

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

316B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
September 23, 2010

**SUBJECT:** Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]  
Case No: CV 09-05589; WARD/OVERTON  
Subject Property: 23100 Mountain Avenue, Perris; APN: 342-092-031  
District: 5

**RECOMMENDED MOTION:** Move that:

1. The substandard structure (dwelling) on the real property located at 23100 Mountain Avenue, Perris, Riverside County, California, APN: 342-092-031 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Charles Ward and Ronald Overton, 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

<b>FINANCIAL DATA</b>	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

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *[Signature]*  
Tina Grande

**County Executive Office Signature**

- Policy
- Consent
- Policy
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: October 5, 2010  
xc: Co. Co., CED, Sheriff, Prop. Owner

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

9.2

Dept's Recomm.:  
Per Exec. Ofc.:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

Departmental Concurrence

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 accumulation of rubbish on the real property located at 23100 Mountain Avenue, Perris, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
5. Charles Ward and Ronald Overton, the owners of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
6. If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officers on August 5, 2009.
2. The inspection revealed a substandard structure (dwelling) 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: lack of or improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water to plumbing fixtures; lack of connection to required sewage system; hazardous plumbing; lack of required electrical lighting; lack of adequate heating facilities; members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection; general dilapidation or improper maintenance; abandoned, vacant, public and attractive nuisance. A subsequent inspection revealed an accumulation of rubbish (approximately 3,000 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: demolition debris, discarded furniture, shopping carts and wood.
3. Subsequent inspections of the above-described real property on November 7, 2009, December 8, February 8, 2010, May 12, 2010, July 23, 2010 and August 31, 2010, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure and accumulation of rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 09-05589  
4 [SUBSTANDARD STRUCTURE AND )  
5 ACCUMULATED RUBBISH]; APN 342-092-031, ) DECLARATION OF OFFICER  
6 23100 MOUNTAIN AVENUE, PERRIS, ) JENNIFER MORRIS  
7 COUNTY OF RIVERSIDE, STATE OF )  
8 CALIFORNIA; CHARLES WARD AND ) [R.C.O. No. 457, RCC Title 15]  
9 RONALD OVERTON, OWNERS. ) [R.C.O. No. 541, RCC Chapter 8]  
10 )

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

14 1. I am currently employed by the Riverside County Code Enforcement Department as a  
15 Code Enforcement Officer. My current official duties as a Code Enforcement Officer include  
16 inspecting property for violations and enforcement of the provisions of Riverside County  
17 Ordinances.

18 2. I am informed and believe and based thereon allege that on August 5, 2009, Senior  
19 Code Enforcement Officer Black and Code Enforcement Officer Rodriguez conducted an initial  
20 inspection of the real property known as 23100 Mountain Avenue, Perris, within the unincorporated  
21 area of Riverside County, California, which is further described as Assessor's Parcel Number 342-  
22 092-031 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas  
23 Brothers map page indicating the approximate location of THE PROPERTY is attached hereto as  
24 Exhibit "A" and incorporated herein by reference.

25 3. A review of County records and documents indicate that THE PROPERTY was  
26 owned by Charles Ward and Ronald Overton (hereinafter referred to as "OWNERS") at the time of  
27 the inspection referenced in paragraph number 2 above. A certified copy of the County Equalized  
28 Assessment Roll for the year 2009-2010 and a copy of the County Geographic Information System  
("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.

4. Based on the Lot Book Report from RZ Title Company dated August 14, 2009 and  
updated on February 18, 2010, it is determined that no parties potentially hold a legal interest in THE

1 PROPERTY. A true and correct copy of the Lot Book Report is attached hereto as Exhibit "C" and  
2 incorporated herein by this reference.

3 5. I am informed and believe and based thereon allege that on August 5, 2009, Senior  
4 Code Enforcement Officer Black and Code Enforcement Officer Rodriguez conducted an initial  
5 inspection of THE PROPERTY on which they observed a dwelling structure in a state of general  
6 dilapidation. THE PROPERTY was vacant, open and accessible. They observed the following  
7 conditions which cause the structure to be substandard and THE PROPERTY to constitute a public  
8 nuisance in violation of the provisions set forth in Riverside County Ordinance 457, as codified in  
9 Riverside County Code Title 15:

- 10 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 11 2) Lack of hot and cold running water to plumbing fixtures;
- 12 3) Lack of connection to required sewage system;
- 13 4) Hazardous plumbing;
- 14 5) Lack of required electrical lighting;
- 15 6) Lack of adequate heating facilities;
- 16 7) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
17 due to defective materials or deterioration;
- 18 8) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
19 which sag, split, or buckle due to defective material or deterioration;
- 20 9) Dampness of habitable rooms;
- 21 10) Faulty weather protection;
- 22 11) General dilapidation or improper maintenance;
- 23 12) Public and attractive nuisance

24 6. On August 5, 2009, a Notice of Defects, a Notice of Violations (RCC 15.16.020  
25 Substandard Structure) and a "Danger Do Not Enter" sign were posted on THE PROPERTY.

26 7. A site plan and photographs reflecting the substandard condition of the structure and  
27 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated  
28 herein by reference.

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

9. I am informed and believe and based thereon allege that on August 10, 2009,  
September 25, 2009 and November 9, 2009, OWNER Ron Overton telephoned and spoke with  
Officer Black. Officer Black explained the abatement process, fees and answered OWNER'S  
questions.

1           10. I am informed and believe and based thereon allege that on November 7, 2009,  
2 Officers Black and Padilla conducted a follow up inspection of THE PROPERTY. They observed  
3 that the structure had been demolished and the foundation and debris remained on THE  
4 PROPERTY. 11. I am informed and believe and based thereon allege that on December 8, 2009,  
5 Officer Black conducted a follow up inspection. THE PROPERTY was open and accessible and she  
6 observed a new violation of accumulated rubbish.

7  
8           On June 11, 2007, I posted a Notice of Defects, a Notice of Violations (RCC 15.16.020  
9 Substandard Structure and RCC 8.120 Accumulation of Rubbish), a "Danger Do Not Enter" sign,  
10 and a "Do Not Dump" sign on THE PROPERTY.

11           10. On June 22, 2007, a Notice of Noncompliance for the substandard structure and  
12 accumulated rubbish was recorded against THE PROPERTY as instrument number 2007-0409061.  
13 A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated  
14 by reference as Exhibit "F".

15           11. On June 26, 2007, the Notices of Violations (RCC 15.16.020 Substandard Structure  
16 and RCC 8.120 Accumulation of Rubbish) were mailed via certified mail to OWNER and to  
17 INTERESTED PARTY on the service list.

18           12. On August 7, 2007, I drove to THE PROPERTY to conduct a follow up inspection.  
19 The conditions on THE PROPERTY remained the same as those which I observed on June 11, 2007.  
20 Accumulated rubbish remained on THE PROPERTY, the structure remained in a general state of  
21 dilapidation, and THE PROPERTY continued to constitute a public nuisance in violation of RCO  
22 457 and 541.

23           I am informed and believe and based thereon allege that during a subsequent inspection on  
24 December 8, 2009, Officer Black observed large amounts of accumulated rubbish on THE  
25 PROPERTY including, but not limited to, mobile home frames and axles, appliances, scrap metal  
26 and household trash. The total area of the accumulated rubbish was approximately one thousand five  
27 hundred (1,500) square feet. This condition causes THE PROPERTY to constitute a public nuisance  
28 in violation of Riverside County Ordinance No. 541, as codified in Riverside County Code Chapter 8.

1           13. I am informed and believe, and based upon said information and belief, allege that  
2 OWNER does not have legal authority or permission to store or accumulate the above described  
3 materials on THE PROPERTY.

4           14. Based upon my experience, knowledge and visual observations, it is my  
5 determination that the substandard structure and accumulation of rubbish on THE PROPERTY  
6 create an extreme health, safety, fire and structural hazard to the neighbors and general public and  
7 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance  
8 Nos. 457 and 541.

9           15. On August 23, 2010, the "Notice to Correct County Ordinance Violations and Abate  
10 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for October  
11 5, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNER and  
12 INTERESTED PARTY by certified mail, return receipt requested and on August 31, 2010 was  
13 posted on THE PROPERTY. True and correct copies of the notice, return receipt cards, together  
14 with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G"  
15 and incorporated herein by reference.

16           16. A follow-up inspection on August 31, 2010 revealed that THE PROPERTY remains  
17 in violation.

18           17. Significant rehabilitation, removal and/or demolition of the substandard structure and  
19 removal and disposal of all structural materials, rubbish and debris are required to abate the public  
20 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number  
21 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of  
22 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE  
23 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County  
24 Ordinance No. 541.

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

26                   (a) The structure be condemned as a substandard building, public and attractive  
27 nuisance;

28                   (b) The OWNER, or whoever has possession or control of THE PROPERTY, be

1 required to rehabilitate or demolish said structure, including the removal and disposal of all structural  
2 debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside  
3 County Ordinance No. 457 (RCC Title 15);

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

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

19 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a  
20 public nuisance;

21 (f) The OWNER, or whoever has possession or control of THE PROPERTY, be  
22 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of  
23 Riverside County Ordinance No. 541;

24 (g) If the materials are not removed and disposed of in strict accordance with all  
25 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541 (RCC  
26 Title 8), within ninety (90) days after the posting and mailing of the Board's Order and Findings, the

27 ///

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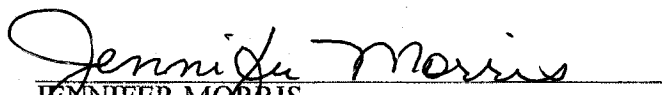


1 rubbish shall be abated by representatives of the Riverside County Code Enforcement Department, a  
2 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where  
3 necessary under applicable law, authorizing entry onto THE PROPERTY; and

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

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

10 Executed this 31st day of August, 2010, at Riverside,  
11 California.

12  
13   
14 JENNIFER MORRIS  
15 Code Enforcement Officer  
16 Code Enforcement Department  
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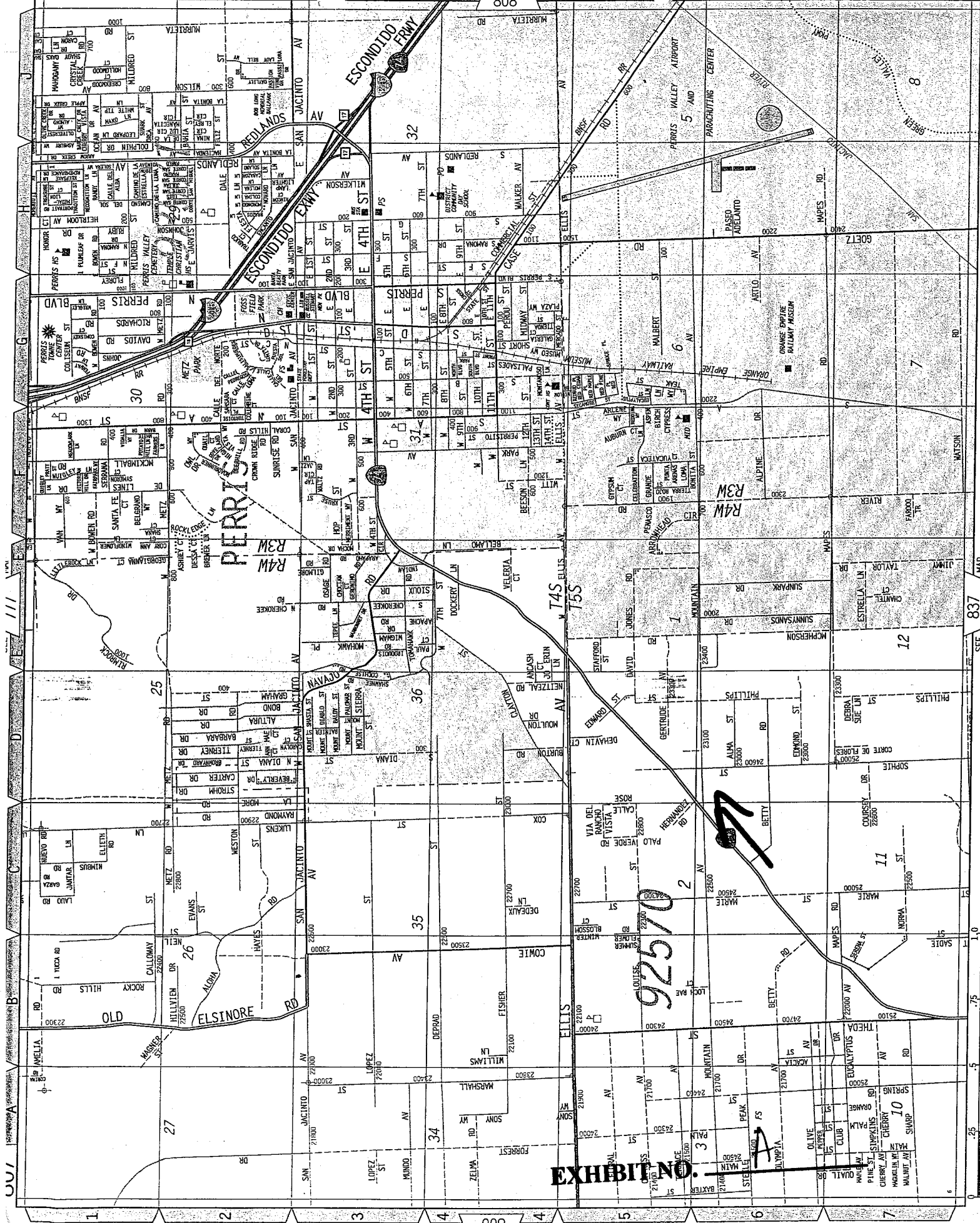


EXHIBIT NO.

