

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

508B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
Oct. 21, 2010

SUBJECT: Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]
Case No: CV 08-07411 (FORERUNNER DEV GROUP, LLC)
Subject Property: 16465 Avenida Rambla, Desert Hot Springs; APN:657-182-020
District: 5

RECOMMENDED MOTION: Move that:

1. The substandard structure (rough framed dwelling with attached garage and patio) on the real property located at 16465 Avenida Rambla, Desert Hot Springs, Riverside County, California, APN: 657-182-020 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Forerunner Development Group, LLC, the owner 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.

Departmental Concurrence

(Continued)

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

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

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

C.E.O. RECOMMENDATION: APPROVE

BY: *Tina Grande*
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, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 2, 2010
xc: Co. Co., CED, Sheriff, Prop. Owner

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

9.3

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

Abatement of Public Nuisance

Case No. CV08-07411; FORERUNNER DEV. GRP.

16465 Avenida Rambla, Desert Hot Springs

Page 2

3. The owner 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 16465 Avenida Rambla, Desert Hot Springs, 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. Forerunner Development Group, the owner 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 owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent 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 Officer on April 20, 2009.
2. The inspection revealed a substandard structure (rough framed dwelling with attached garage and patio) 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 required electrical lighting; lack of adequate heating facilities; dampness of habitable rooms faulty weather protection; public and attractive nuisance – abandoned/vacant; expired permits. A subsequent inspection revealed the accumulation of rubbish (approximately 600 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: dry vegetation waste, household trash, appliances, furniture, broken glass, wood and plastics.
3. Subsequent inspections of the above-described real property on June 11, 2009, April 28, 2010, June 25, 2010, July 15, 2010 and Oct. 18, 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 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 08-07411
4 [SUBSTANDARD STRUCTURE AND)
5 ACCUMULATED RUBBISH]; APN 657-182-020,) DECLARATION OF OFFICER
6 16465 AVENIDA RAMBLA, DESERT HOT) HECTOR HERRERA
7 SPRINGS, COUNTY OF RIVERSIDE, STATE OF)
8 CALIFORNIA; FORERUNNER DEVELOPMENT) [R.C.O. No. 457, RCC Title 15]
9 GROUP, LLC, OWNER.) [R.C.O. No. 541, RCC Chapter 8]

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

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

17 2. I am informed and believe and based thereon allege that on April 20, 2009, Code
18 Enforcement Officer Pike conducted an initial inspection of the real property known as 16465
19 Avenida Rambla, Desert Hot Springs, within the unincorporated area of Riverside County,
20 California, which is further described as Assessor's Parcel Number 657-182-020 (hereinafter referred
21 to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the
22 approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein
23 by reference.

24 3. A review of County records and documents indicate that THE PROPERTY was
25 owned by Forerunner Development Group, LLC (hereinafter referred to as "OWNER") at the time of
26 the inspection referenced in paragraph number 2 above. A certified copy of the County Equalized
27 Assessment Roll for the year 2009-2010 and a copy of the County Geographic Information System
28 ("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 May 12, 2009 and
updated on April 28, 2010, it is determined that additional parties potentially hold a legal interest in

1 THE PROPERTY, to wit: Chavez Property Management, Inc. (hereinafter referred to as
2 "INTERESTED PARTY"). A true and correct copy of the Lot Book Report is attached hereto as
3 Exhibit "C" and incorporated herein by this reference.

4 5. I am informed and believe and based thereon allege that on April 20, 2009, Officer
5 Pike conducted an initial inspection of THE PROPERTY on which he observed a rough framed
6 dwelling with attached garage and patio in a state of general dilapidation. THE PROPERTY was
7 unfenced, with no signs posted to restrict access. Officer Pike observed the following conditions
8 which cause the structure to be substandard and THE PROPERTY to constitute a public nuisance in
9 violation of the provisions set forth in Riverside County Ordinance 457, as codified in Riverside
10 County Code Title 15:

- 11 1) Lack of required electrical lighting;
- 12 2) Lack of adequate heating facilities;
- 13 3) Dampness of habitable rooms;
- 14 4) Faulty weather protection;
- 15 5) Public and attractive nuisance – abandoned/vacant;
- 16 6) Expired permits.

17 6. On April 20, 2009, Officer Pike posted a Notice of Defects and a Notice of Violation
18 (RCC 15.16.020 Substandard Structure) and a "Danger Do Not Enter" sign on THE PROPERTY.

19 7. I am informed and believe and based thereon allege that on June 11, 2009, Officer
20 Pike conducted a follow up inspection of THE PROPERTY. From the road right of way, Officer
21 Pike observed that the violations remained.

22 8. On April 28, 2010, I conducted a follow up inspection of THE PROPERTY which
23 was unsecured with no signs prohibiting access. I observed that the violation (RCC 15.16.020
24 Substandard Structure) remained. During this inspection I also observed accumulated rubbish on
25 THE PROPERTY including, but not limited to, dry vegetation waste, household trash, appliances,
26 furniture, broken glass, wood and plastics. The total area of the accumulated rubbish was
27 approximately six hundred (600) square feet. This condition causes THE PROPERTY to constitute
28 a public nuisance in violation of Riverside County Ordinance No. 541, as codified in Riverside
County Code Chapter 8.

9. On April 28, 2010, I posted a Notice of Defects, a Notice of Violations (RCC

1 15.16.020 Substandard Structure and RCC 8.120 Accumulation of Rubbish), a "Danger Do Not
2 Enter" sign, and a "Do Not Dump" sign on THE PROPERTY.

3 10. A site plan and photographs reflecting the substandard condition of the structure and
4 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated
5 herein by reference.

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

8 12. On May 20, 2009, a Notice of Noncompliance for the substandard structure and
9 accumulated rubbish was recorded against THE PROPERTY as instrument number 2009-0255674.
10 A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated
11 by reference as Exhibit "F".

12 13. On May 11, 2009 and June 19, 2009, the Notice of Violation (RCC 15.16.020
13 Substandard Structure) together with Notice of Defects was mailed by certified mail, return receipt
14 requested to OWNER and on June 3, 2009 were mailed to OWNER and INTERESTED PARTY.
15 On May 7, 2010 and July 1, 2010, Notices of Violation (RCC 15.16.020 Substandard Structure and
16 RCC 8.120 Accumulation of Rubbish) and Notice of Defects were mailed to OWNER and on May 7,
17 2010 were mailed to INTERESTED PARTY by certified mail, return receipt requested.

18 14. On June 25, 2010 and July 15, 2010, I drove to THE PROPERTY to conduct follow
19 up inspections. The conditions on THE PROPERTY remained the same as those which I observed
20 on April 28, 2010. Accumulated rubbish remained on THE PROPERTY, the structure remained in a
21 general state of dilapidation, and THE PROPERTY continued to constitute a public nuisance in
22 violation of RCO 457 and 541.

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

26 17. Based upon my experience, knowledge and visual observations, it is my
27 determination that the substandard structure and accumulation of rubbish on THE PROPERTY
28 create an extreme health, safety, fire and structural hazard to the neighbors and general public and

1 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance
2 Nos. 457 and 541.

3 18. On Oct. 13, 2010, the "Notice to Correct County Ordinance Violations and Abate
4 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for
5 November 2, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNER
6 and INTERESTED PARTY by certified mail, return receipt requested and on Oct. 18, 2010 was
7 posted on THE PROPERTY. True and correct copies of the notice, return receipt cards, together
8 with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G"
9 and incorporated herein by reference.

10 19. A follow-up inspection on Oct. 18, 2010 revealed that THE PROPERTY remains in
11 violation.

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

19 21. Accordingly, the following findings and conclusions are recommended:

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

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

26 (c) The OWNER, or whoever has possession or control of THE PROPERTY, be
27 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures
28 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside

1 County Health Department, Division of Special Services; and, prior to the abatement ordered in
2 subsection (b) above, to secure the removal and disposal of all asbestos containing materials
3 discovered through such survey and testing by contract with a duly certified and licensed contractor
4 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality
5 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

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

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

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

18 (g) If the materials are not removed and disposed of in strict accordance with all
19 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541
20 (RCC Title 8), within ninety (90) days after the posting and mailing of the Board's Order and
21 Findings, the rubbish shall be abated by representatives of the Riverside County Code Enforcement
22 Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court
23 Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and

24 ///
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28 ///

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

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

7 Executed this 19th day of OCTOBER, 2010, at THOUSAND PALMS,
8 California.

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10
11 Hector Herrera
12 HECTOR HERRERA
13 Code Enforcement Officer
14 Code Enforcement Department
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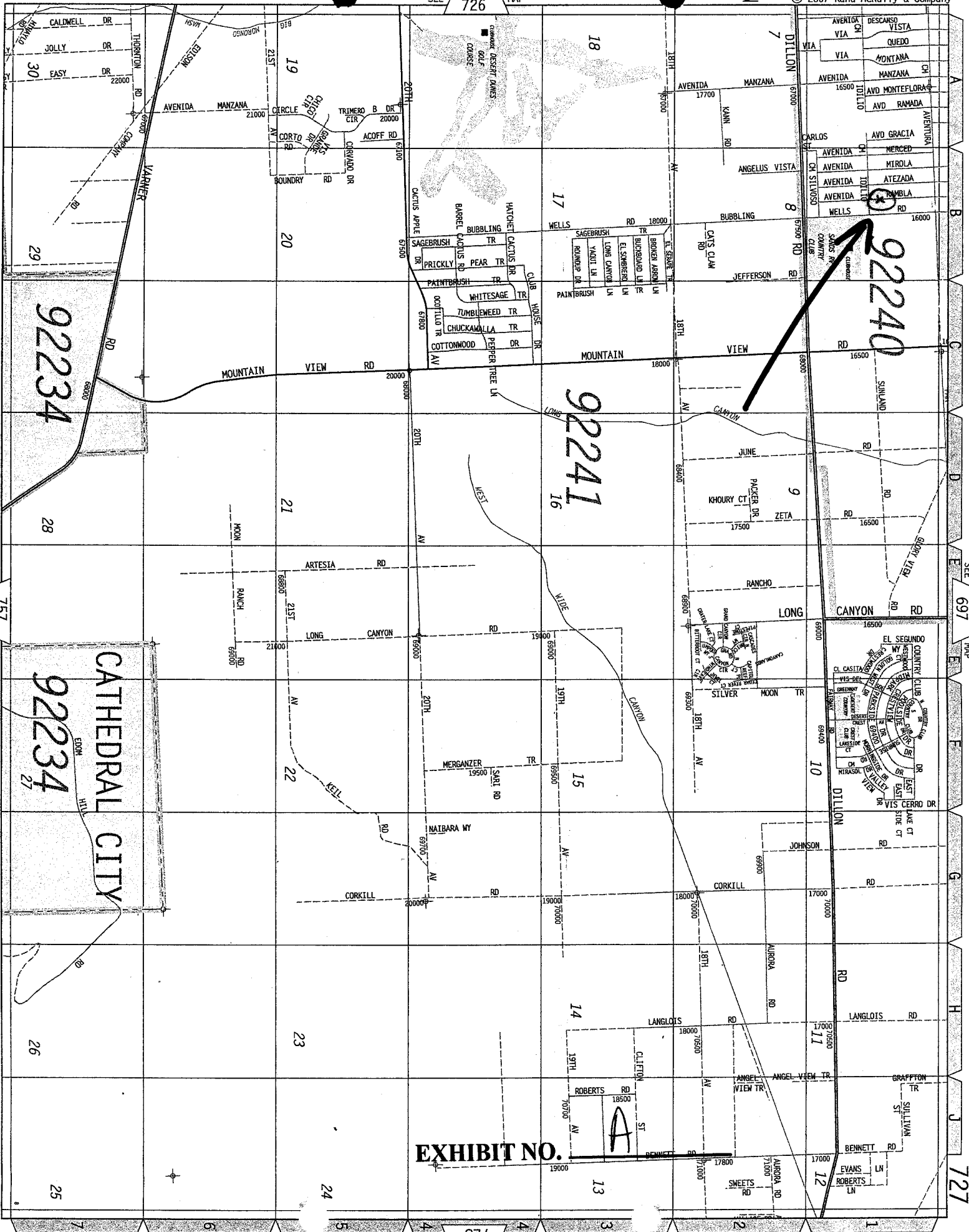


