

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

203B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBJECT: Abatement of Public Nuisance [Substandard Structure, Excess Outside Storage and Accumulation of Rubbish];
Case Nos.: CV 08-04348 & CV 07-3256; KINION
Subject Property: 1 Lot South of 26500 Truelson Avenue, Hemet;
APN: 458-226-010; District Three

RECOMMENDED MOTION: Move that:

SUBMITTAL DATE:
Sept. 16, 2010

Departmental Concurrence

- (1) The substandard structure (mobile home addition) on the real property located at 1 Lot South of 26500 Truelson Avenue, Hemet, Riverside County, California, APN 458-226-010 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) The Estates of Bryan L. Kinion and G. Marie Kinion (AKA Marie G. Kinion), the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials, within ninety (90) days.

(Continued)

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

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

[Signature]
BY: Tina Grande

County Executive Office Signature

Consent
 Policy
 Consent
 Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: September 28, 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:**

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

9.4

Abatement of Public Nuisance

1 Lot South of 26500 Truelson Avenue, Hemet

CV 08-04348 & CV 07-3256; KINION

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- (3) The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
- (4) The excess outside storage and accumulation of rubbish on the real property located at 1 Lot South of 26500 Truelson Avenue, Hemet, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 which do not permit the excess outside storage and accumulation of rubbish on the property.
- (5) The Estates of Bryan L. Kinion and G. Marie Kinion (aka Marie G. Kinion), the owners of the subject property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
- (6) If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owners, receipt of a Court Order authorizing entry onto the real property, or other authorization as provided by law, shall abate the substandard structure and the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property
- (7) The reasonable cost of the abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.
- (8) County Counsel be directed to prepare the necessary Findings of Fact and Conclusions of Law that the substandard structure on the real property and the excess outside storage and accumulation of rubbish are declared to be in violation of Riverside County Ordinance Nos. 348, 457 and 541 and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on August 1, 2007.
2. The inspection also revealed the excess outside storage and accumulation of rubbish (approximately 7,500 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The excess outside storage and accumulation of rubbish consisted of, but was not limited to the following materials: household items, furniture, trash, tires, plastic, metal and wood.

Abatement of Public Nuisance

1 Lot South of 26500 Truelson Avenue, Hemet

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3. A subsequent inspection by the Code Enforcement Officer on April 25, 2008 revealed a substandard mobile home addition on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: deteriorated or inadequate foundation; defective or deteriorated flooring or floor supports; 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; general dilapidation or improper maintenance.
4. Subsequent inspections of the above-described real property on November 4, 2008, January 7, 2009, September 16, 2009, November 20, 2009, December 2, 2009, January 15, 2010, February 17, 2010, March 17, 2010, April 7, 2010, June 1, 2010 and July 16, 2010, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
5. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure and excess outside storage and accumulation of rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 08-04348 &
4 [SUBSTANDARD STRUCTURE,) CV 07-3256
5 ACCUMULATED RUBBISH AND EXCESS)
6 OUTSIDE STORAGE]; APN 458-226-010, 1 LOT) DECLARATION OF OFFICER
7 SOUTH OF 26500 TRUELSON AVENUE,) ROY RYDER
8 HEMET, COUNTY OF RIVERSIDE, STATE OF)
9 CALIFORNIA; THE ESTATES OF BRYAN L.) [RCO No. 457, RCC Title 15, RCO
10 KINION AND G. MARIE KINION (AKA MARIE) 348, RCC Title 17 and RCO No. 541,
11 G. KINION), OWNERS.) RCC Chapter 8.120]

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

15 1. I am currently employed by the Riverside County Code Enforcement Department as a
16 Code Enforcement Officer. My current official duties as a Code Enforcement Officer include
17 inspecting property for violations and enforcement of the provisions of Riverside County
18 Ordinances. 2. I am informed and believe and based thereon allege that on August 1, 2007,
19 Code Enforcement Officer Forrey went to THE PROPERTY to conduct an initial inspection of the
20 real property known as 1 Lot South of 26500 Truelson Avenue, Hemet, within the unincorporated
21 area of Riverside County, California, which is further described as Assessor's Parcel Number 458-
22 226-010
23 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map
24 page indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A" and
25 incorporated herein by reference.

26 3. A review of County records and documents indicate that THE PROPERTY was
27 owned by The Estates of Bryan L. Kinion and G. Marie Kinion (AKA Marie G. Kinion) (hereinafter
28 referred to as "OWNERS") at the time of the inspection referenced in paragraph number 2 above.
Certified copies of the County Equalized Assessment Roll for the year 2009-2010 and County
Geographic Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated
herein by reference. THE PROPERTY is unimproved and is approximately .33 acres in size and is
located within the R-R (Rural Residential) zone classification. No amount of excess outside storage

1 or rubbish is allowed on THE PROPERTY.

2 4. Based on the Lot Book Report from RZ Title Service on August 12, 2008 and updated
3 on April 20, 2010, is determined that no other parties potentially hold a legal interest in THE
4 PROPERTY. However, son of the decedent OWNERS, Dave Kinion, ("OCCUPANT") resided on
5 THE PROPERTY. True and correct copies of the Lot Book Reports are attached hereto as Exhibit
6 "C" and incorporated herein by reference.

7 5. I am informed and believe and based thereon allege that on August 1, 2007, Officer
8 Forrey went to THE PROPERTY to conduct an initial inspection. She entered onto THE
9 PROPERTY through an open gate and knocked on the door of the trailer but was not met with an
10 answer. She observed excess outside storage and an accumulation of rubbish scattered throughout
11 THE PROPERTY which was intermingled and consisted of, but was not limited to: household items,
12 furniture, trash, tires, plastic, metal and wood. She visually estimated the amount of excess outside
13 storage and accumulated rubbish as seven thousand five hundred (7,500) square feet.

14 6. As a result of the excess outside storage of materials and accumulated rubbish, THE
15 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside
16 County Ordinance ("RCO") No. 348 as codified in Riverside County Code ("RCC") Chapter 17.16
17 and RCO No. 541, as codified in RCC Chapter 8.120.

18 7. On August 1, 2007, Notices of Violation for the excess outside storage of materials
19 and accumulated rubbish were posted on THE PROPERTY.

20 8. On August 9, 2007, A Notice of Violation for the excessive outside storage of
21 materials and accumulation of rubbish was mailed to OWNERS and OCCUPANT by certified mail,
22 return receipt requested.

23 9. I am informed and believe and based thereon allege that on April 25, 2008, Officer
24 Forrey returned to THE PROPERTY to conduct a follow up inspection and made contact with
25 OCCUPANT. He granted Officer Forrey permission to inspect and she observed that the excessive
26 outside storage of materials and accumulation of rubbish remained on THE PROPERTY.
27 Additionally, she observed a mobile home addition in a state of general dilapidation with the
28 following conditions which cause the structure to be substandard and THE PROPERTY to constitute

1 a public nuisance in violation of the provisions set forth in Riverside County Ordinance 457, as
2 codified in Riverside County Code Title 15:

- 3 1) Deteriorated or inadequate foundation;
- 4 2) Defective or deteriorated flooring or floor supports;
- 5 3) Members of walls, partitions or other vertical supports that split, lean, list or buckle
due to defective materials or deterioration;
- 6 4) Members of ceiling, roofs, ceiling and roof supports or other horizontal members
which sag, split, or buckle due to defective material or deterioration;
- 7 5) General dilapidation or improper maintenance.

8 10. On April 25, 2008, Notice of Defects and a Notice of Violation (RCC 15.16.020
Substandard Structure) were posted on THE PROPERTY.

9 11. On June 10, 2008, a Notice of Violation for substandard structure was mailed to
10 OWNERS and OCCUPANT by certified mail, return receipt requested.

11 12. A site plan and photographs reflecting the substandard condition of the structure and
12 the accumulated rubbish and excess outside storage on THE PROPERTY are attached hereto as
13 Exhibit "D" and incorporated herein by reference.

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

16 14. I am informed and believe and thereon allege that on November 4, 2008, Officer
17 Forrey conducted a follow up inspection. From the road right of way, she observed that the
18 violations remained on THE PROPERTY.

19 15. I am informed and believe and based thereon allege that on January 7, 2009, Officer
20 Forrey received a telephone call from OWNERS grandchildren, Sharon Pagano and Jacob Kinion.
21 They indicated OCCUPANT had vacated THE PROPERTY and scheduled an inspection for later
22 that day. Code Enforcement Officers Forrey and Martinez met Ms. Pagano and Mr. Kinion and
23 explained the violations on THE PROPERTY. Officer Forrey observed that all violations remained
24 on THE PROPERTY.

25 16. I conducted follow up inspections of THE PROPERTY on September 16, 2009,
26 November 20, 2009, December 2, 2009, January 15, 2010, February 17, 2010, March 17, 2010,
27 April 7, 2010 and June 1, 2010. During my September 16, 2009 and November 20, 2009
28 inspections, I met a new occupant named Melissa who granted me permission to inspect. During

1 each inspection, from the road right of way, I observed no reduction in the amount of excessive
2 outside storage or accumulated rubbish and the substandard structure remained on THE PROPERTY
3 in violation of RCO Nos. 348, 457 and 541.

4 17. On August 23, 2007, a Notice of Noncompliance for the accumulated rubbish and
5 excess outside storage of materials was recorded at the Riverside County Recorder's Office as
6 instrument number 2007-0542653. On August 28, 2008, a Notice of Noncompliance for the
7 substandard structure was recorded at the Riverside County Recorder's Office as instrument number
8 2008-0468416. True and correct copies of the recorded Notices of Noncompliance are attached
9 hereto and incorporated herein by reference as Exhibit "F".

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

13 19. Based upon my experience, knowledge and visual observations, it is my
14 determination that the substandard structure, excessive outside storage of materials and accumulation
15 of rubbish on THE PROPERTY creates an extreme health, safety, fire and structural hazard to the
16 neighbors and general public and constitutes a public nuisance in violation of the provisions set forth
17 in Riverside County Ordinance Nos. 348, 457 and 541.

18 20. On July 14, 2010, the "Notice to Correct County Ordinance Violations and Abate
19 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for
20 September 28, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNERS
21 by certified mail, return receipt requested and on July 16, 2010 was posted on THE PROPERTY.
22 True and correct copies of the notice, return receipt cards, together with the proof of service and the
23 affidavit of posting of notices are attached hereto as Exhibit "G" and incorporated herein by
24 reference.

25 21. A follow-up inspection on July 16, 2010 revealed that THE PROPERTY remains in
26 violation.

27 22. Significant rehabilitation, removal and/or demolition of the substandard structure and
28 removal and disposal of all structural materials, rubbish and debris are required to abate the public

1 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number
2 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of
3 Dangerous Buildings Codes. In addition, the removal and disposal of all accumulated rubbish and
4 excess outside storage on THE PROPERTY is required to bring THE PROPERTY into compliance
5 with Riverside County Ordinance Nos. 348 and 541 and the Health and Safety Code.

