

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

723 B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
July 29, 2010

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage, Accumulation of Rubbish and Metal Shipping Containers] (INGRAM)
Case No.: CV 09-10817

Subject Property: 21965 Old Elsinore Road, Perris; APN: 322-200-015; District Five

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials, accumulation of rubbish and metal shipping containers on the real property located at 21965 Old Elsinore Road, Perris, Riverside County, California, APN: 322-200-015 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 (Riverside County Code Chapters 17.16, 17.288 and 8.120).
2. William B. Ingram, Trustee of the Survivor's Trust created under the Ingram Family 1990 Living Trust under Declaration of Trust dated May 1, 1990, the owner of the subject real property, be directed to abate the excess outside storage, accumulation of rubbish and metal shipping containers on the property by removing the same from the real property within ninety (90) days.

(Continued)

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

Consent
 Policy
 Consent
 Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: November 30, 2010
 xc: Co. Co., CED, Prop. Owner, Sheriff

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

Prev. Agn. Ref.: ATTACHMENT District 5 Agenda Number:

WITH THE CLERK OF THE BOARD

9.5

Departmental Concurrence

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

3. 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 excess outside storage, accumulation of rubbish and metal shipping containers by removing and disposing of the same from the real property.
4. 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.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials, accumulation of rubbish and metal shipping containers on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on November 23, 2009.
2. The inspection revealed the excess outside storage of materials, an accumulation of rubbish and two metal shipping containers on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: scrap metal, lawn furniture, scrap wood, damaged bicycles, household items, lawn mowers, machinery, car parts, tires and green waste.
3. Subsequent follow up inspections of the above-described real property on January 19, 2010, March 16, 2010, April 29, 2010 and July 2, 2010, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of excess outside storage, accumulated rubbish and metal shipping containers.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 09-10817
4 [EXCESS OUTSIDE STORAGE,)
5 ACCUMULATED RUBBISH AND METAL) DECLARATION OF OFFICER
6 SHIPPING CONTAINERS] APN: 322-200-015,) JENNIFER MORRIS
7 21965 OLD ELSINORE ROAD, PERRIS,)
8 COUNTY OF RIVERSIDE, STATE OF) [R.C.O. NO. 348, R.C.C. Chapter 17,
CALIFORNIA; WILLIAM B. INGRAM,) R.C.O. NO. 541, R.C.C. Chapter
TRUSTEE OF THE SURVIVOR'S TRUST) 8.120],
CREATED UNDER THE INGRAM FAMILY)
1990 LIVING TRUST UNDER DECLARATION)
OF TRUST DATED MAY 1, 1990, OWNER.)

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

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

15 2. On November 23, 2009, I conducted an initial inspection of the real property described as
16 21965 Old Elsinore Road, Perris, Riverside County, California and further described as Assessor's
17 Parcel Number 322-200-015 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of
18 a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A."

19 3. A review of County records and documents disclosed that THE PROPERTY is owned by
20 William B. Ingram Trustee of the Survivor's Trust created under the Ingram Family 1990 Living Trust
21 under Declaration of Trust dated May 1, 1990 (hereinafter referred to as "OWNER"). A certified copy
22 of the County Equalized Assessment Roll for the year 2009-2010 and a copy of the report generated
23 from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by
24 reference as Exhibit "B." THE PROPERTY is located within the R-R 1/2 (Rural Residential with at
25 least one-half acre) zone classification. This zone classification allows outside storage on an improved
26 parcel with the amount of storage to be one hundred (200) square feet for properties that are a minimum
27 of one acre in size. THE PROPERTY is approximately 1 acre.

28 4. Based upon the Lot Book Report issued by RZ Title Service on January 14, 2010, it is

1 determined that other parties may potentially hold a legal interest in THE PROPERTY, to wit: Southern
2 California Funding and Associates Financial Services Company of California, Inc. (hereinafter
3 collectively referred to as "INTERESTED PARTIES"). Additionally, Mr. Eric Ingram is a tenant on
4 THE PROPERTY (hereinafter referred to as "TENANT"). A true and correct copy of the Lot Book
5 Report is attached hereto as Exhibit "C" and is incorporated herein by reference.

6 5. On November 23, 2009, I drove to THE PROPERTY for a scheduled inspection and met
7 TENANT who gave me permission to inspect. I observed excess outside storage, accumulated rubbish
8 and two metal shipping containers on THE PROPERTY. Using the pacing method, I measured the
9 affected areas and determined the amount of outside storage of materials and accumulated rubbish to be
10 five thousand four hundred twenty (5,420) square feet. Additionally, the metal shipping containers
11 measured 8 feet by 40 feet. The outside storage of materials and accumulated rubbish were intermingled
12 and consisted of but was not limited to: scrap metal, lawn furniture, scrap wood, damaged bicycles,
13 household items, lawn mowers, machinery, car parts, tires and green waste.

14 7. As a result of the excess outside storage of materials, accumulated rubbish and metal
15 shipping containers, THE PROPERTY constituted a public nuisance in violation of the provisions set
16 forth in Riverside County Ordinance ("RCO") No. 348 as codified in Riverside County Code ("RCC")
17 Chapters 17.16 and 17.288 and RCO No. 541, as codified in RCC Chapter 8.120.

18 8. On November 23, 2009, Notices of Violation for the excess outside storage of materials,
19 accumulated rubbish and metal shipping containers were posted on THE PROPERTY.

20 9. On December 2, 2009 and April 2, 2010, Notices of Violation were mailed to OWNER
21 by certified mail, return receipt requested. On February 25, 2010, a Notice of Violation was mailed to
22 TENANT and INTERESTED PARTIES by certified mail, return receipt requested.

23 10. On January 19, 2010, I conducted a follow-up inspection from a neighboring parcel. I
24 observed that THE PROPERTY remained in violation of RCO 348 (RCC Chapters 17.16 and 17.288)
25 and 541 (RCC Chapter 8.120).

26 11. On March 16, 2010, Code Enforcement Aide Miller and I conducted a follow-up
27 inspection of THE PROPERTY. TENANT granted us permission to inspect and I observed the excess
28 outside storage, accumulated rubbish and metal shipping containers remained on THE PROPERTY.

1 12. On April 29, 2010, I returned to THE PROPERTY to conduct an inspection. From the
2 road right of way, I observed that THE PROPERTY remained in violation of RCO 348 (RCC Chapters
3 17.16 and 17.288) and 541 (RCC Chapter 8.120).

4 13. A site plan and photographs depicting the condition of THE PROPERTY during the
5 above referenced inspections are attached hereto as Exhibit "D" and are incorporated herein by
6 reference.

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

9 15. Based upon my experience, knowledge and visual observations, it is my determination
10 that the conditions on THE PROPERTY are dangerous to the neighboring property owner and the
11 general public.

12 16. I am informed and believe and based upon said information and belief allege that the
13 OWNER, INTERESTED PARTIES and TENANT do not have legal authority or permission to store or
14 accumulate the above described materials on THE PROPERTY.

15 17. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
16 of Riverside, State of California, on December 16, 2009 as Instrument Number 2009-0647379, a true
17 and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

18 18. On July 2, 2010, I conducted a follow-up inspection on THE PROPERTY that revealed
19 the excess outside storage, accumulated rubbish and metal shipping containers remained on THE
20 PROPERTY in violation of RCO 348 (RCC Chapters 17.16, 17.288) and 541 (RCC Chapter 8.120).

21 19. On June 30, 2010, the second notice – "Notice to Correct County Ordinance Violations
22 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for
23 August 10, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNER,
24 INTERESTED PARTIES and TENANT by certified mail, return receipt requested and on July 2, 2010,
25 was posted on THE PROPERTY. True and correct copies of the notice, returned receipt cards, together
26 with the proof of service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and
27 incorporated herein by reference.

28 20. The removal of all outside storage of materials in excess of two hundred (200) square

1 feet, the removal of accumulated rubbish and metal shipping containers currently on THE PROPERTY
2 is required to bring THE PROPERTY into compliance with Riverside County Ordinance Nos. 348, 541
3 and the Health and Safety Code. Given the size of the parcel and the zoning classification, two hundred
4 (200) square feet of outside storage is allowed on THE PROPERTY and no metal shipping containers
5 are allowed under RCO No. 348. Under RCO No. 541, no amount of rubbish is allowed to be
6 accumulated on THE PROPERTY.

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

8 (a) the outside storage of materials, accumulated rubbish and metal shipping
9 containers on THE PROPERTY be deemed and declared a public nuisance; and

10 (b) the OWNER or whoever has possession or control of THE PROPERTY be
11 required to remove all outside storage of materials in excess of two hundred (200) square feet, all
12 accumulated rubbish and metal shipping containers on THE PROPERTY in accordance with the
13 provisions of RCO Nos. 348 and 541.

14 (c) that if the materials, rubbish and metal shipping containers are not removed and
15 disposed of in strict accordance with all Riverside County Ordinances, including but not limited to
16 Riverside County Ordinance Nos. 348 and 541, within ninety (90) days of the date of the Order to Abate
17 Nuisance, the outside storage of materials, accumulated rubbish and metal shipping containers shall be
18 abated and disposed of by representatives of the Riverside County Code Enforcement Department, a
19 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order when
20 necessary under applicable law.