EXHIBIT NO. A

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

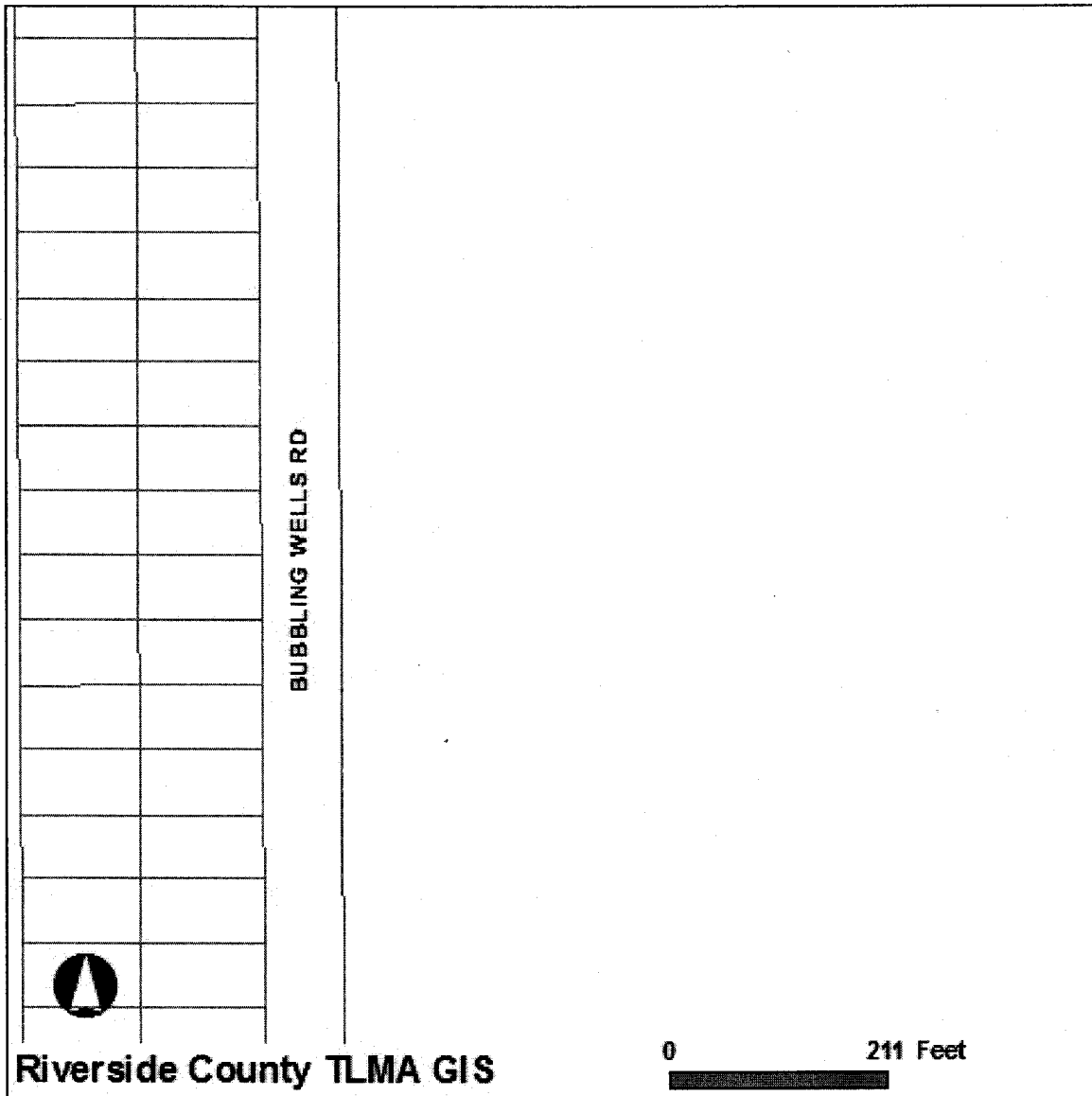
Assessment #657182020-1	Parcel # 657182020-1
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Assessee:	FORERUNNER DEVELOPMENT GRP	Land	61,000
Mail Name:	C/O KEN WILSON	Structure	62,424
Mail Address:	14152 CHRISTINE DR	Full Value	123,424
City, State Zip:	WHITTIER CA 90605	Total Net	123,424
Real Property Use Code:	YS		
Base Year	2006		
Conveyance Number:	0833589		
Conveyance (mm/yy):	10/2005		
PUI:	Y010000		
TRA:	61-074		
Taxability Code:	0-00		
ID Data:	Lot 1162 MB 032/015 DOS PALMAS TR UNIT 12		
Situs Address:	16465 AVENIDA RAMBLA DSRT HOT SPG CA 92240		

View Parcel Map

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
657-182-020

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

657-182-020-1

OWNER NAME / ADDRESS

FORERUNNER DEVELOPMENT GRP
16465 AVENIDA RAMBLA
DSRT HOT SPG, CA. 92240

MAILING ADDRESS

C/O KEN WILSON
14152 CHRISTINE DR
WHITTIER CA. 90605

EXHIBIT NO. _____

B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 32/15
SUBDIVISION NAME: DOS PALMAS TR UNIT 12
LOT/PARCEL: 1162, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.17 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1689 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(451 SQ. FT), CONST'D 2007TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 727 GRID: B1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: DESERT HOT SPRINGS
ANNEXATION DATE: FEB. 22, 2007
LAFCO CASE #: 2006-25-4&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR5E SEC 8

ELEVATION RANGE

856/856 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

W-2

ZONING DISTRICTS AND ZONING AREAS

PASS & DESERT DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA
SUBAREA NAME: GARNET - SUB AREA
AMENDMENT NUMBER: 0
ADOPTION DATE: MAY. 13, 2010

ACREAGE: 2588 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

NO DATA AVAILABLE

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)

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

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

In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

WESTERN COACHELLA VALLEY

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

NOT WITHIN AN SKR FEE AREA.

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

171

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

HYDROLOGY

FLOOD PLAIN REVIEW

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

WATER DISTRICT

DWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

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

PALM SPRINGS UNIFIED

COMMUNITIES

SOUTHEAST DESERT HOT SPRINGS

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 45.09 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

044506

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

061-074

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL

- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- DESERT WATER AGENCY 5TH FRINGE
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- MISSION SPRINGS IMP G
- MISSION SPRINGS WATER DISTRICT
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0807411	ABATEMENT	Aug. 27, 2008

REPORT PRINTED ON...Tue Jul 27 15:34:15 2010
Version 100412



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

Revised Lot Book Report

Order Number: **21490**

Customer:

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

Order Date: 4/28/2010
 Dated as of: 4/22/2010
 County Name: Riverside

Attn: Brent Steele
 Reference: CV0807411/ Lupe T. Alatorre
 IN RE: FORERUNNER DEVELOPMENT GRP

FEE(s):
 Report: \$114.00

Property Address: 16465 Avenida Rambla
 Desert Hot Springs CA

Assessor's Parcel No. : 657-182-020

Assessments:

Land Value:	\$61,000.00
Improvement Value:	\$42,000.00
Exemption Value:	\$0.00
Total Value:	\$103,000.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$651.28
Penalty	\$65.12
Status	NOT PAID-DELINQUENT
Second Installment	\$651.28
Penalty	\$93.12
Status	NOT PAID-DELINQUENT

Supplemental Property Tax Assessment for the

Fiscal Year	2005
Bill Number	052310699-9

EXHIBIT NO. C



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

Order Number: 21490
Reference: CV0807411/ Lupe

First Installment	\$39.90
Penalty	\$3.99
Due Date	12/10/2006
Status	NOT PAID-DELINQUENT
Second Installment	\$0.00
Penalty	\$0.00
Due Date	04/10/2007
Status	NO TAXES DUE
Prior Delinquencies for tax defaulted year(s)	2006-2008 and 2005 (Supplemental Bill# 052324265-3)
Redemption Amount	\$6,346.73
If paid by	04/30/2010

Property Vesting

The last recorded document transferring title of said property

Dated	09/08/2005
Recorded	10/07/2005
Document No.	2005-0833589
D.T.T.	\$93.50
Grantor	Neighborhood Choice Dynamic Realty, Inc., a California Corporation
Grantee	Forerunner Development Group LLC, a Nevada Limited Liability Company

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/29/2005
Recorded	12/22/2005
Document No.	2005-1055996



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

Order Number: 21490
Reference: CV0807411/ Lupe

Amount	\$225,000.00
Trustor	Forerunner Development Group LLC
Trustee	Chavez Property Management, Inc., a California Corporation
Beneficiary	Chavez Property Management, Inc., a California Corporation
Request for Notice Recorded	12/11/2009
Document No.	2009-0638903

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Forerunner Development Group
Case No.	CV08-07411
Recorded	05/20/2009
Document No.	2009-0255674
Note: Revision sent	08/11/2010
To	Correct as of date and Add Property Value.