6 23. Accordingly, the following findings and conclusions are recommended:

7 (a) The structure (mobile home addition) be condemned as a substandard
8 building, public and attractive nuisance;

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

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

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

28 (e) The accumulation of rubbish and excess outside storage on THE PROPERTY

1 be deemed and declared a public nuisance;


2 (f) The OWNERS, or whoever has possession or control of THE PROPERTY, be
3 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of
4 Riverside County Ordinance Nos. 348 and 541;

5 (g) If the materials are not removed and disposed of in strict accordance with all
6 Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348 and
7 541, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the
8 rubbish and excess outside storage shall be abated by representatives of the Riverside County Code
9 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's
10 consent or a Court Order, where necessary under applicable law, authorizing entry onto THE
11 PROPERTY; and

12 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall
13 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
14 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
15 Nos. 348, 457 and 541 and 725 (RCC Titles 15, 17, 8 and 1, respectively).

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

18 Executed this 16th day of July, 2010, at Murietta,
19 California.

20
21
22 
23 ROY RYDER
24 Code Enforcement Officer
25 Code Enforcement Department
26
27
28

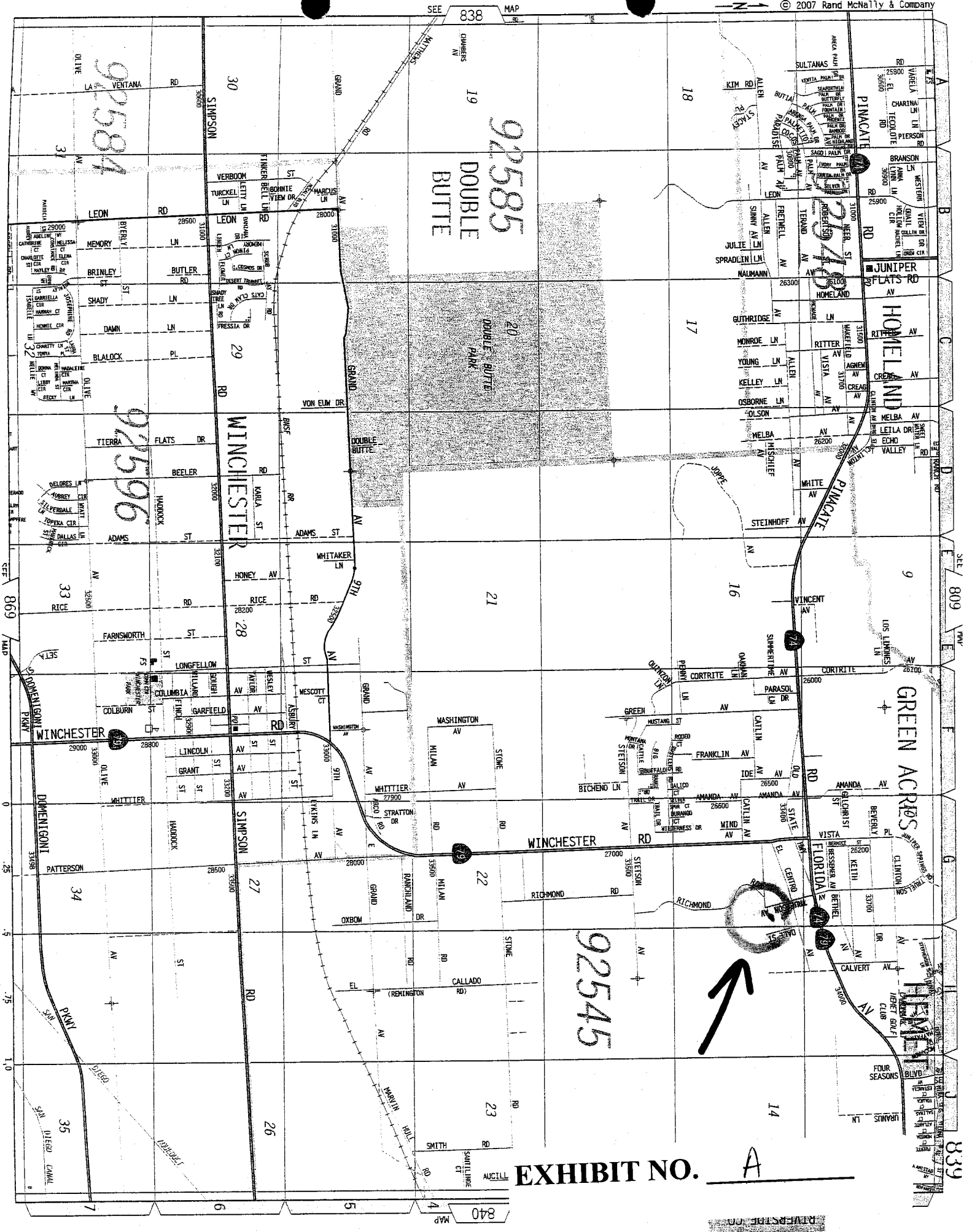


EXHIBIT NO.

 A

839

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

Assessment #458226010-2		Parcel # 458226010-2	
Assessee:	KINION BRYAN L	Land	15,458
Assessee:	KINION MARIE G	Full Value	15,458
Mail Address:	26500 TRUELSON	Total Net	15,458
City, State Zip:	HEMET, CA 92545		
Real Property Use Code:	YR		
Base Year	1979		
Conveyance Number:	0101936		
Conveyance (mm/yy):	5/1978		
PUI:	R070000		
TRA:	71-319		
Taxability Code:	0-00		
ID Data:	Lot 9 MB 014/001 VALLEY VISTA AC		

View Parcel Map

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
458-226-010

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

458-226-010-2

OWNER NAME / ADDRESS

BRYAN L KINION
MARIE KINION
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
26500 TRUELSON
HEMET CA. 92545

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 14/1
SUBDIVISION NAME: VALLEY VISTA AC
LOT/PARCEL: 9, BLOCK:
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.33 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 839 GRID: G2

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR2W SEC 15

ELEVATION RANGE

1576/1608 FEET

PREVIOUS APN

458-226-008

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

HARVEST VALLEY / WINCHESTER

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

GREEN ACRES POLICY AREA
HIGHWAY 79 POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

HOMELAND AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA
SUBAREA NAME: HOMELAND/GREEN ACRES
AMENDMENT NUMBER: 1
ADOPTION DATE: MAY. 11, 1999

ACREAGE: 1260 ACRES

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

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. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

HIGHWAY 74/79 CORRIDOR

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

104A

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.**WATER DISTRICT**
EMWD**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SAN JACINTO VALLEY

GEOLOGIC

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

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED**COMMUNITIES**
GREEN ACRES**COUNTY SERVICE AREA**
IN OR PARTIALLY WITHIN
HOMELAND #80 -
STREET LIGHTING**LIGHTING (ORD. 655)**
ZONE B, 28.78 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
042723**FARMLAND**
OTHER LANDS
URBAN-BUILT UP LAND**TAX RATE AREAS**
071-319
• COUNTY FREE LIBRARY
• COUNTY SERVICE AREA 80 *
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 146
• CSA 152
• EASTERN MUN WATER IMP DIST 2

- EASTERN MUNICIPAL WATER
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PROJECT 3-HOMELAND 2000 AB1290
- 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
CV073256	ABATEMENT	Apr. 30, 2007
CV0804348	ABATEMENT	May. 12, 2008
CV0804349	ABATEMENT	May. 12, 2008

REPORT PRINTED ON...Thu Jun 03 14:32:05 2010
Version 100412



8826 Ocean View Ave. #H
Whittier, CA 90605
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **17550**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV08-04348

IN RE: KINION, BRYAN L.

Order Date: 8/12/2008

Dated as of: 8/6/2008

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 458-226-010-2

Assessments:

Land Value:	\$14,858.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$14,858.00

Tax Information

Property Taxes for the Fiscal Year	2007-2008
First Installment	\$160.65
Penalty	\$16.04
Status	NOT PAID-DELINQUENT
Second Installment	\$160.65
Penalty	\$36.04
Status	NOT PAID-DELINQUENT

EXHIBIT NO. C



8826 Ocean View Ave. #H
Whittier, CA 90605
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 17550
Reference: CV08-04348

Property Vesting

The last recorded document transferring title of said property

Dated	05/12/1978
Recorded	05/22/1978
Document No.	101936
D.T.T.	\$0.00
Grantor	Andrew A. Olson and Adeline A. Olson, husband and wife as joint tenants
Grantee	Bryan L. Kinion and G. Marie Kinion, husband and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Bryan L. Kinion and Marie G. Kinion
Case No.	CV07-3256
Recorded	08/23/2007
Document No.	2007-0542653

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Bryan L. Kinion and Marie G. Kinion
Case No.	CV08-04349
Recorded	06/12/2008
Document No.	2008-0320559



8826 Ocean View Ave. #H
Whittier, CA 90605
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 17550
Reference: CV08-04348

Legal Description

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

LOT 9 OF BLOCK F OF VALLE VISTA ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 1 OF MAPS, RECORDS OF SAID COUNTY.

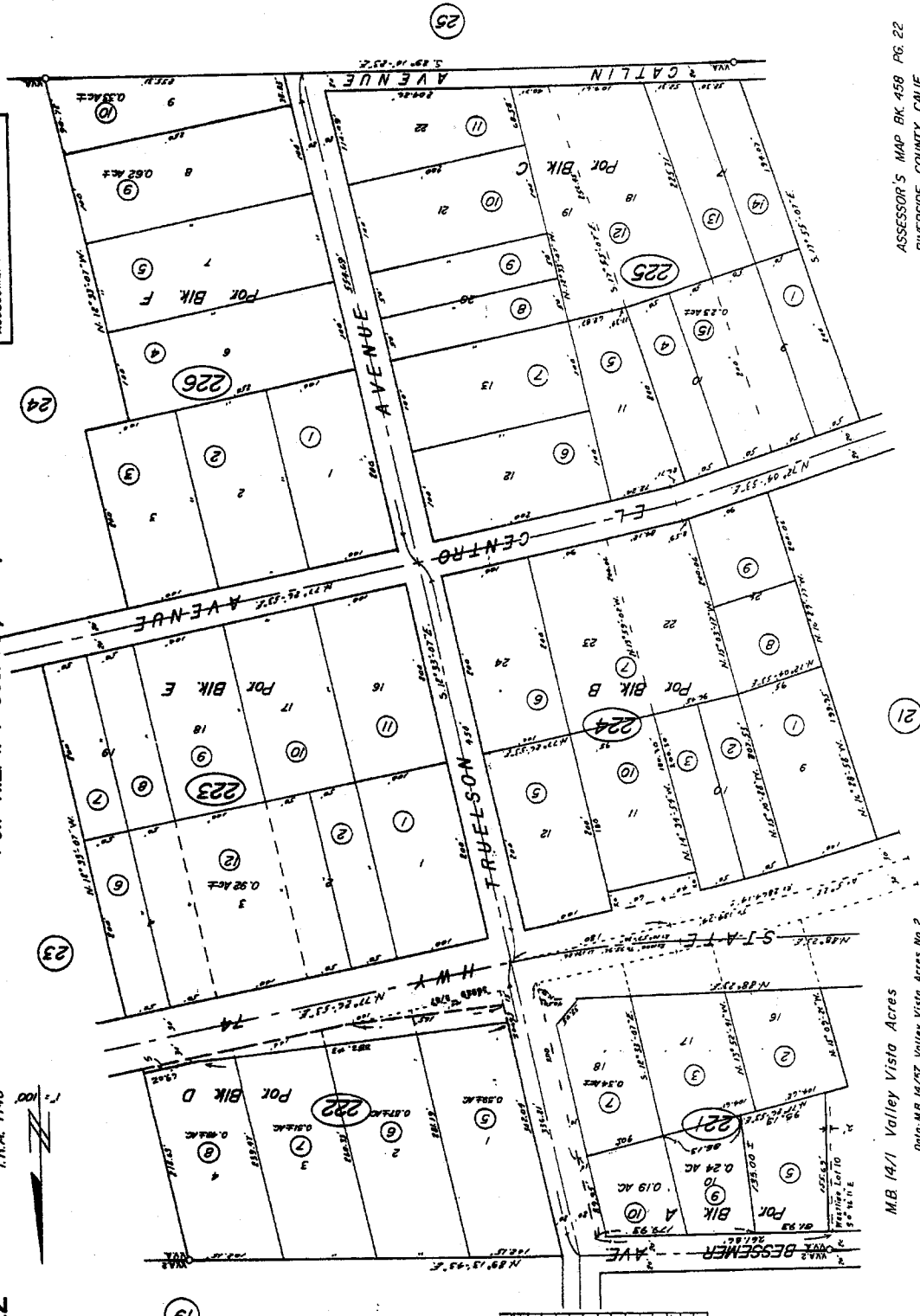
THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