92570

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

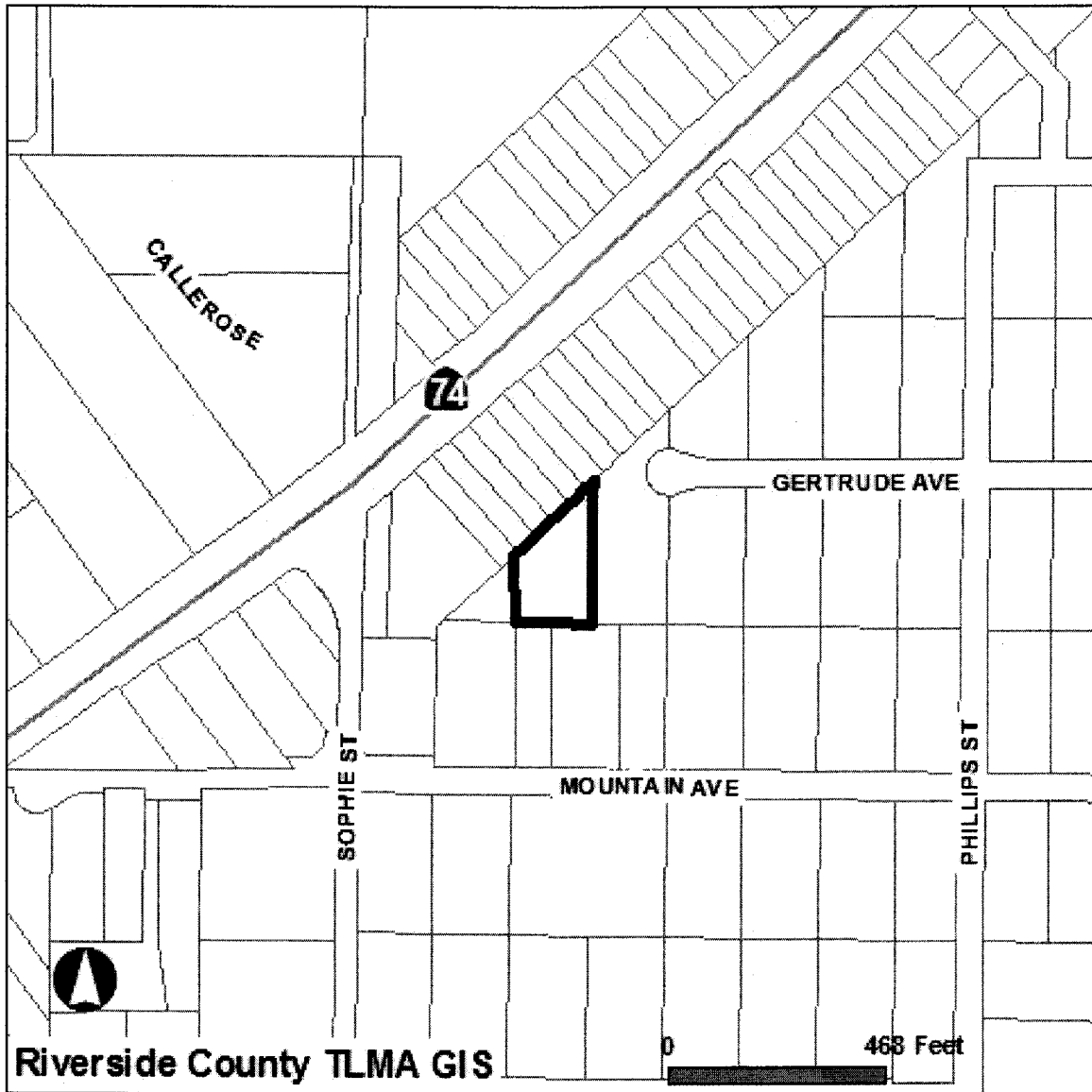
Assessment #342092031-2		Parcel # 342092031-2	
<b>Assessee:</b>	WARD CHARLES	<b>Land</b>	21,320
<b>Assessee:</b>	OVERTON RONALD	<b>Structure</b>	81,853
<b>Mail Address:</b>	P O BOX 31	<b>Full Value</b>	103,173
<b>City, State Zip:</b>	ROOSEVELT OK 73564	<b>Total Net</b>	103,173
<b>Real Property Use Code:</b>	R2		
<b>Base Year</b>	2005		
<b>Conveyance Number:</b>	0281441		
<b>Conveyance (mm/yy):</b>	4/2004		
<b>PUI:</b>	R040020		
<b>TRA:</b>	87-014		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 34 RS 014/073		
<b>Situs Address:</b>	23100 MOUNTAIN AVE PERRIS CA 92570		



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

B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
342-092-031

**\*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**

342-092-031-2

**OWNER NAME / ADDRESS**

CHARLES WARD  
RONALD OVERTON  
23100 MOUNTAIN AVE  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
P O BOX 31  
ROOSEVELT OK. 73564

EXHIBIT NO.           B<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 14/73  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 34, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.86 ACRES

**PROPERTY CHARACTERISTICS**

342-092-031  
WOOD FRAME, 1032 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1967COMPOSITION, ROOF

342-092-031  
WOOD FRAME, 855 SQFT., 2 BDRM/ 0.75 BATH, 1 STORY, CONST'D 1936COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: D5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR4W SEC 1

**ELEVATION RANGE**

1580/1580 FEET

**PREVIOUS APN**

342-092-006

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

GOOD HOPE AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

Developed/Disturbed Land

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

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

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

MEAD VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

***TRANSPORTATION***

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

63

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
EMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SAN JACINTO VALLEY

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

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

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
PERRIS & PERRIS UNION HIGH

**COMMUNITIES**  
GOOD HOPE

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 36.16 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042903

**FARMLAND**  
OTHER LANDS  
URBAN-BUILT UP LAND

- TAX RATE AREAS**  
087-014
- COUNTY FREE LIBRARY
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 152
  - EASTERN MUN WATER IMP DIST 8
  - EASTERN MUNICIPAL WATER
  - FLOOD CONTROL ADMINISTRATION
  - FLOOD CONTROL ZONE 4
  - GENERAL

- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0905589	ABATEMENT	Jul. 30, 2009

REPORT PRINTED ON...Thu Jun 24 09:33:46 2010  
Version 100412





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

### Updated Lot Book

**Customer:**  
RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

**Order Number:** 21255

4080 Lemon Street  
Riverside CA 92501

**Order Date:** 2/18/2010

**Dated as of:** 2/16/2010

**County Name:** Riverside

**Attn:** Brent Steele  
**Reference:** CV09-05589 / Cynthia Black  
**IN RE:** WARD, CHARLES

**FEE(s):**  
**Report:** \$114.00

**Property Address:** 23100 Mountain Avenue  
Perris CA 92570

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

All exceptions are as follows:

**Assessor's Parcel No. :** 342-092-031-2

<b>Assessments:</b>	<b>Land Value:</b>	\$21,320.00
	<b>Improvement Value:</b>	\$81,853.00
	<b>Exemption Value:</b>	\$0.00
	<b>Total Value:</b>	\$103,173.00

<b>Property Taxes for the Fiscal Year</b>	2009-2010
<b>First Installment</b>	\$555.72
<b>Penalty</b>	\$55.56
<b>Status</b>	NOT PAID-DELINQUENT
<b>Second Installment</b>	\$555.72
<b>Penalty</b>	\$0.00
<b>Status</b>	OPEN NOT-PAID (DUE DATE 04/10/2010)

<b>Notice of Non-Compliance filed by</b>	County of Riverside Code Enforcement Department
<b>In the matter of the property of</b>	Charles Ward and Ronald Overton
<b>Case No.</b>	CV09-05589
<b>Recorded</b>	10/19/2009

CO OF RIVERSIDE

Fax: 951-485-4938

Mar 1 2010 07:23am P003/004



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

Order Number: 21255

Reference: CV09-05589 / Cyn

Document No.

2009-0538482

NO OTHER EXCEPTIONS

**When recorded please mail to:**  
 Riverside County Code Enforcement Department  
 (District 5 Office)  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557  
 Mail Stop No. 5002

DOC # 2009-0538482

10/19/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry U. Ward  
Assessor, County Clerk & Recorder



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**NOTICE OF NONCOMPLIANCE**

M 082

In the matter of the Property of  
Charles Ward  
Ronald Overton

Case No. CV09-05589

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard structure / dwelling (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 23100 Mountain Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 342-092-031 and having a legal description of .86 ACRES M/L IN PAR 34 RS 014/073, 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Senior Officer Cynthia Black.

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

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

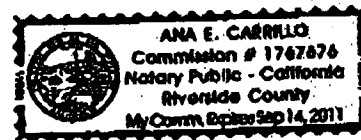
State of California )  
County of Riverside )

On 10/07/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011





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

## Lot Book Report

Order Number: **19615**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV09-05589/Cynthia Black

IN RE: CHARLES WARD AND OVERTON, RONALD

Order Date: 8/11/2009

Dated as of: 8/14/2009

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: 23100 Mountain Avenue

Perris

CA 92570

Assessor's Parcel No. : 342-092-031-2

**Assessments:**

Land Value:	\$20,902.00
Improvement Value:	\$80,249.00
Exemption Value:	\$0.00
Total Value:	\$101,151.00

## Property Vesting

The last recorded document(s) transferring title of said property

Document Type	Quitclaim Deed
Dated	03/16/2004
Recorded	04/19/2004
Document No.	2004-0281441
D.T.T.	\$17.60
Grantor	Jonathan Brooks and Louise Brooks, husband and wife as joint tenants
Grantee	Dr. Ronald Overton, an unmarried man



# INVOICE

Order Number: 19615

Order Date: 8/11/2009

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV09-05589/Cynthia Black  
IN RE: CHARLES WARD AND OVERTON, RONALD

Product and/or Service ordered for Property known as:

**23100 Mountain Avenue  
Perris, CA 92570**

DESCRIPTION:	FEE:
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

Payment due upon receipt. Please remit to:

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



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

Order Number: 19615

Reference: CV09-05589/Cynt

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Document Type	Resolution
Document No.	2007-0543214
Recorded	08/23/2007
Document Type	Special Assessments and Liens
Document No.	2008-0488690
Recorded	09/04/2008
Notice of Power to Sell Tax-Defaulted Property	
Recorded	09/01/2005
Document No.	2005-0723599
A Deed Dated	
	09/02/1997
Recorded	09/08/1997
Document No.	325648
D.T.T.	\$1.65
Grantor	Joan Brooks Butler, a married woman and Charles Ward, an unmarried man
Grantee	Joan Brooks Butler

Although document affects property in question, at time of recordation, there is no recorded interest of grantor.

## Legal Description

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

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.



P.O. Box 1193  
Whittier, CA 90609  
Tel # (562) 325-8351  
Fax # (714) 783-8038

Order Number: 19615  
Reference: CV09-05589/Cynt

---

EXCEPT THAT PORTION WHICH IS NOW A PART OF RINEHART'S BLVD. DRAINAGE., CONSISTING OF LESS THAN 1 ACRE.

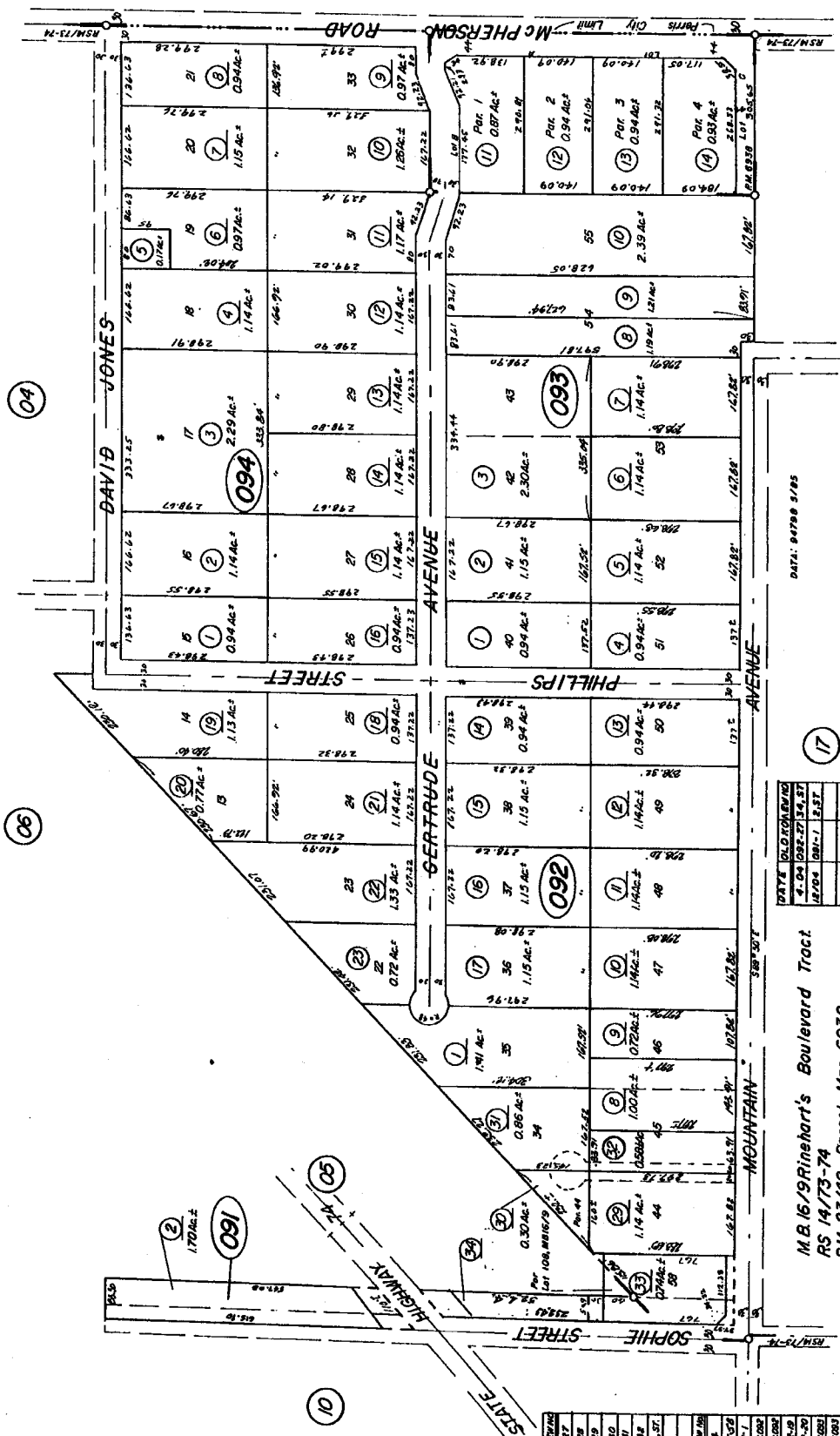
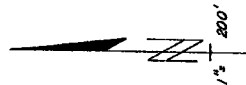
JAN 06 2005

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

S1/2 NW1/4, SEC. 1, T.5S., R.4W.

T.R.A. 087-014

16-46  
342-09



DATE	OLD MAP	NEW MAP
3-04	088-6	27
1-06	088-2	28
1-06	088-4	29
1-06	088-5	30
1-06	088-6	31
2-07	088-7	32
2-07	088-8	33, 37
2-07	088-9	34
2-07	088-10	35
2-07	088-11	36
2-07	088-12	38
2-07	088-13	39
2-07	088-14	40
2-07	088-15	41
2-07	088-16	42
2-07	088-17	43
2-07	088-18	44
2-07	088-19	45
2-07	088-20	46
2-07	088-21	47
2-07	088-22	48
2-07	088-23	49
2-07	088-24	50
2-07	088-25	51
2-07	088-26	52
2-07	088-27	53
2-07	088-28	54
2-07	088-29	55

DATE	OLD MAP	NEW MAP
4-04	088-27	54, 57
4-04	088-28	55
4-04	088-29	56
4-04	088-30	57

M.B. 16/19 Rinehart's Boulevard Tract  
RS 14/73-74  
P.M. 23/48 Parcel Map 6938  
MARCH 1972

ASSESSOR'S MAP BK. 342 PG. 09  
RIVERSIDE COUNTY, CALIF.



04/19/2004 08:00A Fee:20.00  
Page 1 of 2 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

Name DR. RONALD OVERTON  
Address 982 DOLPHIN DRIVE  
City, State Zip PERRIS, CA 92570

Title Order No.  
Escrow No.