Legal Description

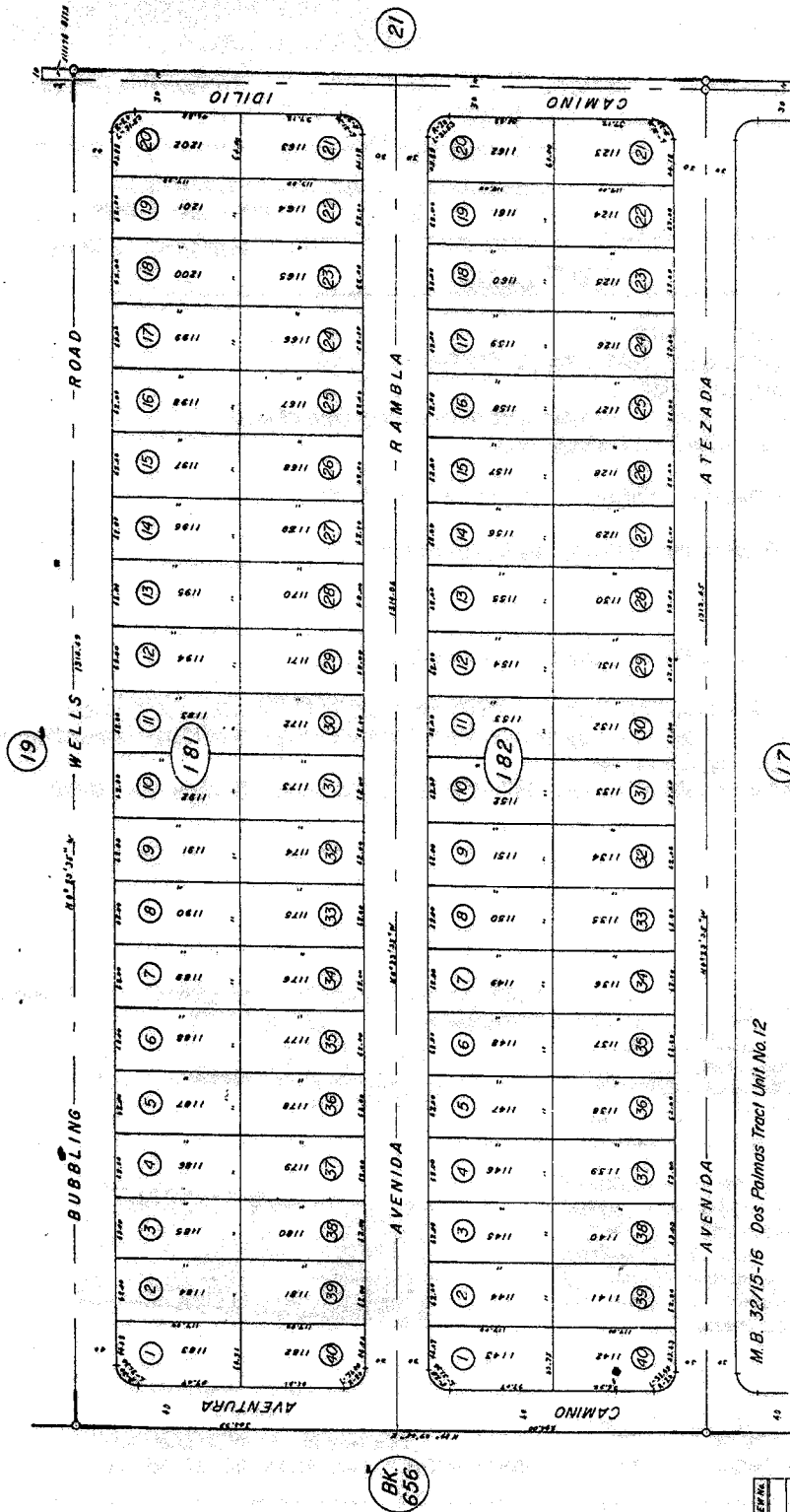
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

LOT 1162 OF DOS PALMAS TRACT UNIT NO. 12, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY RECORDER.

91-JC9

T.C.A. 6174

POR. NE⁴, NW⁴, SEC. 8, T3S., R5E.



ASSESSORS MAP BK 657 PG 18
RIVERSIDE COUNTY, CALIF.

M.B. 32/15-16 Dos Palms Tract Unit No. 12

DATE: MAR 1968

Recording Requested By
CHICAGO TITLE COMPANY

DOC # 2005-1055996
12/22/2005 08:00A Fee:28.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

When recorded mail to:

J and S Property Management
7857 Florence Avenue, Suite 101
Downey, CA 90240



M	S								MSC.
✓	2	5	1						DA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Title No. 57030319
Escrow No. 2186-EC
A.P.N.: 657-182-020

DEED OF TRUST WITH ASSIGNMENT OF RENTS

28

This DEED OF TRUST, made this 29th day of November, 2005 between

Forerunner Development Group LLC

Herein called TRUSTOR



Whose address is Avenida Rambla, Desert Hot Springs, CA 92240

Chavez Property Management, Inc., a California corporation, herein called TRUSTEE, and

Chavez Property Management, Inc., a California Corporation

Herein called BENEFICIARY

Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in the County of Riverside, State of California, described as follows:

LOT 1162, DOS PALMS TRACT UNIT NO. 12, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGE 15 OF MAPS, RECORDS OF RICERSIDE COUNTY, CALIFORNIA.

Property commonly known as Avenida Rambla, Desert Hot Springs, CA 92240

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING (1) payment of the sum of (\$) 225,000.00 Dollars with interest thereon according to the terms of a promissory note or notes of even date herewith made by TRUSTOR, payable to order of BENEFICIARY, and extensions or renewals thereof. (2) the performance of each agreement of TRUSTOR incorporated by reference or contained herein or reciting it is so secured; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his or her successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, and with respect to the property above described, Trustor agrees:

57030319 ES7

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of the law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his or her reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby, any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him or her in the same manner and with the same effect as above provided for disposition or proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his or her right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his or her own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor of successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

(9) The Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obliged to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him or her at his or her address hereinbefore set forth.

Forerunner Development Group LLC

Salvador Hastrup
Salvador Hastrup, Member

Kenneth Wilson
Kenneth Wilson, Member

State of California

County of Los Angeles

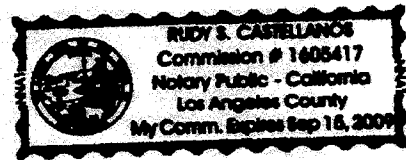
On DEC. 2, 2005 before me RUDY S. CASTELLANOS

Personally appeared SALVADOR HASTRUP; KENNETH WILSON;

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

WITNESS my hand and official seal

Signature *Rudy S. Castellanos* (seal)



**DO NOT RECORD
REQUEST FOR FULL RECONVEYANCE**

To Chicago Title Company

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated _____

Please mail Deed of Trust, Note(s) and Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE INSURANCE CO
INLAND EMPIRE DIVISION**

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company

AND WHEN RECORDED MAIL TO:

Forerunner Development Group LLC
Mr. Ken Wilson
14152 Christine Dr
Whittier, CA 90605

DOC # 2005-0833589

10/07/2005 08:00A Fee:27.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Title Order No.: 33305921 -BS

Escrow No.: 15753-MS

GRANT DEED

T
LA

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$93.50

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area of Desert Hot Springs AND

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

Neighborhood Choice Dynamic Realty, Inc., a California Corporation

hereby GRANT(s) to:

Forerunner Development Group LLC, a Nevada Limited Liability Company

AREA

the real property in the \ of Desert Hot Springs, County of Riverside, State of California, described as:
Lot 1162 of Dos Palmas Tract Unit No. 12 as shown by map on file in Book 32, Page 15 of Maps in the office of
the County Recorder of Riverside County, California.

Also Known as: Vacant Lot 1162-Avenida Rambla - APN 657--182-020-1, Desert Hot Springs, CA 92240

AP#: 657-182-020-1

TRA# 061-074

DATED September 8, 2005

STATE OF CALIFORNIA

COUNTY OF Riverside

On September 21, 2005

Before me, J.L. Holmes

A Notary Public in and for said State, personally appeared

E.C. Chambers

Neighborhood Choice Dynamic Realty, Inc., a California Corporation

E.C. Chambers
E.C. Chambers

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

WITNESS my hand and official seal.

Signature

J.L. Holmes



(This area for official notarial seal)

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

8AS

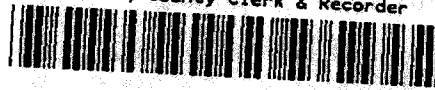
RECORDING REQUESTED BY:
Chavez Property Management, Inc.

WHEN RECORDED MAIL TO:

CMA Business Services
P.O. Box 7740
Burbank, CA 91510-7740
Loan 2186

DOC # 2009-0638903
12/11/2009 08:00A Fee:12.00
Page 1 of 1

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



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APN: 657-182-020

REQUEST FOR NOTICE

12

In accordance with section 2924b, Civil Code of the State of California, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under the Deed of Trust recorded as instrument No. 2005-1055996, on 12/22/2005, of Official Records in the County Recorder's Office of Riverside County, California, executed by Forerunner Development Group, LLC, as Trustor in which Chavez Property Management, Inc. is named as Beneficiary, and Chavez Property Management, Inc., as Trustee, be mailed to:

680
1

J and S Property Management, C/o CMA Business Services, P.O. Box. 7740, Burbank, Ca. 91510-7740

NOTICE: A copy of any Notice of Default or any Notice of Sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

Date: 11/10/2009

Chavez Property Management, Inc.
[Signature]
Ubaldo Ernesto Chavez, President (Beneficiary)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On November 12, 2009 before me

PAM POWERS, Notary Public,

personally appeared Ubaldo Ernesto Chavez

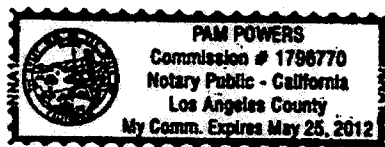
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature *[Signature]*

SPACE BELOW RESERVED FOR NOTARY SEAL



#1796770
Exp. 5-25-12

Request for Notice

Public Record

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 # 2009-0255674
05/20/2009 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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053

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Forerunner Development Group)
Case No.: CV08-07411)

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 16465 Avenida Rambla, Desert Hot Springs, CA, and more particularly described as Assessor's Parcel Number 657-182-020 and having a legal description of LOT 1162 MB 032/015 DOS PALMAS TR UNIT 12, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer James Pike 951-485-5840.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

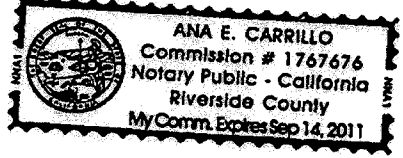
ACKNOWLEDGMENT

State of California)
County of Riverside)