Por. NE 1/4 Sec. 15, T5S, R2W

T.R.A. 7140

458-22

22-8



DATE	VAL.	NEW	REV.	AMOUNT
1/1/78	100	100	0	0
1/1/79	100	100	0	0
1/1/80	100	100	0	0
1/1/81	100	100	0	0
1/1/82	100	100	0	0
1/1/83	100	100	0	0
1/1/84	100	100	0	0
1/1/85	100	100	0	0
1/1/86	100	100	0	0
1/1/87	100	100	0	0
1/1/88	100	100	0	0
1/1/89	100	100	0	0
1/1/90	100	100	0	0
1/1/91	100	100	0	0
1/1/92	100	100	0	0
1/1/93	100	100	0	0
1/1/94	100	100	0	0
1/1/95	100	100	0	0
1/1/96	100	100	0	0
1/1/97	100	100	0	0
1/1/98	100	100	0	0
1/1/99	100	100	0	0
1/1/00	100	100	0	0

ASSESSOR'S MAP BK. 458 PG. 22
RIVERSIDE COUNTY, CALIF.

MB 141 Valley Vista Acres
Data: MB 147 Valley Vista Acres No. 2
March 1971

101936

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME: Mr. and Mrs. Bryan L. Kinion
ADDRESS: 26500 Truelson
CITY & STATE: Hemet, Calif. 92343
ZIP: 92343

101936

RECEIVED FOR RECORD

MAY 22 1978

30 Min. Exp. 7:00 A.M.
A Request of
W.D. Balogh
May 1978 Page 101936
Riverside County, California
W.D. Balogh
RECORDER

Title Order No. _____ Escrow No. _____ SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ None and is
 computed on the full value of the interest in property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land
tenements or realty is located in
 unincorporated area city of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ANDREW A. OLSON and ADELINE A. OLSON, Husband and Wife as Joint Tenants

herby GRANTS to
BRYAN L. KINION AND G. MARIE KINION, Husband and Wife as Joint Tenants,

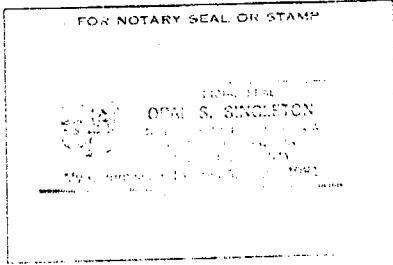
the following described real property in the
county of Riverside State of California:
**Lot 9 of Block F of Valle Vista Acres as shown by Map on file in Book 14, page 1
of Maps, Riverside County Records, California.**

Dated May 12, 1978

Andrew A. Olson
Andrew A. Olson
Adeline A. Olson
Adeline A. Olson

STATE OF CALIFORNIA
COUNTY OF Riverside
I, Notary Public, do hereby certify that on this day of May 12, 1978
at Riverside, California, the following named persons appeared before me and acknowledged to me that they are the persons whose names are subscribed to the foregoing instrument, and that they executed the same for the purposes and consideration therein expressed.

Notary Signature



END RECORDED DOCUMENT. W. D. BALOGH, COUNTY RECORDER

When recorded please mail to:
5025

DOC # 2008-0320559
06/12/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1									
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NGHERCC						T:	CTY	UNI	006

M
006

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
BRYAN L. KINION &
MARIE G. KINION

) Case No. CV08-04349

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, Sec. 12, (RCC Title 15.48.040) described as SUBSTANDARD MOBILE HOME. Such Proceedings are based upon the noncompliance of such real property, located at NORTH EAST CORNER OF TRUELSON AVENUE & CATLIN AVENUE, HEMET, CA, and more particularly described as Assessor's Parcel Number 458-226-010 and having a legal description of LOT 9 BLK F MB 014/001 VALLEY VISTA AC, Records of Riverside County, with the requirements of Ordinance No. 457, Sec. 12, (RCC Title 15.48.040).

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, 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Officer Carol Forrey, (951)791-3600.

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 Michael Sanders
Michael Sanders
Code Enforcement Department

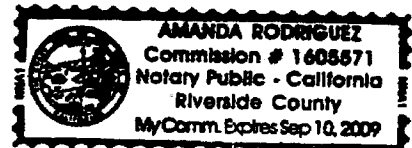
ACKNOWLEDGMENT

State of California)
County of Riverside)

On 6/4/2008 before me, Amanda Rodriguez, Notary Public, personally appeared Michael Sanders, 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/het/their authorized capacity(ies), and that by his/het/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.