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23)

TRA:008

### QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): 17.60  
DOCUMENTARY TRANSFER TAX is \$ 0.00 County, CITY TAX is \$/0.00/\$  
 computed on the full value of the property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at the time of sale,  
 Unincorporated area  City of \_\_\_\_\_, and



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JONATHAN BROOKS AND LOUISE BROOKS, HUSBAND AND WIFE AS JOINT TENANTS

hereby remise, release and forever quitclaim to:  
DR. RONALD OVERTON, AN UNMARRIED MAN

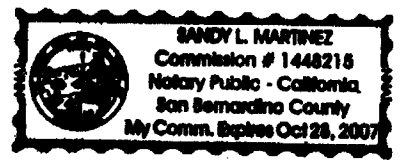
the following described real property in the city of PERRIS County of RIVERSIDE State of California:  
As shown in Exhibit "A" attached hereto and made a part hereof 23100 Mountain, Perris, CA., also  
known as 24340 HIGHWAY 74, PERRIS CA 92570  
A.P.N. 342-092-031-2  
Dated: 03/16/04

Jonathan Brooks  
JOHNATHAN BROOKS  
Louise Brooks  
LOUISE BROOKS

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE ) ss.  
On MARCH 16, 2004 before me, the  
undersigned, a Notary Public in and for said State, personally  
appeared JOHNATHAN BROOKS AND LOUISE BROOKS

Notary Stamp or Seal

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), on the entity upon behalf of which the  
person(s) acted, executed the instrument.



WITNESS my hand and official seal.  
Sandy L. Martinez  
NOTARY SIGNATURE  
SANDY L. MARTINEZ  
NOTARY'S NAME (typed or legibly printed)

Mail Tax Statements as Directed Above  
Form provided by CALIFORNIA TITLE COMPANY

**Exhibit A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of RIVERSIDE, State of California, described as follows:

**THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**EXCEPT THAT PORTION WHICH IS NOW A PART OF RINEHART'S BLVD. DRAINAGE., CONSISTING OF LESS THAN 1 ACRE.**

APN No: 342-092-031-2

2004-0281441  
04/19/2004 08:00P  
2 of 2



NO. 6589 P. 9

MAR. 23. 2004 10:03AM

Public Record

DOC # 2007-0543214

08/23/2007 08:00A Fee:NC

Page 1 of 21

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Dept. of Environmental Health  
P.O. Box 1280  
Riverside, CA 92502  
ATTN: Alice Beasley

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TRA:

DTT:

Resolution No. 2007-289

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030

Title of Document

THIS AREA FOR  
RECORDER'S  
USE ONLY

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

ACR 238P-AS4RE0 (Rev. 06/2007)

Public Record

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Board of Supervisors

County of Riverside

RESOLUTION NO. 2007-289

A RESOLUTION OF THE COUNTY OF RIVERSIDE ORDERING THE CONFIRMATION OF  
SPECIAL ASSESSMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID AND  
DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES

WHEREAS, Riverside County Ordinance 745 has established the authority of the Board of Supervisors to designate areas of the County as comprehensive collection areas in which waste collection services are compulsory; and

WHEREAS, Riverside County Resolution Nos. 04-298 and 06-063 have established a Tax Lien Guaranteed Comprehensive Collection area for the residential properties located within portions of unincorporated communities of Menifee, Sun City, Quail Valley, Murrieta, Murrieta Hot Springs, Rancho California, Temecula, and Hemet which are part of the Third District; and Perris which is part of the Fifth District; and

WHEREAS, on those parcels, where unpaid and delinquent charges for waste collection services have been paid by the County to the Waste Hauler from the Payment of Property Owner's Delinquencies for Solid Waste Collection Service fund account established under Section 14 of Ordinance 745; and

WHEREAS, the charges placed upon the parcels is the cost of principal, penalty, and interest and is not a charge based upon the value of the parcels; and

WHEREAS, pursuant to Section 9 of Ordinance No. 745 the Waste Hauler has sent individual billing notices to the various parcel owners for the cost of service; and

WHEREAS, such property owners have had the opportunity to object through the appeals procedure established in Section 10 of Ordinance 745; and

WHEREAS the property owners have been notified pursuant to Ordinance 745,

JUL 31 2007 9.2

1 WHEREAS, the billing for those parcels listed on the attached Exhibit "A" remain unpaid; now,  
2 therefore;


3 BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Riverside,  
4 State of California, in regular session assembled on July 31, 2007 that the list of parcels upon which the  
5 unpaid trash collection fees for each parcel as shown on Exhibit "A" are hereby confirmed and that  
6 henceforth said costs shall constitute special assessments against the respective parcels of land, and are  
7 liens on said lands in the amount of the respective assessments.

8 BE IT FURTHER RESOLVED AND ORDERED that a copy of this Resolution shall be transmitted  
9 to the Auditor-Controller of Riverside County who shall enter the amounts of the respective assessments  
10 against the respective parcels of land as they appear on the current assessment roll. Said assessments shall  
11 be collected at the same time in the same manner as ordinary municipal ad valorem taxes as provided by  
12 Section 13 of Ordinance No. 745.

13 ROLL CALL:

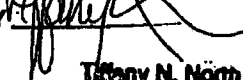
14 Ayes: Buster, Tavaglione, Stone, Wilson and Ashley  
15 Nays: None  
16 Absent: None

17  
18  
19  
20 The foregoing is certified to be a true copy of a  
21 resolution duly adopted by said Board of Super-  
22 visors on the date therein set forth.

NANCY ROMERO Clerk of said Board  
By  Deputy

23  
24 FORM APPROVED  
COUNTY COUNCIL

JUL 05 2007

25 BY   
Tiffany N. North

Resolution 2007-289 - 2

07.31.07 9.2

**Exhibit "A"**  
**Department of Environmental Health**  
**Tax Lien Comprehensive Collection for the Third & Fifth District**  
**2007/2008 Tax Roll Special Assessments**  
**Resolution 2007-289**

Assessor's Parcel Number with Check Digit	Total Charges to Tax Roll
303800012 9	83.50
323020025 5	135.12
323030037 7	135.12
323030038 8	135.12
323030046 5	135.12
323050017 1	135.12
323050018 2	135.12
323050020 3	135.12
323050028 9	135.12
323130001 3	135.12
323140012 4	135.12
323180019 5	135.12
323190016 3	135.12
323270006 1	135.12
323270009 4	135.12
323270011 5	180.78
323270013 7	135.12
323280018 3	135.12
325020014 9	135.12
325030003 0	135.12
325030013 9	200.74
325030020 5	135.12
325030021 6	135.12
325040002 0	162.62
325040028 4	135.12
325040029 5	135.12
325040033 8	111.04
325040037 2	135.12
325040041 5	176.70
325040043 7	135.12
325050003 2	158.24
325050004 3	135.12
325050006 5	135.12
325050008 7	135.12
325050011 9	119.68
325050016 4	135.12
325050019 7	135.12
325050022 2	135.12
325050012 1	135.12
325050018 7	248.16
325050020 8	135.12
325070015 5	283.14
325070041 8	641.18
325080004 8	34.12
325080009 1	135.12
325080031 0	135.12
325090010 2	135.12
325090018 8	135.12
325090034 4	135.12
325100008 9	135.12
325130025 9	135.12
325160016 4	135.12
325170003 3	208.28
325181010 3	135.12
325181013 6	270.24
325181030 1	149.58
325181037 8	135.12
325181040 0	270.24
325190030 9	370.32
325200017 8	135.12
325200020 0	135.12
325200032 1	121.12
325200036 5	135.12
325200042 0	135.12
325200061 7	135.12
325210030 0	135.12
325220034 5	135.12
325220048 8	135.12
325220062 0	191.24

Total No. of Records: 860  
Total Charge: \$199,388.24  
August 13, 2007

2230010	4	161.16
2230012	6	136.12
2250005	2	136.12
2250008	3	180.78
2250010	6	135.12
2250011	7	135.12
2260002	0	164.54
2260008	6	94.08
2260010	7	135.12
2240028	9	135.12
2240032	2	136.12
2240038	8	135.12
2240051	9	127.38
2260010	3	135.12
2260025	7	133.20
2250041	1	127.68
2260012	6	135.12
2260013	7	136.12
2260020	3	136.12
2270017	2	135.12
2270024	8	82.78
2270029	3	135.12
2270067	7	135.12
1432019	2	315.94
1432021	3	316.94
1432029	1	316.94
1432031	2	270.22
1443004	2	113.70
1443018	5	228.78
1472008	8	160.90
1473014	4	77.88
3180001	1	312.20
3244004	1	940.18
3244009	6	370.80
3262005	8	315.94
3262021	2	240.50
3263006	2	315.94
3263011	6	317.50
3263066	6	120.78
3264011	9	166.90
3370011	7	309.80
4262008	1	308.68
4324005	6	115.08
432001	5	269.94
4562018	4	34.74
4810003	6	105.22
5000025	5	314.74
6202003	1	122.22
6222002	2	240.22
6222011	0	315.94
6243008	1	81.00
6282005	1	322.52
6282007	3	166.90
6290009	0	385.64
6296010	8	370.22
6361007	7	222.48
6370028	4	315.94
6392010	5	82.34
6412003	0	376.24
6462003	5	631.88
6470012	8	315.94
6490001	0	227.48
6490010	8	314.74
6490028	5	315.32
6502004	9	68.44
6111025	4	308.50
6112008	2	81.08
6120012	0	952.22
6120015	3	324.96
6213017	2	239.34
6214015	3	347.50
6215009	1	290.12
6233011	8	358.08
6254001	4	315.94
6254005	8	187.78
6262002	0	237.20
6262008	6	315.94
6263013	3	315.58
6263021	0	355.28
6271011	6	637.56
6272007	6	315.94
6283007	0	315.94
6284009	5	313.54
6284011	6	315.94
6301042	8	243.78
6311012	0	315.94
6313005	0	315.94
6313006	1	37.34
6350012	1	52.38

Total No. of Records: 860  
Total Charge: \$199,388.24  
August 13, 2007

339153012	9	315.94
339211031	5	351.70
339223006	0	107.88
339231003	2	232.82
339231025	2	323.30
339261018	8	315.94
339261003	5	320.70
339272021	5	315.94
339272022	6	191.82
339272029	3	183.74
339283010	9	315.94
339283017	8	315.94
339301003	8	308.50
339301011	5	117.08
339302003	1	65.08
339302004	2	315.94
339314001	8	111.10
339332028	5	242.80
339334008	5	315.94
339351013	2	315.94
339383004	3	245.52
339393036	5	315.94
339401016	9	489.64
339403018	7	940.64
339413014	4	315.94
339413025	4	315.94
339414001	5	329.98
339423034	3	315.94
339423036	5	56.42
339430026	8	315.94
339430027	9	402.62
340882020	7	114.44
340883018	7	229.98
340120007	3	114.74
340122021	1	197.88
340154011	1	313.54
340340003	9	321.54
340340031	4	302.12
340340042	4	386.14
340340055	6	306.02
340351001	1	103.12
340351016	5	80.64
340352013	5	381.72
340401004	8	33.78
340404004	7	119.04
340404026	7	183.40
340420006	9	99.42
340421013	8	243.82
340430004	8	268.64
340431001	8	198.74
340450002	8	169.32
340460001	8	118.64
340480028	5	119.38
340500035	2	1,269.98
340500068	3	84.88
340500080	4	175.28
340500077	0	230.74
340510033	1	248.44
340510034	2	53.72
340510042	9	286.88
340510075	9	329.70
340521011	5	212.38
340521012	6	195.64
340541022	7	188.88
340542009	9	170.48
340550016	0	117.88
340571003	3	159.18
341222024	0	195.64
341230014	6	321.18
341240012	5	78.82
342020047	4	135.12
342020048	6	135.12
342020051	7	286.20
342030014	5	135.12
342030015	6	135.12
342040008	9	135.12
342040042	1	135.12
342040053	1	135.12
342051028	3	135.12
342052004	4	135.12
342071015	3	135.12
342071018	6	135.12
342072017	8	136.12
342091002	3	135.12
342092022	4	135.12
342092031	2	135.12
342093002	8	135.12
342094006	6	135.12
342100014	1	135.12

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342100021	7	135.12
342110001	0	135.12
342110007	8	38.04
342110011	9	135.12
342110013	1	135.12
342110014	2	135.12
342110048	3	218.66
342120001	1	135.12
342120009	9	135.12
342140007	9	135.12
342160006	0	135.12
342160011	4	135.12
342170016	0	135.12
342170057	7	270.24
342170058	8	135.12
342170077	5	135.12
342170079	7	135.12
342191016	5	149.94
342192001	4	135.12
342192014	6	135.12
342192049	8	131.22
342200014	0	135.12
342200020	5	133.12
342200022	7	135.12
342200058	0	135.12
342210026	2	135.12
342260029	0	135.12
342270024	6	135.12
342270027	9	135.12
342270033	4	135.12
342280041	2	135.12
342280048	7	135.12
342280047	8	248.12
342280026	0	138.12
342280028	2	135.12
342290031	4	135.12
343100004	9	135.12
343111015	3	160.78
343121009	9	135.12
343130045	9	135.12
343142012	6	135.12
343190002	6	139.02
343201002	9	135.12
343203014	8	215.58
343203021	2	135.12
343203022	3	135.12
343203024	5	135.12
343204019	4	135.12
343211007	5	135.12
343212017	7	135.12
343212022	1	135.12
343220019	4	431.66
343220027	1	135.12
343240015	2	135.12
343240017	4	135.12
343251001	3	135.12
343252018	2	135.12
343253020	6	135.12
343254002	3	135.12
343258001	4	135.12
343261014	6	135.12
343262020	4	158.68
343264004	6	214.54
343264007	9	135.12
343264018	9	135.12
343265002	7	135.12
343265022	5	135.12
343269034	7	135.12
343270002	9	135.12
343270039	3	135.12
343280017	4	135.12
343280035	0	135.12
343280063	5	135.12
343290023	0	135.12
343290042	7	135.12
343100004	3	180.78
343140001	4	135.12
343140040	9	135.12
343150022	4	135.12
343150029	1	135.12
343150032	3	135.12
343160006	1	135.12
343160052	2	135.12
343160053	3	135.12
343170015	0	135.12
343170021	5	135.12
343170042	4	135.12
343170044	6	124.46
343170050	1	135.12
343210003	2	135.12