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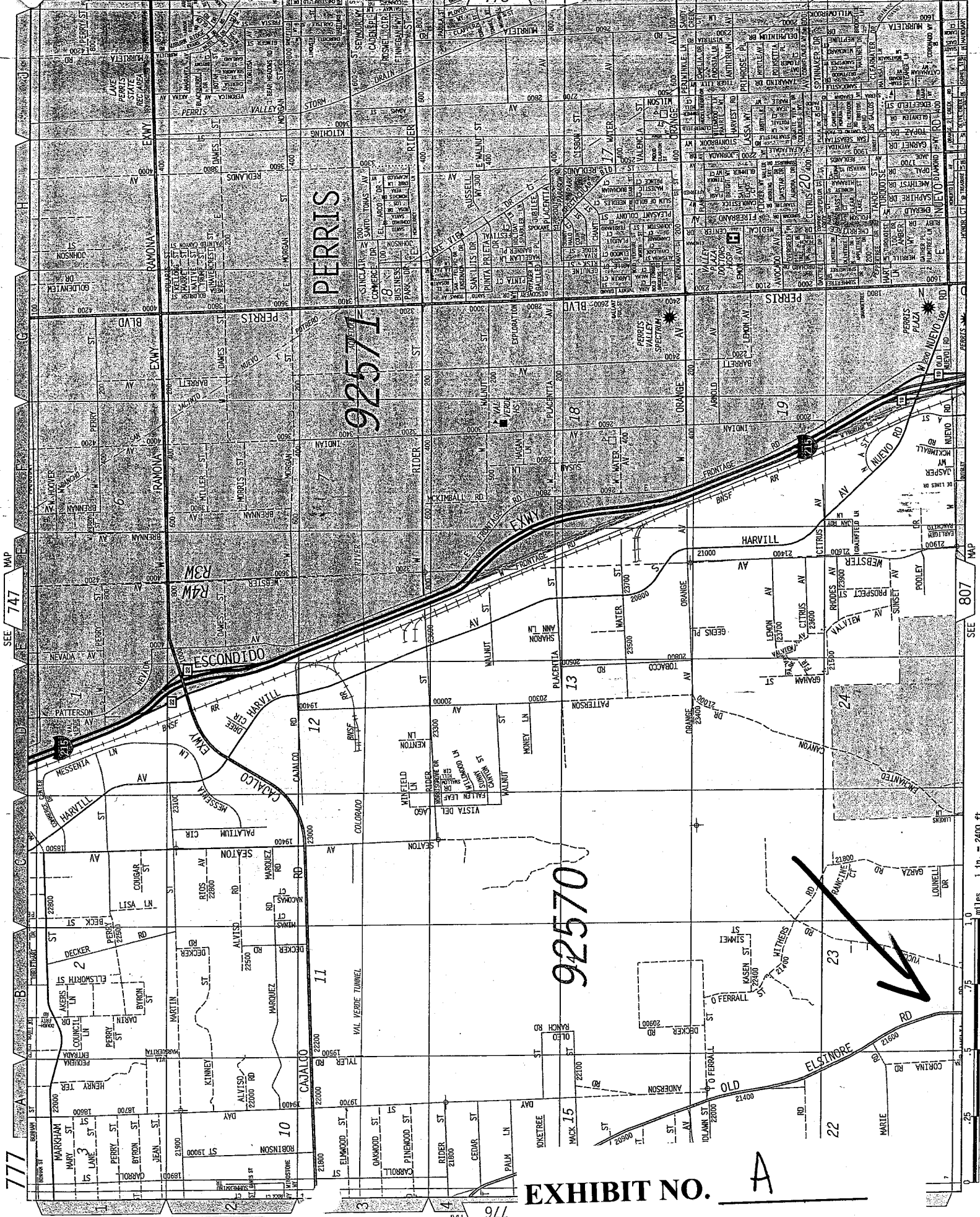
1 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
2 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 348
4 and 725.

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

7 Executed this 2nd day of July, 2010 at Riverside, California.

8 
9 JENNIFER MORRIS
10 Code Enforcement Officer
11 Code Enforcement Department

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SEE 747 MAP

SEE 807 MAP

777

MAP 776

EXHIBIT NO. A

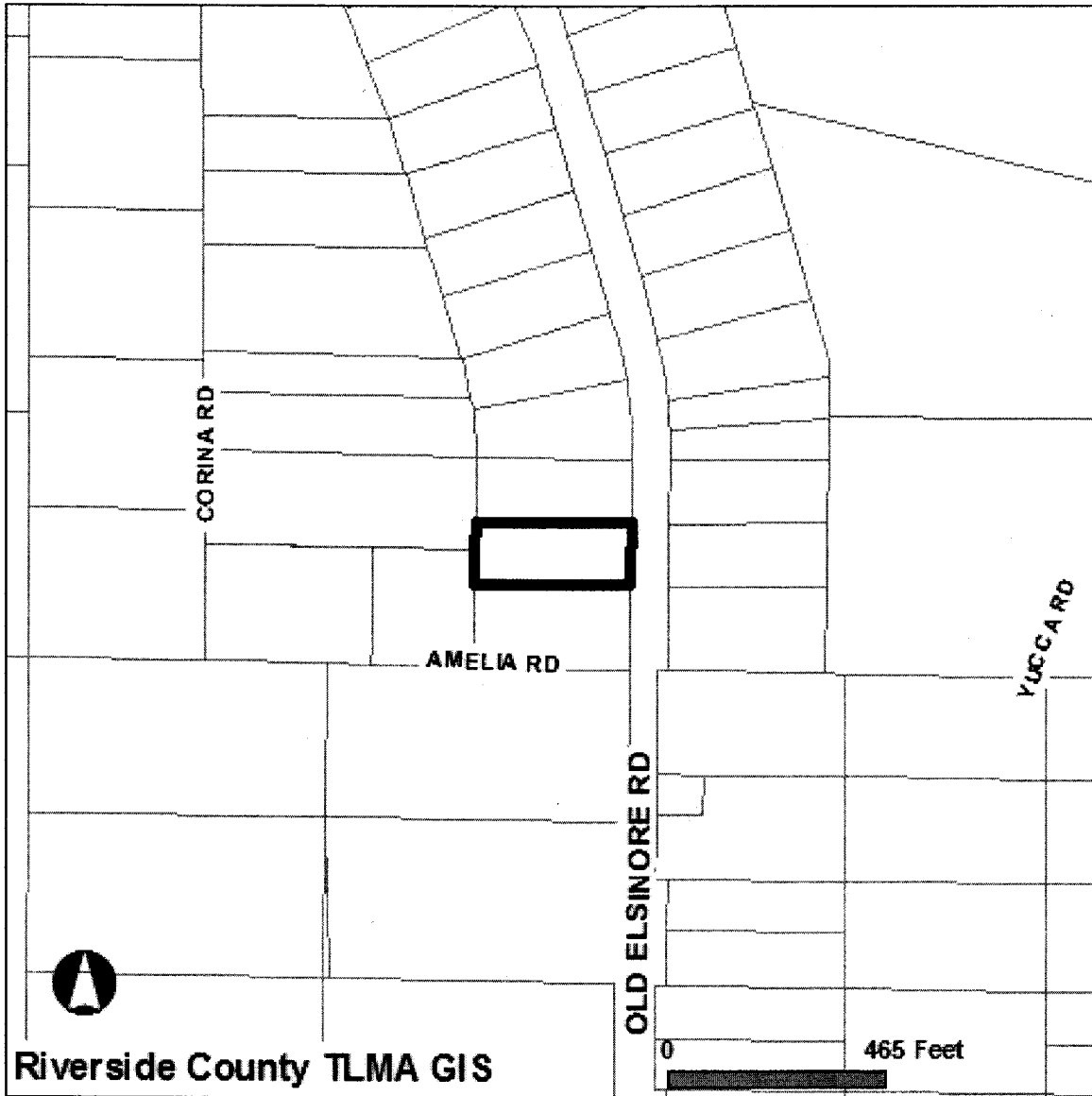
1.0 in. = 2400 ft.

