Number:321-410-012

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

Executed on 08/28/09 at Mead Valley, California.

CODE ENFORCEMENT DEPARTMENT

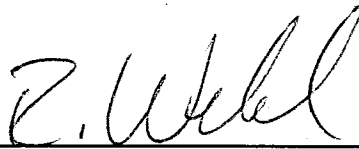
By: 
, Code Enforcement Officer

EXHIBIT NO. B³



Code Enforcement Department
County Of Riverside
Lake Elsinore District Office
117 S. Langstaff Street
Lake Elsinore, California 92530
(951) 245-3186 – Fax (951) 245-3205

John Boyd
DIRECTOR

September 2, 2009

FUAD ALLOUSH & GAMAL ABDALLA
C/O GAMAL ABDALLA
POST OFFICE BOX 52224
IRVINE, CA 92619

NOTICE OF VIOLATION

Re: **Riverside County Abatement Case No.: CV09-06383**
Subject Property: 19455 CAJALCO ROAD, PERRIS; APN: 321-410-012

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

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


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

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

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

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

CODE ENFORCEMENT DEPARTMENT

Ron Welch 

Ron Welch, Code Enforcement Officer

NOV.20 – Code Enforcement 10.07

EXHIBIT NO. B⁴

Enclosure: Notice of Defects (1)

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

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

FUAD ALLOUSH
 GAMAL ABDALLA
 C/O GAMAL ABDALLA
 POST OFFICE BOX 52224
 IRVINE, CA 92619
 CV09-06383 R.WELCH

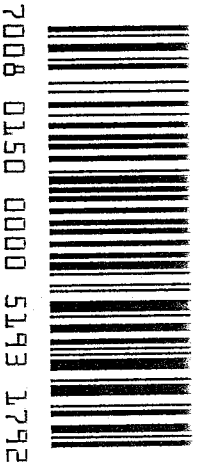
PS Form 3800, August 2006

See Reverse for Instructions

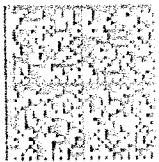
2621 6615 0000 U51U WUUC

County of Riverside
 Code Enforcement Department
 117 S. Langstaff
 Lake Elsinore, CA 92530

REC'D SEP 11 2009



FIRST CLASS



UNITED STATES POSTAGE
 \$ 05.540
 02 1M
 0004234315 SEP 02 2009
 MAILED FROM ZIP CODE 92504

1st NOTICE
 2nd NOTICE
 RETURNED

9-3

FUAD ALLOUSH
 GAMAL ABDALLA

NIXIE 927 DC 1 00 09/09/09

RETURN TO SENDER
 NOT DELIVERABLE TO ADDRESSEE
 UNABLE TO FORWARD

BC: 92590971917 *2077-00869-09-21

925909719

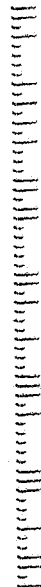


EXHIBIT NO. 25

7000 0150 0000 5393 1808

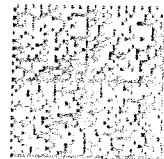
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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)		

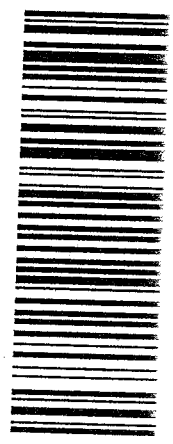
FUAD ALLOUSH
GAMAL ABDALLA
C/O GAMAL ABDALLA
19455 CAJALCO ROAD
PERRIS, CA 92570
CV09-06383 R.WELCH

02 IM \$05.54P
0004234815 SEP 02 2009
MAILED FROM ZIP CODE 92504



FIRST CLASS

CERTIFIED MAIL™



7008 0150 0000 5393 1808

FUAD ALLOUSH
GAMAL ABDALLA
C/O GAMAL ABDALLA
19455 CAJALCO ROAD
PERRIS, CA 92570
CV09-06383 R.WELCH

NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

County of Riverside
Code Enforcement Department
117 S. Langstaff
Lake Elsinore, CA 92530

Handwritten signature and initials

EXHIBIT NO. B6

PROOF OF SERVICE BY MAIL

Case No. CV09-06383

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 is 117 S Langstaff, Lake Elsinore, CA 92530.