On 05/12/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011





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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV08-07411 / James Pike

IN RE: FORERUNNER DEVELOPMENT GROUP

Order Number: **19154**

Order Date: 5/11/2009

Dated as of: 5/12/2009

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 16465 Avenida Rambla
 Desert Hot Springs CA

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

All exceptions are as follows:

Assessor's Parcel No. : 657-182-020-1

Assessments:	Land Value:	\$88,434.00
	Improvement Value:	\$60,000.00
	Exemption Value:	\$0.00
	Total Value:	\$148,434.00

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$881.41
Penalty	\$88.13
Status	NOT PAID-DELINQUENT
Second Installment	\$881.41
Penalty	\$119.13
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2005-2007
Redemption Amount	\$3,679.20
If paid by	05/31/2009



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

Order Number: 19154

Reference: CV08-07411 / Ja

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **17696**

Customer:

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

Order Date: 8/28/2008
Dated as of: 8/24/2008
County Name: Riverside

Attn: Brent Steele
Reference: CV08-07411
IN RE: FORERUNNER DEVELOPMENT GRP

FEE(s):
Report: \$120.00

Property Address: 16465 Avenida Ramla
Desert Hot Springs CA 92240

Assessor's Parcel No. : 657-182-020-1

Assessments:

Land Value:	\$86,700.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$86,700.00

Tax Information

Property Taxes for the Fiscal Year	2007-2008
First Installment	\$522.17
Penalty	\$52.21
Status	NOT PAID-DELINQUENT
Second Installment	\$522.17
Penalty	\$72.21
Status	NOT PAID-DELINQUENT

Supplemental Property Tax Assessment for the
Fiscal Year 2005
Bill Number 052310699-9



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

Order Number: 17696
Reference: CV08-07411

First Installment	\$39.90
Penalty	\$3.99
Due Date	12/10/2006
Status	NOT PAID-DELINQUENT
Second Installment	\$0.00
Penalty	\$0.00
Due Date	04/10/2007
Status	NO TAXES DUE

Property Vesting

The last recorded document transferring title of said property

Dated	09/08/2005
Recorded	10/07/2005
Document No.	2005-0833589
D.T.T.	\$93.50
Grantor	Neighborhood Choice Dynamic Realty, Inc., a California Corporation
Grantee	Forerunner Development Group LLC, a Nevada Limited Liability Company

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/29/2005
Recorded	12/22/2005
Document No.	2005-1055996
Amount	\$225,000.00
Trustor	Forerunner Development Group LLC
Trustee	Chavez Property Management, Inc., a California Corporation
Beneficiary	Chavez Property Management, Inc., a California Corporation

RECORDING REQUESTED BY
 FIDELITY NATIONAL TITLE INSURANCE CO
 INLAND EMPIRE DIVISION

RECORDING REQUESTED BY:
 Fidelity National Title Insurance Company

AND WHEN RECORDED MAIL TO:

Forerunner Development Group LLC
 Mr. Ken Wilson
 14152 Christine Dr
 Whittier, CA 90605

SENT MAIL

DOC # 2005-0833589

10/07/2005 08:00A Fee:27.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

Title Order No.: 33305921 -BS Escrow No.: 15753-MS

GRANT DEED

LA

27

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$93.50

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area of Desert Hot Springs AND

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

Neighborhood Choice Dynamic Realty, Inc., a California Corporation

hereby GRANT(s) to:

Forerunner Development Group LLC, a Nevada Limited Liability Company

AREA

the real property in the \ of Desert Hot Springs, County of Riverside, State of California, described as:
 Lot 1162 of Dos Palmas Tract Unit No. 12 as shown by map on file in Book 32, Page 15 of Maps in the office of
 the County Recorder of Riverside County, California.

Also Known as: Vacant Lot 1162-Avenida Rambia - APN 657--182-020-1, Desert Hot Springs, CA 92240
 AP#: 657-182-020-1

TRA#061-074

DATED September 8, 2005

STATE OF CALIFORNIA

COUNTY OF *Riverside*

On *September 21, 2005*

Before me, *J.L. Holmes*

A Notary Public in and for said State, personally appeared

E.C. Chambers

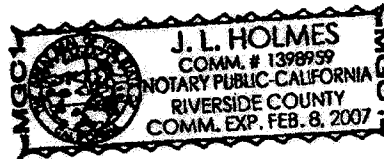
Neighborhood Choice Dynamic Realty, Inc., a California Corporation

E.C. Chambers

E.C. Chambers

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

WITNESS my hand and official seal.



Signature

J.L. Holmes

(This area for official notarial seal)

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

When recorded mail to:

J and S Property Management
7857 Florence Avenue, Suite 101
Downey, CA 90240



Title No. 57030319
Escrow No. 2186-EC
A.P.N.: 657-182-020

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DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made this 29th day of November, 2005 between

28

Forerunner Development Group LLC

Herein called TRUSTOR



Whose address is Avenida Rambla, Desert Hot Springs, CA 92240

Chavez Property Management, Inc., a California corporation, herein called TRUSTEE, and

Chavez Property Management, Inc., a California Corporation

Herein called BENEFICIARY

Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale that property in the County of Riverside, State of California, described as follows:

LOT 1162, DOS PALMS TRACT UNIT NO. 12, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGE 15 OF MAPS, RECORDS OF RICERSIDE COUNTY, CALIFORNIA.

Property commonly known as Avenida Rambla, Desert Hot Springs, CA 92240

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING (1) payment of the sum of (\$) 225,000.00 Dollars with interest thereon according to the terms of a promissory note or notes of even date herewith made by TRUSTOR, payable to order of BENEFICIARY, and extensions or renewals thereof. (2) the performance of each agreement of TRUSTOR incorporated by reference or contained herein or reciting it is so secured; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his or her successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, and with respect to the property above described, Trustor agrees:

57030319 ES7

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of the law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his or her reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby, any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him or her in the same manner and with the same effect as above provided for disposition or proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his or her right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his or her own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor of successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

(9) The Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obliged to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him or her at his or her address hereinbefore set forth.

Forerunner Development Group LLC

Salvador Hastrup
Salvador Hastrup, Member

Kenneth Wilson
Kenneth Wilson, Member

State of CALIFORNIA

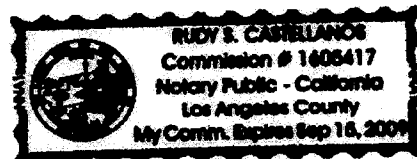
County of Los Angeles

On DEC. 2, 2005 before me RUDY S. CASTELLANOS

Personally appeared SALVADOR HASTRUP; KENNETH WILSON;

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

WITNESS my hand and official seal
Signature *Rudy S. Castellanos* (seal)



**DO NOT RECORD
REQUEST FOR FULL RECONVEYANCE**

To Chicago Title Company

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated _____

Please mail Deed of Trust, Note(s) and Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.



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#: CVDB-07411 PROPERTY SITUS: 16465 AVENIDA RAMBLA, DESERT HOT SPRINGS

A.P.N.: 657-182-020 DRAWN ON (date) 06/16/09 DRAWN BY: J. Pike #59

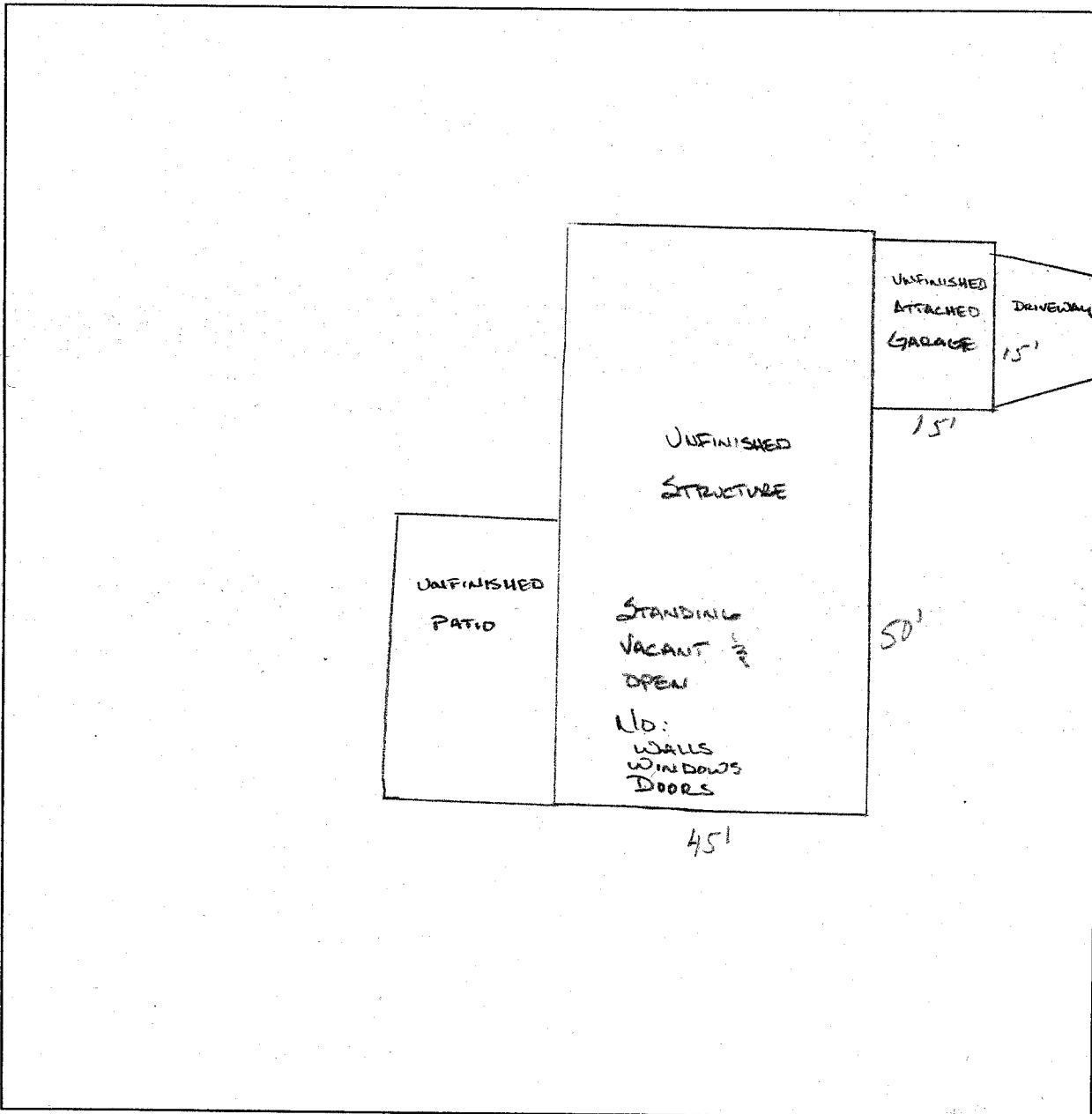
Provide North Arrow



REAR PROPERTY LINE

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AVENIDA
RAMBLA

SIT.05 – Code Enforcement 10.07

NOT TO SCALE

FRONT PROPERTY LINE

ST./AV./DR

EXHIBIT NO. D

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07411



PHOTO # 1 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Residence Unfinished Notice of Defect # 12, 13, 17, 19