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

Assessment #322200015-5		Parcel # 322200015-5	
Assessee:	INGRAM WILLIAM B	Land	10,529
Mail Name:	C/O ELAINE GRAY	Structure	59,603
Mail Address:	22200 NORMA ST	Full Value	70,132
City, State Zip:	PERRIS CA 92570	Total Net	70,132
Real Property Use Code:	R1		
Base Year	1979		
Conveyance Number:	0562112	View Parcel Map	
Conveyance (mm/yy):	12/1998		
TRA:	98-001		
Taxability Code:	0-00		
ID Data:	Lot 2 RS 026/087		
Situs Address:	21965 OLD ELSINORE RD PERRIS CA 92570		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):
322-200-015

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

322-200-015-5

OWNER NAME / ADDRESS

WILLIAM B INGRAM
21965 OLD ELSINORE RD
PERRIS, CA. 92570

MAILING ADDRESS

C/O ELAINE GRAY
22200 NORMA ST
PERRIS CA. 92570

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 26/87
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1200 SQFT., 4 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(480 SQ. FT), CONST'D 1974COMPOSITION, ROOF, CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 777 GRID: B7
PAGE: 807 GRID: B1

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR4W SEC 23

ELEVATION RANGE

1748/1760 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R-1/2

ZONING DISTRICTS AND ZONING AREAS

MEAD VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

Developed/Disturbed Land

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

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

MEAD VALLEY

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

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

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

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

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 956-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

61

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

VAL VERDE UNIFIED

COMMUNITIES

MEAD VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

MEAD VALLEY #117 -

STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 38.73 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042903

FARMLAND

OTHER LANDS

TAX RATE AREAS

098-001

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4

- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0910817	NEIGHBORHOOD ENFORCEMENT	Oct. 1, 2009
CV0910818	VEHICLE ABATEMENT	Oct. 1, 2009
CV0912349	ABATEMENT	Nov. 23, 2009

REPORT PRINTED ON...Thu Jun 03 14:50:49 2010
Version 100412



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

Lot Book Report

Order Number: **21152**

Customer:

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

Order Date: 1/21/2010
 Dated as of: 1/14/2010
 County Name: Riverside

Attn: Brent Steele
 Reference: CV09-10817 /Jennifer Morris
 IN RE: INGRAM, WILLIAM B.; TRUST

FEE(s):
 Report: \$114.00

Property Address: 21965 Old Elsinore Road
 Perris CA 92570

Assessor's Parcel No. : 322-200-015-5

Assessments:

Land Value:	\$10,529.00
Improvement Value:	\$59,603.00
Exemption Value:	\$0.00
Total Value:	\$70,132.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$383.76
Penalty	\$38.36
Status	NOT PAID-DELINQUENT
Second Installment	\$383.76
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)

EXHIBIT NO. C



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

Order Number: 21152
Reference: CV09-10817 /Jen

Property Vesting

The last recorded document transferring title of said property

Dated	10/27/1998
Recorded	12/29/1998
Document No.	562112
D.T.T.	\$0.00
Grantor	William B. Ingram, as surviving trustee of the Ingram Family 1990 Living Trust under Declaration of Trust dated May 1, 1990
Grantee	William B. Ingram, trustee of the Survivor's Trust created under the Ingram Family 1990 Living Trust under Declaration of Trust dated May 1, 1990

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	09/05/1979
Recorded	09/12/1979
Document No.	192009
Amount	\$53,824.32
Trustor	William B. Ingram and Dora R. Ingram, husband and wife
Trustee	American Title Insurance Company, a California corporation
Beneficiary	Southern California Funding, Inc., a California Corporation
Assignment Dated	02/06/1981
Recorded	01/25/1982
Document No.	14210
Assigned to	Associates Financial Services, Inc.



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

Order Number: 21152
Reference: CV09-10817 /Jen

Additional Information

Notice of Non-Compliance filed by County of Riverside Department of Building and Safety
In the matter of the property of William B. Ingram
Case No. CV03-5648
Recorded 04/13/2004
Document No. 2004-0264890

Notice of Non-Compliance filed by County of Riverside Department of Building and Safety
In the matter of the property of William B. Ingram/C/O Elaine Gray
Case No. CV03-5648
Recorded 05/04/2004
Document No. 2004-0328657

Document Type Findings of Fact, Conclusions and Order to Abate Nuisance
Document No. 2005-0500396
Recorded 06/24/2005

Notice of Non-Compliance filed by County of Riverside Code Enforcement Department
In the matter of the property of William B. Ingram, Trust; Elaine Gray
Case No. CV09-10817, CV09-12349 and CV09-10818
Recorded 12/16/2009
Document No. 2009-0647379

Legal Description

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

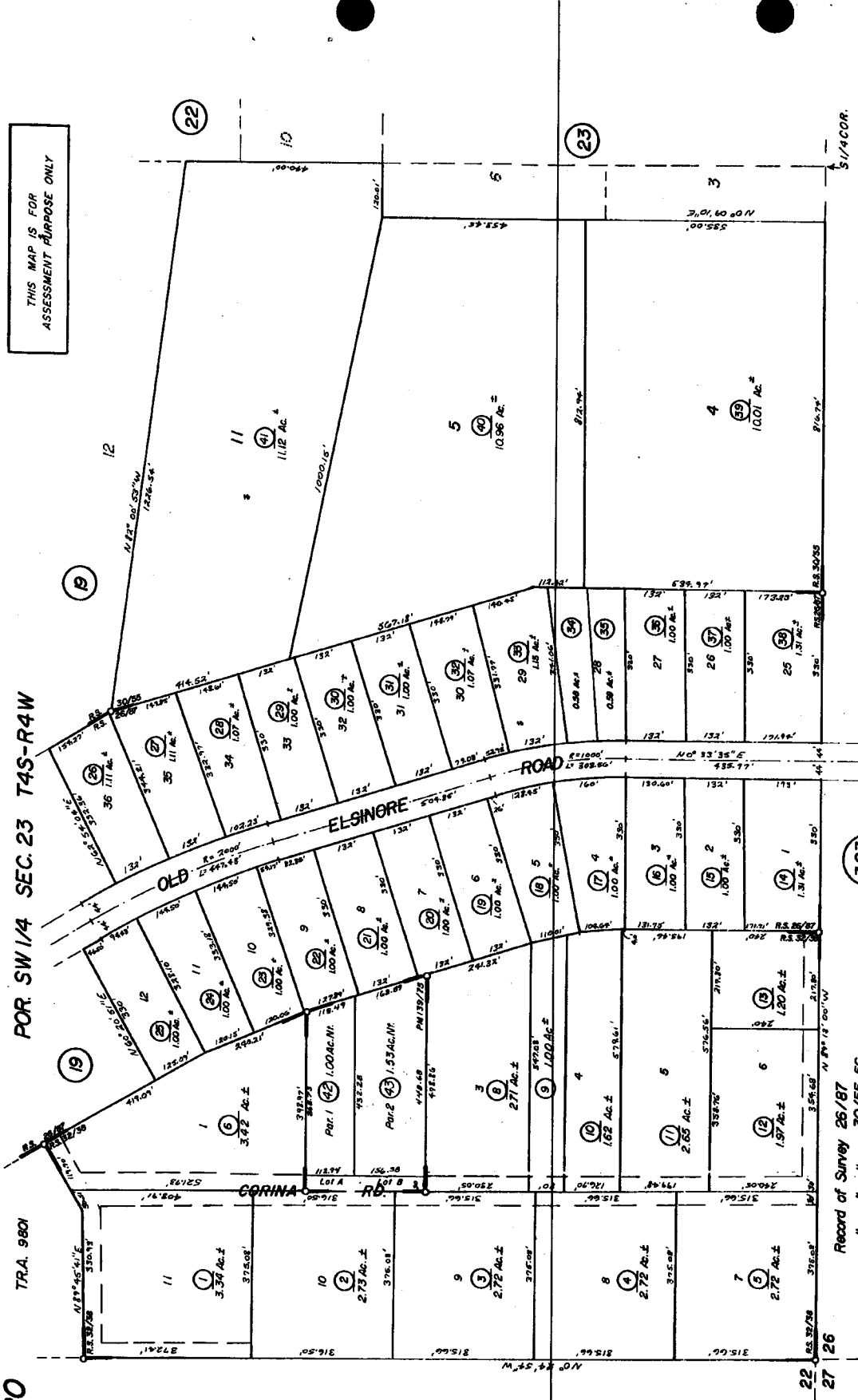
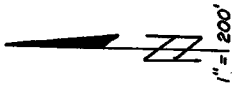
PARCEL 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26, PAGE 87, OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

16-31-1
322-20

TRA. 9801

POR. SW 1/4 SEC. 23 T4S-R4W

THIS MAP IS FOR
ASSESSMENT PURPOSE ONLY



14

DATE	OLD NO.	NEW NO.
12/28	7	48, 43

Record of Survey 26/87
 N N N N N N N N N N
 30/55-56
 32/38
 PM 139/75-76 Parcel Map No. 20505

JUNE 1971

ASSESSOR'S MAP BK. 322 PG. 20
 RIVERSIDE COUNTY, CALIF.
 688

562112

RECEIVED FOR RECORD
AT 8:00AM

DEC 29 1998

Approved to Official Records
of Riverside County, California

Recorder
Fee \$ 12

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

REID & HELLYER (DSB)
3880 Lemon Street, Fifth Floor
Post Office Box 1300
Riverside, California 92502-1300

Space above this line for Recorder's use

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$ -0-
...Computed on the consideration or value of property
conveyed; OR
...Computed on the consideration or value less
items or encumbrances remaining at time of sale.

William B. Ingram
1118 Granville Road
Baltimore, MD 21207

By: Deane J. Brewer M
AG
Signature of Declarant or Agent determining tax -
REID & HELLYER A Professional Corporation

12
3
PC

Transfer is to Revocable Living Trust of which the transferor is the beneficiary.