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 2 of SEPTEMBER, 2009, I served a copy of the papers to which this proof of service is attached, entitled:

- **NOTICE OF VIOLATION – SUBSTANDARD STRUCTURE, RCC 15.16.**
- **NOTICE OF DEFECTS (1)**

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:

**FUAD ALLOUSH
GAMAL ABDALLA
C/O GAMAL ABDALLA
POST OFFICE BOX 52224
IRVINE, CA 92619**

**FUAD ALLOUSH
GAMAL ABDALLA
C/O GAMAL ABDALLA
19455 CAJALCO ROAD
PERRIS, CA 92570**

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

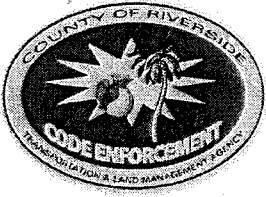
Executed this 2 of SEPTEMBER, 2009 at LAKE ELSINORE, California.


ANGIE SOLIS, CODE ENFORCEMENT AIDE

Article Number: 7008-0150-0000-5193-1792
7008-0150-0000-5193-1808

EXHIBIT NO.

B⁷



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

FUAD ALLOUSH / GAMAL H ABDALLA
C/O GAMAL ABDALLA
P O BOX 52224
IRVINE, CA 92619

RE CASE NO: CV0906383

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 19455 CAJALCO RD, PERRIS California, Assessor's Parcel Number 321-410-012, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

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

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY December 24, 2009. 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: Ron Welch, Code Enforcement Officer III

EXHIBIT NO.

B⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

Faud Alloush / Gamal Abdalla
6705 Berylwood Ct.
Riverside, Ca 92506

RE CASE NO: CV0906383

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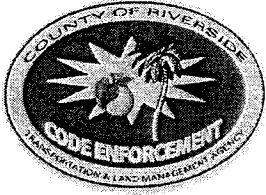
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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

EXHIBIT NO. B¹¹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

Ghasson Baddour
16724 South Hawthorne Blvd
Lawndale, Ca 90260

RE CASE NO: CV0906383

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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

EXHIBIT NO. _____

B¹³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

Gamal Andalla
P.O. Box 52224
Irvine, Ca. 92619

RE CASE NO: CV0906383

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 19455 CAJALCO RD, PERRIS California, Assessor's Parcel Number 321-410-012, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

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

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY December 24, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

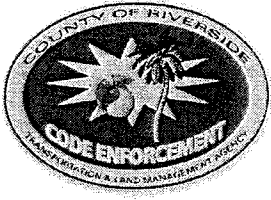
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YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

EXHIBIT NO. B¹⁵



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

Bank of America
9000 Southside Blvd Bldg 700
Jacksonville, Fl. 32256

RE CASE NO: CV0906383

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 19455 CAJALCO RD, PERRIS California, Assessor's Parcel Number 321-410-012, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

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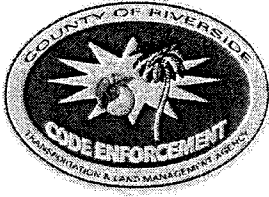
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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

EXHIBIT NO. B¹¹



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

Faud Alloush
7017 Kentwood Ct.
Los Angeles, Ca 90045

RE CASE NO: CV0906383

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B¹⁸

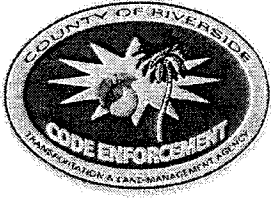
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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

EXHIBIT NO. _____

B¹⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

Faud Alloush
P.O.Box 45521
Los Angeles, Ca. 90045

RE CASE NO: CV0906383

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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

EXHIBIT NO. B²¹



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

NOTICE OF VIOLATION

November 24, 2009

Bank of America
275 S. Valencia Ave 1st floor
Brea, Ca. 92823-6340

RE CASE NO: CV0906383

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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer III