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345210015	3	65.62
345220038	3	135.12
345220045	1	55.48
345250001	4	135.12
345250018	8	135.12
345270015	9	158.06
345280028	0	135.12
345280037	0	135.12
345280038	1	135.12
345290068	5	135.12
346210009	5	135.12
346220007	4	135.12
346220033	7	135.12
346220044	7	135.12
346230029	3	135.12
346230048	0	135.12
346240003	2	135.12
346240018	8	135.12
347060057	2	143.58
347110015	8	135.12
349020045	1	135.12
349020068	0	135.12
349020073	8	135.12
349030015	5	135.12
349030017	7	278.76
349030031	9	135.12
349030058	2	61.36
349030062	7	135.12
349040034	3	135.12
349050038	8	334.34
349050055	3	135.12
349050062	9	135.12
349050067	4	135.12
349050073	9	135.12
349060068	8	135.12
349060068	8	131.22
349060071	0	135.12
349090021	8	99.02
349100004	1	135.12
349121009	1	157.52
349122008	3	153.74
349122014	8	135.12
349123014	1	135.12
349123019	6	341.66
349150004	6	1,051.30
349150005	7	160.78
349150048	6	135.12
349150065	2	88.74
349160006	9	135.12
349160014	8	135.12
349160015	7	282.40
349160037	7	135.12
349240051	6	165.82
349350017	8	297.70
349360008	7	90.14
349360011	1	135.12
349360015	5	220.62
349371008	3	161.22
349371013	7	135.12
349380004	7	135.12
349380027	8	301.88
349400005	9	135.12
349400012	5	135.12
349400014	7	135.12
349410010	4	135.12
349410012	6	135.12
349430011	7	160.78
349440007	5	135.12
349440013	0	135.12
349440014	1	264.68
350231054	1	370.84
359450057	4	119.54
360020024	5	290.00
360061005	5	110.82
360061014	3	315.94
360061018	5	315.94
360073020	5	315.94
360073031	5	315.94
360074001	1	315.94
360074011	0	183.16
360091028	9	318.84
360092050	1	329.90
360401010	9	218.38
360412004	8	352.00
360412010	3	627.08
360413007	4	324.24
360421002	4	163.72
360421011	2	315.94
360422008	1	317.96

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380422026	9	258.50
380433015	3	308.38
380433028	6	315.94
380441013	8	315.94
380451011	5	328.48
380471012	8	82.70
380472010	9	204.48
380472018	5	331.48
380472024	2	308.38
380480030	2	320.82
380481003	1	315.94
380481013	0	258.30
380481018	3	217.68
380481024	0	315.94
380490007	3	315.94
380541018	0	318.38
381094007	8	181.84
382512004	1	314.74
384021041	1	120.10
384023005	5	315.94
384053022	3	315.94
384084035	9	227.88
384084038	2	315.94
384082005	8	243.30
384093018	4	275.70
384094011	0	304.28
384096011	6	311.52
384102007	1	240.08
384122021	5	315.94
384122024	8	314.28
384122028	2	57.14
384122035	8	181.38
384122038	9	572.80
384123008	5	283.88
384132005	2	315.94
384132027	2	88.82
384134005	8	284.74
384145008	3	608.78
384145022	7	122.22
384148028	4	288.52
384148048	2	272.30
384212004	8	305.08
384830005	2	315.94
387013010	7	72.88
387023012	0	80.38
387081038	2	550.82
387083002	5	278.88
387211022	0	315.94
387212030	0	628.48
387230002	1	212.10
387243024	1	104.84
387243031	7	88.50
387260018	9	315.68
387260021	1	234.82
387270006	9	309.80
387270009	2	388.50
387280020	2	314.16
387230030	4	218.82
3872352014	9	179.20
3872352028	0	110.38
3872382006	6	183.30
3874040037	0	84.38
388043003	9	315.94
388051002	3	224.22
388081017	0	233.38
388090022	2	232.82
388091007	2	315.94
388092032	7	315.94
388101027	0	237.20
388381005	4	158.74
445055031	8	232.44
448122035	8	843.02
448122038	9	588.52
448130024	3	315.80
448130038	4	310.28
445300010	7	104.10
445312002	7	1,105.38
445313003	1	315.94
445313008	4	120.10
445313022	8	107.22
445313028	4	315.94
445313052	5	315.94
445321033	3	308.50
445321036	6	315.94
445322003	9	315.94
445323010	8	122.22
445323016	4	608.48
447080020	9	158.44
447080022	1	277.78

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447071003	8	322.42
447071006	1	315.94
447071023	6	315.94
447072018	5	315.94
447080012	4	315.94
447091035	9	315.94
447101029	3	314.48
447102011	0	211.72
447112024	3	317.70
447121007	6	293.94
447122010	1	161.88
447122024	4	372.82
447131029	7	169.72
447131035	2	269.26
447131037	4	177.96
447131045	1	167.84
447132020	1	184.48
447140021	7	315.94
447140038	3	315.94
447140040	4	110.48
447201004	0	118.64
447201033	6	81.16
447203005	7	315.94
447222028	7	313.64
447222063	8	776.82
447233036	6	158.22
447233046	7	27.20
447241025	3	315.94
447253011	7	234.68
447280012	2	315.94
447280010	1	197.32
447280012	3	425.74
447280040	8	26.30
447280041	9	315.94
447290065	1	315.94
447301005	0	91.12
447301011	5	370.84
447312012	0	305.14
447321033	7	315.94
447324007	3	315.94
447325005	4	292.08
449021035	6	319.82
449023005	5	159.84
449024007	0	168.90
449024013	6	314.74
449031043	4	415.20
449032008	4	409.80
449040011	3	91.80
449040013	5	358.20
449040051	9	289.30
449071001	0	315.94
449120019	8	40.86
449120035	2	315.94
449120036	3	315.94
449120037	4	881.64
449140002	4	361.38
449151017	2	234.82
449151023	7	110.96
449152030	6	169.38
449161013	9	96.82
449161031	5	255.80
449161035	9	260.12
449161038	0	315.94
449162001	1	311.84
449170003	8	88.70
449182006	9	168.90
449202015	7	315.94
449203023	7	168.90
449212038	9	315.94
449222017	1	320.34
449230013	2	72.94
449230069	3	315.94
449280049	8	587.58
449290009	5	923.82
449310043	6	128.96
449340002	2	217.70
449351003	7	315.94
450020004	5	315.94
450031002	7	315.94
450031007	2	280.04
450032002	0	357.44
450041018	3	122.22
450052018	7	315.94
450132008	5	354.06
450141024	7	88.10
450142019	6	448.28
450142020	6	320.20
450154004	9	60.32
450223020	6	150.28

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481220033	6	188.24
481280002	2	315.94
481280013	4	218.50
481280018	0	315.94
481280038	7	122.72
481280028	7	324.70
481280030	0	315.94
48220011	4	37.70
487418008	1	133.08
487418008	4	312.48
487441038	7	300.38
487441040	0	317.98
487441046	6	314.42
487441047	7	318.78
487481000	5	301.80
487481001	9	158.88
487481008	4	315.94
487483003	7	248.88
487483010	3	208.00
487491010	8	311.18
487493024	7	315.94
487493041	2	174.08
487514007	6	320.34
487580003	5	323.98
487580009	1	217.70
487581008	3	281.20
487570004	7	286.72
487570005	8	446.98
487581007	4	170.48
487590020	3	454.40
487605010	9	315.94
487610017	2	318.94
487631005	6	314.18
487631007	8	323.72
487640001	0	252.02
487640002	1	82.84
487641008	0	133.48
487642004	9	289.18
487645009	3	529.78
487681002	6	320.34
487681003	7	237.20
487870012	3	28.82
487870013	4	237.20
487880013	5	211.52
487881014	0	315.94
487712015	5	234.82
487721025	2	237.20
487791028	0	218.74
489642014	5	63.82
547180011	3	205.88
547180014	6	721.44
547180030	0	320.70
547180039	9	315.94
547180042	1	481.10
548040021	6	77.58
548091010	4	315.94
548091017	1	117.34
548091027	0	315.94
548092015	2	117.78
548092024	0	153.88
548100063	9	315.94
548200010	0	315.94
548200018	8	58.48
548200044	1	380.48
548211016	0	101.92
549081038	2	304.28
549082016	7	315.94
549101001	3	134.82
549121017	0	758.08
549121025	7	91.82
549123022	0	159.60
549141022	6	122.22
549141028	0	315.94
549144001	6	315.94
549148016	6	315.94
549152030	6	370.84
549181012	9	98.82
549171012	0	315.94
549172008	0	123.70
549173008	1	381.00
549173011	5	322.84
549173039	1	53.94
549180054	6	315.94
549200027	3	453.14
549200055	8	315.94
549210003	2	286.18
549210005	4	28.20
549210007	6	348.80
549210019	7	308.50
549210038	2	112.68
549234004	7	112.30

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549242015	2	315.94
549243019	9	315.94
549252008	8	310.80
549253011	2	160.78
549253016	7	315.94
549253021	1	218.08
549254001	6	315.94
549260006	0	315.94
549260023	5	315.94
549271007	5	290.00
549300020	5	315.94
549301006	6	307.42
549301017	6	215.78
549310002	0	315.94
549343008	8	303.06
549343034	1	315.94
549374005	1	237.20
549382003	4	258.68
549382007	8	107.48
549383030	1	237.20
549391019	7	333.28
549392009	1	54.42
549431019	0	315.94
549432004	9	29.44
549451003	7	232.44
549462004	1	315.94
549460011	2	275.26
549492020	9	315.94
549501027	3	315.94
549612004	6	310.80
551200081	0	315.94
551231019	9	122.22
551232044	4	315.94
551282005	2	315.94
551302001	1	290.00
551360011	9	227.08
551446020	3	325.70
551461023	2	317.70
551462037	8	234.68
551465001	5	223.62
551471011	3	106.90
551472026	0	148.36
551472038	1	320.70
551472040	2	483.99
551473003	2	228.82
551473013	1	370.84
552020032	5	355.06
552033019	4	269.48
552033030	3	331.08
552033054	5	164.78
552052018	0	315.94
552110045	5	318.78
552130004	0	312.68
552130054	5	227.44
552190001	3	228.58
552230010	4	315.94
552361006	5	101.82
552361010	8	263.84
552371025	4	315.94
553030023	5	135.56
553132012	0	290.00
553281010	9	315.94
553282008	9	227.88
553282008	1	376.88
556230007	3	290.00
579323018	4	161.72
667490018	0	212.14
920212005	5	315.94
920212021	9	189.18
920212027	5	289.64
920223019	2	315.94
920292043	7	152.88
920301018	2	533.20
952700028	7	288.78
952741004	2	313.72
952750005	1	317.50
952782005	8	314.74
952790014	3	246.44
952811011	4	369.64
952811031	2	127.00
952811036	7	324.76
952830003	6	253.72
957053023	8	159.44
957053027	2	277.98
957063030	5	298.82
957101028	2	328.78
957102009	7	370.84
957112018	6	378.34
957381024	3	227.82
957382011	4	161.60
957383003	0	170.48
957384003	3	205.34
957384014	3	313.54

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857391010	1	313.24
857423010	9	315.94
857460038	8	318.94
857481028	2	365.26
857470029	3	331.82
857470030	3	315.94
857490010	6	315.96
857490014	1	316.94
857500006	4	273.92
857510008	8	315.94
857600003	0	283.98
857600026	1	207.42
857610001	9	315.94
857631008	9	300.38
858322008	3	315.94
858362006	3	315.94
858353004	5	232.44
858372017	6	75.44
858413006	1	98.90
858422006	0	286.86
858441013	5	474.42
858462055	8	294.74
858512008	8	281.38
858512029	9	315.94
858552001	7	118.84
858900008	0	315.94
858910022	5	194.54
858910023	6	308.48
858910025	8	117.08
858911014	1	315.94
858940015	2	335.04
858980001	3	300.38
858981018	9	170.48
858981028	1	63.22
858981034	6	490.22
858991047	9	73.84
858741018	4	320.70
858742019	1	37.72
858750081	4	120.24
858760010	8	303.84
858771007	0	38.62
858790007	9	234.82
858790014	5	77.10
858790023	3	654.80
858822019	8	271.18
858832020	8	28.82
853170008	0	300.14
853180017	1	63.68
853203008	1	575.20
853231047	5	83.44
853241828	7	121.08
853290002	3	103.84
853271019	4	232.44
853381015	8	33.94
854200029	0	169.00
854201004	0	169.00
854243003	9	322.78
854250018	3	123.88
854251009	0	412.34
854261009	1	317.70
854272001	7	166.90
854280010	0	238.32
854280024	3	73.52
854281004	8	172.90
854311009	5	315.62
854311018	3	62.32
854381002	5	237.32
854381028	7	320.86
854390012	2	318.02
854391003	7	77.10
854391003	9	554.24
854412005	3	232.82

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Public Record

**ORDINANCE NO. 745  
(AS AMENDED THROUGH 745.2)  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE 745  
PROVIDING FOR THE COMPREHENSIVE COLLECTION AND DISPOSAL OF SOLID  
WASTE WITHIN SPECIFIED UNINCORPORATED AREAS OF RIVERSIDE COUNTY**

The Board of Supervisors of the County of Riverside, State of California, Ordains as Follows:

**SECTION 1.** The Board of Supervisors of the County of Riverside hereby makes the following findings:

- A. A considerable volume and variety of solid wastes are being generated in Riverside County;
- B. Such wastes are creating conditions which threaten the public health, safety, and well-being by potentially contributing to air, water, land pollution, and the general deterioration of the environment;
- C. The foregoing conditions arise from the interaction of a number of factors, including rapid population increase, decentralized urban growth, industrial expansion, agricultural changes, transportation improvements, reduction in the number of landfills, and technological developments in the manufacturing, packaging, and marketing of consumer products;
- D. It is becoming increasingly necessary for the protection of the health, safety and welfare of the residents in the unincorporated areas of Riverside County that solid waste generated in such areas be promptly and safely collected and disposed of in an orderly and efficient manner;
- E. It is also necessary to carefully control the collection and disposal of solid waste so that the reductions required to be made by the Statutes for 1989, Chapter 1095 (AB 939) can be planned for and accurately measured; and
- F. California Government Code, Sections 25827 and 25828 authorize the comprehensive collection of solid waste in unincorporated areas and require payment therefore by those persons and properties benefitted thereby.

In light of the findings above made, it is the intent and desire of the Board of Supervisors of this County to establish a Program of Comprehensive Collection in such areas as may be hereafter identified by a Resolution duly adopted by the Board.

**SECTION 2. DEFINITIONS.** Unless the context otherwise specifies or requires, the terms defined in this Section shall, for all purposes of this Ordinance, have the meanings herein specified. The definitions shall be equally applicable to both the singular and plural forms of any of the terms herein defined:

- A. The term "Commercial Unit" shall mean Commercial, Industrial, or



- Institutional facilities;
- B. The term "County" means the County of Riverside;
  - C. The term "Director" means the Director of Environmental Health of the County of Riverside or his designee;
  - D. The term "Dwelling" means a residence, flat, apartment, or other facility, used for housing one or more persons in the County of Riverside;
  - E. The term "Hauler" means a solid waste Hauler duly permitted or franchised by the County of Riverside pursuant to the provisions of Ordinance No. 657, as amended, or any successor ordinance;
  - F. The term "Owner" means any person, firm or business that owns, occupies or otherwise controls real property.

**SECTION 3. AREA OF COMPREHENSIVE COLLECTION.** Any Program of Comprehensive Collection and payment therefore shall be established and operated only in those areas of the County as specified in a Resolution or Resolutions adopted by the Board of Supervisors following a duly noticed public hearing.