QUITCLAIM DEED

FOR NO CONSIDERATION, William B. Ingram, as surviving trustee of the Ingram Family 1990 Living Trust under Declaration of Trust dated May 1, 1990, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to William B. Ingram, trustee of the Survivor's Trust created under the Ingram Family 1990 Living Trust under Declaration of Trust dated May 1, 1990, the real property in the City of Perris, County of Riverside, State of California, described as follows:

Parcel 2, in the County of Riverside, State of California, as per map filed in Book 26, page 87 of Records of Surveys in the office of the County Recorder of said County.

Death Certificate attached as Exhibit A.

SITE ADDRESS: 21865 Old Elanore Road, Perris, California
APN: 322-200-015

Dated: 10-27-98 1998

William B. Ingram
William B. Ingram

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1/2/19111-892/Seed.012

STATE OF MARYLAND

COUNTY OF Baltimore

)
: ss.
)

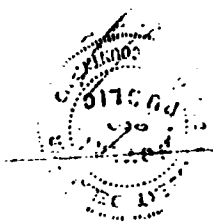
On 10-27, 1998, before me, William B. Ingram personally appeared William B. Ingram, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

ROBERT DELANDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-29-02



Notary Public in and for said
County and State



COUNTY OF RIVERSIDE
RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

1A. NAME OF DECEDENT—First Name DORA		1B. Middle REBECCA		1C. LAST NAME INGRAM		2A. DATE OF DEATH—MO. DAY, YR. February 14, 1993		2B. HOUR 2322	
4. RACE Black		5. SEX—SPECIFY <input type="checkbox"/> MALE <input checked="" type="checkbox"/> FEMALE		6. DATE OF BIRTH—MO. DAY, YR. September 19, 1936		7. AGE IN YEARS 56		8. HOURS 56	
9. STATE OF BIRTH DC		10A. FULL NAME OF FATHER Arthur Plowden		10B. STATE OF BIRTH FL		11A. FULL MARRIED NAME OF MOTHER Dorothy Green		11B. STATE OF BIRTH VA	
12. MILITARY SERVICE		13. SOCIAL SECURITY NO. 577-50-1796		14. MARITAL STATUS Married		15. NAME OF SURVIVING SPOUSE BY WIFE William Ingram			
16A. USUAL OCCUPATION Teacher		16B. USUAL KIND OF BUSINESS OR INDUSTRY Education		16C. USUAL EMPLOYER Perris Valley Middle School		16D. YEARS IN OCCUPATION 30		17. EDUCATION 18	
18A. RESIDENCE— STREET AND NUMBER OR LOCATION 22200 Norma St		18B. CITY Perris		18C. STATE CA		18D. ZIP CODE 92570			
19A. PLACE OF DEATH Moniffee Valley Med Ctr		19B. CITY Riverside		19C. STATE CA		19D. ZIP CODE 92570			
20. STREET ADDRESS 28400 McCall Blvd		20B. CITY Sun City		20C. STATE CA		20D. ZIP CODE 92570			
21. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C) Hypertrophic Cardiomyopathy		22. IMMEDIATE CAUSE Unk		23. WAS CHOPPY PERFORMED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		24. WAS AUTOPSY PERFORMED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		25. WAS A U.S. LICENSE OF DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
26. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH (NOT RELATED TO CAUSE OF DEATH) Chronic Obstructive Pulmonary Disease		27. SIGNATURE AND DESIGN OF TITLE OF CERTIFIER Ricardo W. Diaz		28. CERTIFIER'S LICENSE NUMBER 270		29. DATE OF BIRTH 2/15/72			
30. NUMBER OF DEATH—GROSS OR NET Natural		31. PLACE OF BURIAL 2495 Van Buren Riverside CA		32. DATE OF BURIAL Feb. 22, 1993		33. SIGNATURE OF REGISTRAR Dale B. Spink, 2002		34. DATE OF SIGNATURE Feb. 18, 1993	
35A. DISPOSITION Burial		35B. PLACE OF DISPOSITION—NAME AND ADDRESS Riverside National Cemetery		35C. DATE Feb. 22, 1993		35D. SIGNATURE OF REGISTRAR Dale B. Spink, 2002		35E. DATE OF SIGNATURE Feb. 18, 1993	
36A. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH) ARLINGTON MORTUARY		36B. LICENSE NO. 1033		36C. SIGNATURE OF REGISTRAR Dale B. Spink, 2002		36D. DATE OF SIGNATURE Feb. 18, 1993			

371995
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
FEB 18 1993
DATE ISSUED

This is a true and exact reproduction of the original as filed, registered and placed on file in the office of County of Riverside, Department of Health.

Dale B. Spink, 2002
Acting Registrar
RIVERSIDE COUNTY, CALIFORNIA

These records shall not be prepared, reproduced, distributed, displayed, used, or signed by any person other than the Registrar.

Title Order No. 38-05170

Escrow No. 636

AND WHEN RECORDED MAIL TO

Name: SOUTHERN CALIFORNIA FUNDING, INC.
Street: 2102 Business Center Dr.
Address: Suite 203
City & State: Irvine, CA 92714

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
AT THE COUNTY CLERK'S OFFICE
RIVERSIDE COUNTY, CALIFORNIA

Book 1979, Page 192009

SEP 12 1979

Recorded by Official Recorder
of Riverside County, California

By: [Signature]

Space above this line for recorder's use

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (PPS)

This Deed of Trust, made this 5 day of SEPTEMBER 19 79 between WILLIAM B. INGRAM AND DORA R. INGRAM, husband and wife herein called TRUSTOR whose address is 25030 Highway 74, Perris, California 92370

and American Title Insurance Company a California corporation, herein called TRUSTEE, and SOUTHERN CALIFORNIA FUNDING, INC. a California Corporation, and/or its Assigns herein called BENEFICIARY, WITNESSETH: That Trustor irrevocably grants, transfers and assigns to trustee, in trust, with power of sale, that property in Riverside County, California, described as:

Parcel 2, in the County of Riverside, State of California, as per map filed in Book 26, page 87, of Records of Surveys in the office of the County Recorder of said County.

TOGETHER WITH (a) all the rights, privileges, title, and interest, which said Trustor now has or may hereafter acquire, in or to said property, with the appurtenances, and all buildings and improvements now or hereafter placed thereon, it being understood and agreed that all classes of property attached or unattached used in connection therewith shall be deemed fixtures and subject to the property above described; and (b) 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 indebtedness evidenced by one Promissory Note/Loan Agreement (herein after referred to as "Promissory Note") of even date herewith, in the original amount of \$ 53,824.32 including precomputed interest, executed by Trustor and payable to Beneficiary, or order, and any extension, renewal or modification thereof; (2) Payment of such additional sums, with interest thereon, as may hereafter be borrowed from Beneficiary, or its successor in interest, by the then record owner of said property, when evidenced by another note(s) or agreement reciting that it is so secured; (3) Performance of each agreement of Trustor contained or incorporated herein by reference; (4) Payment of any money with interest thereon at the rate specified in aforesaid note that may be advanced by the Beneficiary to third parties where amounts are advanced to protect the security or in accordance with the covenants of the Deed of Trust

The undersigned Trustor request that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

A. TO PROTECT THE SECURITY HEREOF, TRUSTOR CONVENANTS AND AGREES:

(1) To keep said property in good condition and repair, not to remove or demolish any buildings 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 therefor; 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 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; to permit Beneficiary to enter at all reasonable times for the purposes of inspecting the property.

(2) To provide, maintain in force at all times, assign and deliver to Beneficiary Fire insurance satisfactory to, and with loss payable to said 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. Any and all unexpired insurance shall inure to the benefit of, and pass to the purchaser of, the property conveyed hereby at any trustee's sale held hereunder.

(3) That Trustor is seized of the property in Fee Simple and has good and lawful right to convey the same, and that he does hereby forever warrant and will forever defend the title and possession thereof against the lawful claims of any and all persons whatsoever and further will appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee

(4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, when due, and to pay all encumbrances, charges and liens, with interest, on said property when due, which are prior or superior hereto, all allowable expenses of this trust, promptly upon request.

(5) 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, all allowable expenses

(6) To pay within 10 days and without demand all sums so expended by Beneficiary or Trustee, including but not limited to (a) all cost, fees and expenses including costs of evidence of title, attorneys' fees and Trustor's fees under section (3); (b) all costs and expenses of Trustee under section (4); (c) all expenses and attorneys' fees under section (5); with interest from date of expenditure at the rate specified in said note secured hereby. These costs, fees and expenses are applicable only to commercial loans of \$5,000 or more, as well as non commercial loans of \$10,000 or more.

(7) Not to sell, convey, transfer, sell under contract of sale, lease with option to purchase, or dispose of, the property covered by this Deed of Trust or any other agreement securing the Promissory Note, or any part of such property or any interest therein, or agree so to do, whether voluntarily or involuntarily, without the written consent of Beneficiary being first obtained, and should there be a breach of this provision Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable, irrespective of the maturity date otherwise specified hereof.