PHOTO # 2 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: No walls Notice of Defect # 12, 13, 17, 19

EXHIBIT NO. D²

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07411



PHOTO # 3 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Debris collecting inside Notice of Defect # 12, 13, 17, 19



PHOTO # 4 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Graffiti Notice of Defect # 12, 13, 17, 19

EXHIBIT NO. D³

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07411



PHOTO # 5 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Graffiti Notice of Defect # 17



PHOTO # 6 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Exposed plumbing Notice of Defect # 12, 13, 17, 19

EXHIBIT NO. D⁴

PHOTOGRAPHIC EVIDENCE

CASE NO. CV08-07411



PHOTO # 7 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: No Doors Notice of Defect # 12, 13, 17, 19



PHOTO # 8 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Trash Notice of Defect # 17

EXHIBIT NO. _____

D⁵

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07411



PHOTO # 9 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Couch moved inside



PHOTO # 10 DATE: 04/20/09 TAKEN BY: J. Pike #59 NOTES: Posting

EXHIBIT NO. _____

D⁶

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07411



PHOTO # 1 DATE: 06/11/09 TAKEN BY: J. Pike #59 NOTES: Property remains in Violation Notice of Defect # 12, 13, 17, 19



PHOTO # 2 DATE: 06/11/09 TAKEN BY: J. Pike #59 NOTES: Notice of Defect # 12, 13, 17, 19

EXHIBIT NO. D⁷



EXHIBIT NO. 8

CV0807411, Herrera, NOD 13, 14, 17 Faulty weather protection,
General dilapidation, Public nuisance

04/28/2010 14:47

1A 05 13A



EXHIBIT NO. D

CV0807411, Herrera, NOD 13 Faulty weather protection

2A 05 / 3A



CV0807411, Herrera, NOD 19 Expired building permit #
BRS065790

04/28/2010 14:48

3A OF 13A

EXHIBIT NO.

D¹⁰



EXHIBIT NO. D11

CV0807411, Herrera, NOD 14 General dilapidation

04/28/2010 14:48

4A 05 13A

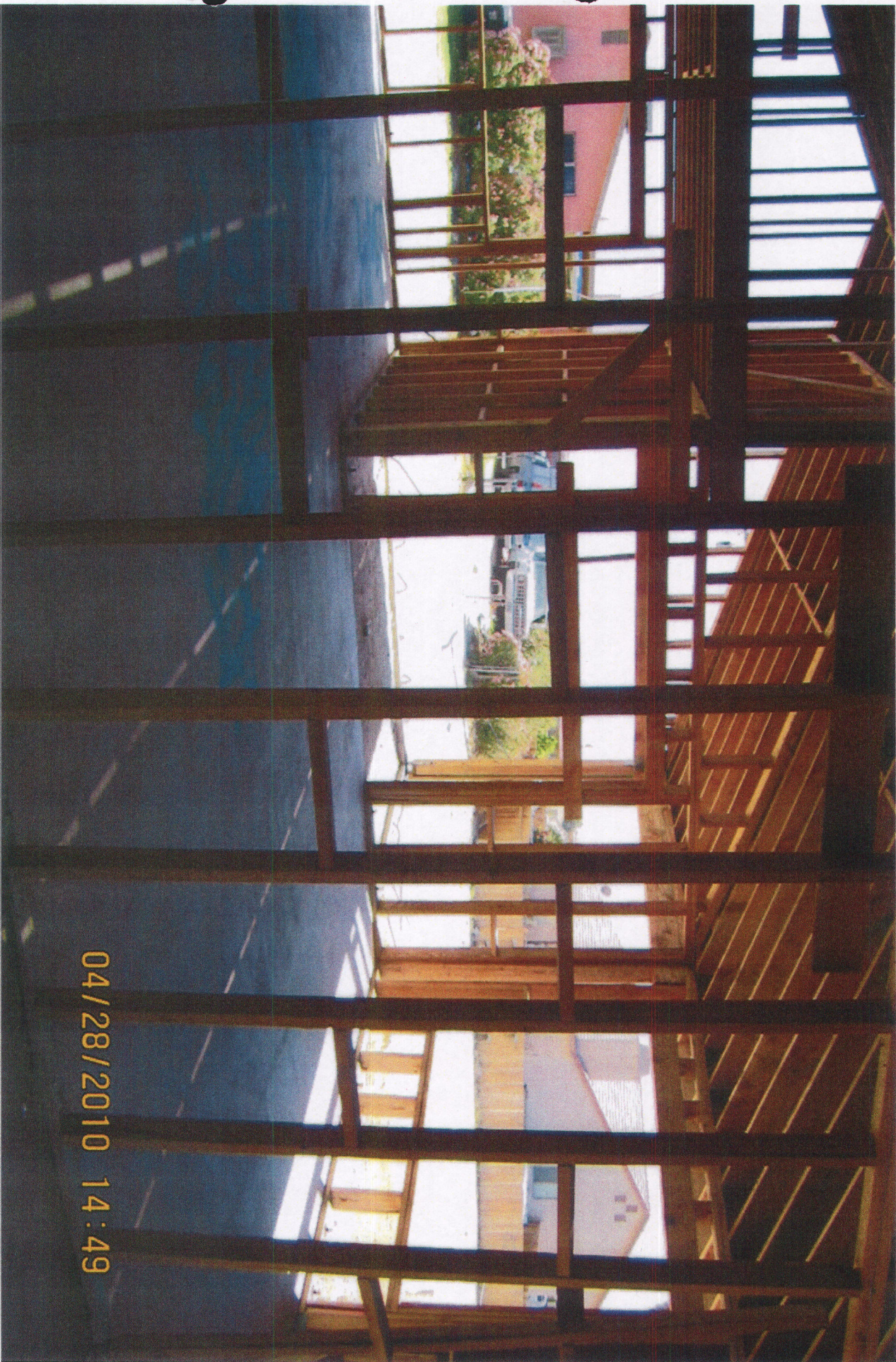


CV0807411, Herrera, NOD 17 Public and attractive nuisance

04/28/2010 14:49

5A OF 13A

EXHIBIT NO. D²



CV0807411, Herrera, NOD 13, 14, 17 Faulty weather protection, General
dilapidation, Public nuisance

6A OF 13A

EXHIBIT NO. D13



CV0807411, Herrera, Rubbish inside the structure



CV0807411, Herrera, Rubbish

8 A OF 13 A

EXHIBIT NO. D15



EXHIBIT NO. D16

CV0807411, Herrera, Rubbish

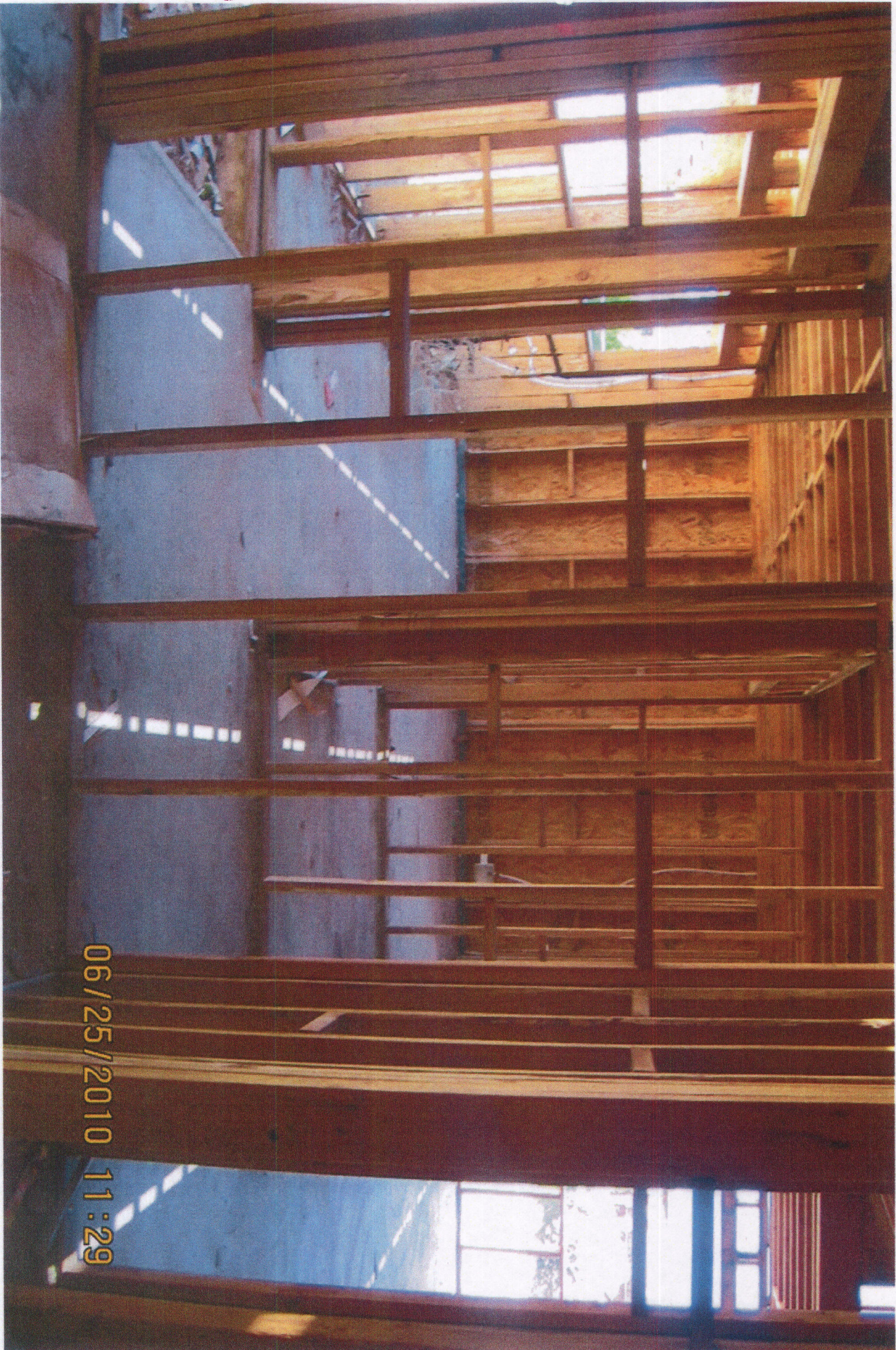
9A OF 13A



CV0807411, Herrera, Rubbish

10A OF 13A

EXHIBIT NO. D17



CV0807411, Herrera, NOD 13, 14, 17 Faulty weather protection, General
dilatation, Public nuisance