**SECTION 4. OWNER RESPONSIBLE FOR PAYMENT FOR COMPREHENSIVE COLLECTION SERVICE.**

- A. The Owner of any Dwelling or Commercial unit shall subscribe to and pay for comprehensive refuse collection service rendered to such Dwelling or Commercial unit by a Hauler and may be required to provide at a location accessible to the Hauler, a container or containers of adequate capacity and functional design as determined by the County for the deposit of solid waste generated on the premises.
- B. Nothing in this section is intended to prevent an arrangement, or the continuance of an existing arrangement, under which payments for refuse collection service are made by a tenant or tenants, or any agent, on behalf of the Owner. However, any such arrangement shall not legally excuse the Owner's obligation to the Hauler or to the County under this Ordinance.
- C. When identified as a Tax Lien Guaranteed Comprehensive Collection Area within the enabling Resolution or Resolutions as identified in Section 3, non-payment shall be subject to the remedies established in Sections 11, 12, 13 and 14 of this Ordinance."

**SECTION 5. FAILURE TO INITIATE SERVICE OR TO PROVIDE SUFFICIENT REFUSE CONTAINERS.**

- A. When an Owner or tenant fails to initiate adequate refuse collection service within fifteen (15) calendar days of occupancy of a dwelling, the Director shall give the Owner written notification that such service is required. If service is not initiated within fifteen (15) calendar days from the date of mailing of the notice, then the Director may require the Hauler to initiate and continue solid waste collection service for said dwelling or dwellings.
- B. When, in the judgment of the Director, additional refuse containers are

**Ord. 745 – Page 2**

required, they may be provided by the Hauler or, upon written notification by the Director, the Owner may be required to provide such containers. The cost of any additional containers furnished by the Hauler shall be added to the collection fees and collected in the same manner as the collection fees.

**SECTION 6. EXEMPTION FROM SERVICE.**

**A. Dwellings**

1. The Owner of any Dwelling may apply for exemption from Comprehensive Collection Service by submitting a written application on a form issued by the Director accompanied by a non-refundable application fee to the Director requesting a permit to provide self-haul solid waste collection, and transportation. This permit, if approved, shall be valid for one (1) year, and must be renewed annually thereafter at the discretion of the Director upon submittal of application and deposit of application fees to the Director.
2. The form and content of said application shall be approved by the Director.
3. The Owner may be granted an exemption provided he/she can adequately document that he/she can properly transport all solid waste generated on the premises, in a safe and sanitary manner, to an approved Solid Waste Facility. The Director may require the grantee to furnish evidence such as landfill receipts, of such delivery of waste.
4. The application fee shall include an administrative fee of ten dollars (\$10.00) in addition to a deposit equal to the average annual landfill disposal cost for county residents. This deposit will be forwarded to the Waste Resources Management District as a pre-payment for one year's weekly refuse disposal.
5. The Director shall provide the grantee with a card or other document which attests to the prepayment of the landfill fee and which will further allow weekly disposal privileges at all Riverside County Disposal Facilities.
6. Should the grantee violate the provisions of this Ordinance or Ordinance No. 657 the Director may, upon advance written notice to the Owner, revoke the exemption and require the Owner to subscribe to and pay for refuse collection services as described in Sections 3. and 9.

**B. Commercial Units**

1. The Owner of any Commercial Unit may apply for exemption from Comprehensive Collection Service by submitting a written application

on a form issued by the Director accompanied by a non-refundable application fee to the Director requesting a permit to provide self-haul solid waste collection and transportation. This permit, if approved, shall be valid for one (1) year, and must be renewed annually thereafter at the discretion of the Director upon submittal of application and deposit of application fees to the Director.

2. The form and content of said application shall be approved by the Director.
3. The Owner may be granted an exemption provided he/she can adequately document that he/she can properly transport all solid waste generated on the premises, in a safe and sanitary manner, to an approved Solid Waste Facility.
  - a) The vehicles and equipment to be used for transporting the waste shall be listed by the Owner and made available for inspection by this Department.
  - b) The vehicles used shall meet the standards contained in Ordinance No. 657, Section 7C3.
  - c) An account in good standing is maintained at one or more disposal sites as defined in Riverside County Ordinance No. 657.
4. The Director may require the grantee to furnish evidence, such as landfill receipts, of such delivery of waste.
5. The application fee shall include an administrative fee of twenty five dollars (\$25.00).
6. Should the grantee violate the provisions of this Ordinance or Ordinance No. 657 the Director may, upon advance written notice to the Owner, revoke the exemption and require the Owner to subscribe to and pay for refuse collection services as described in Section 3. and Sections 9. to Section 14., inclusive.

**SECTION 7. TEMPORARY DISCONTINUANCE OF SERVICE.**

- A. An Owner may discontinue solid waste collection service up to two (2) times during a given fiscal year (i.e., July 1-June 30), providing the dwelling(s) will be unoccupied throughout the entire period of discontinuance.
- B. The Owner shall give written notification to the Hauler at least fifteen (15) working days prior to the date that discontinuance of service is requested.
- C. Should an Owner, after discontinuing service, request that service be re-established, the Hauler may charge a reconnect fee equal to, but not exceeding, fifty per cent (50%) of the cost for one (1) month's regular

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collection service as provided by the Board of Supervisors upon application for resumption of collection service. However, no such reconnect fee shall be charged for properties where title is being legally transferred resulting in a discontinuance and later reconnection of collection service.

**SECTION 8. HAULER ENTITLED TO PAYMENT FOR SERVICES RENDERED**

- A. The Hauler shall be entitled to payment from the Owner for services rendered and in the amounts as specified in a Resolution or Resolutions adopted by the Board of Supervisors.
- B. A failure to make timely payment for any service rendered by the Hauler shall constitute a violation of this ordinance and be subject to the penalty provisions herein included.

**SECTION 9. BILLS AND STATEMENTS OF NONPAYMENT.**

- A. Upon the expiration of not less than thirty (30) calendar days from the date that the Hauler first presented a bill to the occupants of the premises, if the bill has not been paid in full, the Hauler shall send the Owner a second, written request for payment.
- B. The second, written request shall include a Warning Notice that if the fees due are not paid within sixty (60) calendar days, waste collection services shall be terminated and the county advised of a Failure to Maintain a waste Collection service by the occupants of the premises. The Warning Notice shall also be sent to the most recent address of the Owner as shown on the records of the Riverside County Assessor's Office and shall include information with respect to penalties that may become due.
- C. The form and content of said Warning Notice shall be approved by the Director and shall advise the property owner of his or her right to a hearing to contest the charges.
- D. Upon the expiration of not less than thirty (30) calendar days following the mailing of the second request for payment, provided the bill still remains unpaid, the Hauler may file with the Director a verified written statement which shall contain the specific facts setting forth the name or names of said Owner(s), the address of the Dwelling service, the period of service, the amount(s) due, the steps taken to secure payment and such other information as the Director may reasonably require.
- E. Unless otherwise provided by the Director, the Hauler shall not be required to continue to provide such solid waste collection service if the account remains unpaid past the sixty (60) days specified in the second notice.

**SECTION 10. APPEALS.**

- A. Appeals Procedure.

1. A property owner or person who is adversely affected by the notice set forth in Section 9, may appeal to the Board of Appeals within the twenty (20) calendar days of the post-mark on the Warning Notice by filing a timely written appeal with the Director. Timely appeal shall not stay any further solid waste collection or responsibility to pay therefore. The Director shall set the matter for hearing before the Board of Appeals and shall notify the Appellant by mail of the date set for such hearing, at least fifteen (15) days prior to said date. If the Appellant resides outside the County, the above period of notice by mail before the hearing shall be at least twenty-five (25) days. The Appellant shall have the right to appear in person or by an agent, designated in writing, at the hearing, and present oral, and/or written, evidence. The Board of Appeals shall decide the appeal and shall issue its decision, which shall be in writing.
2. The Board of Appeals shall have authority to make reasonable adjustments in the amount billed or to excuse payment altogether as well as authority to grant ancillary relief. The Board of Appeals shall have authority to determine that the Hauler shall not be entitled to any payment from the owner or person affected. The Board of Appeals shall have no authority to award monetary damages, costs or attorney's fees.
3. The Owner or other person affected may appeal the decision of the Board of Appeals to the Board of Supervisors by filing a written request with the Clerk of the Board of Supervisors within thirty (30) days of the mailing of the written decision of the Board of Appeals.

**B. Composition of Board of Appeals.** The Board of Appeals shall be comprised of three (3) persons selected and appointed as follows:

- One (1) member shall be from the solid waste hauling industry currently operating in Riverside County but shall not be from the company, or a related company of the company, that has provided the services which are being contested.
- One (1) member shall be an employee in the County Environmental Health Department.
- One (1) member shall be a public representative, but shall not be the actual Appellant in the action or related to the appellant by blood, marriage or through business dealings.

**C.** The Director shall have the authority to determine the actual composition of any given hearing panel. The industry and public representative members of the panel shall be drawn from the similarly designated members of the Solid Waste Advisory Council/Local Solid Waste Task Force for Riverside County.

**SECTION 11. PAYMENT BY COUNTY GIVES RISE TO LIEN.**

Upon the receipt of the statement filed in accordance with Section 9, the

**Ord. 745 – Page 6**

Director may authorize payment in the amount due the Hauler from a continuing appropriation account so provided herein under Section 14. The Owner shall be directly liable to the County for fees paid. Upon confirmation by the Board of Supervisors by Resolution duly adopted and upon recordation thereof as provided in sections 12 and 13 of the Ordinance, the Director shall mail written notice to the Owner at the address as shown on the latest equalized county assessment roll. In addition, the Director shall notify the Owner that if the fees and administrative charges plus interest remain unpaid, subsequent proceedings may be taken to make said fees and charges a special assessment on the real property to which said solid waste collection service was rendered.

#### **SECTION 12. REPORT OF DELINQUENCIES TRANSMITTED TO BOARD OF SUPERVISORS.**

The Director shall, on annual basis, prepare and submit a report of delinquent charges and a proposed resolution confirming the report to the Board, thereby initiating proceedings before the Board to make delinquent solid waste collection service fees a special assessment and lien against the parcels of property situated within the County to which said service was rendered and fees paid by the County and not reimbursed by the Owner. Upon receipt of the report, the Board shall fix a time, date, and place for hearing the report. The Board shall cause notice of the hearing to be mailed to the Owners of the property listed on the report not less than 10 days prior to the date of the hearing. At the hearing the Board shall hear any objections or protests of property owners liable to be assessed for delinquent charges. The Board may make revisions or corrections to the report as it deems just, after which, by resolution, the report shall be confirmed.

#### **SECTION 13. COLLECTION OF ASSESSMENT.**

The delinquent charges set forth in the report specified in Section 12 of this ordinance and as confirmed therein shall constitute special assessments against the respective parcels of land and are a lien on the property for the amount of the delinquent charges. A certified copy of the conformed report, as well as all data and documentation required by the Auditor-Controller as specified in that office's procedures for placement of fixed charge benefit assessments on the tax roll, shall be filed with the County Auditor-Controller, on or before August 10, for the amounts of the respective assessments against the respective parcels of land as they appear on the current assessment roll. The lien created attaches upon recordation in the Office of the County Recorder of a certified copy of the resolution of confirmation. The assessment shall be collected at the same time and in the same manner as ordinary County ad valorem taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for those taxes. All laws applicable to the levy, collection, and enforcement of County ad valorem taxes shall be applicable to the assessment, except that if any real property to which the lien would attach has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrance for value has been created and attaches thereon, prior to the date on which the first installment of the taxes would become delinquent, then the lien which would otherwise be imposed hereby shall not attach to the real property and

the delinquent charges, as confirmed, relating to the property shall be transferred to the unsecured roll for collection.

**SECTION 14. CONTINUING APPROPRIATION ACCOUNT.**

There is hereby created in the Environmental Health Department, a fund account entitled "Payment of Property Owner's Delinquencies for Solid Waste Collection Service". This fund is hereby created by a forty thousand dollar (\$40,000.00) appropriation from current years Solid Waste Franchise Fees. Thereafter, this account shall be credited with such sums as may be appropriated by the Board of Supervisors from the originating source, franchise or permit fees, delinquencies collected by the Environmental Health Department, assessments collected by the Tax Collector, and sums received in consideration of release of liens. Expenditures from said sums shall be made to Haulers for Owner delinquent accounts."

**SECTION 15. MANNER OF GIVING NOTICES.**

Any notice required to be given hereunder by the County, the Director, or any Hauler to an Owner, shall be sufficiently given or served upon the Owner for all purposes hereunder, if personally served upon the Owner or if deposited, postage prepaid, in a post office letter box addressed to the "Owner" at the official address of the Owner maintained by the Assessor of the County for the mailing of tax bills or, if no such address is available, to the Owner at the address of the Dwelling.

**SECTION 16. PENALTIES**

It shall constitute an infraction for an owner as defined above to fail to sign up for or to timely pay for refuse collection service or to otherwise violate any provision of this ordinance and upon conviction of such violation shall be subject to a fine of \$100.00 for the first offense; \$200.00 for a second violation within a one (1) year period and \$300.00 for a third or subsequent violation within a one (1) year period. The additional remedies, penalties and procedures for violations and for recovery of costs related to enforcement provided for in Ordinance No. 725 are incorporated herein by this reference. The owner shall also be subject to court action to pay for trash collection service furnished to the property, residence or business located thereon.

**SECTION 17. SEVERABILITY.**

If any part or provision of this Ordinance, or application thereof, to any person or circumstance is held invalid, the remainder of this Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this Ordinance are severable.

This Ordinance shall take effect thirty (30) calendar days after adoption.

**Adopted:** 745 Item 3.5 of 11/29/1994 (Eff: 12/29/1994)  
**Amended:** 745.1 Item 12.6 of 05/20/1997 (Eff: 06/19/1997)  
745.2 Item 16.1 of 03/30/2004 (Eff: 04/29/2004)

**Ord. 745 – Page 8**

DOC # 2008-0488690

09/04/2008 08:00A Fee:NC  
Page 1 of 119

Recorded in Official Records  
County of Riverside  
Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Alice Beasley  
P.O. Box 1280  
Riverside, CA 92502

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RESOLUTION 2008-295: A RESOLUTION OF THE COUNTY OF RIVERSIDE ORDERING THE  
CONFIRMATION OF SPECIAL ASSESSMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID  
AND DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES

Title of Document

C  
043

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

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

ACR 238P-AS4RE0 (Rev. 03/2008)

Public Record



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**9.1**

9:30 a.m. being the time set for public hearing on Adoption of Resolution 2008-295 Ordering the Confirmation of Special Assessments and Liens Against Parcels of Land for Unpaid and Delinquent Charges for Trash Collection Services, the Chairman called the matter for hearing.

John Watkins, Community Health Agency/Environmental Health Deputy Director, presented the matter.