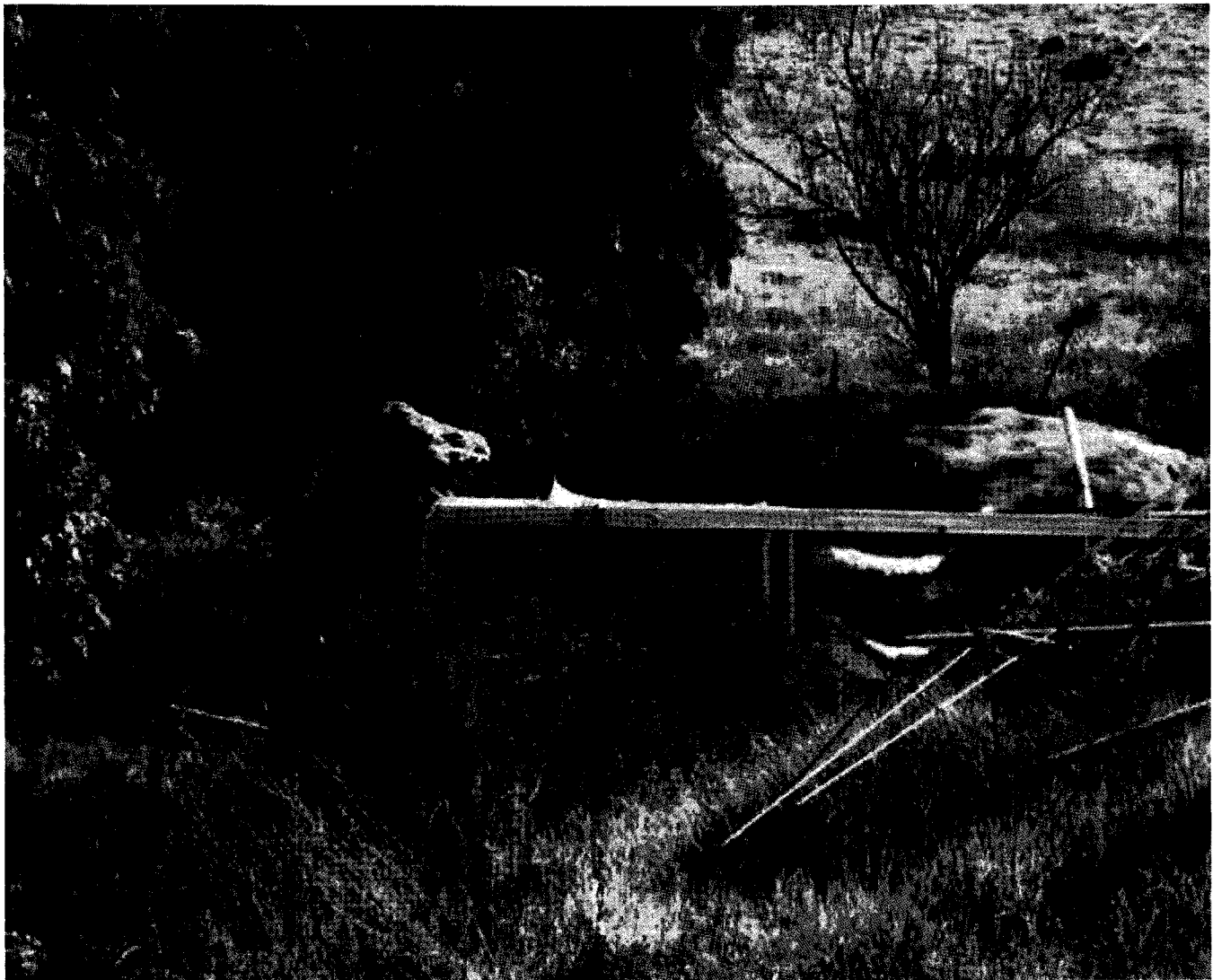
R Ryder - SS STR Remians - 04/07/2010

EXHIBIT NO. D²



R Ryder - SS STR Remians - 04/07/2010

EXHIBIT NO. D³



R Ryder - SS STR Remians - 03/17/2010

EXHIBIT NO. D⁴



R Ryder - SS STR Remians - 02/17/2010

EXHIBIT NO. D^s



R Ryder - SS STR Remians - 01/15/2010

EXHIBIT NO. D6



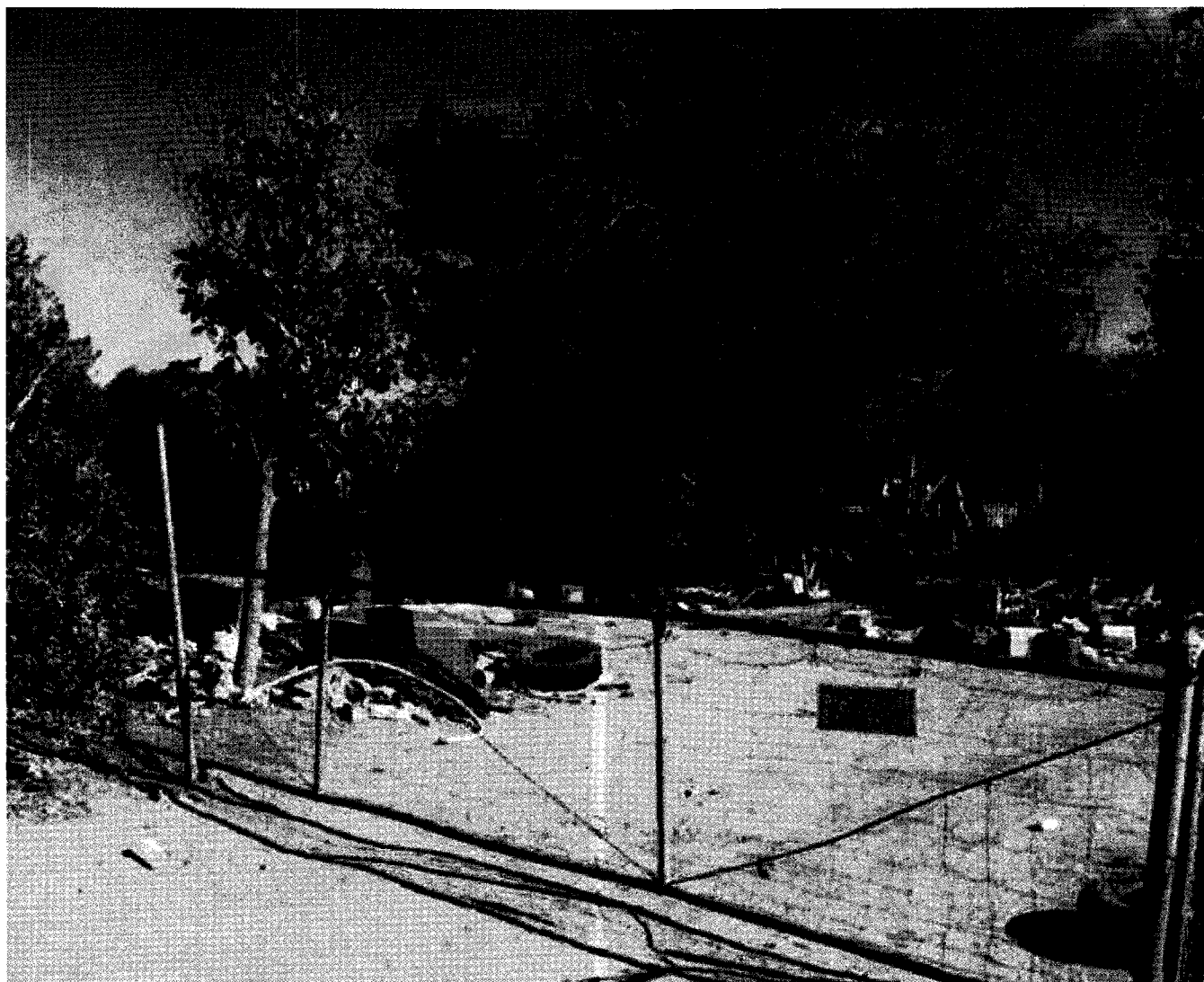
R Ryder - all violations remain on the property - 12/02/2009

EXHIBIT NO. D⁷



R Ryder - all violations remain on the property - 11/20/2009

EXHIBIT NO. D⁸



R Ryder - all violations remain on the property - 11/20/2009

EXHIBIT NO. D⁹



R Ryder - all violations remain on the property - 11/20/2009

EXHIBIT NO. D¹⁰

Code Enforcement Case: CV0804348

Printed on: 04/29/2010

Photographs



AR/EOS, SS MH & SS STR remain - 09/16/2009

EXHIBIT NO. D"



AR/EOS, SS MH & SS STR remain - 09/16/2009

EXHIBIT NO. D¹²



AR/EOS, SS MH & SS STR remain - 09/16/2009

EXHIBIT NO. D¹³



09/16/2009

AR/EOS, SS MH & SS STR remain - 09/16/2009

EXHIBIT NO. D¹⁴



AR/EOS, SS MH & SS STR remain - 09/16/2009

EXHIBIT NO. D¹⁵

PHOTOGRAPHIC EVIDENCE

TAKEN BY: R.Ryder

CASE # CV08 04348 & CV08 04349

DATE: 081009

Location: 26500 Truelson Ave. Hemet

458.226.009



PHOTO # 1 NOTES: Violations remain on the property



PHOTO # 2 NOTES: Violations remain on the property

EXHIBIT NO. D¹⁶

PHOTOGRAPHIC EVIDENCE

TAKEN BY: RRyder

CASE # CV08 04348 & CV08 04349

DATE: 081009

Location: 26500 Truelson Ave. Hemet

458.226.009



PHOTO # 3 NOTES: Violations remain on the property

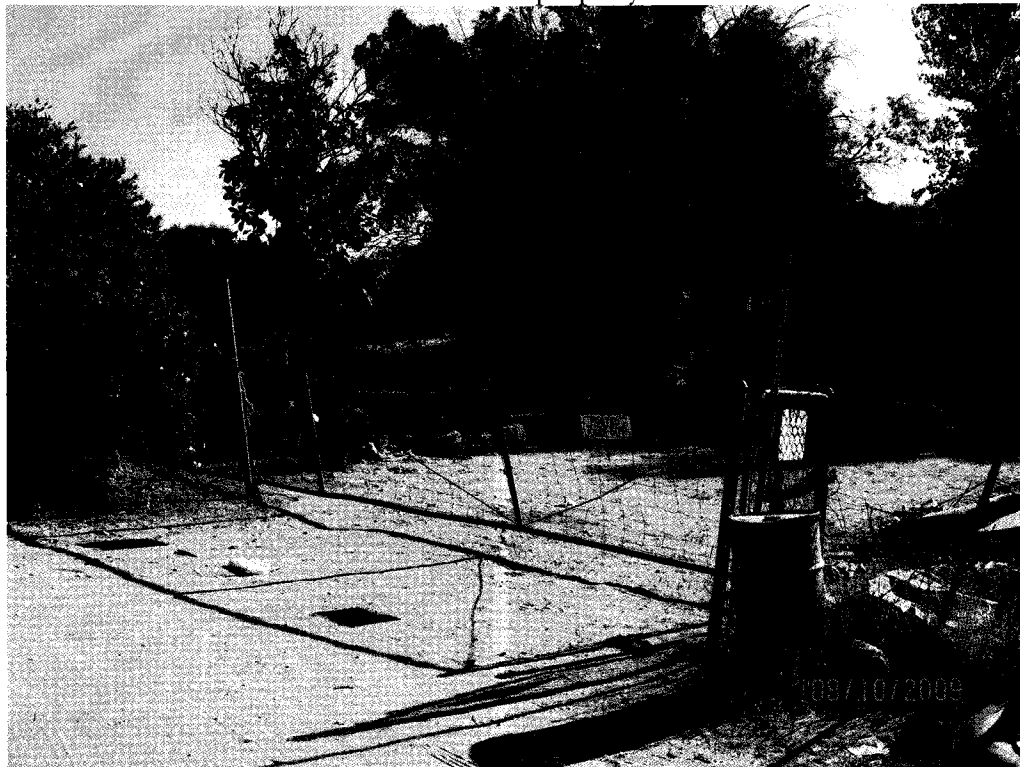


PHOTO # 4 NOTES: Violations remain on the property

EXHIBIT NO. D7

PHOTOGRAPHIC EVIDENCE

TAKEN BY: RRyder

CASE # CV08 04348 & CV08 04349

DATE: 081009

Location: 26500 Truelson Ave. Hemet

458.226.009



PHOTO # 5 NOTES: Violations remain on the property



PHOTO # 6 NOTES: Violations remain on the property

EXHIBIT NO. D¹⁸

PHOTOGRAPHIC EVIDENCE

TAKEN BY: R.Ryder

CASE # CV08 04348 & CV08 04349

DATE: 081009

Location: 26500 Truelson Ave. Hemet

458.226.009



PHOTO # 7 NOTES: Violations remain on the property



PHOTO # 8 NOTES: Violations remain on the property

EXHIBIT NO. D⁹



PHOTO #1 Notes: Substandard structure still on property



PHOTO EVIDENCE CASE NO. CV08-04348 C. FORREY



PHOTO #1 Notes: Wood has deteriorated, causing damage to walls, foundation and roof and roof supports.