EXHIBIT NO. _____

B²³



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 09-06383

THE PROPERTY AT: 19455 Cayalco Perris APN#: 321-410-012

WAS INSPECTED BY OFFICER: Welch ID#: 43 ON 8-28-09 AT 10:10 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: Partially demolded structure - MOUSE

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

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

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT

CDL/CID# _____ D.O.B. _____ EXHIBIT NO. B24 POSTED



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-2023

MICHAEL O'CONNOR
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
JOHN BOYD
JIM P. MONROE
DIVISION MANAGERS

NOTICE LIST / INTERESTED PARTIES

RE: Case No.: CV0906383
APN No.: 321-410-012
Address: 19455 Cajalco

1. Faud Alloush / Gamal H. Abdalla
c/o Gamal Abdalla
P/O Box 52224
Irvine, Ca. 92619
2. Faud Alloush / Gamal Abdalla
6705 Berylwood Ct.
Riverside, Ca. 92506
3. Ghasson Baddour
16724 South Hawthorne Blvd
Lawndale, Ca. 90260
4. Gamal Abdalla
P.O. Box 52224
Irvine, Ca. 92619
5. Bank of America
9000 Southside Blvd Bldg. 700
Jacksonville, Fl. 32256
6. Fuad Alloush
7017 Kentwood Ct.
Los Angeles, Ca. 90045
7. Bank of America
275 S. Valencia ave 1st floor,
Brea, Ca. 92823-6340

EXHIBIT NO. B²⁵



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[Track & Confirm](#)

[FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: 7008 1830 0002 6291 3781
Service(s): **Certified Mail™**
Status: **Delivered**

Your item was delivered at 10:10 AM on November 30, 2009 in LAKE ELSINORE, CA 92530.

Track & Confirm

Enter Label/Receipt Number.

Go >

Notification Options

Track & Confirm by email

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

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[Business Customer Gateway](#)

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No FEAR Act EEO Data

FOIA

7008 1830 0002 6291 3781

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)		

FUAD ALLOUSH / GAMAL H ABDALLA
C/O GAMAL ABDALLA
P O BOX 52224
IRVINE, CA 92619
CV09-06383 RW 321

SEE Reverse for Instructions

EXHIBIT NO.

B21

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

Ghasson Baddour
16724 South Hawthorne Blvd
Lawndale, Ca 90260
CV09-06383 RW 321

See Reverse for Instructions

292E 1629 2000 C

2. Article Number
(Transfer from service label) **7008 1B30 0002 6291 3767**

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540

Ghasson Baddour
16724 South Hawthorne Blvd
Lawndale, Ca 90260
CV09-06383 RW 321

1. Article Addressed to:

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

A. Signature X

B. Received by (Printed Name) Mohamed Baddour

C. Date of Delivery 12-2-09

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

3. Express Mail

Return Receipt for Merchandise

4. Restricted Delivery? (Extra Fee) Yes No

Insured Mail C.O.D.

EXHIBIT NO. B-28

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

Bank of America
 9000 Southside Blvd Bldg 700
 Jacksonville, Fl. 32256
 CV09-06383 RW 321

See Reverse for Instructions

EHLE 1629 2000 DEPT 900L

2. Article Number
 (Transfer from service label)

7008 1830 0002 6291 3743

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540

Bank of America
 9000 Southside Blvd Bldg 700
 Jacksonville, Fl. 32256
 CV09-06383 RW 321

4. Restricted Delivery? (Extra Fee) Yes

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

NOV 30 2004
 ATMEADVIS


1. Article Addressed to:
- 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.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- A. 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

EXHIBIT NO. B29

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee 	
	1. Article Addressed to:	B. Received by (Printed Name)
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Faud Alloush P.O.Box 45521 Los Angeles, Ca. 90045 CV09-06383 RW 321 </div>		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) 7008 1830 0002 6291 3712		
<input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.		