B. IT IS MUTUALLY AGREED THAT:

(1) Should the property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor, and all of the same are hereby assigned and shall be paid to Beneficiary who shall be entitled, at its option, to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement in connection with such taking or damage. Beneficiary may apply or release all money so received by it in the same manner and with the same effect as hereinbefore provided for disposition of the proceeds of fire or other insurance. If the Loan secured hereby is a Commercial Loan in an amount of \$5,000 or more or by a Non Commercial Loan of \$10,000 or more, Beneficiary may deduct all its expenses including attorneys' fees

(2) By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay. No waiver of any default hereunder shall be a waiver of any other default.

(3) 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 and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto". Such request and reconveyance shall operate as a reassignment of the rents, issues, royalties and profits assigned to Beneficiary. At any time after the expiration of two years following issuance of such reconveyance, Trustee may destroy this Note and Deed unless directed in such request to retain the same.

38-05170-02

192009

(4) As additional security, Trustor hereby assigns to Beneficiary all rents, issues and profits of said property and hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these trusts, to collect such rents, issues and profits with or without taking possession of the property, reserving unto Trustor the right, prior to any default by Trustor hereunder to collect and retain such rents, issues and profits as they are paid. Upon any default hereunder, Beneficiary, upon giving written notification to the Trustor or his successors, etc., may 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 its own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less allowable expenses of operation 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.

(5) Upon default in payment of any indebtedness secured hereby or any amount provided to be paid hereunder, or in performance of any other provision hereof, or upon default in performance of any of the covenants contained in the Security Agreement also securing said indebtedness or contained in any deed of trust, mortgage or lien superior hereto, or in any agreement or note secured by such superior encumbrance, Beneficiary may declare all sums secured hereby immediately due and payable, such may be accomplished 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 indebtedness secured hereby.

After the lapse of such time as may then be required by law following the recording of said notice of default, the 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 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 payments 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. However, all costs, fees, and expenses set forth in this paragraph shall not be applicable nor charged to the Trustor or his successor in interest.

(6) Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustees not obligated 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.

(7) Whenever the term "Note" is used herein, it shall be construed to mean any Note or Notes secured by the Deed of Trust.

(8) Notwithstanding any provision herein to the contrary, Beneficiary's (and Trustee's) right to recover from Trustor certain costs, charges, expenses or fees provided for herein shall be limited by the California Personal Property Broker's Act as now written or hereafter amended. The above statute as of January 1, 1971 limits recovery of such items to non-commercial loans of \$10,000.00 or more, or to any commercial loan of \$5,000.00 or more. The term "allowable" as used herein from time to time, is defined as pertaining only to those charges, costs and expenses permitted under said California Personal Property Broker's Act as now written or hereafter amended.

(9) Trustor will pay, promptly, the indebtedness secured hereby in full compliance with the terms of said Promissory Note and this Deed of Trust, and that the time of payment of the indebtedness hereby secured, or of any portion thereof, may be extended or renewed, and any portions of the property herein described may, without notice, be released from the lien hereof, without releasing, or affecting the personal liability of any person for the payment of said indebtedness or the lien of this instrument upon the remainder of said property for the full amount of said indebtedness then remaining unpaid, and no change in the ownership of said property shall release, reduce or otherwise affect any such personal liability or the lien hereby created.

(10) Trustor agrees to surrender possession of the hereinabove described Trust property to the Purchaser at the aforesaid sale, immediately after such sale, in the event such possession has not previously been surrendered by Trustor and upon failure to vacate Trustor shall pay to the Purchaser the reasonable rental value of the property or at Purchaser's option, may be summarily dispossessed in accordance with the law applicable to tenant's holding over.

(11) Beneficiary shall be subrogated to the lien of any and all prior encumbrances, liens or charges paid and discharged from the proceeds of the loan hereby secured, and even though said prior liens have been released of record, the repayment of said indebtedness shall be secured by such liens on the portions of said property affected thereby to the extent of such payments respectively.

(12) All Trustors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained, and all provisions of this Deed of Trust shall inure to and be binding upon the heirs, executors, administrators, successors, grantees, lessees and assigns of the parties hereto respectively. The term Beneficiary shall mean the owner and holder, including assigns and 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 neuter, and the singular number includes the plural.

(13) Invalidity or unenforceability of any provisions herein shall not affect the validity and enforceability of any other provisions.

(14) Beneficiary may, from time to time, substitute another Trustee in the place of the Trustee herein named, to execute this Trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all the title, powers and duties conferred upon the Trustee herein named. Each such appointment and substitution shall be made by written instrument executed by the Beneficiary, containing reference to this deed of trust sufficient to identify it, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of the proper appointment of the successor trustee.

(15) If any of the undersigned is a married woman, she represents and warrants that this instrument has been executed in her behalf, and for her sole and separate use and benefit and that she has not executed the same as surety for another, but that she is the Borrower hereunder.

(16) Should Beneficiary furnish a written statement respecting the indebtedness secured hereby, to a person entitled to demand the same, as provided in Civil Code Section 2943, Beneficiary may make a charge for the same not exceeding the maximum amount then provided by law.

STATE OF CALIFORNIA,
COUNTY OF ORANGE
On 9.5.79 before me, the undersigned, a Notary Public in and for said State, personally appeared
WILLIAM B. INGRAM AND
DORA R. INGRAM, husband and wife

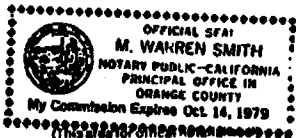
William B. Ingram
WILLIAM B. INGRAM Trustor-Borrower
Dora R. Ingram
DORA R. INGRAM Trustor-Borrower

If executed by a Corporation the Corporation Form of acknowledgment must be used.

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature M. Warren Smith



REQUEST FOR FULL RECONVEYANCE

TO TRUSTEE: The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by said Deed of Trust have been paid, and you are requested, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail 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.

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

ASSOCIATES FINANCIAL SERVICES COMPANY

OF CALIFORNIA, INC.

ASSOCIATES BUSINESS LOAN PLAN

1131 E. MAIN ST. #105

PERMITS No. _____

14310

0731

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
At County of
Riverside, California
JAN 25 1982

JAN 25 1982

Recorded in Official Records
of Riverside County, California

REC'D BY _____

INTENT AS ASSIGNMENT OF DEED OF TRUST AND AS REQUEST FOR SPECIAL NOTICE.
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Deed of Trust and Request For Special Notice

L 53-A

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Associates Financial Services, Inc.

all beneficial interest under that certain Deed of Trust dated September 5, 1979

executed by William B. & Dora R. Ingram

25930 Highway 74, Perris, CA 92370

Trustor

to American Title Insurance Co.

Trustee

and recorded as Instrument No. 142009 on 11/14/79

in book

page _____ of Official Records in the County Recorder's office of

Riverside

County.

California, describing land therein as:

PARCEL 2 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26, PAGE 87, OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated 2/6/81

In accordance with Section 2921b, Civil Code, request is hereby made by the undersigned assignor that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded in Book _____ Page _____ Official Records of _____ County, California, as affecting above described property, executed by _____ as Trustor in which _____ is named as Beneficiary, and _____ as Trustee, be mailed to _____ whose address is _____ (Number and Street) _____ (City) _____ (Zone) _____ (State)

STATE OF ~~XXXXXXXX~~ New Jersey }
COUNTY OF Bergen } ss.
On 2/6/81

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Germano known to me to be the Service President, and

known to me to be Secretary of the corporation that executed the within Instrument and known to me to be the person who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Betty A. Montauk

Betty A. Montauk
My Commission expires May 23, 1982

Name Typed or Printed
Notary Public in and for said State

AMERICAN FUNDING LIMITED
A NEW JERSEY LIMITED PARTNERSHIP
d/b/a SOUTHERN CALIFORNIA FUNDING LTD.
BY: SOUTHERN CALIFORNIA FUNDING INC.
GENERAL PARTNER

Robert Germano
BY: ROBERT GERMANO, SR. VICE PRES.

FOR NOTARY SEAL OR STAMP

Thomas F. Ducey
Thomas F. Ducey, Secretary

When recorded please mail to:
Mail Stop# 1130



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
WILLIAM B INGRAM)

Case No.: CV03-5648



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.348 & 541, (RCC Title 17.16.010 10.04 & 8.120) described as EXCESSIVE OUTSIDE STORAGE, VEHICLE ABATEMENT, NON-PERMITTED LAND USE- TOW YARD BUSINESS & ACCUMULATIVE RUBBISH. Such proceedings are based upon the noncompliance of such real property, located at 21965 OLD ELSINORE RD, PERRIS, Ca and more particularly described as Assessment Parcel No322-200-015 and having a legal description of SECTION 23, TOWNSHIP 4 SOUTH, RANGE 4 WEST AS RECORDED IN RECORD OF SURVEY BOOK 26 OF PAGE 87 with the requirements of Ordinance No.348 & 541, (RCC Title 17.16.010, 10.04 & 8.120).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside, which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 4080 LEMON ST 2ND, FL, RIVERSIDE CA 92502, Attention Code Enforcement SUSAN BENNALLACK

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

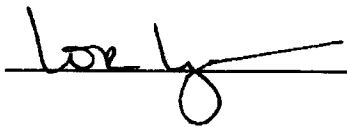
By 
Brian Black Supervisor
Code Enforcement Division

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 4/5/04 before me, Lori Lyon, Notary Public, personally appeared Brian Black, personally known to me 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.