11 A of 13 A

EXHIBIT NO. D8

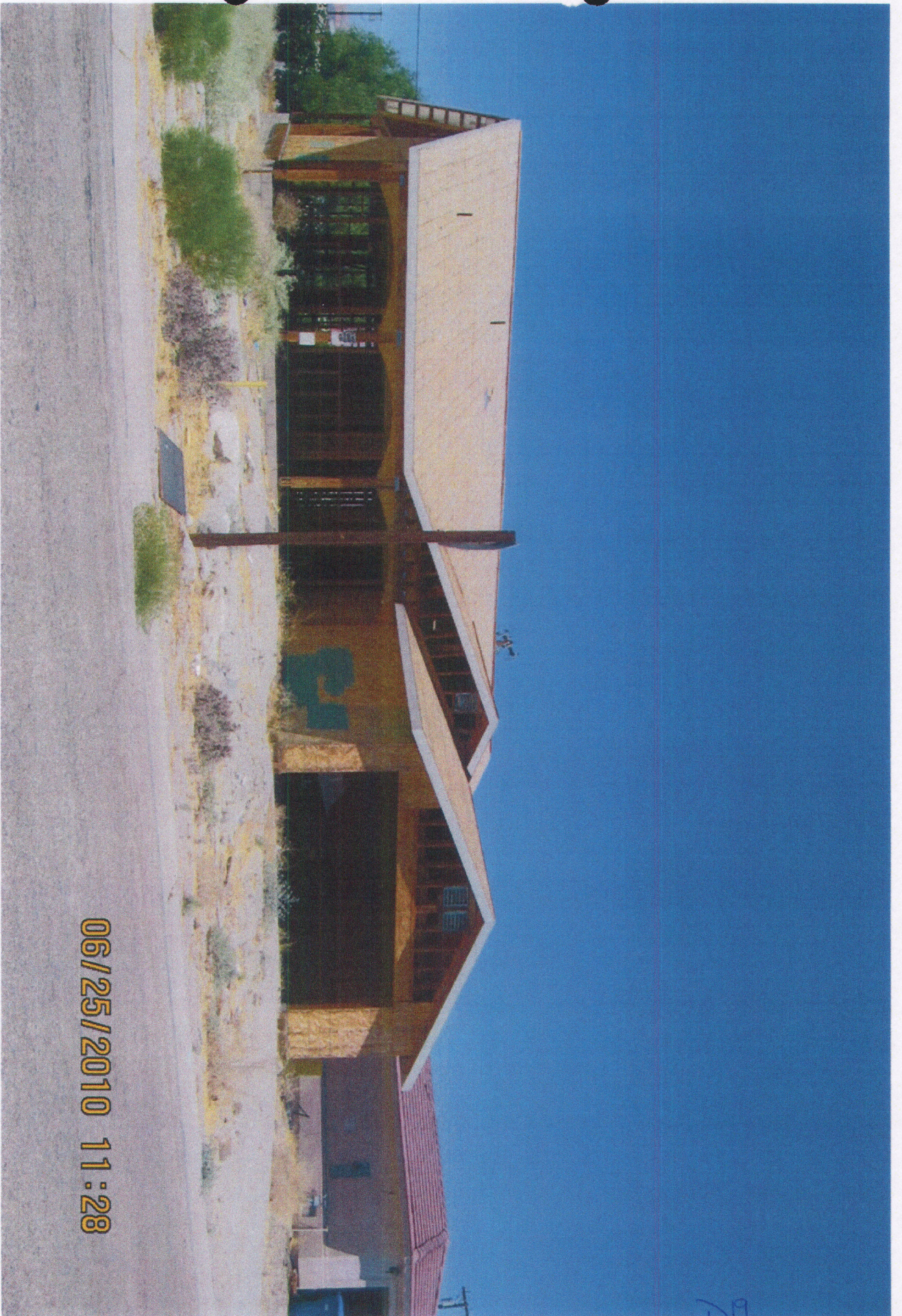


EXHIBIT NO. DA

CV0807411, Herrera, NOD 13, 14, 17 Faulty weather protection, General dilapidation, Public nuisance

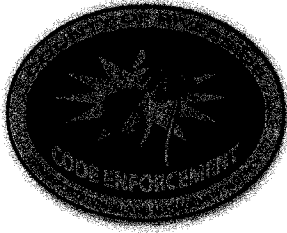
12A 0F 13A



CV0807411, Herrera, Rubbish in the unfinished garage

13A of 13A

EXHIBIT NO. D²⁰



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

John Boyd
 DIRECTOR

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-07411

I, Code Enforcement Officer J. Pike #59 , 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., Suite C-1
 Moreno Valley, CA 92557

2. That on April 20, 2009, at 1133 hours., I securely and conspicuously posted **Notice of Violation, Notice of Defect, and Danger Do Not Enter Sign** at the property described as:

Property Address: 16465 Avenida Rambla, Desert Hot Springs

Assessor's Parcel Number: 657-182-020

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

Executed on 04/20/09, at 1600 hours, In Moreno Valley, California.

CODE ENFORCEMENT DEPARTMENT

By: *J. Pike #59*
 , Code Enforcement Officer

EXHIBIT NO. E²

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- | | UNIFORM HOUSING
CODE SECTIONS | HEALTH & SAFETY
CODE SECTIONS |
|---|----------------------------------|----------------------------------|
| 1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input type="checkbox"/> Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input checked="" type="checkbox"/> Lack of required electrical lighting..... <i>ALL FINISHED</i> | 1001(b)10 | 17920.3(a)10 |
| OBTAIN PERMIT TO: <input checked="" 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 checked="" 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 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 type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11. <input 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 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 checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14. <input type="checkbox"/> General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15. <input 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18. <input type="checkbox"/> Improper occupancy..... | 1001(n) | 17920.3(n) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19. <input checked="" type="checkbox"/> <i>Permits Expired</i> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20. <input type="checkbox"/> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

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

Case No. CVOB-07411 Address 16465 AVENIDA RAMBLA, DESERT HBT SPRING

Date 04 20 09 Officer RIKE

285-925 (4/96) *no gas No ICE* EXHIBIT NO. E4

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

UNIFORM HOUSING HEALTH & SAFETY

SUBSTANDARD BUILDING CONDITIONS: <u>UNFINISHED HOUSE</u>		UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/>	Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)1,2,3	17920.3(a)1,2,3
2. <input type="checkbox"/>	Lack of hot and cold running water to plumbing fixtures OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)4,5	17920.3(a)4,5
3. <input type="checkbox"/>	Lack of connection to required sewage system..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)14	17920.3(a)14
4. <input type="checkbox"/>	Hazardous plumbing..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(f)	17920.3(e)
5. <input type="checkbox"/>	Lack of required electrical lighting..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)10	17920.3(a)10
6. <input type="checkbox"/>	Hazardous Wiring..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(e)	17920.3(d)
7. <input type="checkbox"/>	Lack of adequate heating facilities..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)6	17920.3(a)6
8. <input type="checkbox"/>	Deteriorated or inadequate foundation..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)1	17920.3(b)1
9. <input type="checkbox"/>	Defective or deteriorated flooring or floor supports..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)2	17920.3(b)2
10 <input type="checkbox"/>	Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)4	17920.3(b)4
11 <input type="checkbox"/>	Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)6	17920.3(b)6
12 <input type="checkbox"/>	Dampness of habitable rooms..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)11	17920.3(a)11
13 <input checked="" type="checkbox"/>	Faulty weather protection..... A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(h)1-4	17920.3(g)1-4
14 <input checked="" type="checkbox"/>	General dilapidation or improper maintenance..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)13	17920.3(a)13
15 <input type="checkbox"/>	Fire hazard..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(i)	17920.3(h)
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..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(n)	17920.3(n)
19 <input checked="" type="checkbox"/>	<u>Expired permit BRSD 65 790</u> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20 <input type="checkbox"/> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

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

Case No. CVD807411 Address 16465 AVENIDA RAMBLA, DHTD.

Date 4/28/10 Officer HERRERA. 5

EXHIBIT NO. E

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

May 3, 2010

RE CASE NO: CV0807411

I, Hector Herrera, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276 .

That on 04/28/2010 at 3:00 pm, I securely and conspicuously posted Notice of violation RCC 15.16 Substandard structure, RCC 8.120 accumulated rubbish, Danger do not enter sign, Notice of defects and a Do not dump sign. at the property described as:

Property Address: 16465 AVENIDA RAMBLA, DSRT HOT SPG

Assessor's Parcel Number: 657-182-020

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

Executed on May 3, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Hector Herrera

By: Hector Herrera, Sr. Code Enforcement Officer

EXHIBIT NO. E6

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

<p>1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>3. <input type="checkbox"/> Lack of connection to required sewage system.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>4. <input type="checkbox"/> Hazardous plumbing.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>5. <input checked="" type="checkbox"/> Lack of required electrical lighting..... <i>UNFINISHED</i></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>6. <input type="checkbox"/> Hazardous Wiring.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>8. <input type="checkbox"/> Deteriorated or inadequate foundation.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>11 <input 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.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>12 <input checked="" type="checkbox"/> Dampness of habitable rooms.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>13 <input checked="" type="checkbox"/> Faulty weather protection.....</p> <p style="padding-left: 20px;">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.</p> <p style="padding-left: 40px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>14 <input type="checkbox"/> General dilapidation or improper maintenance.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>15 <input type="checkbox"/> Fire hazard.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>16 <input type="checkbox"/> Extensive fire damage.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>17 <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>18 <input type="checkbox"/> Improper occupancy.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>19 <input checked="" type="checkbox"/> <i>PERMITS EXPIRED</i></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>20 <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p>	<p>1001(b)1,2,3 17920.3(a)1,2,3</p> <p>1001(b)4,5 17920.3(a)4,5</p> <p>1001(b)14 17920.3(a)14</p> <p>1001(f) 17920.3(e)</p> <p>1001(b)10 17920.3(a)10</p> <p>1001(e) 17920.3(d)</p> <p>1001(o)6 17920.3(a)6</p> <p>1001(c)1 17920.3(b)1</p> <p>1001(c)2 17920.3(b)2</p> <p>1001(c)4 17920.3(b)4</p> <p>1001(c)6 17920.3(b)6</p> <p>1001(b)11 17920.3(a)11</p> <p>1001(h)1-4 17920.3(g)1-4</p> <p>1001(b)13 17920.3(a)13</p> <p>1001(i) 17920.3(h)</p> <p>1001(n) 17920.3(n)</p>
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***** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. CV08-07411 Address 1164105 AVENIDA PAMELA, DESERT HBT SPAINES

Date 04 20 09 Officer [Signature]

285-925 (4/96) *n/o GAS No SCE* EXHIBIT NO. E8

PROOF OF SERVICE BY MAIL

Case No. CV08-07411

I Melissa Robles, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on the 11th day of May, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 15.16.020)
- Notice of Defects (1)
- Summary of Costs Notification
- Notice List

by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Regular Mail and Certified Mail, return receipt requested, and addressed as follows:

SEE ATTACHED NOTICE LIST

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, CALIFORNIA, on the same date following the ordinary business practices.