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. B³⁰

U.S. Post 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

Faud Alloush
 7017 Kentwood Ct.
 Los Angeles, Ca 90045
 CV09-06383 RW 321

7008 1.830 0002 629J 3736

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressing
 X *Faud Alloush* Addressing
 B. Received by (Printed Name) *Faud Alloush* C. Date of Delivery *11/27/04*
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

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:

Faud Alloush
 7017 Kentwood Ct.
 Los Angeles, Ca 90045
 CV09-06383 RW 321

- Express Mail
- Return Receipt for Merchandise
- C.O.D.
- Insured Mail
- 4. Restricted Delivery? (Extra Fee) Yes No

102595-02-M-1540

Domestic Return Receipt

2. Article Number (Transfer from service)
 7008 1.830 0002 629J 3736
 PS Form 3811, February 2004

EXHIBIT NO.

B3

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

Bank of America
 275 S. Valencia Ave 1st floor
 Brea, Ca. 92823-6340
 CV09-06383 RW 321

7008 1830 0002 6291 3729

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee X BANK OF AMERICA	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; margin: 5px;"> Bank of America 275 S. Valencia Ave 1st floor Brea, Ca. 92823-6340 CV09-06383 RW 321 </div>		B. Received by (Printed Name) BANK OF AMERICA	
		C. Date of Delivery 1/27/09	
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, delivery address below:	
		<input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
2. Article Number <i>(Transfer from service label)</i>		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		Domestic Return Receipt	

7008 1830 0002 6291 3729

102595-02-M-1540

EXHIBIT NO.

B32



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0906383

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jessica Morrison, 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 November 24, 2009, I served the following documents(s):

NOTICE RE: Notice of Violation
& Notice of Defects

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

FUAD ALLOUSH / GAMAL H ABDALLA C/O GAMAL ABDALLA, P O BOX 52224, IRVINE, CA 92619
Faud Alloush / Gamal Abdalla 6705 Berylwood Ct., Riverside, Ca 92506
Ghasson Baddour 16724 South Hawthorne Blvd, Lawndale, Ca 90260
Gamal Andalla P.O. Box 52224, Irvine, Ca. 92619
Bank of America 9000 Southside Blvd Bldg 700, Jacksonville, Fl. 32256
Faud Alloush 7017 Kentwood Ct., Los Angeles, Ca 90045
Bank of America 275 S. Valencia Ave 1st floor, Brea, Ca. 92823-6340
Faud Alloush P.O.Box 45521, Los Angeles, Ca. 90045

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

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

EXECUTED ON November 24, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


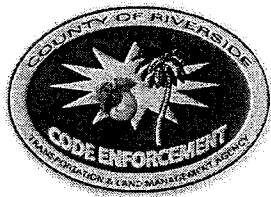

By: Jessica Morrison, Code Enforcement Aide

EXHIBIT NO. B³³



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0906383

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jessica Morrison, 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 November 24, 2009, I served the following documents(s):

NOTICE RE: Notice of Violation

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,

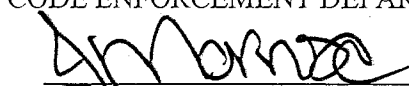
FUAD ALLOUSH / GAMAL H ABDALLA C/O GAMAL ABDALLA, P O BOX 52224, IRVINE, CA 92619
Faud Alloush / Gamal Abdalla 6705 Berylwood Ct., Riverside, Ca 92506
Ghasson Baddour 16724 South Hawthorne Blvd, Lawndale, Ca 90260
Gamal Andalla P.O. Box 52224, Irvine, Ca. 92619
Bank of America 9000 Southside Blvd Bldg 700, Jacksonville, Fl. 32256
Faud Alloush 7017 Kentwood Ct., Los Angeles, Ca 90045
Bank of America 275 S. Valencia Ave 1st floor, Brea, Ca. 92823-6340
Faud Alloush P.O.Box 45521, Los Angeles, Ca. 90045

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

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

EXECUTED ON November 24, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jessica Morrison, Code Enforcement Aide