When recorded please mail to:
Mail Stop# 1130



M	S	U	PAGE	SIZE	DA	PCOR	NCCOR	SMF	MSC
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A	R	L				COPY	LONG	REFUND	NCHG EXAM

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)

Case No.: CV03-5648

WILLIAM B INGRAM/C/O ELAINE GRAY)



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.348 & 541, (RCC Title 17.16.010 & 541) described as **EXCESSIVE OUTSIDE STORAGE, NON-PERMITTED LAND USE- AUTO WRECKING YARD & ACCUMULATIVE RUBBISH** Such proceedings are based upon the noncompliance of such real property, located at 21965 OLD ELSINORE RD, PERRIS, Ca and more particularly described as Assessment Parcel No. 322-200-015 and having a legal description of. **SECTION 23, TOWNSHIP 4 SOUTH, RANGE 4 WEST AS RECORDED IN RECORDS OF SURVEY BOOK 26 OF PAGE 87** with the requirements of Ordinance No. 348 & 541, (RCC Title 17.16.010 & 541).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside, which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 4080 LEMON ST, 2ND FL, RIVERSIDE CA 92502, Attention Code Enforcement HECTOR VIRAY

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

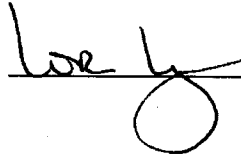
By 
Brian Black Supervisor
Code Enforcement Division

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 4/20/04 before me, Lori Lyon, Notary Public, personally appeared Brian Black, personally known to me 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.







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WHEN RECORDED
PLEASE MAIL TO:
Monica R. Romero
Deputy County Counsel
County of Riverside
OFFICE OF COUNTY COUNSEL
3535 Tenth Street, Suite 300
(Stop #1350)
Riverside, CA 92501

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EXEMPT 6103

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE



IN RE ABATEMENT OF PUBLIC NUISANCE:) CASE NO. CV 03-5648
 [EXCESSIVE OUTSIDE STORAGE AND)
 ACCUMULATION OF RUBBISH]; APN 322-200-) FINDINGS OF FACT,
 015, 21965 OLD ELSINORE ROAD, PERRIS,) CONCLUSIONS AND ORDER TO
 RIVERSIDE COUNTY, CALIFORNIA;) ABATE NUISANCE
 WILLIAM B. INGRAM AND DORA R.)
 INGRAM, OWNERS.) [R.C.O. Nos.348 (RCC Title
) 17.16.010), 541 (RCC Title 8.120) and
) 725 (RCC Title 1)]

The above-captioned matter came on regularly for hearing on June 7, 2005, before the Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real property described 21965 Old Elsinore Road, Perris, APN: 322-200-015 and referred to hereinafter as "THE PROPERTY."

Monica R. Romero, Deputy County Counsel, appeared along with Jim Monroe, Principal Code Enforcement Officer, on behalf of the Department of Building and Safety.

No one appeared on behalf of THE PROPERTY owners.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together with attached Exhibits evidencing the excessive outside storage of materials and rubbish on THE PROPERTY as a public nuisance and violations of Riverside County Ordinance Nos. 348 and 541 as

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

6-21-05 2-11

ORIGINAL

1 codified in Riverside County Code Titles 17.16.010 and 8.120.

2 **SUMMARY OF EVIDENCE**

3 1. Documents of record in the Riverside County Recorder's Office identify the owners
4 of THE PROPERTY as William B. Ingram and Dora R. Ingram (hereinafter "OWNERS").

5 2. Documents of title at the time of the inspection indicated that other parties potentially
6 hold a legal interest in THE PROPERTY, to-wit: Associates Financial Services, Inc., c/o Associates
7 Business Loan Plan, Southern California Funding, Inc. and Uninsured Employers Fund Collections
8 Unit (hereinafter "INTERESTED PARTIES").

9 3. THE PROPERTY has been inspected by Code Enforcement Officers on March 2,
10 2004, July 29, 2004, December 2, 2004, December 7, 2004, and April 27, 2005.

11 4. During each inspection, outside storage of materials in excess of 200 square feet and
12 accumulation of rubbish were observed on THE PROPERTY. The materials included but were not
13 limited to wood, tires, tree branches, auto parts, scrap metal, furniture, fencing material, appliances,
14 toys, dismantled engines and other miscellaneous debris. On March 2, 2004, the total area of outside
15 storage and/or rubbish was approximately eight thousand eight hundred sixteen (8,816) square feet.

16 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance
17 Nos. 348 (RCC Title 17.16.010) and 541 (RCC Title 8.120) by the Code Enforcement Officer.

18 6. Notices of Noncompliance were recorded on April 13, 2004 and May 4, 2004 as
19 Document Numbers 264890 and 328657, respectively, in the Office of the County Recorder, County
20 of Riverside.

21 7. On March 2, 2004, a Notice of Violation was posted on THE PROPERTY and on
22 May 3, 2004, a Notice of Violation was mailed to the OWNERS and INTERESTED PARTIES, by
23 certified mail, return receipt requested.

24 8. On April 22, 2005, a Notice To Abate Nuisance providing notice of the public hearing
25 before the Board of Supervisors on June 7, 2005, was mailed by certified mail, return receipt
26 requested, to THE PROPERTY OWNERS and INTERESTED PARTIES and posted on THE
27 PROPERTY on April 27, 2005.

28 ///

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2005-0500396
06/24/2005 09:09A
2 of 4



1 **FINDINGS AND CONCLUSIONS**

2 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
3 regular session assembled on June 7, 2005 finds and concludes that:

4 1. WHEREAS, the excessive outside storage of materials and rubbish on the real
5 property located at 21965 Old Elsinore Road, Perris, Riverside County, California, also identified as
6 Assessor's Parcel Number 322-200-015 violates Riverside County Ordinance Nos. 348 and 541 and
7 constitutes a public nuisance.

8 2. WHEREAS, THE PROPERTY OWNERS, occupants or any person having
9 possession or control of the premises should abate the condition by removing and disposing of the
10 excess outside storage of materials and accumulation of rubbish from the subject real property in
11 strict accordance with all Riverside County Ordinances, including but not limited to Riverside
12 County Ordinance Nos. 348 and 541 within ninety (90) days.

13 3. WHEREAS, THE OWNERS AND INTERESTED PARTIES ARE HEREBY
14 FUTHER NOTICED that the time within which judicial review of the administrative determinations
15 made herein must be sought is ninety (90) days from the posting and mailing of the Findings of Fact,
16 Conclusions and Order To Abate Nuisance, and is governed by California Code of Civil Procedure
17 Section 1094.6.

18 **ORDER TO ABATE NUISANCE**

19 IT IS THEREFORE ORDERED that the excess outside storage of materials and
20 accumulation of rubbish on THE PROPERTY be abated by THE PROPERTY OWNERS,
21 specifically William B. Ingram and Dora R. Ingram, or anyone having possession or control of THE
22 PROPERTY, by removing and disposing of the excess outside storage of materials and accumulation
23 of rubbish from the subject real property in strict accordance with all Riverside County Ordinances,
24 including but not limited to Riverside County Ordinance Nos. 348 and 541 within ninety (90) days
25 from the posting and mailing of this order.

26 IT IS FURTHER ORDERED that if the materials are not removed and disposed of in strict
27 accordance with all Riverside County Ordinances, including but not limited to Riverside County
28 Ordinance Nos. 348 and 541, within ninety (90) days of the posting and mailing of this Order, the

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2005-0500396
06/24/2005 08:00A
3 of 4



1 excess outside storage of materials and accumulation of rubbish shall be abated by representatives of
2 the Riverside County Department of Building and Safety, a contractor or the Sheriff's Department
3 upon receipt of an owners consent or a Court Order when necessary under applicable law.

4 IT IS FURTHER ORDERED that reasonable costs of abatement, after notice and
5 opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as
6 a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and
7 Riverside County Ordinance Nos. 348, 541 and 725.

8 Dated: 6-21-05

COUNTY OF RIVERSIDE

9
10 By Marion Ashley
11 Marion Ashley
Chairman, Board of Supervisors

12 ATTEST:

13
14 NANCY ROMERO

15 Clerk of the Board

16
17
18 By [Signature]
19 Deputy



28 G:\Property\CODE\BS\ABATEMENT\Ingram5648\FOF-348and541.doc

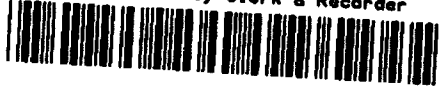
FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

6-21-05 2-11

2005-0500396
06/24/2005 09:09A
4 of 4

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 # 2009-0647379
12/16/2009 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Hard
Assessor, County Clerk & Recorder



051 M 059

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
William B. Ingram, Trust
Elaine Gray
Case No. CV09-10817
CV09-12349
CV09-10818

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.348, (RCC Title 17.288.020) described as Use without Riverside county planning department approval - Shipping Containers, Riverside County Ordinance No. 348, (RCC Title 17.16.010) described as Excessive Outside Storage, Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish, Riverside County Ordinance No. 348, (RCC Title 17.16.010) described as Occupied Recreational Vehicle and Use without Riverside County planning department approval - Storage / Scrap Yard. Such Proceedings are based upon the noncompliance of such real property, located at 21965 Old Elsinore Road, Perris, CA, and more particularly described as Assessor's Parcel Number 322-200-015 and having a legal description of 1.00 ACRES IN PAR 2 RS 026/087, Records of Riverside County, with the requirements of Ordinance No. 348, 541, 348 (RCC Title 17.288.020, 17.16.010, 8.120.010 & 17.16.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Jennifer Morris.