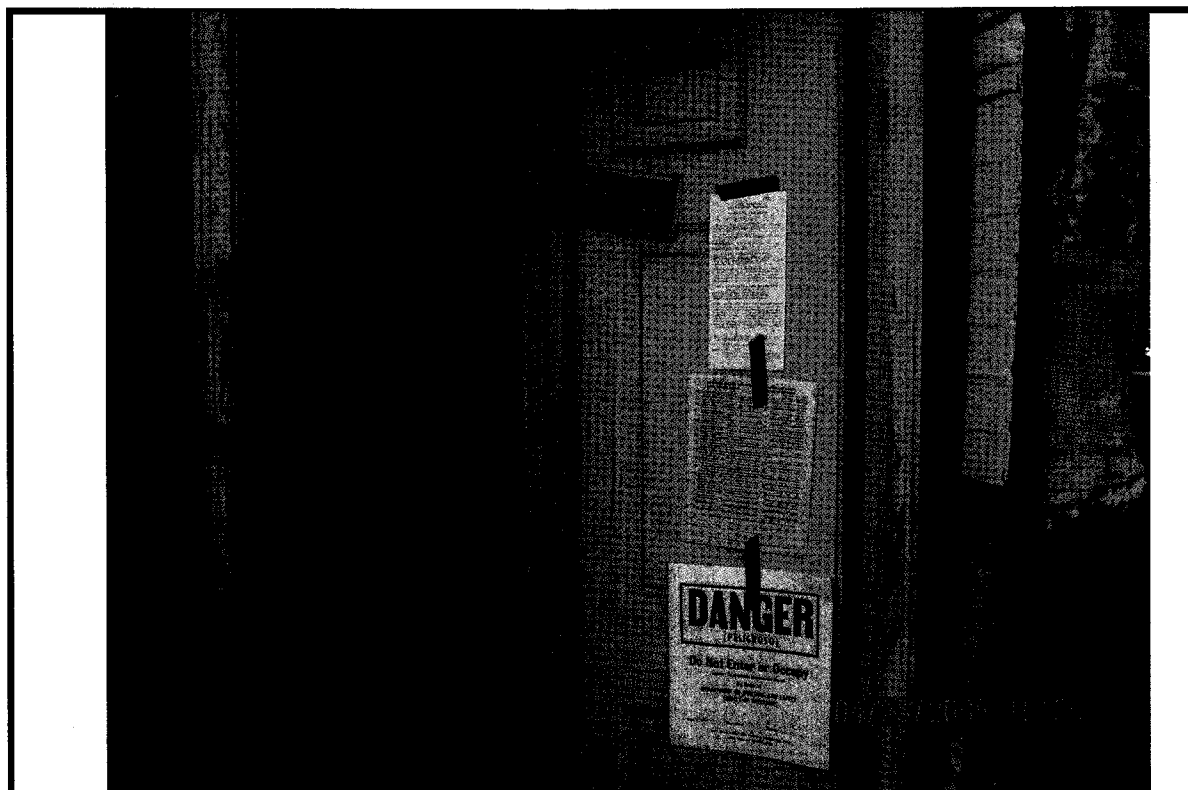


PHOTO #2 Notes: Posted NOV, NOD and Danger-Do Not Enter sign

EXHIBIT NO. D²¹



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D²²



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D²³



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D²⁴



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D25



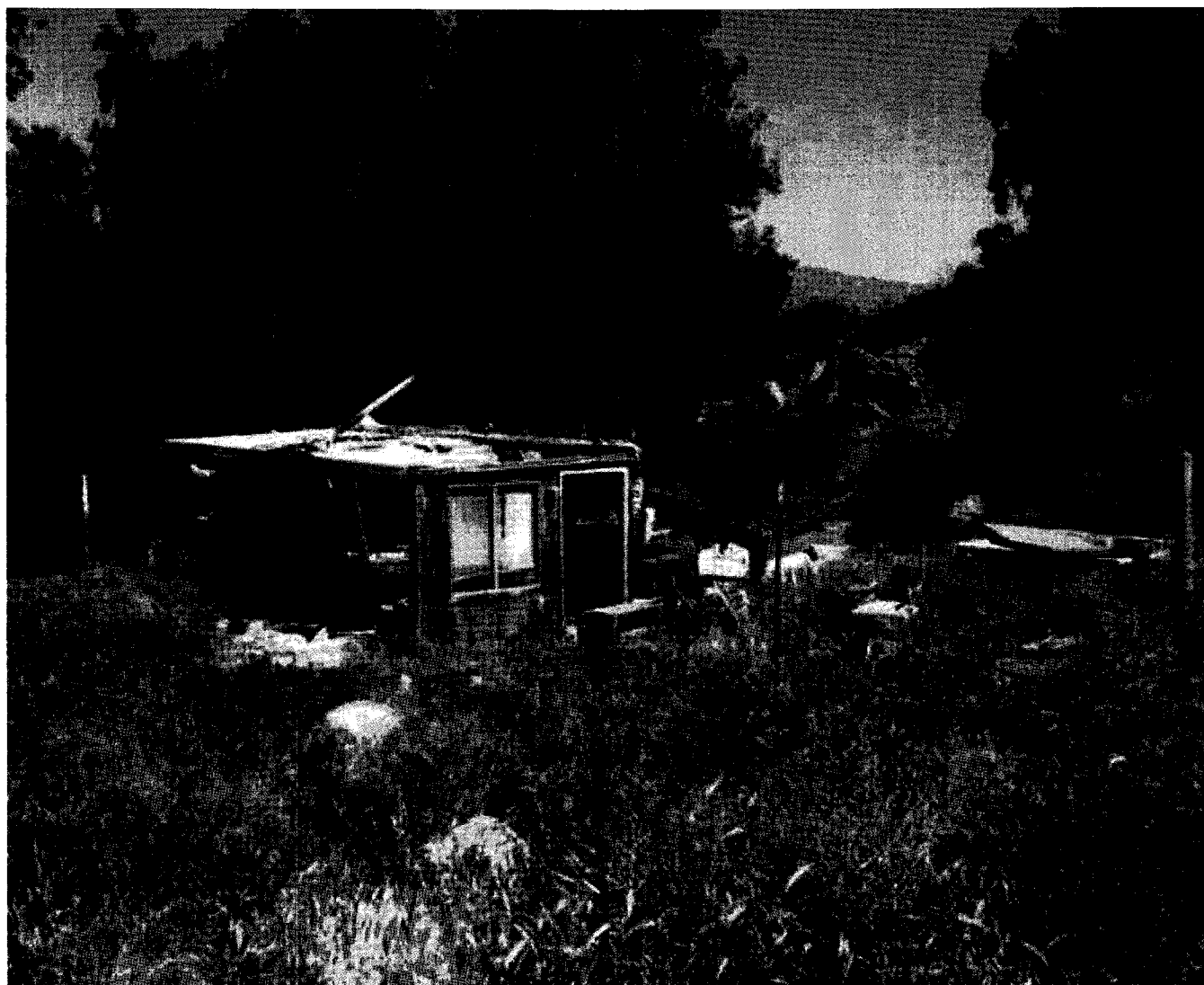
R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D²⁶



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D²⁷



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D28



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D²⁹



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D³⁰



R Ryder - AR/EOS remains on the property - 04/07/2010

EXHIBIT NO. D³¹



R Ryder - AR/EOS remains on the property - 03/17/2010

EXHIBIT NO. D³²



R Ryder - AR/EOS remains on the property - 03/17/2010

EXHIBIT NO. D³³



R Ryder - AR/EOS remains on the property - 03/17/2010

EXHIBIT NO. D³⁴



R Ryder - AR/EOS remains on the property - 02/17/2010

EXHIBIT NO. D³⁵



R Ryder - AR/EOS remains on the property - 02/17/2010

EXHIBIT NO. D^{3p}



R Ryder - AR/EOS remains on the property - 01/15/2010

EXHIBIT NO. D³⁷



R Ryder - AR/EOS remains on the property - 01/15/2010

EXHIBIT NO. D^{3r}



R Ryder - AR/EOS remains on the property - 01/15/2010

EXHIBIT NO. D³⁹



R Ryder - AR/EOS remains on the property - 01/15/2010

EXHIBIT NO. D⁴⁰



R Ryder - AR/EOS remains on the property - 01/15/2010

EXHIBIT NO. D⁴¹



R Ryder - All Violations remain on the property - 12/02/2009

EXHIBIT NO. D42



R Ryder - All Violations remain on the property - 12/02/2009

EXHIBIT NO. D43



R Ryder - All Violations remain on the property - 12/02/2009

EXHIBIT NO. D⁴⁴



R Ryder - All Violations remain on the property - 12/02/2009

EXHIBIT NO. D45



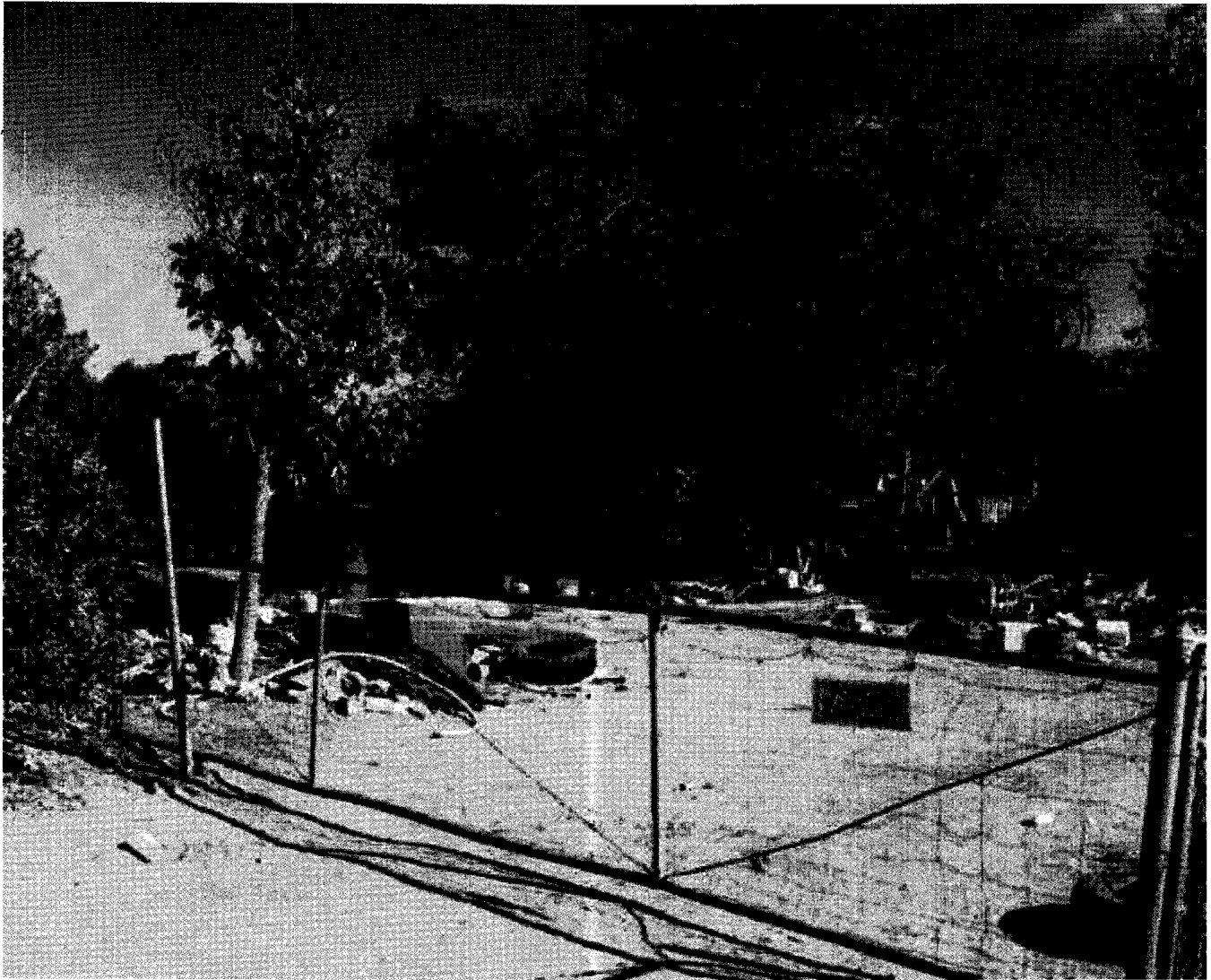
R Ryder - All Violations remain on the property - 12/02/2009

EXHIBIT NO. D⁴⁴



R Ryder - All Violations remain on the property - 11/20/2009

EXHIBIT NO. D⁴⁷



R Ryder - All Violations remain on the property - 11/20/2009

EXHIBIT NO. D⁴⁸



R Ryder - All Violations remain on the property - 11/20/2009

EXHIBIT NO. D⁴⁹



AR/EOS remian on the property - 09/16/2009

EXHIBIT NO. D⁵⁰



AR/EOS remian on the property - 09/16/2009

EXHIBIT NO. D⁵¹



AR/EOS remian on the property - 09/16/2009

EXHIBIT NO. D⁵²



AR/EOS remian on the property - 09/16/2009

EXHIBIT NO. D⁵³

Code Enforcement Case: CV073256

Printed on: 04/28/2010

Photographs



AR/EOS remian on the property - 09/16/2009

EXHIBIT NO. D54



PHOTO #1 Notes: EOS still on property



PHOTO #2 Notes: View of both parcels, from the south side of the property, looking east.