7008 1830 0002 6291 3781 Fuad Alloush / Gamal H Abdalla/ C/o Gamal Adballa
7008 1830 0002 6291 3774 Faud Alloush / Gamal Abdalla
7008 1830 0002 6291 3767 Ghasson Baddour
7008 1830 0002 6291 3750 Gamal Andalla
7008 1830 0002 6291 3743 Bank of America
7008 1830 0002 6291 3712 Faud Alloush
7008 1830 0002 6291 3736 Faud Alloush
7008 1830 0002 6291 3729 Bank of America

EXHIBIT NO.
B³⁴



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Lake Elsinore District Office
117 S. Langstaff
Lake Elsinore, California 92530
(951) 245-3186 – Fax (951) 245-3205

COPY

January 26, 2010

FUAD ALLOUSH / GAMAL H ABDALLA
C/O GAMAL ABDALLA
P O BOX 52224
IRVINE, CA 92619

Re: Case No.: CV10-00636

NOTICE OF SUMMARY ABATEMENT OF PUBLIC NUISANCE

NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 25845 (a), and Riverside County Code Section 1.16.050, the property located at 19455 Cajalco, Perris, CA, having a legal description of 5.02 ACRES NET IN PAR 1 PM 116/003 PM 18997, and an Assessor's Parcel Number of 321-410-012, was inspected and is determined to be in violation of Riverside County Code Section(s) RCC 15.16.020 and RCC 8.28.030, described as Substandard Structure and Unfenced/Unsecure Pool . Moreover, it has also been determined that said violation condition of the property constitutes an immediate threat to public health and safety. Furthermore, it is hereby declared a public nuisance and is subject to immediate abatement, without further notice or delay, by the Riverside County Department of Code Enforcement.

After completion of the abatement and at the conclusion of this case you will receive a Summary of Administrative Costs and any other costs associated with the correction of the above referenced violation(s). At that time you will be given the opportunity 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 Administrative Costs, pursuant to Riverside County Code Section 1.16.080.

Code Enforcement Department

Ron Welch,
CODE ENFORCEMENT OFFICER



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10 00636
~~09-01-2-23~~

THE PROPERTY AT: 19455 Cajalco APN#: 321-410-012

WAS INSPECTED BY OFFICER: R. Welch & J. Kirchoff ID#: 432109 ON 01-26-10 AT 1300 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 checked="" 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 checked="" type="checkbox"/>	1.16.050	Summary Abatement
<input type="checkbox"/>			<input type="checkbox"/>		

COMMENTS: The pool & spa needs to be drained & structure Demolish within 24 hours.

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 1-27-10. 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 \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

PROPERTY OWNER TENANT
 SIGNATURE _____ PRINT NAME _____ DATE _____
 CDL/CID# _____ D.O.B. _____ TEL. NO. _____
 EXHIBIT NO. C2



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)	

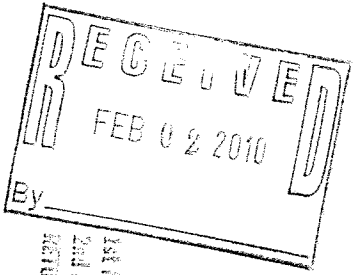
Postmark
Here

FAUD ALLOUSH / GAMAL H ABDALLA
C/O GAMAL ABDALLA
PO BOX 52224
IRVINE, CA 92619
CV10-00636 RW 321

See Reverse for Instructions

9122 5666 1000 0050 9001

County of Riverside
Code Enforcement Department
7 S. Langstaff
Lake Elsinore, CA 92530



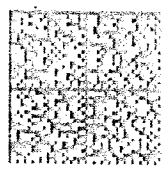
BY
1st NOTICE
2nd NOTICE
RETURNED
1-28-10

FAUD ALLOUSH / GAMAL H ABDALLA
C/O GAMAL ABDALLA
PO BOX 52224
IRVINE, CA 92619
CV10-00636 RW 321

7008 0500 0001 9995 2216



FIRST CLASS



UNITED STATES POSTAGE
\$05.54
02 1A
0004835132
JAN 27 2010
MAILED FROM ZIP CODE 92504

922191225009719

NIXIE 927 SC 1 00 01/25/10
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92500971917 *2904-10443-27-09