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

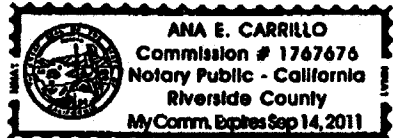
State of California)
County of Riverside)

On 12/09/09 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





CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

JOHN BOYD
Director

CASES #: CV 09-10818/CV09-10817/CV09-12349
A.P.N.: 322-200-015

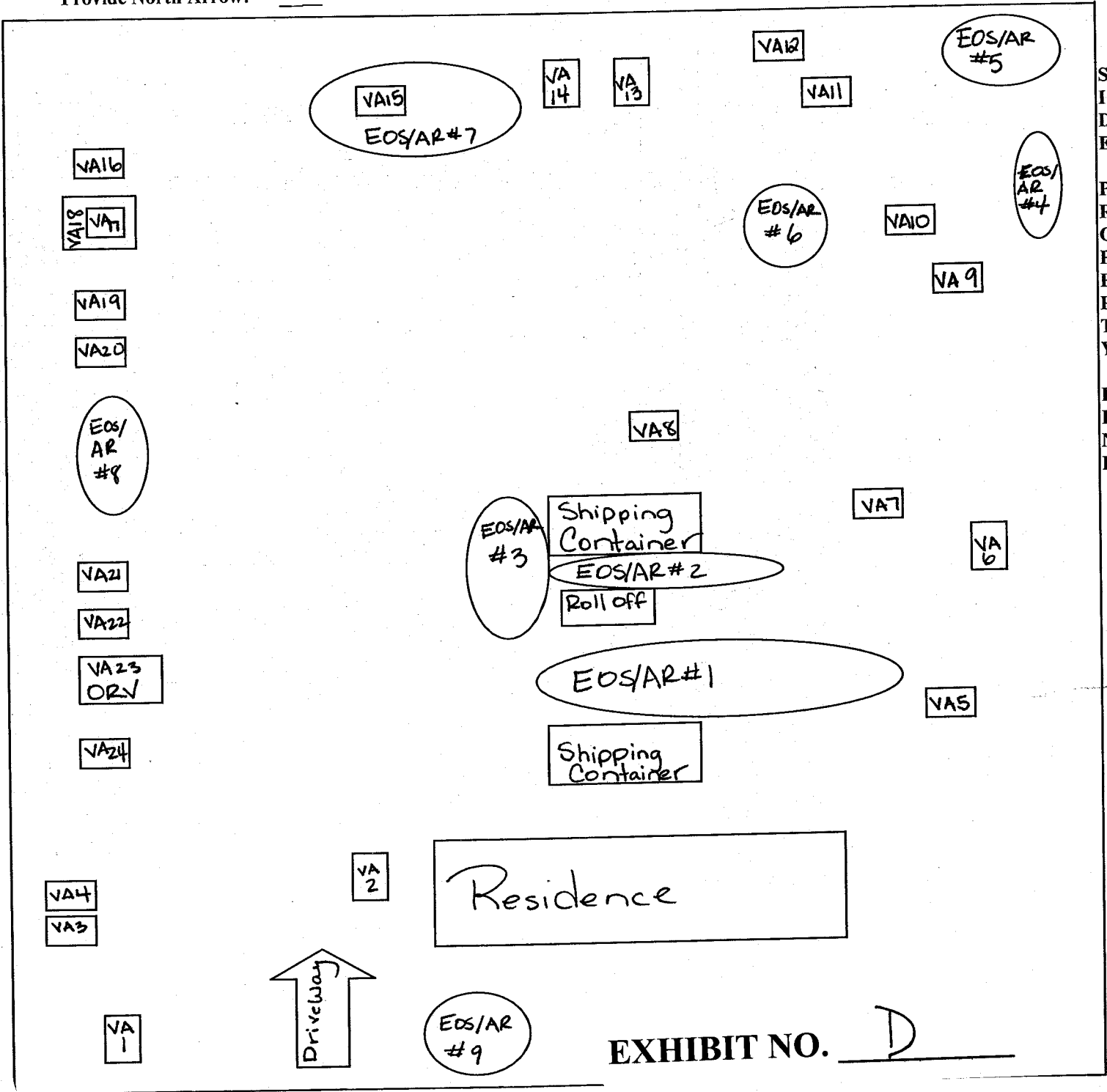
DRAWN BY: J. Morris

PROPERTY SITUS: 21965 Old Elsinore Rd., Perris
DATE: 11/23/09

→ Provide North Arrow: _____ REAR PROPERTY LINE

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NOT TO SCALE

FRONT PROPERTY LINE

EXHIBIT NO. D

Code Enforcement Case: CV0910817

Printed on: 04/30/2010

Photographs



Rubbish and outside storage remain-JMorris 4/29/10 - 04/29/2010

EXHIBIT NO. D²



Rubbish and outside storage remain-JMorris 4/29/10 - 04/29/2010

EXHIBIT NO. D³

Code Enforcement Case: CV0910817

Printed on: 04/30/2010

Photographs



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. DA



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D⁵



Rubbish, shipping container and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D6



Rubbish, shipping container and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D⁷



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D^r



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D9



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D¹⁰



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. DR



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D^B



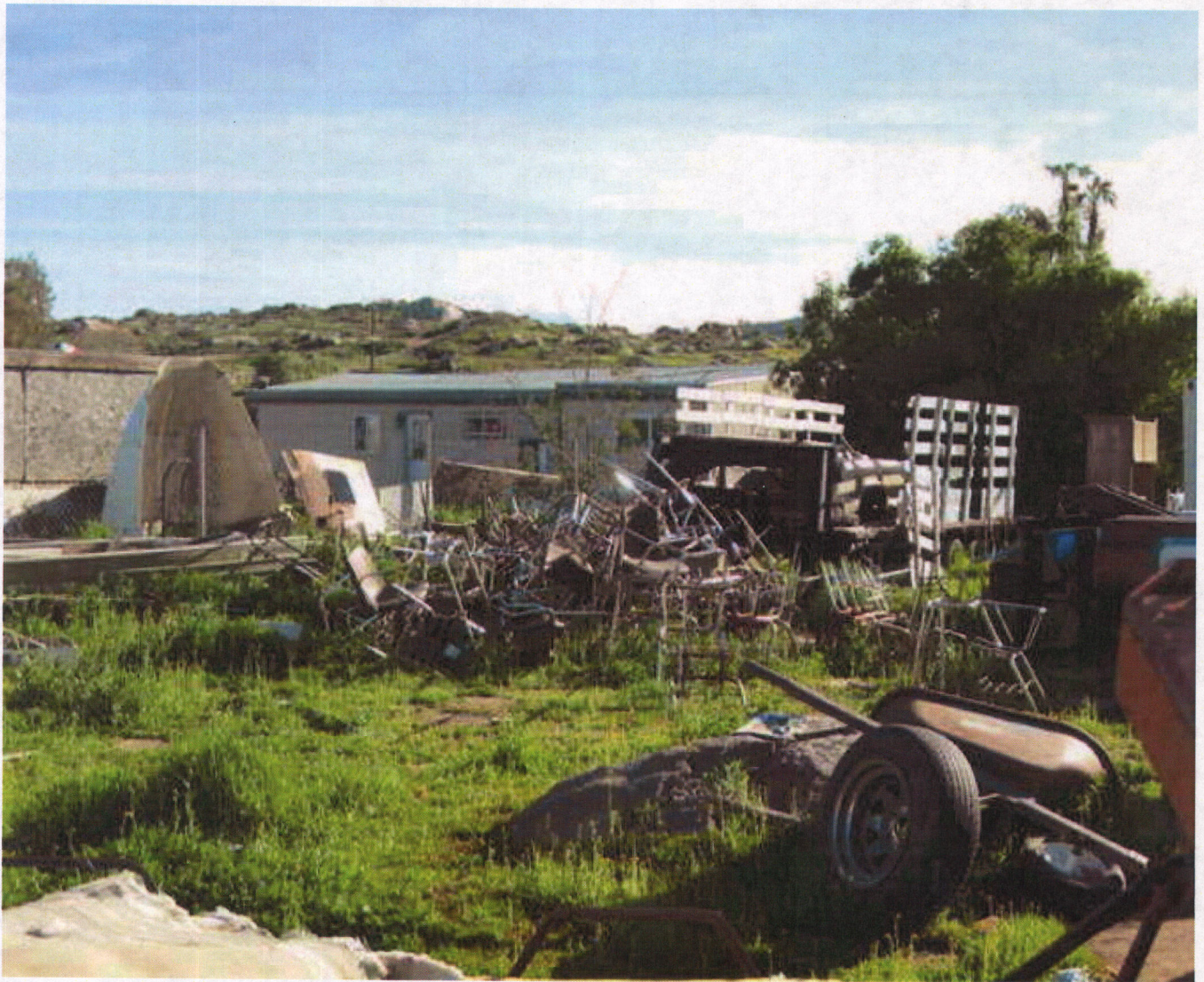
Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D¹⁴