EXHIBIT NO. D⁵⁵

PHOTO EVIDENCE CASE NO. CV07-3256 C. FORREY



PHOTO #1 Notes: Accumulated Rubbish and EOS on property

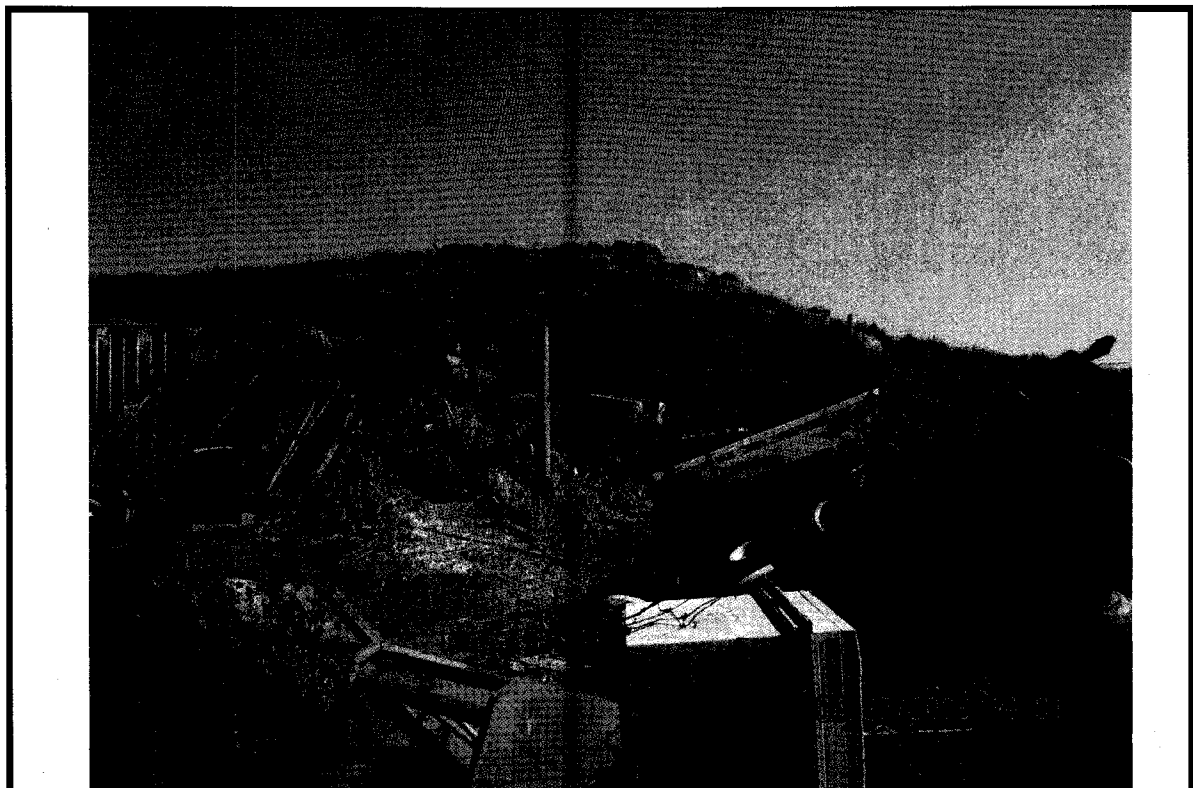


PHOTO #2 Notes: Looking at a pathway and opening in the fence to the parcel next door, which is owned by a developer.