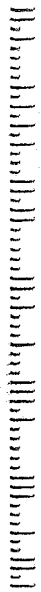


EXHIBIT NO. C3



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV1000636

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 26, 2010, I served the following document(s):

NOTICE RE: NOTICE OF SUMMARY ABATEMENT OF PUBLIC
NUISANCE

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

FUAD ALLOUSH / GAMAL H ABDALLA C/O GAMAL ABDALLA, P O BOX 52224, IRVINE, CA 92619

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

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

EXECUTED ON January 26, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jessica Morrison, Code Enforcement Aide

EXHIBIT NO. C4

When recorded please mail to:
Riverside County Code Enforcement
Lake Elsinore District Office
117 S. Langstaff Street
Lake Elsinore, CA 92530
Mail Stop # 5004



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						
M	A	L	465	426	PCOR	NCOR	SMF	(NCHS)	EXAM
DHTGCC						T:	CTY	UNI	051

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Faud Alloush & Gamal H Abdalla

Case No. CV09-06383



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 19455 Cajalco Road, Perris, CA, and more particularly described as Assessor's Parcel Number 321-410-012 and having a legal description of 5.02 ACRES NET IN PAR 1 PM 116/003 PM 18997, 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 violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff Street, Lake Elsinore, CA 92530, and Attention Code Enforcement Officer Ron Welch.

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.

RIVERSIDE COUNTY CODE ENFORCEMENT

By Britt Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGMENT

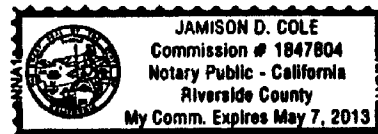
State of California)
County of Riverside)

On 12/16/09 before me, Jamison D. Cole, Notary Public, personally appeared Britt Starkweather, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.

Jamison D Cole
Commission # 1847804 Comm. Expires May 7, 2013



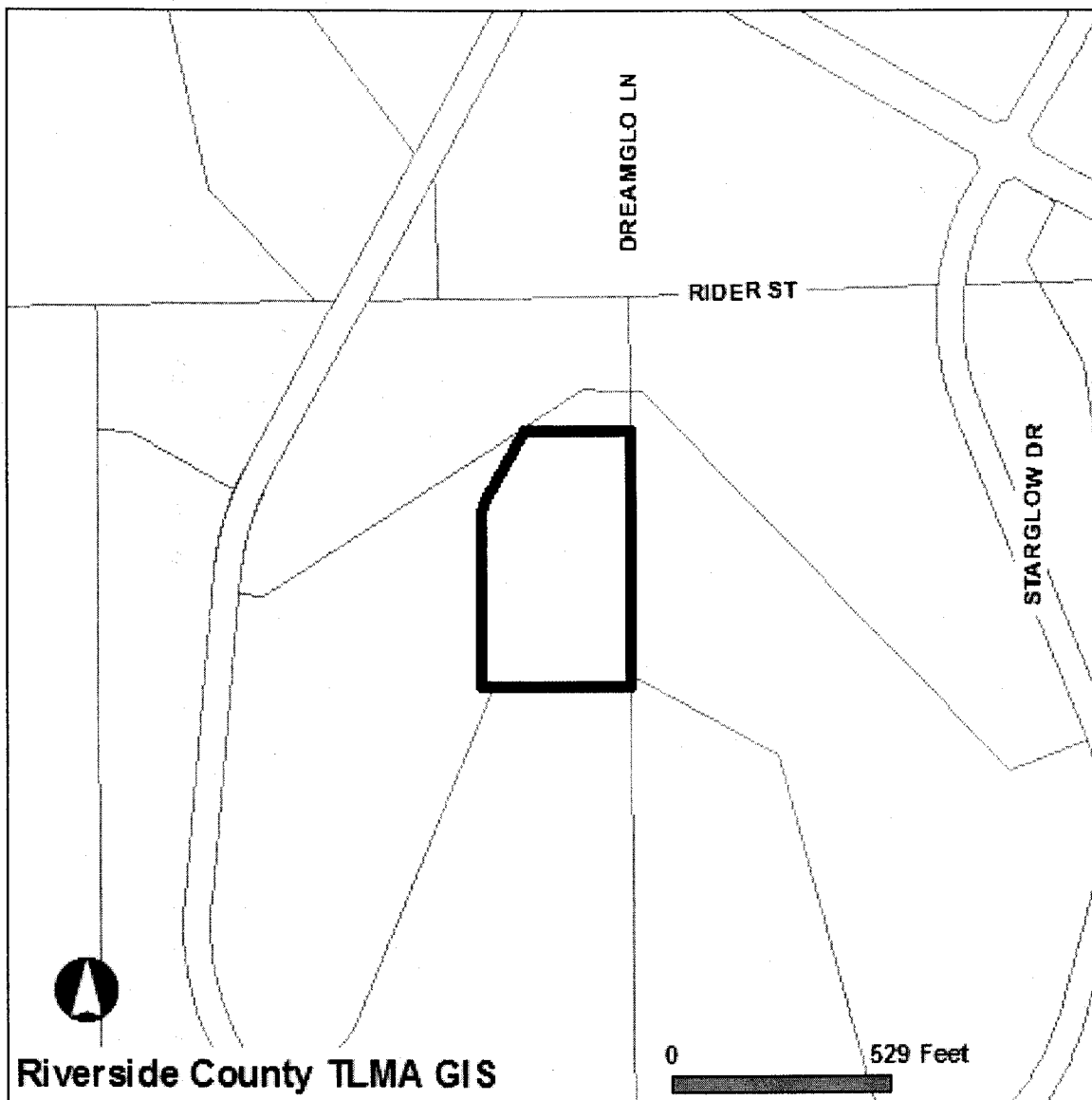
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #321410012-4	Parcel # 321410012-4
--------------------------------	-----------------------------