The following individuals spoke in opposition:

- Alejandro Hernandez, Riverside
- Theodore Gaines, Riverside
- Vu Luyen, Perris
- Joyce Jeffredo, Hemet
- Patricia Pittman, Murrieta
- Mike Luna, Riverside
- Clinton Sutherland, Perris
- Dee Hyding, Hemet

Since no one else present wished to speak on the matter, the Chairman declared the hearing closed.

Supervisor Buster feels we need the landowner to be notified on a more frequent basis that there's some kind of delinquency on these bills, and a better system for when there's a vacancy and their trash is not being collected so that the charges reflect that accurately. Also staff to come up with a protocol to give the homeowners what they need to have to show that there was a vacancy on their rental.

Supervisor Wilson stated that more responsibility is needed on the part of the waste haulers to notify Environmental Health of possible vacant properties.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 29, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 29, 2008  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

xc: CHA/Environ. Health, Auditor, COB

AGENDA AND DOCUMENT TO WHICH THIS CERTIFICATE IS  
9.1 ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND  
CORRECT COPY OF THE ORIGINAL ON FILE AND OF  
RECORD IN MY OFFICE.

Dated: 9/14/08  
Nancy Romero

Clerk of the Board of Supervisors  
County of Riverside, California

By: [Signature]

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



Supervisor Tavaglione feels that the landowners have the responsibility to structure their leases in a way that requires payment, and that we need to explore the idea that the trash haulers work out arrangements with special districts to handle collections on their behalf.

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended, adopting Resolution 2008-295; and,

IT WAS FURTHER ORDERED that staff is directed to come back with responses and recommendations concerning establishment of similar methods used by water and sewer districts for collection; notification to landowner on a more frequent basis that there's some kind of delinquency on these bills; a better system for when there's a vacancy and their trash is not being collected so that the charges reflect that accurately; and, staff to come up with a protocol to give the landlords on what they need to have to show that there was a vacancy on their rental, i.e. electrical being shut off.

Ayes: Buster, Tavaglione and Wilson  
Nays: None  
Absent: Ashley

(Supervisor Stone declared a potential Conflict of Interest and left the room before the Chairman declared the hearing open.)

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 29, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 29, 2008  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.  
9.1

xc: CHA/Environ. Health, Auditor, COB

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2008-295

3  
4 A RESOLUTION OF THE COUNTY OF RIVERSIDE ORDERING THE CONFIRMATION OF  
5 SPECIAL ASSESSMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID AND  
6 DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES  
7

8 WHEREAS, Riverside County Ordinance 745 has established the authority of the Board of  
9 Supervisors to designate areas of the County as comprehensive collection areas in which waste collection  
10 services are compulsory;

11 WHEREAS, Riverside County Resolution Nos. 04-298, 05-154, 06-063, 06-159 and 06-389 have  
12 established a Tax Lien Guaranteed Comprehensive Collection area for the residential properties located  
13 within portions of unincorporated communities within the First, Second, Third and Fifth Districts;

14 WHEREAS, certain parcels maintained unpaid and delinquent charges for waste collection services,  
15 which will be paid by the County to the Waste Hauler upon the property owner's payment of the  
16 assessment, from the fund entitled, "Payment of Property Owner's Delinquencies for Solid Waste  
17 Collection Service," established under Section 14 of Ordinance 745;

18 WHEREAS, the charges placed upon the parcels is the cost of the service already provided by the  
19 Waste Hauler and any applicable surcharges is not a charge based upon the value of the parcels; and

20 WHEREAS, pursuant to Section 9 of Ordinance No. 745 the Waste Hauler has sent individual  
21 billing notices to the various parcel owners for the cost of service;

22 WHEREAS, such property owners have had the opportunity to appeal through the procedure  
23 established in Section 10 of Ordinance 745;

24 WHEREAS the property owners have been notified pursuant to Ordinance 745; and

25 ///

Resolution 2008-295 - 1

07.29.08 9.1

1 WHEREAS, the billing for those parcels listed on the attached Exhibit "A" remains unpaid; now,  
2 therefore;

3 BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Riverside,  
4 State of California, in regular session assembled on July 29, 2008, that the list of parcels upon which the  
5 unpaid trash collection fees for each parcel as shown on Exhibit "A" are hereby confirmed and that  
6 henceforth, said delinquent charges shall constitute special assessments against the respective parcels of  
7 land, and are liens on said lands in the amount of the respective assessments, as authorized by  
8 Government Code section 25828. In addition, the surcharge as allowed by Riverside County Ordinance  
9 640 shall take effect when the lien is applied to the property tax bill.

10 BE IT FURTHER RESOLVED AND ORDERED that a certified copy of this Resolution and the  
11 attached Exhibit "A" shall be transmitted to the Auditor-Controller of Riverside County on or before  
12 August 10, 2008, who shall enter the amounts of the respective assessments against the respective parcels  
13 of land as they appear on the current assessment roll. Said assessments shall be collected at the same time  
14 and in the same manner as ordinary municipal ad valorem taxes as provided by Section 13 of Ordinance  
15 No. 745.

16 ROLL CALL:

17 Ayes: Buster, Tavaglione, Stone and Wilson  
18 Nays: None  
19 Absent: Ashley

20 FORM APPROVED COUNTY COUNSEL

BY: J. H. RA 6/5/08  
JIMMY H. RA DATE

21  
22 The foregoing is certified to be a true copy of a resolution duly  
23 adopted by said Board of Supervisors on the date therein set forth.

NANCY ROMERO, Clerk of said Board

24  
25 The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.

NANCY ROMERO, Clerk of said Board

By: N. Romero Deputy

By: \_\_\_\_\_  
Deputy

Resolution 2008-295 - 2

07.29.08 9.1

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* 6/5/08  
 DATE

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

104



**FROM:** Community Health Agency/Department of Environmental Health

**SUBMITTAL DATE:**  
 June 17, 2008

**SUBJECT:** Public Hearing and Adoption of Resolution 2008-295 Confirming Special Assessments for Unpaid Trash Collection Fees.

**RECOMMENDED MOTION:**

1. That the Board receive this report in accordance with Section 12 of Ordinance 745;
2. That the Board set a public hearing for July 29, 2008 (Clerk to advertise), listing parcels upon which the unpaid trash collection fees will become a special assessment;
3. That following a public hearing, the Board adopt Resolution 2008-295 confirming special assessments for the amount incurred in unpaid trash collection fees.

Departmental Concurrence

**BACKGROUND:** Riverside County Ordinance 745 and Resolution Nos. 04-298, 05-154, 06-063, 06-159 and 06-389 establish a Tax Lien Guaranteed Comprehensive Collection area for the residential properties located within the unincorporated county, as authorized by Government Code section 25828. The franchise waste haulers mailed bills and statements of nonpayment to each owner of record in accordance with Section 9 of Riverside County Ordinance 745.  
 (cont.)

*[Signature: Gary Root]*  
 Gary Root, Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	08/09

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

**C.E.O. RECOMMENDATION:**

APPROVE

*[Signature: Debra Cournoyer]*  
 Debra Cournoyer

County Executive Office Signature

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

**MINUTES OF THE BOARD OF SUPERVISORS**  
 On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing Tuesday, July 29, 2008 at 9:30 a.m.  
 Ayes: Buster, Stone and Ashley  
 Nays: None  
 Absent: T. Vaglion, Wilson  
 Date: June 24, 2008  
 xc: CHA/Env. Health, COB<sub>12</sub>

Nancy Romero  
 Clerk of the Board  
*[Signature]*  
 Deputy

Prev. Agn. Ref.: | District: 1,2,3,5 | Agenda Number: **3.14**

The franchise waste haulers forwarded a list of properties with unpaid trash collection fees to the Department of Environmental Health (Department) for special assessment.

A list of parcels that are subject to fee assessment are provided on the attached Exhibit "A." Mailed notice of the public hearing will be sent to the subject property owners by the Department pursuant to Section 12 of Ordinance 745.

The delinquent trash collection fees and applicable surcharges shall be confirmed at a public hearing regarding the list of parcels upon which the cost will become a special assessment. This is the required final step to establish assessments and liens on those parcels where trash collection fees will be paid to the franchise waste haulers from the fund account "Payment of Property Owner's Delinquencies for Solid Waste Collection Service," upon the property owner's payment of the special assessment.

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2008-295

3  
4 A RESOLUTION OF THE COUNTY OF RIVERSIDE ORDERING THE CONFIRMATION OF  
5 SPECIAL ASSESSMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID AND  
6 DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES

7  
8 WHEREAS, Riverside County Ordinance 745 has established the authority of the Board of  
9 Supervisors to designate areas of the County as comprehensive collection areas in which waste collection  
10 services are compulsory;

11 WHEREAS, Riverside County Resolution Nos. 04-298, 05-154, 06-063, 06-159 and 06-389 have  
12 established a Tax Lien Guaranteed Comprehensive Collection area for the residential properties located  
13 within portions of unincorporated communities within the First, Second, Third and Fifth Districts;

14 WHEREAS, certain parcels maintained unpaid and delinquent charges for waste collection services,  
15 which will be paid by the County to the Waste Hauler upon the property owner's payment of the  
16 assessment, from the fund entitled, "Payment of Property Owner's Delinquencies for Solid Waste  
17 Collection Service," established under Section 14 of Ordinance 745;

18 WHEREAS, the charges placed upon the parcels is the cost of the service already provided by the  
19 Waste Hauler and any applicable surcharges is not a charge based upon the value of the parcels; and

20 WHEREAS, pursuant to Section 9 of Ordinance No. 745 the Waste Hauler has sent individual  
21 billing notices to the various parcel owners for the cost of service;

22 WHEREAS, such property owners have had the opportunity to appeal through the procedure  
23 established in Section 10 of Ordinance 745;

24 WHEREAS the property owners have been notified pursuant to Ordinance 745; and

25 ///

Resolution 2008-295 - 1

1 WHEREAS, the billing for those parcels listed on the attached Exhibit "A" remains unpaid; now,  
2 therefore;

3 BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Riverside,  
4 State of California, in regular session assembled on July 29, 2008, that the list of parcels upon which the  
5 unpaid trash collection fees for each parcel as shown on Exhibit "A" are hereby confirmed and that  
6 henceforth, said delinquent charges shall constitute special assessments against the respective parcels of  
7 land, and are liens on said lands in the amount of the respective assessments, as authorized by  
8 Government Code section 25828. In addition, the surcharge as allowed by Riverside County Ordinance  
9 640 shall take effect when the lien is applied to the property tax bill.

10 BE IT FURTHER RESOLVED AND ORDERED that a certified copy of this Resolution and the  
11 attached Exhibit "A" shall be transmitted to the Auditor-Controller of Riverside County on or before  
12 August 10, 2008, who shall enter the amounts of the respective assessments against the respective parcels  
13 of land as they appear on the current assessment roll. Said assessments shall be collected at the same time  
14 and in the same manner as ordinary municipal ad valorem taxes as provided by Section 13 of Ordinance  
15 No. 745.

16  
17  
18  
19  
20 FORM APPROVED COUNTY COUNSEL  
BY: J. H. RA 6/5/08  
JIMMY H. RA DATE



Copy of Riv Co Tax Roll 2007 copy to Recorder 9-08

135031017	7	REYES, MANUEL	126.80
135061018	1	PROPERTY OWNER	126.80
135071013	7	PROPERTY OWNER	103.58
135076009	9	GMAC	94.10
135081008	4	PROPERTY OWNER	212.06
135083002	4	PROPERTY OWNER	139.70
135102007	7	PROPERTY OWNER	143.76
135112020	9	YANEZ, ROBERTO AND SILVANA	189.96
135133016	1	PROPERTY OWNER	168.12
135152005	0	PROPERTY OWNER	129.48
135152007	2	PROPERTY OWNER AND MAURICE	146.06
135152014	8	MEDINA ISRAEL A	133.36
135183011	1	PROPERTY OWNER	185.00
135202019	7	WIND CAPITAL	147.96
135202029	6	SANCHEZ NESTOR	129.80
135331004	2	PROPERTY OWNER	140.40
135331040	4	PROPERTY OWNER	147.96
135332022	1	PROPERTY OWNER	146.06
135332027	6	GMAC	129.00
135381009	2	MERCADO, DIEGO	130.36
135381013	5	SHANER, TIM A AND HOLLIS P	128.18
135411004	9	PROPERTY OWNER	129.48
135412003	1	PROPERTY OWNER	129.88
135452021	1	BANGMA, MARTEN	130.36
135460002	9	DUALBA DAR	175.42
135460013	9	NAVARRO, WILSON	190.28
135460052	4	MALIK SPARROW	129.48
135470022	8	PROPERTY OWNER	175.54
135481041	9	PROPERTY OWNER	442.66
135481043	1	PROPERTY OWNER	117.20
135482075	3	PROPERTY OWNER	117.20
135490006	6	PROPERTY OWNER	131.20
135491006	9	PROPERTY OWNER	71.24
135491022	3	PROPERTY OWNER	126.80
136261001	0	BILLY VAULI	269.46
136272005	8	TORNE, ARSENIA D & DOMINADOR T	129.80
136311004	7	MIDLAND MORTGAGE CO	93.98
136315015	9	PROPERTY OWNER	122.88
136322004	1	PROPERTY OWNER	129.48
136350018	1	PROPERTY OWNER	70.38
136371003	2	ESTEBAN GREG	153.94
136372008	0	ANDREA P PARKER	117.80
136421006	9	PROPERTY OWNER	71.76
136481005	4	PROPERTY OWNER	144.48
140100009	1	CHAVEZ DANIEL	130.36
140150001	8	FIDELITY NATIONAL FORECLOSURE	130.36
140204004	7	PHANHO CHINH THI	98.58
140211011	5	PROPERTY OWNER	195.06
140211013	7	REYNA, IRMA	168.16
140221001	7	MILLER-STARK KAREN	113.52
140222012	0	PROPERTY OWNER	111.34
140260024	9	PROPERTY OWNER	93.00

Q:\DEH\ERM\_LEA\Tax Lien\2008\WMCopy of Riv Co Tax Roll 2007 copy to Recorder 9-08