EXHIBIT NO. DS6

PHOTO EVIDENCE CASE NO. CV07-3256 C. FORREY



PHOTO #3 Notes: Tires on the property



PHOTO # 4 Notes: EOS/AR on property

EXHIBIT NO. D⁵⁷

PHOTO EVIDENCE CASE NO. CV07-3256 C. FORREY



PHOTO # 3 DATE: 08-02-07

Notes: Accumulated rubbish and excessive outside storage on parcel

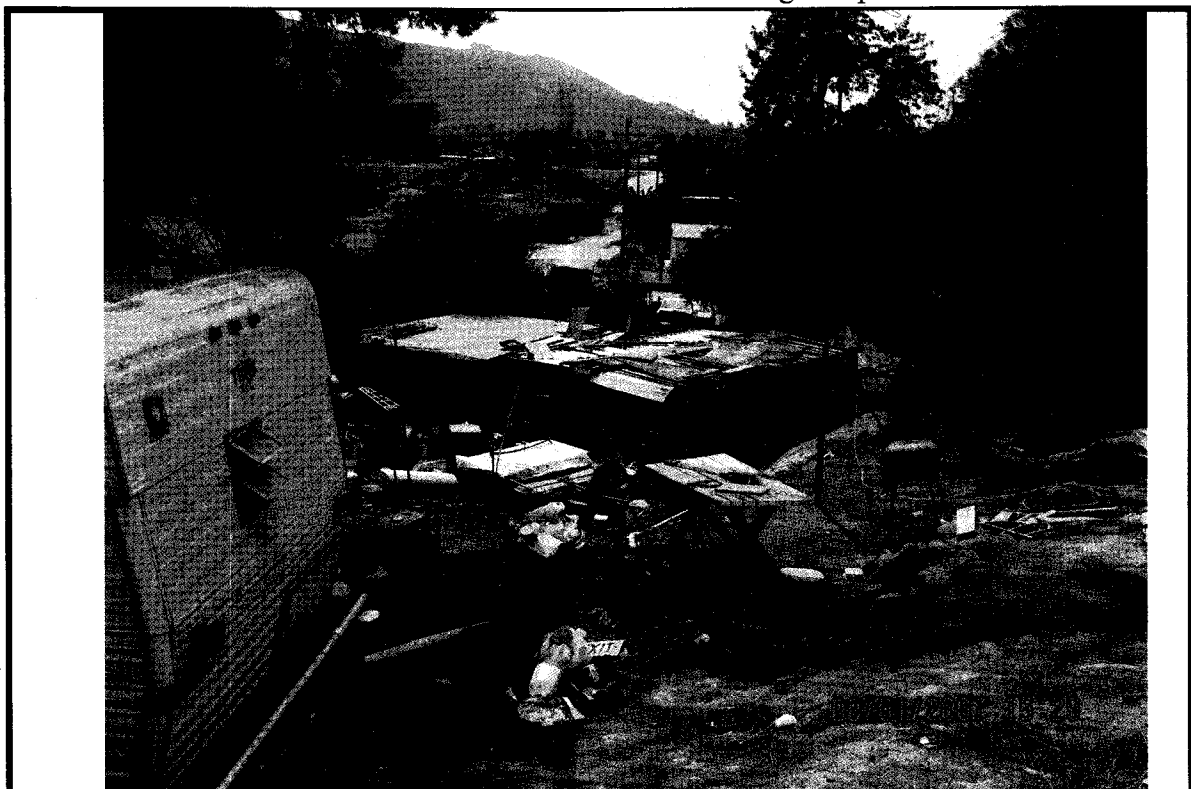


PHOTO # 4 DATE: 08-02-07

Notes: Accumulated rubbish and excessive outside storage on property

EXHIBIT NO. D⁵⁸

PHOTO EVIDENCE CASE NO. CV07-3256 C. FORREY



PHOTO # 5 DATE: 08-02-07

Notes: Accumulated rubbish and excessive outside storage



PHOTO # 6 DATE: 08-02-07

Notes: Accumulated rubbish and excessive outside storage

EXHIBIT NO. D

PHOTO EVIDENCE CASE NO. CV07-3256 C. FORREY

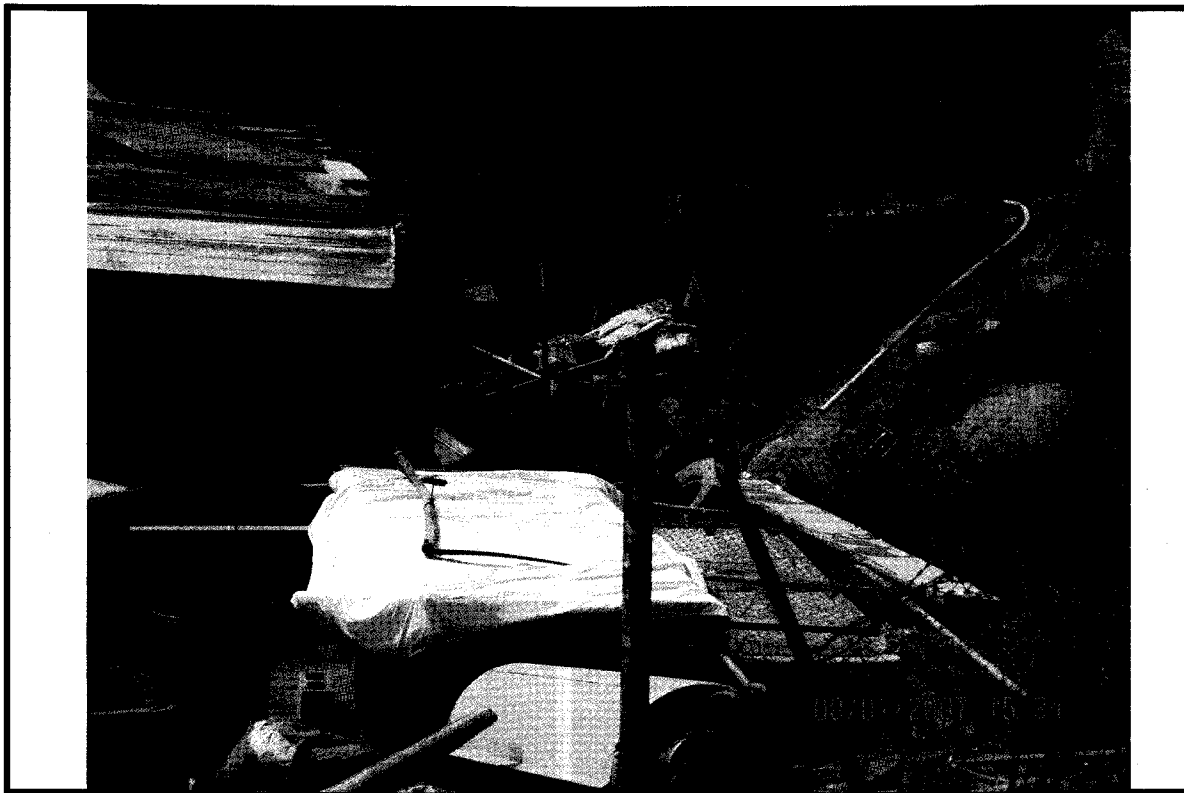


PHOTO # 7 DATE: 08-02-07

Notes: accumulated rubbish

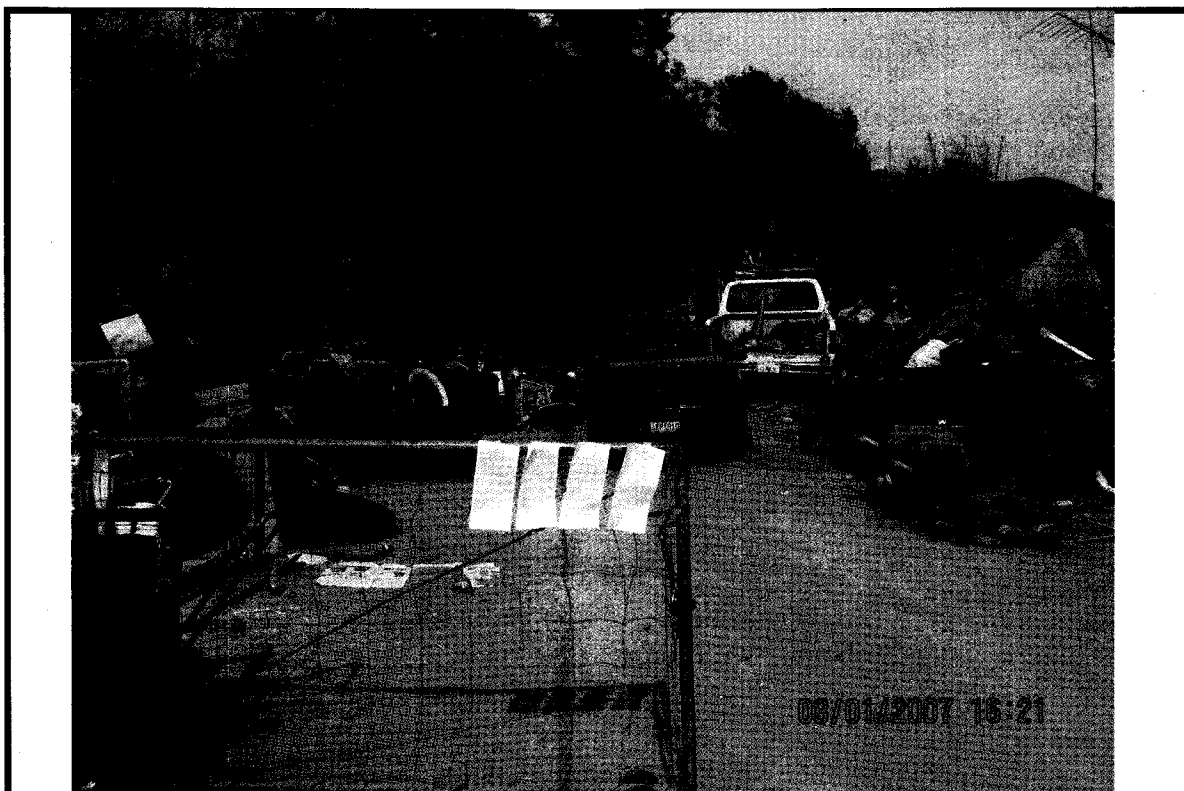


PHOTO # 8 DATE: 08-02-07

Notes: Posted NOV

EXHIBIT NO. D60

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CW07-
CASE NO.: 3256 APN 542-220-010

THE PROPERTY AT LOT 3/0 20520 TRUENSON, AEMCT
WAS INSPECTED AT 4:00 am/pm ON 08-01-07
BY C. Forrey #83

(Name of Inspector or Investigator/ Badge No.)
AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:
CODE CC 8.120 SECTION _____

Accumulated Rubbish

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
REMOVE ALL RUBBISH AND DISPOSE OF IT IN
AN APPROVED, LEGAL LANDFILL *

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 9-01-07. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

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 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 BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C Forrey
SIGNATURE INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:
POSTED DATE: 08-01-07

* YOU MUST PROVIDE LANDFILL RECEIPTS TO
OFFICER FORREY

EXHIBIT NO. 7

COUNTY OF RIVERSIDE
Code Enforcement Department
A Division of Transportation and Land Management Agency

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV07- 3256

I, the undersigned, hereby declare:

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

County of Riverside
Code Enforcement Department
43590 E. Acacia Ave. Ste. A
Hemet, Ca. 92544-5343

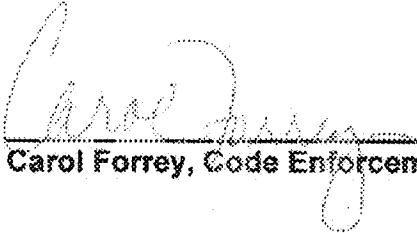
2. That on 08/01/07 @ 4:00 P.M., I securely and conspicuously posted a NOTICE OF VIOLATION FOR RCC 8.120 ACCUMULATED RUBBISH

Property Address: Parcel s/o 25600 Truelson, Hemet
Assessor's Parcel Number: 548-226-010

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

Executed on 08/01/2007 at Hemet, California.

By:



Carol Forrey, Code Enforcement Officer

EXHIBIT NO. E²

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

0007
CASE NO.: 3256 APN 548-226-010

THE PROPERTY AT LOT 3/6 26500 TRIVELSON, Hemet
WAS INSPECTED AT 4:00 am/pm ON 08-01-07
BY C. FURREY #93

(Name of Inspector or Investigator/ Badge No.)

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

CODE REC 17.16. SECTION 010

① OCCUPIED RECREATIONAL VEHICLE

② EXCESSIVE OUTSIDE STORAGE

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY

① VACATE THE TRAILER AND DISCONNECT ALL
UTILITIES

② REMOVE ALL OUTSIDE STORAGE AND DISPOSE OF
IT IN AN APPROVED, LEGAL LANDFILL *

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 9-1-07. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE

\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE

\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

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. 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 BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C. Furrey

SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

POSTED

DATE: 8-1-07

* You must provide landfill receipts to Officer Furrey

EXHIBIT NO. E³

COUNTY OF RIVERSIDE

Code Enforcement Department

A Division of Transportation and Land Management Agency

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV07- 3256

I, the undersigned, hereby declare:

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

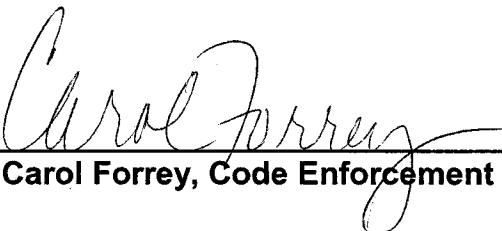
County of Riverside
Code Enforcement Department
43590 E. Acacia Ave. Ste. A
Hemet, Ca. 92544-5343

2. That on **08/01/07 @ 4:00 P.M.**, I securely and conspicuously posted a **NOTICE OF VIOLATION FOR RCC 17.16.010 – EXCESSIVE OUTSIDE STORAGE AND OCCUPIED RECREATIONAL VEHICLE**

Property Address: Parcel s/o 25600 Truelson, Hemet
Assessor's Parcel Number: 548-226-010

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

Executed on **08/01/2007** at Hemet, California.

By: 

Carol Forrey, Code Enforcement Officer

EXHIBIT NO. E⁴

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO.: TBD APN 458-226-010

THE PROPERTY AT LOT 5/0 26500 TROJELSON, HEWLET
WAS INSPECTED AT 4:00 am/pm ON 04-25-08
BY C. FORREY

(Name of Inspector or Investigator/ Badge No.)

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

CODE RCC 15.16 SECTION 020

SUBSTANDARD STRUCTURE

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
DEMOLISH OR OBTAIN PERMITS FROM
RIVERSIDE COUNTY DEPT OF BUILDING AND
SAFETY TO REHABILITATE

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 05-25-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ _____ AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C. Forrey
SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

POSTED

DATE: 04-25-08

EXHIBIT NO. E^S

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

* SUBSTANDARD BUILDING CONDITIONS:

1. <input type="checkbox"/>	Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/>	Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/>	Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/>	Hazardous plumbing.....	1001(f)	17920.3(e)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input type="checkbox"/>	Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/>	Hazardous Wiring.....	1001(e)	17920.3(d)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input type="checkbox"/>	Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input checked="" 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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input checked="" 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 checked="" 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(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 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. TBD Address Lot 5/6 26500 TRUZZARD AVE, HAMET

Date 04-25-08 Officer C-FORREY

285-025 (4/96) * ADDITION TO M#

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

COUNTY OF RIVERSIDE

Code Enforcement Department

A Division of Transportation and Land Management Agency

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-04348

I, the undersigned, hereby declare:

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

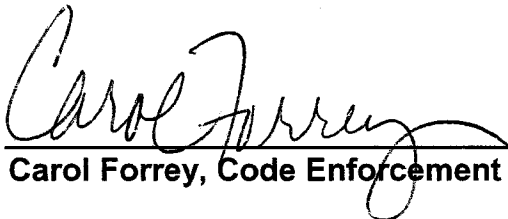
County of Riverside
Code Enforcement Department
43590 E. Acacia Ave. Ste. A
Hemet, Ca. 92544-5343

2. That on **04/25/08 @ 4:00 P.M.**, I securely and conspicuously posted a **NOTICE OF VIOLATION FOR RCC 15.16.020 – SUBSTANDARD STRUCTURE, A NOTICE OF DEFECTS AND A DANGER – DO NOT ENTER SIGN**

Property Address: Lot n/e of cross streets Truelson and Catlin, Hemet
Assessor's Parcel Number: 458-226-010

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

Executed on **04/25/08** at Hemet, California.

By: 

Carol Forrey, Code Enforcement Officer

EXHIBIT NO. E⁷



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

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

MICHAEL O'CONNOR
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
JIM MONROE
DIVISION MANAGERS

NOTICE OF VIOLATION

AUGUST 9, 2007

BRYAN & MARIE KINION
26500 TRUELSON AVE.
HEMET, CA 92545

Re: Case No.: CV07-3256

NOTICE IS HEREBY GIVEN that property owned or controlled by you at PARCEL ON TRUELSON AVE., HEMET, CA, Assessor's Parcel Number 458-226-010, is in violation of Section(s) 17.16.010, of Riverside County Code relating to zoning requirements. Said violation is described as:

1. EXCESSIVE OUTSIDE STORAGE
2. OCCUPIED RECREATIONAL VEHICLE

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

1. REMOVE ALL OUTSIDE STORAGE FROM THE PROPERTY.
2. VACATE THE OCCUPIED RECREATIONAL VEHICLE AND REMOVE ALL UTILITIES.

COMPLIANCE MUST BE COMPLETED BY SEPTEMBER 8, 2007. 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 BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

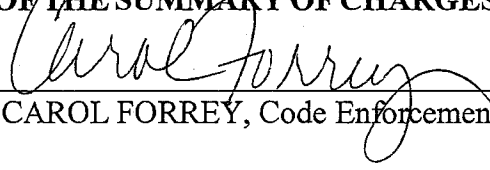

CAROL FORREY, Code Enforcement Officer

EXHIBIT NO. E⁸



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

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

MICHAEL O'CONNOR
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
JIM MONROE
DIVISION MANAGERS

NOTICE OF VIOLATION

AUGUST 9, 2007

BRYAN & MARIE KINION
26500 TRUELSON AVE.
HEMET, CA 92545

RE CASE NO.: CV07-3256

NOTICE IS HEREBY GIVEN that properties owned or controlled by you described as PARCEL ON TRUELSON AVE., HEMET, CA, Assessor's Parcel Number 458-226-010, are in violation of Riverside County Code Chapter 8.120 and constitutes a public nuisance. The subject properties are dangerous or injurious to the public because of the unauthorized accumulation of rubbish, trash and/or debris, specifically including but not limited to the following: VEGETATION WASTE, APPLIANCES, FURNITURE, HOUSEHOLD WASTE, ETC.