I certify under penalty of perjury according to the laws of the State of California that the foregoing is true and correct.

Executed this 11th of May, 2009, at Moreno Valley, California.



Melissa Robles, Code Enforcement Aide

Article Number: 7003 1680 0005 3927 8119
7003 1680 0005 3927 8102

EXHIBIT NO. E⁹

7003 1680 0005 3927 8102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

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Forerunner Development Group
C/O Ken Wilson
14152 Christine Drive
Whittier, CA 90605-1528
CV08-07411 NOV / JP

PS Form 3800, June 2002

See Reverse for Instructions



7003 1680 0005 3927 8102

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

RETURN RECEIPT REQUESTED

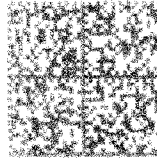
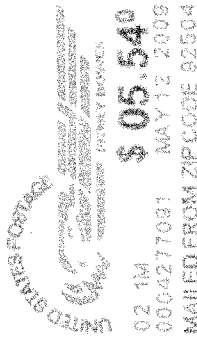
RETURN RECEIPT REQUESTED

EXHIBIT NO. _____

None

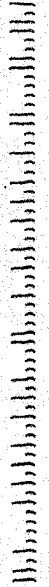
REC'D MAY 8 1 2009

F12



X 508 N7E 1 508F 01 05/19/09
FORWARD TIME EXP RTN TO SEND
: FORERUNNER DEVELOPMENT GP
555 KATHERINE DR
MONTEBELLO CA 90540-3744

RETURN TO SENDER



5060524576922411

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT

COPY

NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

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

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

Case No. CV08-07411 Address 1164125 Avenida Pamela, Desert Hot Springs

Date 04 20 09 Officer [Signature]

EXHIBIT NO. E

285-025 (4/96)

*no GAS
No SCE*

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

PROOF OF SERVICE BY MAIL

Case No. CV08-07411

I Melissa Robles, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on the 3rd day of June, 2009. I served a copy of the papers to which this proof of service is attached, entitled:

- Notice of Violation (RCC 15.16.020)
- Notice of Defects (1)
- Summary of Costs Notification (Property Owners only)
- Notice List

by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

SEE ATTACHED NOTICE LIST

The envelope was sealed and placed for collection and mailing at MORENO VALLEY, CALIFORNIA, on the same date following the ordinary business practices.

I certify under penalty of perjury according to the laws of the State of California that the foregoing is true and correct.

Executed this 3rd of June, 2009, at Moreno Valley, California.



Melissa Robles, Code Enforcement Aide

Article Number: 7003 1680 0005 3927 9413 (Property Owner)
7003 1680 0005 3927 9406

7003 1680 0005 3927 9406

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OFFICIAL USE

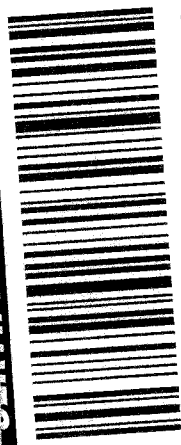
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

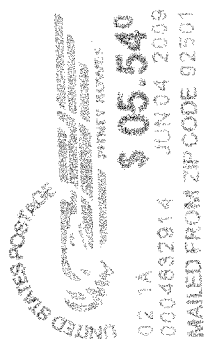
J and S Property Management
7857 Florence Avenue, Suite 101
Downey, CA 90240
CV08-07411 / JP

PS Form 3800, June 2002

See Reverse for Instructions



7003 1680 0005 3927 9406



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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

1278
J&S

J and S Property Management
7857 Florence Avenue, Suite 101
Downey, CA 90240
CV08-07411 / JP

REC'D JUN 11 2009

NIXIE 900 SE 1 02 06/09/09
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
EC: 92557722431 *2577-00175-04-09



9202408-0555 707454

EXHIBIT NO. _____

CF 18

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input checked="" type="checkbox"/> Lack of required electrical lighting..... <i>W/PLUMBING</i>	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input checked="" 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 checked="" 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 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 type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input 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 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 checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14. <input type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
15. <input 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/> Improper occupancy.....	1001(a)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19. <input checked="" type="checkbox"/> <i>PERMITS EXPIRED</i>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

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

Case No. CVOB-07411 Address 16465 AVENIDA RAMOLA, DESERT HBF SPRING

Date 04 20 09 Officer PIKE E 20

285-925 (4/96) no gas No ICE EXHIBIT NO. E



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Track & Confirm

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Postmark Here

Forerunner Development Group
656 Katherine Drive
Montebello, CA 90640
CV08-07411 / JP

PS Form 3800, June 2002

See Reverse for Instructions

EXHIBIT NO. E²²

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 \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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CODE ENFORCEMENT DEPARTMENT

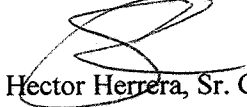

By:  Sr. Code Enforcement Officer 

EXHIBIT NO. E²⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

May 7, 2010

Occupant
16465 AVENIDA RAMBLA
DSRT HOT SPG, 92240

RE CASE NO: CV0807411 at 16465 AVENIDA RAMBLA, DSRT HOT SPG, California, Assessor's Parcel Number 657-182-020

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 16465 AVENIDA RAMBLA, DSRT HOT SPG California, Assessor's Parcel Number 657-182-020, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY June 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

31-290 PLANTATION DRIVE, THOUSAND PALMS, CA 92276
(760) 343-4150 • FAX (760) 343-0882

EXHIBIT NO. _____

E²⁵

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CODE ENFORCEMENT DEPARTMENT

By:  Sr. Code Enforcement Officer

EXHIBIT NO. _____

E²⁶



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

May 7, 2010

Forerunner development group LLC
Ken Wilson
14152 Christine Dr
Whittier, Ca 90605

RE CASE NO: CV0807411 at 16465 AVENIDA RAMBLA, DSRT HOT SPG, California, Assessor's Parcel Number 657-182-020

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 16465 AVENIDA RAMBLA, DSRT HOT SPG California, Assessor's Parcel Number 657-182-020, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

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

COMPLIANCE MUST BE COMPLETED BY June 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

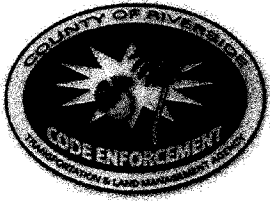
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CODE ENFORCEMENT DEPARTMENT

By:  Sr. Code Enforcement Officer 

EXHIBIT NO. E²⁸



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

May 7, 2010

J and S property management
title 57030319
7857 Florence Ave
Downey, Ca 90240

RE CASE NO: CV0807411 at 16465 AVENIDA RAMBLA, DSRT HOT SPG, California, Assessor's Parcel Number 657-182-020

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 16465 AVENIDA RAMBLA, DSRT HOT SPG California, Assessor's Parcel Number 657-182-020, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

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

EXHIBIT NO. E²⁹

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CODE ENFORCEMENT DEPARTMENT

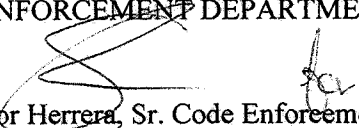

By: Hector Herrera, Sr. Code Enforcement Officer

EXHIBIT NO. E-30



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

May 7, 2010

CMA Business Services
P O Box 7740
Burbank, Ca 91510-7740

RE CASE NO: CV0807411 at 16465 AVENIDA RAMBLA, DSRT HOT SPG, California, Assessor's Parcel Number 657-182-020

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 16465 AVENIDA RAMBLA, DSRT HOT SPG California, Assessor's Parcel Number 657-182-020, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

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31-290 PLANTATION DRIVE, THOUSAND PALMS, CA 92276
(760) 343-4150 • FAX (760) 343-0882

EXHIBIT NO. _____

E 31

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CODE ENFORCEMENT DEPARTMENT


By:  Sr. Code Enforcement Officer

EXHIBIT NO. E³²

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CODE ENFORCEMENT DEPARTMENT


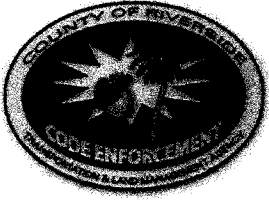
By:  Sr. Code Enforcement Officer

EXHIBIT NO. E³⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

May 7, 2010

Arnold B Siegel
Agent for service of process
8635 E. Florence Ave Ste 202
Downey, Ca 90240

— RE CASE NO: CV0807411 at 16465 AVENIDA RAMBLA, DSRT HOT SPG, California, Assessor's Parcel Number 657-182-020

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31-290 PLANTATION DRIVE, THOUSAND PALMS, CA 92276
(760) 343-4150 • FAX (760) 343-0882

EXHIBIT NO. _____

E³⁵

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CODE ENFORCEMENT DEPARTMENT

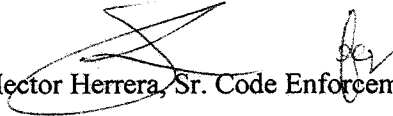

By: Hector Herrera, Sr. Code Enforcement Officer

EXHIBIT NO. E³⁶



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0807411

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

NOTICE RE: Notice of Violation

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

FORERUNNER DEVELOPMENT GRP C/O KEN WILSON, 14152 CHRISTINE DR, WHITTIER, CA 90605
OCCUPANT 16465 AVENIDA RAMBLA, DSRT HOT SPG, 92240
Forerunner development group LLC Ken Wilson 14152 Christine Dr, Whittier, Ca 90605
J and S property management title 57030319 7857 Florence Ave, Downey, Ca 90240
CMA Business Services P O Box 7740, Burbank, Ca 91510-7740
Chavez property management Inc PO BOX 40076, Downey, Ca 90239
Arnold B Siegel Agent for service of process 8635 E. Florence Ave Ste 202, Downey, Ca 90240

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

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

EXECUTED ON May 7, 2010 in the County of Riverside, California.