Assessee:	ALLOUSH FUAD	Land	369,702
Assessee:	ABDALLA GAMAL H	Full Value	369,702
Mail Name:	C/O GAMAL ABDALLA	Total Net	369,702
Mail Address:	P O BOX 52224		
City, State Zip:	IRVINE CA 92619		
Real Property Use Code:	YR	View Parcel Map	
Base Year	2009		
Conveyance Number:	0307399		
Conveyance (mm/yy):	6/2008		
PUI:	R070000		
TRA:	98-109		
Taxability Code:	0-00		
ID Data:	Lot 1 PM 116/003 PM 18997		
Situs Address:	19455 CAJALCO RD PERRIS CA 92570		

EXHIBIT NO. E

RIVERSIDE COUNTY GIS



Selected parcel(s):
321-410-012

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT

APNs

321-410-012-4

OWNER NAME / ADDRESS

FUAD ALLOUSH
GAMAL ABDALLA
19455 CAJALCO RD
PERRIS, CA. 92570

MAILING ADDRESS

C/O GAMAL ABDALLA
P O BOX 52224
IRVINE CA. 92619

EXHIBIT NO. _____

E²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 116/3
SUBDIVISION NAME: PM 18997
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5.02 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 776 GRID: E4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
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)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T4SR4W SEC 17

ELEVATION RANGE

1720/1804 FEET

PREVIOUS APN

321-150-024

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-EDR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CAJALCO WOOD POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-2 1/2 (CZ 5090)

ZONING DISTRICTS AND ZONING AREAS

CAJALCO 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
G

WRMSHCP CELL NUMBER
2423

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
00227

VEGETATION (2005)
Coastal Sage Scrub
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
57

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**
WMWD**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
VAL VERDE UNIFIED**COMMUNITIES**
MEAD VALLEY**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
ZONE B, 41.81 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
042903**FARMLAND**
GRAZING LAND**TAX RATE AREAS**
098-109
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 2
• GENERAL
• GENERAL PURPOSE
• METRO WATER WEST 1302999
• PERRIS AREA ELEM SCHOOL FUND
• PERRIS JR HIGH AREA FUND
• PERRIS VALLEY CEMETERY
• RIV CO REG PARK & OPEN SPACE

- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUN WATER IMP DIST 2

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

REPORT PRINTED ON...Mon Aug 30 15:01:28 2010
Version 100412