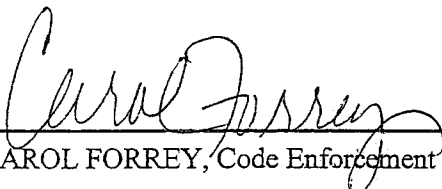
AS OWNER OF RECORD, you are required to abate the public nuisance by removal of all rubbish, trash, or debris from the subject properties within thirty (30) days of the date of this notice. ANY OTHER PARTY WITH INTEREST IN THE SUBJECT PROPERTY may thereafter abate the public nuisance within (15) days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

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

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

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

CODE ENFORCEMENT DEPARTMENT



CAROL FORREY, Code Enforcement Officer

EXHIBIT NO. E⁹

PROOF OF SERVICE BY MAIL

Case No. CV07-3256

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 39493 Los Alamos Rd., Suite A, 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 9TH of AUGUST, 2007, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION, (RCC 8.120.010)

NOTICE OF VIOLATION, (RCC 17.16.010)

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:

BRYAN & MARIE KINION
26500 TRUELSON AVE.
HEMET, CA 92545

DAVID KINION
26500 TRUELSON AVE.
HEMET, CA 92545

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 9TH of AUGUST, 2007 at 39493 Los Alamos Rd., Suite A, Murrieta, California 92563.


AMANDA RODRIGUEZ, Code Enforcement Aide

Article Number: 7006-3450-0001-5826-1693
7006-3450-0001-5826-1709

EXHIBIT NO. E^D

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

RETURN RECEIPT REQUESTED

NV 8/11/07 DH

BRYAN & MARIE KIN
26500 TRUELSON AVE
HEMET, CA 92545

7006 3450 0001 5826 1693



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Total Postage

Sent To
Street, Apt. No.
or PO Box No
City, State, Zip

BRYAN & MARIE KINION
26500 TRUELSON AVE.
HEMET, CA 92545
CV07-3256 / CF

PS Form 3800, August 2006

See Reverse for Instructions

78/29

925455554 P004
9255305039

BC: 925530503993 *0704-09835-10-39

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UNABLE TO FORWARD

NIXIE 923 DE 1 00 09/06/07

EXHIBIT NO. E''

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

RETURN RECEIPT REQUESTED

8/24

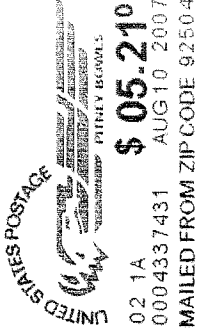
R 8/29

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FIRST CLASS



REC'D SEP 10 2007

NL 8/11/07 OK

DAVID KINION
26500 TRUELSON /
HEMET, CA 92545

NIXIE

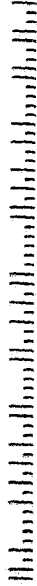
923 SE 1 30 09/06/07

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BC: 92563503993

*0704-09636-10-99

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9256305099



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Restricted Delivery Fee (Endorsement Required)		
Total Postage & F		
Sent To	DAVID KINION	
Street, Apt. No.; or PO Box No.	26500 TRUELSON AVE.	
City, State, ZIP+4	HEMET, CA 92545	
	CV07-3256 / CF	

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E12



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

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

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTORS

STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
TRACEY TOWNER
DIVISION MANAGERS

NOTICE OF VIOLATION

JUNE 10, 2008

BRYAN & MARIE KINION
DAVE KINION
26500 TRUELSON AVE.
HEMET, CA 92548

Re: **Riverside County Abatement Case No.:** CV08-04348
Subject Property: NORTH EAST CORNER OF CATLIN AVE., & TRUELSON AVE., HEMET, CA;
APN: 458-226-010

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


CAROL FORREY
Code Enforcement Officer

Enclosure: Notice of Defects (1)

EXHIBIT NO. E^B

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

* SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. TAD Address LOT 5/0 26500 TROUSON AVE HENET

Date 04-25-09 Officer C. Forrest

285-925 (4/96) * ADDITION TO MH EXHIBIT NO. E14

PROOF OF SERVICE BY MAIL

Case No. CV08-04348

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 39493 Los Alamos Rd., Suite A, 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 June 10, 2008, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION, (RCC 15.16)
NOTICE OF DEFECTS

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:


BRYAN & MARIE KINION
26500 TRUELSON AVE.
HEMET, CA 92545

DAVE KINION
26500 TRUELSON AVE.
HEMET, CA 92545

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 June 10, 2008 at 39493 Los Alamos Rd., Suite A, Murrieta, California 92563.


AMANDA RODRIGUEZ, Code Enforcement Aide

Article Number: 7007-1490-0003-4277-9075
7007-1490-0003-4277-9082

EXHIBIT NO. E15

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

RETURN RECEIPT REQUESTED

RG 127

BRYAN & MARIE K
26500 TRUELSON
HEMET, CA 92545

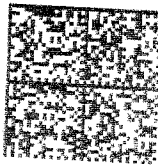
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26500 TRUELSON AVE.
HEMET, CA 92545
CV08-04348 / CF

PS Form 3800, August 2006 See Reverse for Instructions

5206 2224 E000 064T 2002

EXHIBIT NO. E14

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

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6/20
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement)		

Postmark
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Total Posta

Sent To
 Street, Apt. No.
 or PO Box No.
 City, State, Zi

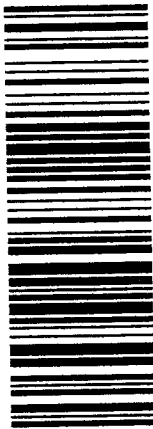
DAVE KINION
 26500 TRUELSON AVE.
 HEMET, CA 92545
 CV08-04348 / CF

PS Form 3800, August 2006

See Reverse for Instructions.

CERTIFIED MAIL™

2806 2224 E000 064T 2002



7007 1490 0003 4277 908E

RECD JUL 15 2008

DAVE KINION
 26500 TRUELSON A
 HEMET, CA 92545

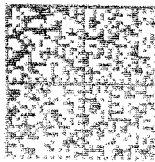
NIXIE 923 SE 1 30 07/11/08

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 92563503993 *0704-07179-11-40

92563503993

FIRST CLASS



UNITED STATES POSTAGE
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 MAILED FROM ZIP CODE 92534
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EXHIBIT NO. Eⁿ

When recorded please mail to:
5025

DOC # 2007-0542653

08/23/2007 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

030 **M**
030

In the matter of the Property of
BRYAN L. KINION &
MARIE G. KINION

)
)

Case No. CV07-3256

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 8.120.010) described as ACCUMULATED RUBBISH Riverside County Ordinance No.348, (RCC Title 17.16.010) described as EXCESSIVE OUTSIDE STORAGE & OCCUPIED RECREATIONAL VEHICLE. Such Proceedings are based upon the noncompliance of such real property, located at PARCEL ON TRUELSON AVENUE, HEMET, CA, and more particularly described as Assessor's Parcel Number 458-226-010 and having a legal description of LOT 9 BLK F MB 014/001 VALLEY VISTA AC, Records of Riverside County, with the requirements of Ordinance No. 541 & 348 (RCC Title 8.120.010 & 17.16.010).

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, 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Officer Carol Forrey, (951)791-3600.

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 BUILDING AND SAFETY

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 8/16/2007 before me, Amanda Rodriguez, Notary Public, personally appeared Mary Overholt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

M. Rodriguez

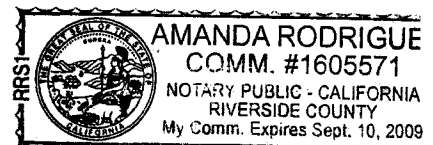


EXHIBIT NO. F

When recorded please mail to:
Mail Stop# 5155

DOC # 2008-0468416

08/25/2008 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

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In the matter of the Property of)

Case No.: CV08-04348

Bryan L. Kinion)

Marie G. Kinion)

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 North East Corner of Truelson Avenue & Catlin Avenue, Hemet, CA, and more particularly described as Assessor's Parcel Number 458-226-010 and having a legal description of 0.33 Acres, LOT 9 BLK F MB 014/001 VALLEY VISTA AC, 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,; Attention Code Enforcement Officer Carol Forrey (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: [Signature]
Mark Slocum
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 8/18/08 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.

[Signature]

Commission # 1558387 Comm. Expires March 12, 2009

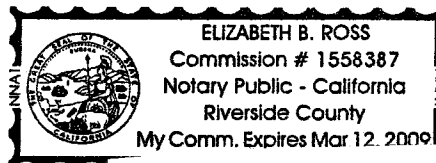


EXHIBIT NO. F2

PAMELA J. WALLS
County Counsel

Assistant County Counsel
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

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



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 Nos.: CV 08-04348 & CV 07-3256
APN: 458-226-010; KINION
Property: 1 Lot S/O 26500 Truelson Ave., 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, 348 and 541 (RCC Title Nos. 15, 17 & 8) and 725 (RCC Title 1) to consider the abatement of the substandard structure, excessive outside storage and accumulated rubbish located on the SUBJECT PROPERTY described as 1 Lot S/O 26500 Truelson Ave., Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 458-226-010.

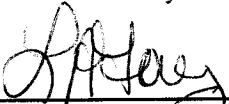
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard structure, excessive outside storage and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, September 28, 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

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PROOF OF SERVICE
Case Nos. CV 08-04348 & CV 07-3256

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

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

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

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

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

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

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

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

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



BRENDA PEELER

EXHIBIT NO. 64



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

July 19, 2010

RE CASE NO: CV0804348 & CV073256

I, Vicky Jordan, 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 7/16/2010 at 11:58 AM, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 1 lot S/of 26500 Truelson Avenue, Hemet

Assessor's Parcel Number: 458-226-010

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

Executed on July 19, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

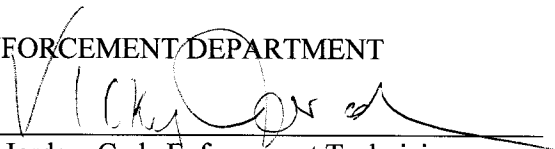

By: Vicky Jordan, Code Enforcement Technician

EXHIBIT NO. 65