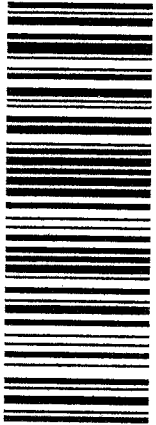
CODE ENFORCEMENT DEPARTMENT

By: Sara Nunez, Code Enforcement Aide

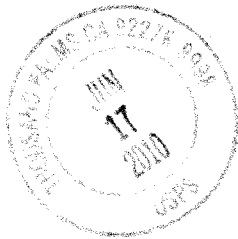
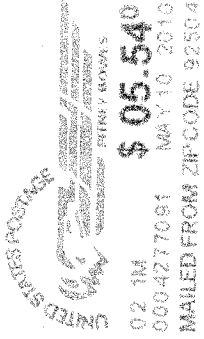
EXHIBIT NO. E³⁷

CERTIFIED MAIL™

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276



7009 2250 0004 4857 5846



Forerunner development group LLC
Ken Wilson
14152
Whittie
CV0807411

NIXIE 517 DE 1 00 05/15/10
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92276660490 *0704-02507-10-40

9060581522766604

7009 2250 0004 4857 5846

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

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

OFFICIAL USE

Postage \$

Return (Endorsement) Forerunner development group LLC
 Restricted (Endorsement) Ken Wilson
 Total Postage 14152 Christine Dr
 CV0807411HH(SST/AR) Whittier, Ca 90605

Sent To

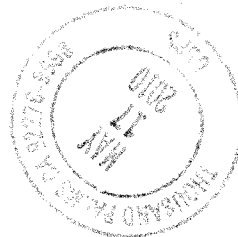
Street, Apt. No. or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E40

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276



CERTIFIED MAIL™



7009 2250 0004 4857 5839

J and S property management
Title 57030319
7857 Florence Ave

DOV
CV08

NIXIE

900 DE 1

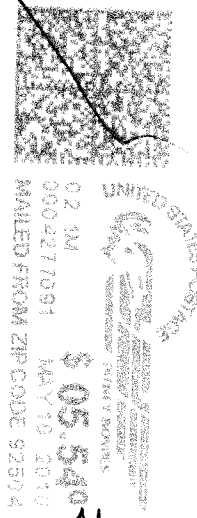
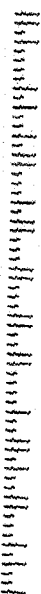
00 05/14/10

RETURN TO SENDER
ATTEMPTED -
UNABLE TO FORWARD

BC: 92275550490

*0362-01489-13-04

90240327302755504



E41

EXHIBIT NO. _____

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

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

OFFICIAL USE

Postage \$

J and S property management

Title 57030319

7857 Florence Ave

Downey, Ca 90240

CV0807411HH(SST/AR)

Return (Endorsement)

Restricted (Endorsement)

Total Postage

Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

6595 2594 4000 0522 Lnnj

7009 2250 0004 4857 5822

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

Postage \$

CMA Business Services
R
(Endor PO Box 7740
Restr Burbank, Ca 91510-7740
(Endor CV0807411HH(SST/AR)

Tota. _____

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

CMA Business Services
PO Box 7740
Burbank, Ca 91510-7740
CV0807411HH(SST/AR)

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Mary* Agent
 Addressee

B. Received by (Printed Name) *Mary* Date of Delivery *9/14/10*

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

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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7009 2250 0004 4857 5822

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E⁴²

7009 2250 0004 4857 5808

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

Postage \$

Arnold B Siegel
Agent for service of process
8635 E. Florence Ave Ste 202
Downey, Ca 90240
CV0807411HH(SST/AR)

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2005 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

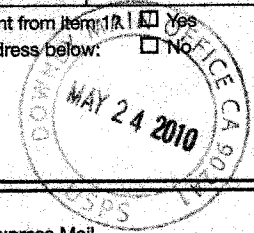
Arnold B Siegel
Agent for service of process
8635 E. Florence Ave Ste 202
Downey, Ca 90240
CV0807411HH(SST/AR)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Arnold B Siegel* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Stefanie M. Chavez

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



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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7009 2250 0004 4857 5808

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

EXHIBIT NO. E 44



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

July 1, 2010

Forerunner Development Group
656 Katherine Dr
Montebello, Ca 90640-3744

RE CASE NO: CV0807411 at 16465 AVENIDA RAMBLA, DSRT HOT SPG, California, Assessor's Parcel Number 657-182-020

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 16465 AVENIDA RAMBLA, DSRT HOT SPG California, Assessor's Parcel Number 657-182-020, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

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

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

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

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

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

COMPLIANCE MUST BE COMPLETED BY July 28, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

31-290 PLANTATION DRIVE, THOUSAND PALMS, CA 92276
(760) 343-4150 • FAX (760) 343-0882

EXHIBIT NO. _____

E⁴⁵

NOTICE IS HEREBY GIVEN 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 \$129.00 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

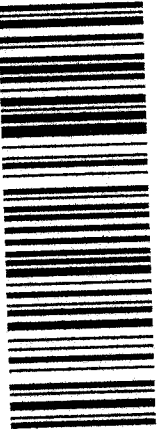

By: Hector Herrera, Sr. Code Enforcement Officer

EXHIBIT NO. _____

E 46

CERTIFIED MAIL™

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276



FIRST CLASS



[Handwritten signature]

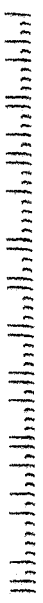
Forerunner Development Group
656 Katherine Dr
Montebello, Ca 90640 3744

NIXIE 917 DC 1 00 07/09/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92276660490 *1004-00295-02-99

9064033744 0002 922766604



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Return
Endorser: Forerunner Development Group
Endorser: 656 Katherine Dr
Endorser: Montebello, Ca 90640-3744
Endorser: CV0807411HH(SSST/AR)
Total Pos

7009 2820 0001 7039 7726

EXHIBIT NO. E47

PS Form 3800, August 2006
See Reverse for Instructions

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

L.R.C. # 2009-0255674
05/20/2009 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

053 M 053

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Forerunner Development Group

Case No.: CV08-07411

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 16465 Avenida Rambla, Desert Hot Springs, CA, and more particularly described as Assessor's Parcel Number 657-182-020 and having a legal description of LOT 1162 MB 032/015 DOS PALMAS TR UNIT 12, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer James Pike 951-485-5840.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 05/12/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Ana E. Carrillo
Commission # 1767676 Comm. Expires . 14, 2011

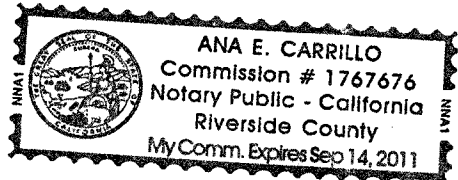


EXHIBIT NO. F

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

October 13, 2010

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

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

Case No.: CV 08-07411
APN: 657-182-020; FORERUNNER DEV. GRP.
Property: 164565 Avenida Rambla, DHS

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 164565 Avenida Rambla, DHS, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 657-182-020.

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, November 2, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

PAMELA J. WALLS
Riverside County Counsel

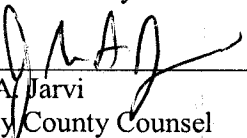

Julie A. Jarvi
Deputy County Counsel

EXHIBIT NO. 6



Home | Help | Sign In

Track & Confirm FAQs

Track & Confirm

Search Results

Label/Receipt Number: **7009 3410 0000 1317 9117**
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 10:32 am on October 16, 2010 in WHITTIER, CA 90605 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to www.usps.com/redelivery, or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 15 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

Track & Confirm

Enter Label/Receipt Number.

Go >

Notification Options

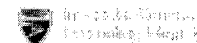
Track & Confirm by email

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

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No FEAR Act EEO Data FOIA



7009 3410 0000 1317 9117

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com .		
OFFICIAL USE		
Postage	\$ 1.44	Mailed 10/16/10 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	
Sent To		
FORERUNNER DEVELOPMENT GRP LLC		
C/O KEN WILSON		
14152 CHRISTINE DR		
WHITTIER CA 90605		
PS Form 3800, August 2006		
See Reverse for Instructions		

EXHIBIT NO. 63



Home | Help | Sign In

Track & Confirm

FAQs

Track & Confirm

Search Results

Label/Receipt Number: 7009 3410 0000 1317 9094
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 11:47 am on October 16, 2010 in WHITTIER, CA 90605 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to www.usps.com/redelivery, or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 15 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

Track & Confirm

Enter Label/Receipt Number.

Go >

Notification Options

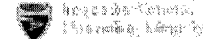
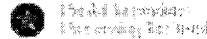
Track & Confirm by email

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

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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
MAILED 10/13/10	
Postmark Here	
Sent To	
Street, / or PO B	FORERUNNER DEVELOPMENT GRP
City, Sta	C/O KEN WILSON
	14360 EMORY DR
	WHITTIER CA 90605
PS Form 3800, August 2006	
See Reverse for Instructions	

EXHIBIT NO. 64



Home | Help | Sign In

Track & Confirm [FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7009 3410 0000 1317 9100**
Service(s): **Certified Mail™**
Status: **Undeliverable as Addressed**

Your item was undeliverable as addressed at 12:16 pm on October 15, 2010 in DOWNEY, CA 90241. It is being returned if appropriate information is available.

Track & Confirm

Enter Label/Receipt Number.

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email.

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7009 3410 0000 1317 9100

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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Postmark Here	
Sent to	CHAVEZ PROPERTY MANAGEMENT INC
Street or PO	C/O J & S PROPERTY MANANGEMENT
City, State	11455 PARAMOUNT BLVD DOWNEY CA 90241
PS Form 3800, August 2006 See Reverse for Instructions	

EXHIBIT NO. 65

1 **PROOF OF SERVICE**

2 Case No. CV 08-07411

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on October 13, 2010, I served the following document(s):

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

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

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

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

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

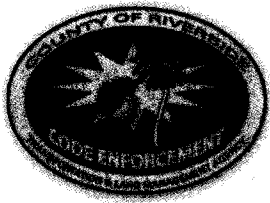
19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the
20 above is true and correct.**

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

23 EXECUTED ON October 13, 2010, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 **EXHIBIT NO. 66**
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

October 18, 2010

RE CASE NO: CV0807411

I, Hector Herrera, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276 .

That on 10/18/2010 at 9:39 am, I securely and conspicuously posted Notice of abatement hearing at the property described as:

Property Address: 16465 AVENIDA RAMBLA, DSRT HOT SPG

Assessor's Parcel Number: 657-182-020

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

Executed on October 18, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

H. Herrera
By: Hector Herrera, Sr. Code Enforcement Officer