Copy of Riv Co Tax Roll 2007 copy to Recorder 9-08

341103002	2	JIMENEZ, ALBERTO	144.90
341112015	2	MCCOY, RUSSELL	124.56
341132011	0	ZINTZUN-GOMEZ, TERESA	185.36
341132014	3	RAYBURN, S	240.88
341150011	6	RECONTRUST CO	124.76
341160002	9	BONAPARTE SR, RONNIE L	130.98
341170025	1	OCHOA, FRED & MELISSA	153.74
341211001	5	FAUNTLEROY, MARVIN T	444.90
341211004	8	CHRISTOPHER PICA	203.92
341213003	3	WOODWARD, LEVI	443.06
341222007	5	PROPERTY OWNER	133.28
341222021	7	RAMON, NOE & ANA A	71.52
341222024	0	THOMAS, GREGORY W	182.00
341230003	6	PROPERTY OWNER	101.96
341230014	6	ALVAREZ, RAMON B & SARAH M	193.64
341240012	5	NGO, ZACHARIAH	302.90
341240013	6	PROPERTY OWNER	231.30
341240017	0	JOHNSON, DONALD AND JENNIFER	136.84
341240018	1	UNDERWOOD, WILLIAM & SUSIMA M	115.36
341240019	2	KARIE NELSON	503.92
342020018	8	CONDE, JULIAN	169.50
342020026	5	PROPERTY OWNER	103.30
342020037	5	SMITH, HERBERT D	327.60
342020048	5	SMITH, IRA	274.06
342020051	7	CHAVEZ, ANTONIA	274.06
342020061	6	MOLINA, GEORGINA	228.70
342030014	5	SANCHEZ, INEZ A	274.06
342030015	6	GUTIERREZ, TONY R	274.06
342040006	9	GONZALEZ, PEDRO	274.06
342052029	7	JAMES, VERNON W	261.32
342052033	0	REITER MABEL DEAN	529.52
342071018	6	ROSS, VALERIE	274.06
342072015	6	WRIGHT, GARY C TRUST	169.96
342092012	5	WILLIAMS, RUTH	508.08
342092016	9	AGUILAR, EFRAIN C AND DINA M	165.70
342092022	4	ZAMBRANO, RAMIRO & CONSUELO	274.06
342092031	2	OVERTON, CHARLES	274.06
342093009	6	IBARRA, FERNANDO E AND MARIA	447.08
342094006	6	MARTINEZ, LILIA & HILDA	274.06
342100014	1	GONZALES, ELSIE	274.06
342100039	4	PROPERTY OWNER	159.20
342110002	1	MILTON, ANNA J	159.48
342110007	6	THAI TU V	347.38
342110011	9	AYALA, ANTONIO M	274.06
342110013	1	GARCIA, ERNESTO	274.06
342110022	9	CALLIER, TIMOTHY	170.50
342110027	4	MENDOZA, YOLANDA AND GABRIEL	157.66
342110041	6	GRAY, DALE R	220.50
342120001	1	RUVALCABA, JOSE	109.50
342120009	9	RAMIREZ, RAUL	274.06
342120013	2	THOMAS HANNEMANN	169.96
342120020	8	RODAS RAFAEL E	169.96

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Copy of Riv Co Tax Roll 2007 copy to Recorder 9-08

340521007	2	BANK OF NEW YORK	318.60
340521008	3	VILLAGRANA, ESPERANZA	169.86
340521012	6	CHRISTOPHER LAT	364.32
340521017	1	DUONG, VIET	209.32
340521025	8	PROPERTY OWNER	318.60
340522002	0	NGUYEN, JIM	130.64
340522009	7	PROPERTY OWNER	138.16
340522019	6	PROPERTY OWNER	109.98
340522024	0	DANG, KIMLIEN	318.60
340522040	4	WHITAKER, WALTER	183.78
340522047	1	RITURBAN, JOHN PAUL D	186.04
340522048	2	DALEY JANET L	205.94
340523013	3	PROPERTY OWNER	299.26
340523014	4	RECONTRUST CO	167.02
340523018	8	PERRY, KHOREY J	380.36
340523019	9	TRAN, NELSON	367.64
340541008	5	PROPERTY OWNER	195.06
340541011	7	RACZ, DANIEL W&NICOLE S	502.06
340541017	3	TRAN, NGA	496.74
340541031	5	PROPERTY OWNER	83.60
340542003	3	PROPERTY OWNER	133.28
340542005	5	FORMARIZ, ARMANDO O	344.90
340542009	9	VALENTINE, MARCIA A	311.72
340542017	6	PROPERTY OWNER	419.36
340550008	3	MEDINA, DEBRA AND DANIEL	259.82
340550012	6	SHEDRIN, BORIS AND MOLLY	253.60
340550016	0	THU VO	264.94
340551004	2	THIGPEN, CRAIG	125.28
340552004	5	NGUYEN LOC	133.28
340552005	6	PROPERTY OWNER	210.92
340552009	0	EL PRESIDIO TRUST	228.04
340552010	0	PIÑEDA, NANCY	119.06
340552013	3	PROPERTY OWNER	318.60
340553002	6	LITTON LOAN SERVICING	256.82
340553007	1	KAOUKHANTHONE HATLAVONGSA	228.44
340560003	9	PROPERTY OWNER	343.28
340560019	4	PIÑONES, JESUS A	180.36
340560023	7	PROPERTY OWNER	185.44
340560024	8	PROPERTY OWNER	133.28
340561007	6	HAYMAN, MELANIE	318.60
340561009	8	PROPERTY OWNER	318.60
340561013	1	INDYMAC BANK FSB	315.64
340562002	4	PROPERTY OWNER	256.82
340562006	8	BURKETT, JENNIFER	443.06
340570007	4	RUIZ, EMILIA	142.56
340570017	3	RICHMOND AMERICAN HOMES OF CAL	210.28
340570018	4	RICHMOND AMERICAN HOMES OF CAL	150.30
340570035	9	PROPERTY OWNER	153.56
340571003	3	DEHONOR, PERCIVAL & ELIZA	155.20
341020012	5	SIGGINS, NICOLE	248.36
341020032	3	PROPERTY OWNER	73.00
341030013	7	KOBS, RODGER D AND ALICE J	78.32

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Public Record

Copy of Riv Co Tax Roll 2007 copy to Recorder 9-08

531050025	9	LORENZO & JULIANA ARIAS	145.9
528134003	4	RICHARD & DANIEL P YSIANO	118.19
528134001	2	JAMES & JUDITH DIAZ	114.54

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Public Record

TREASURER-TAX COLLECTOR  
STOP 1110

DOC # 2005-0723599

09/01/2005 03:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

01653 PERRIS PROGRESS

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

**M**  
**L**

Which, pursuant to law was declared to be Tax-Defaulted on  
for the nonpayment of delinquent taxes in the amount of  
for the fiscal year 1999-2000 , Default Number

JUNE 30, 2000

\$653.00

2000-342092031-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

WARD, CHARLES & OVERTON, RONALD

and is situated in said county, State of California, described as follows:

342092031-2

Assessor's Parcel Number

LOT 34 OF RINEHART'S BOULEVARD TRACT, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 9 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

State of California Executed on  
RIVERSIDE County JULY 1, 2005

By *Paul McDonnell*  
Tax Collector

On AUG 30 2005, before me, Larry W. Ward, Assessor, Clerk Recorder, Paul McDonnell personally known to me to be the Treasurer and Tax Collector for Riverside County and the person who subscribed to the within instrument in his capacity as the County Tax Collector, and that by his signature on the instrument executed the instrument on behalf of the the County of Riverside.



WITNESS my hand and official seal.

LARRY W. WARD  
Assessor, Clerk-Recorder

By *[Signature]*  
Deputy

§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

RECORDING REQUESTED BY  
Charles Ward

SHOWYORS  
Mortgage Fund  
1996

325648  
RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

AND WHEN RECORDED MAE, THIS DEED AND, UNLESS  
OTHERWISE SHOWN BELOW, MAE, TAX STATEMENTS TO:

NAME Charles Ward  
STREET 5033 Arlington Ave., #A  
ADDRESS Riverside, CA 92504  
CITY  
STATE  
ZIP

PAID  
Doc. Transfer Tax  
Riv. Co. Recorder

SEP - 8 1997

Recorded in Office Records  
of Riverside County, California  
Recorder

Fees \$ 9

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED  
FULL COVENANT

DOCUMENTARY TRANSFER TAX \$ 1.65  
 computed on full value of property conveyed, or  
 computed on full value less liens and  
encumbrances remaining at time of sale.  
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX Fee Name



THIS INDENTURE, Made the 2nd day of September 1997  
BETWEEN JOAN BROOKS BUTLER, a married woman, Grantor  
AND CHARLES WARD, an unmarried man, Grantee

WITNESSETH: That Grantor, for and in consideration of the sum of Thirteen Hundred \*\*\*\*\*  
\*\*\*\*\* Dollars,  
(\$ 1,300.00) lawful money of the United States of America, to JOAN BROOKS BUTLER  
\*\*\*\*\* in hand paid by

the said Grantee, the receipt whereof is hereby acknowledged, he remised, released and forever quitclaimed, and by these  
presents do remise, release and forever quitclaim unto Grantee, and to his heirs and assigns, all the certain  
lot, piece or parcel of land situate, lying and being in the Unincorporated Area County of Riverside

and State of California, and bounded and particularly described as follows: Her 1/3 interest in real  
property described as: The West One Half of the Northeast Quarter of the South-  
west Quarter of the Northwest Quarter of Section 1, Township 5 South, Range  
4 West, San Bernardino Base and Meridian. Except that portion which is now a  
part of Rinehart's Blvd, TR, consisting of less than 1 acre. Said property is  
also known as Parcel 34 of Record Survey, Book 14, Pages 73 and 74  
of Maps, Riverside County Recorder.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise  
appertaining, and reversion and remainders, rents, issues and profits thereof; and also all the estate  
right, title, interest, real property possession, claim and demand whatsoever, as well in  
law as in equity, of Grantor, of, in or to the said premises, and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said Grantee, and to  
his heirs and assigns forever.

IN WITNESS WHEREOF, The said Grantor has hereunto set her hand and seal the day and year first above  
written.

JOAN BROOKS BUTLER

MAIL TAX STATEMENT TO: Same as above

WOLCOTT'S FORM 750 - (price class 3A1)  
QUITCLAIM DEED - FULL COVENANT - Rev. 4-94  
©1994 WOLCOTT'S FORMS, INC.

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and necessary to your particular transaction. Consult a lawyer if you doubt the form's  
fitness for your purpose and use. Wolcott's makes no representation or warranty,  
express or implied, with respect to the merchantability, or fitness of this form for an  
intended use or purpose.



19970908

9 8 97

THIS MICROFILM COPYRIGHTED  
1997 BY SECURITY UNION TITLE  
INSURANCE COMPANY  
MICROFILMS DIVISION

RIVERSIDE

State of California  
County of Riverside

On September 2, 1997 before me, Verna B. Harada  
(DATE) (NAME/TITLE OF OFFICER-I. JAKE DOG, NOTARY PUBLIC)  
personally appeared Joan Brooks Butler  
(NAME(S) OF SIGNER(S))

RIGHT THUMBPRINT (Optional)



RIGHT THUMBPRINT (Optional)



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.

(SEAL)

Verna B. Harada  
(SIGNATURE OF NOTARY)

CAPACITY CLAIMED BY SIGNER(S)

INDIVIDUAL(S)  
CORPORATE OFFICERS (TITLE)  
PARTNER(S) LIMITED GENERAL  
AT FORNEY IN FACT  
TRUSTEE(S)  
GUARDIAN CONSERVATOR  
OTHER

SIGNER IS REPRESENTING  
(NAME OF PERSON(S) OR ENTITY)

1997090200

9 8 97

THIS MICROFILM COPYRIGHTED  
1997 BY SECURITY UNION TITLE  
INSURANCE COMPANY  
MICROGRAPHICS DIVISION

RIVERSIDE



John Boyd  
Director

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

CASES#: CV09-05589

PROPERTY SITUS: 23100 Mountain Ave, Perris

A.P.N.: 342-092-031

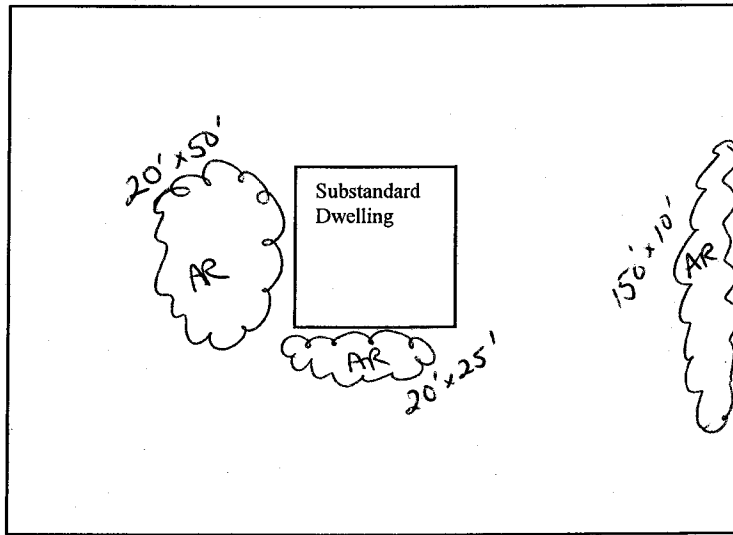
DRAWN ON: 12/8/09

DRAWN BY: C. Black

*Provide North Arrow*



NORTH PROPERTY LINE



AR = 3,000sf.

NOT TO SCALE

PROPERTY LINE

EXHIBIT NO.     D



CV09-05589

CBlack –

August 5, 2009

23100 Mountain Ave, Perris

Photo #1 – substandard structure, defects 14 and 17 general dilapidation and improper maintenance, attractive public nuisance



Photo #2 – defects 14 and 17 general dilapidation and improper maintenance, attractive public nuisance



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

D<sup>2</sup>

CV09-05589

CBlack –

August 5, 2009

23100 Mountain Ave, Perris

Photo #3 – defects 1 and 2 lack of hot and cold water, and toilet



Photo #4 – defect 2, lack of hot and cold running water



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

D<sup>3</sup>

CV09-05589

CBlack –

August 5, 2009

23100 Mountain Ave, Perris

Photo #5 – defect 3 and 4, lack of connection to sewage,  
hazardous plumbing



Photo #6 – defect 3 and 4, lack of connection to sewage,  
hazardous plumbing – sewage line open



EXHIBIT NO. DA

CV09-05589

CBlack –

August 5, 2009

23100 Mountain Ave, Perris

Photo #7 – defect 7, lack of adequate heating facilities,  
damaged



Photo #8 – defects 5 and 10, lack of required electrical  
lighting, missing walls



CV09-05589

CBlack –

August 5, 2009

23100 Mountain Ave, Perris

Photo #9 – defect 11,12,13 – roof deteriorating , dampness of habitable rooms, faulty weather protection



Photo #10 – defect 11, missing ceiling



D<sup>5</sup>

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

CV09-05589

CBlack –

August 5, 2009

23100 Mountain Ave, Perris

Photo #11 – defect 13, ineffective weather proofing – roof tiles missing



Photo #12 – defect 13 and 14, faulty weather protection, general dilapidation and improper maintenance – damaged roof



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

D6

CV09-05589

CBlack –

August 5, 2009

23100 Mountain Ave, Perris

Photo #13 – defect 13, faulty weather protect, missing windows



Photo #14 – defect 19, dilapidated deck, broken railing and spongy to walk on



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

D7



EXHIBIT NO. D<sup>8</sup>



Code Enforcement Case: CV0905589

Printed on: 02/16/2010

*Photographs*



CV09-05589 Substandard structure - photo #1 - 12/08/2009

EXHIBIT NO. D<sup>9</sup>





CV09-05589 Accumulatea rubbish - photo #3 - 12/08/2009

EXHIBIT NO.     D<sup>11</sup>



CV09-05589 Accumulatea rubbish - photo #4 - 12/08/2009

EXHIBIT NO.     D<sup>12</sup>



CV09-05589 Accumulatea rubbish - photo #5 - 12/08/2009

EXHIBIT NO. DB



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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

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

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

Case No. CV09-0589 Address 23100 Mountain Ave. Perris

Date 08/05/09. Officer C. Black / A. Rodriguez

EXHIBIT NO. E<sup>2</sup>



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

## AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV09-05589

I, **Cynthia Black**, hereby declare:

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

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

2. That on **August 5, 2009 at 12:50 p.m.**, I securely and conspicuously posted "**Notice of Violation RCC 15.16, Notice of Defects along with a "danger do not enter" sign**" at the property described as:

**Property Address: 23100 Mountain Ave, Perris**

**Assessor's Parcel Number: 342-092-031**

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

Executed on August 10, 2009 at Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**Cynthia Black, Senior Code Enforcement Officer**

**EXHIBIT NO.** E<sup>3</sup>





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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

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

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

Case No. CV09-05589 Address 23100 Mountain Ave. Perris

Date 08/05/09 Officer C. Black / A. Rodriguez

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

ES



U.S. Postal Service™

U.S. Postal Service™

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage \$

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Charles Ward  
Ronald Overton  
P.O. Box 31

Roosevelt, OK 73564  
CV09-05589 / CB

PS Form 3800, August 2006 See Reverse for Instructions

7009 0080 0000 7300 3720

7009 0080 0000 7300 3720

7009 0080 0000 7300 3720

7009 0080 0000 7300 4444



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

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED



7009 0080 0000 7300 3737



UNITED STATES POSTAGE  
THIRTY HORNS  
02 1M  
0004277091  
MAILED FROM ZIP CODE 92504  
**\$ 05.54**  
SEP 23 2009

RECD OCT 19 2009

Charles Ward  
Ronald Overton  
23100 Mountain Avenue  
Perris CA 92570  
CV09-05589/CB

UNCLAIMED

NIXIE 921 SE 1 02 10/17/09

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

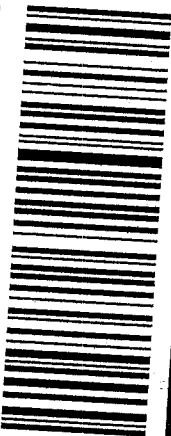
BC: 92557722431 \*2577-00284-23-40

9257722431



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

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED



7009 0080 0000 7300 3720



UNITED STATES POSTAGE  
THIRTY HORNS  
02 1M  
0004277091  
MAILED FROM ZIP CODE 92504  
**\$ 05.54**  
SEP 23 2009

RECD SEP 30 2009

Dr. Ronald Overton  
982 Dolphin Drive  
Perris CA 92570  
CV09-05589 / CB

UNCLAIMED

EXHIBIT NO.

FB

**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:  
 Charles Ward  
 Ronald Overton  
 P.O. Box 31  
 Roosevelt, OK 73564  
 CV09-05589 / CB

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  *Charles Ward*
- B. Received by (Printed Name)  Addressee  Agent
- C. Date of Delivery  *SEP 23 2009*
- D. Is delivery attempted if return item?  Yes  No

2. Article Number (Transfer from service label) **7009 0080 0000 7300 4444**

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

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

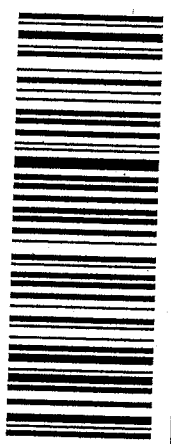
Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

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

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED

7009 0080 0000 7300 3713



UNITED STATES POSTAGE  
 \$ 05.540  
 02 1M  
 0004277091  
 SEP 23 2009  
 MAILED FROM ZIP CODE 92504

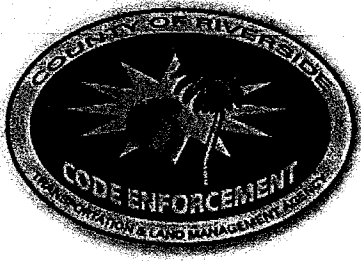
Charles Ward  
 5033 Arlington Avenue, #A  
 Riverside, CA 92504  
 CV09-05589 / CB

*11A*

NIXIE 929 SE 1 05 09/30/09  
 RETURN TO SENDER  
 NOT DELIVERABLE TO ADDRESSEE  
 UNABLE TO FORWARD

95048277 8434  
 9255707224  
 BC: 92557722491 \*2577-00202-23-40

EXHIBIT NO. 9 (D)



# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 09-05589

THE PROPERTY AT: 23100 Mountain Ave, Perris APN#: 342-092-031

WAS INSPECTED BY OFFICER: C Black ID#: 12 ON 12/8/09 AT 1:20 am/pm pm

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

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

COMMENTS: \_\_\_\_\_

**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY:** 1/8/2010. 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 \$ 129 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

PROPERTY OWNER     TENANT

\_\_\_\_\_  
CDL/CID#

\_\_\_\_\_  
D.O.B.

**EXHIBIT NO.** E<sup>10</sup>  POSTED





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**JOHN BOYD**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

December 9, 2009

RE CASE NO: CV0905589

I, Cynthia Black, hereby declare:

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

That on 12/08/2009 at 1:20 p.m., I securely and conspicuously posted Notice of Violation - RCC 8.120 at the property described as:

**Property Address:** 23100 MOUNTAIN AVE, PERRIS

**Assessor's Parcel Number:** 342-092-031

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

Executed on December 9, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Cynthia Black, Sr. Code Enforcement Officer

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

E<sup>11</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 10, 2009

CHARLES WARD / RONALD OVERTON  
P O BOX 31  
ROOSEVELT, OK 73564

RE CASE NO: CV0905589

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 23100 MOUNTAIN AVE, PERRIS California, Assessor's Parcel Number 342-092-031, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

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

COMPLIANCE MUST BE COMPLETED BY January 10, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO.           E<sup>12</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 10, 2009

Occupant  
23100 MOUNTAIN AVE  
PERRIS, CA 92570

RE CASE NO: CV0905589

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 23100 MOUNTAIN AVE, PERRIS California, Assessor's Parcel Number 342-092-031, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

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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: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. EB



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 10, 2009

Dr. Ronald Overton  
982 Dolphin Dr  
Perris, ca 92570

RE CASE NO: CV0905589

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 23100 MOUNTAIN AVE, PERRIS California, Assessor's Parcel Number 342-092-031, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

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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: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO.           E<sup>14</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 10, 2009

CHARLES WARD / JONATHAN BROOKS / LOUISE BROOKS / OLIVE LYONS / RONALD OVERTON  
P.O. Box 31  
Roosevelt, ok 73564

RE CASE NO: CV0905589

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 23100 MOUNTAIN AVE, PERRIS California, Assessor's Parcel Number 342-092-031, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

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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: Cynthia Black, Sr. Code Enforcement Officer

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

E<sup>15</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

December 10, 2009

Charles Ward  
5033 Arlington Ave, #A  
Riverside, ca 92570

RE CASE NO: CV0905589

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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: Cynthia Black, Sr. Code Enforcement Officer

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

E16

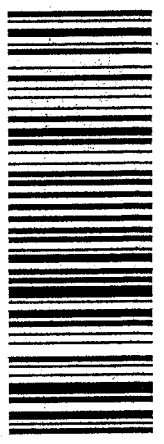


**CERTIFIED MAIL™**

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

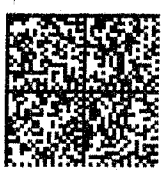
RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED



7009 1410 0002 1989 1666

REC'D JAN 07 2010



UNITED STATES POSTAGE  
\$05.540  
02 1A  
0004632914 DEC 11 2009  
MAILED FROM ZIP CODE 92501

Occupant  
23100 Mountain Avenue  
RED, CA 92570  
CV09-05589 / CB 342

NIXIE 921 SC 1 00 01/05/10

RETURN TO SENDER  
UNABLE TO FORWARD

EC: 92557722431 \*2604-02955-11-43

925577224

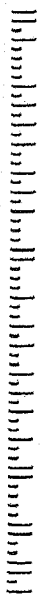


EXHIBIT NO. \_\_\_\_\_

**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:

Charles Ward  
Ronald Overton  
P.O. Box 31  
Roosevelt, OK 73564  
CV09-05589 / CB 342

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  *[Signature]*  Agent
- B. Received by  Addressee  Agent
- C. Date of Delivery *12/18/09*
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

REC'D DEC 18 2009

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

2. Article Number (Transfer from service label) 7009 1410 0002 1989 1659

PS Form 3811, February 2004 Domestic Return Receipt 102555-02-M-1540



**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:

Charles Ward  
 Jonathan Brooks / Louise Brooks  
 Olive Lyons / Ronald Overton  
 P.O. Box 31  
 Roosevelt, OK 73564  
 CV09-05589 / CB 342

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]*  Agent  Addressee
- B. Received by (Print Name) *[Signature]*  Agent  Addressee
- C. Date of Delivery *12/14/09*
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

REC'D DEC 18 2009

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number **7009 1410 0002 1989 1680**  
 (Transfer from service label)  
 PS Form 3811, February 2004 Domestic Return Receipt

102895-02-M-1540

**CERTIFIED MAIL™**

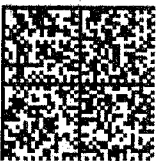
COUNTY OF RIVERSIDE  
 Code Enforcement Department  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED



7009 1410 0002 1989 1673



UNITED STATES POSTAGE  
 02 1A  
 0004632914  
 MAILED FROM ZIP CODE 92501  
**\$ 05.540**  
 DEC 11 2009

**UNCLAIMED**

REC'D JAN 07 2010

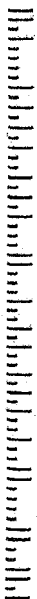
Dr. Ronald Overton  
 982 Dolphin Drive  
 Perris, CA 92570  
 CV09-05589 / CB 342

NIXIE 921 SE 1 02 01/05/10

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

BC: 92557722431 \*0704-00168-11-47

92557722431



FA

EXHIBIT NO.

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7009 1410 0002 1989 1697



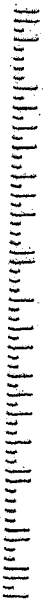
UNITED STATES POSTAGE  
\$05.54  
02 1A  
0004632914  
DEC 11 2009  
MAILED FROM ZIP CODE 92501

*Closed*

Charles Ward  
5033 Arlington Avenue, #A  
Riverside, CA 92570  
CV09-05589 / CB 342

*JW*

925043285707224



NIXIE 923 SE 1 00 12/18/09  
RETURN TO SENDER  
NOT DELIVERABLE TO ADDRESSEE  
UNABLE TO FORWARD  
BC: 92557722431 \*2604-03285-11-43

EXHIBIT NO.

When recorded please mail to:  
 Riverside County Code Enforcement Department  
 (District 5 Office)  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557  
 Mail Stop No. 5002

DOC # 2010-0157500  
 04/07/2010 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			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
1246000						T:	CTY	UNI	039

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
 Charles Ward  
 Ronald Overton

Case No. CV09-05589



**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. Such Proceedings are based upon the noncompliance of such real property, located at 23100 Mountain Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 342-092-031 and having a legal description of .86 ACRES M/L IN PAR 34 RS 014/073, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Cynthia Black.

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

COUNTY OF RIVERSIDE  
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
 Mary Overholt  
 Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
 County of Riverside )

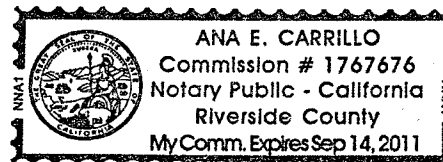
On 03/30/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676 Comm. Expires 09/14, 2011



**EXHIBIT NO. F**

When recorded please mail to.  
 Riverside County Code Enforcement Department  
 (District 5 Office)  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557  
 Mail Stop No. 5002

Doc # 2009-0538482

10/2009 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
/			/						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	062

**NOTICE OF NONCOMPLIANCE**

M  
062

In the matter of the Property of  
 Charles Ward  
 Ronald Overton

) Case No. CV09-05589  
 )

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard structure / dwelling (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 23100 Mountain Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 342-092-031 and having a legal description of .86 ACRES M/L IN PAR 34 RS 014/073, 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Senior Officer Cynthia Black.

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

COUNTY OF RIVERSIDE  
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
 Mary Overholt  
 Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
 County of Riverside )

On 10/07/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011

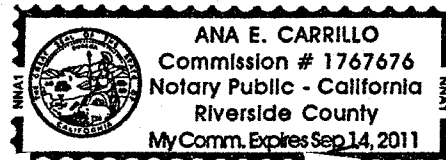


EXHIBIT NO. F

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



KATHERINE A. LIND  
Assistant County Counsel

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

August 23, 2010

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

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

Case No.: CV 09-05589  
APN: 342-092-031; WARD/OVERTON  
Property: 23100 Mountain Ave., Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 & 541 (RCC Titles 15 & 8) and 725 (RCC Title 1) to consider the abatement of the substandard structure and accumulated rubbish located on the SUBJECT PROPERTY described as 23100 Mountain Ave., Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 342-092-031.

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 and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, October 5, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

**You are encouraged to contact Supervising Code Enforcement Officer Mary Overholt at (951) 485-5840 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1<sup>st</sup> floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel


L. Alexandra Fong  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 23100 Mountain Avenue, Perris  
Case No.: CV 09-05589 APN: 342-092-031; District 5

SAN BERNARDINO CA 924

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <b>X</b>  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>CHARLES WARD RONALD OVERTON PO BOX 31 ROOSEVELT, OK 73564</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery 8-28-10</p>
<p>2. Article Number (Transfer from service label)</p> <p><i>CV09-05589 (WARD/OVERTON) ABT 1</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

7009 3410 0000 1317 8165

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1547

EXHIBIT NO. 6<sup>2</sup>

1 **PROOF OF SERVICE**

2 Case No. CV 09-05589

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on August 23, 2010, I served the following document(s):

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

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

11 CHARLES WARD  
12 RONALD OVERTON  
13 PO BOX 31  
14 ROOSEVELT OK 73564

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

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

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

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

25 EXECUTED ON August 23, 2010, at Riverside, California.

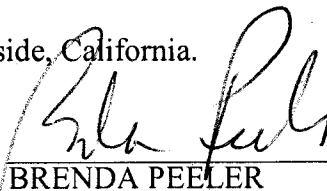
26   
27 \_\_\_\_\_  
28 BRENDA PEELER

EXHIBIT NO.         63



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

August 30, 2010

RE CASE NO: CV0905589

I, Jennifer Morris, hereby declare:

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

That on 8/31/10 at 0900 hrs, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 23100 MOUNTAIN AVE, PERRIS

**Assessor's Parcel Number:** 342-092-031

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

Executed on August 30, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

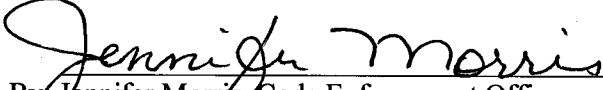
  
By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. 64