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D¹⁵



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. D16



Rubbish and Outside storage remain-JMorris - 03/16/2010

EXHIBIT NO. Dⁿ

Code Enforcement Case: CV0910817

Printed on: 04/30/2010

Photographs



Rubbish, shipping container, and Outside Storage remain-JMorris - 01/19/2010

EXHIBIT NO. D¹⁸



Rubbish, shipping container, and Outside Storage remain-JMorris - 01/19/2010

EXHIBIT NO. D¹⁹



Rubbish and Outside Storage remain-JMorris - 01/19/2010

EXHIBIT NO. D²⁰



Rubbish and Outside Storage remain-JMorris - 01/19/2010

EXHIBIT NO. _____

D²¹



Rubbish and Outside Storage remain-JMorris - 01/19/2010

EXHIBIT NO. D²²



Rubbish and Outside Storage remain-JMorris - 01/19/2010

EXHIBIT NO. D²³



Rubbish and Outside Storage remain-JMorris - 01/19/2010

EXHIBIT NO. D24

Code Enforcement Case: CV0910817

Printed on: 04/30/2010

Photographs



EOS/AR#1-JMorris - 11/23/2009

EXHIBIT NO. _____

D²⁵



EOS/AR#1-JMorris - 11/23/2009

EXHIBIT NO. D²⁶



EOS/AR#1-JMorris - 11/23/2009

EXHIBIT NO. D²⁷



EOS/AR#2-JMorris - 11/23/2009

EXHIBIT NO. D²⁸



EOS/AR#2-JMorris - 11/23/2009

EXHIBIT NO. D²⁹



EOS/AR#3-JMorris - 11/23/2009

EXHIBIT NO. D³⁰



EOS/AR#3-JMorris - 11/23/2009

EXHIBIT NO. D³¹



EOS/AR#4-JMorris - 11/23/2009

EXHIBIT NO. D³²



EOS/AR#5-JMorris - 11/23/2009

EXHIBIT NO. D³³



EOS/AR#6-JMorris - 11/23/2009

EXHIBIT NO. D³⁴



EOS/AR#7-JMorris - 11/23/2009

EXHIBIT NO. D⁵⁵



EOS/AR#8-JMorris - 11/23/2009

EXHIBIT NO. D³⁶



EOS/AR#8-JMorris - 11/23/2009

EXHIBIT NO. D³⁷



AR#9-JMorris - 11/23/2009

EXHIBIT NO. D²⁸



Overall photo of property-JMorris - 11/23/2009

EXHIBIT NO. D39



Overall photo of property-JMorris - 11/23/2009

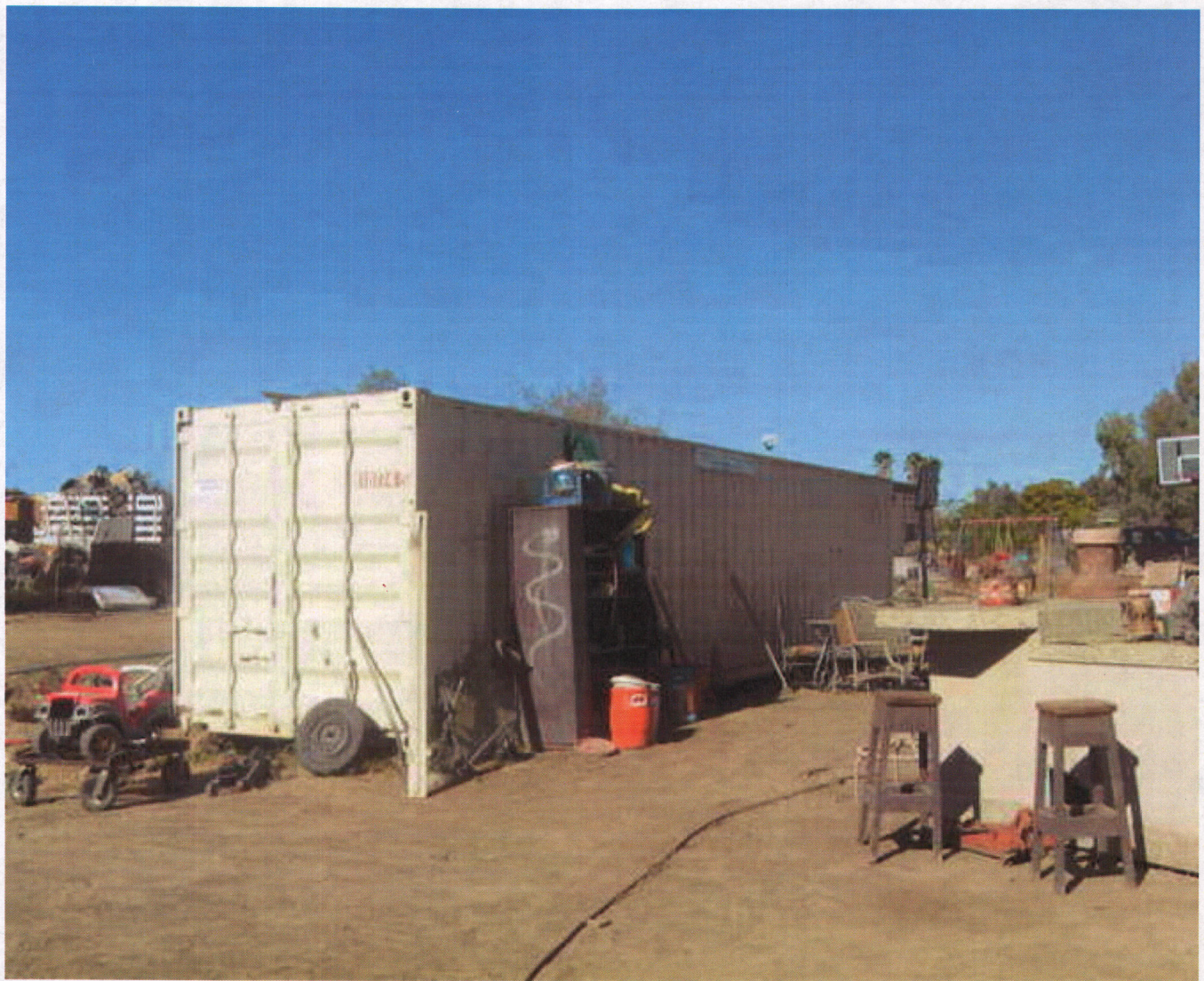
EXHIBIT NO. _____

D40



Metal Shipping Container-JMorris - 11/23/2009

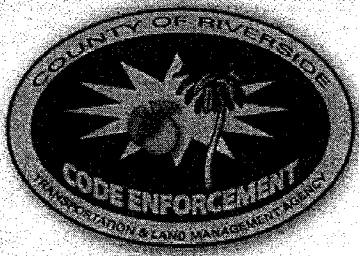
EXHIBIT NO. DA1



Metal Shipping Container-JMorris - 11/23/2009

EXHIBIT NO. _____

D42



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-110817

THE PROPERTY AT: 21965 Old Elsinore, Perris APN#: 322-200-015

WAS INSPECTED BY OFFICER: J. Morris ID#: 129 ON 11/23/09 AT 12:30 am/pm

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

Table with 2 columns: Code (RCO) and Description of Violation. Includes items like Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish, Unpermitted Construction, Unapproved Grading/Clearing, Substandard Structure, Unpermitted Mobile Home, Substandard Mobile Home/Trailer/RV, Unpermitted Outdoor Advertising Display, Prohibited Fencing, Excessive Outside Storage, Occupied RV/Trailer, Excessive Animals, and Metal Shipping Containers.

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 12/23/09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION.

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

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT

CDL/CID#

D.O.B.

EXHIBIT NO. E

POSTED

WHITE: VIOLATOR

GREEN: CASE FILE

YELLOW



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

November 25, 2009

RE CASE NO: CV0910817

I, Jennifer Morris, hereby declare:

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

That on 11/23/09 at 1315 hrs, I securely and conspicuously posted Notices of Violation for RCC 8.120.010 (Accumulated Rubbish), RCC 17.16.010 (Excessive Outside Storage), and 17.288.020 (Metal Shipping Containers x2 at the property described as:

Property Address: 21965 OLD ELSINORE RD, PERRIS

Assessor's Parcel Number: 322-200-015

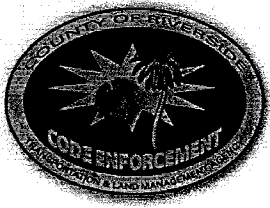
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on November 25, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II

EXHIBIT NO. E2



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

December 2, 2009

WILLIAM B INGRAM
C/O ELAINE GRAY
22200 NORMA ST
PERRIS, CA 92570

RE CASE NO: CV0910817

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348) , 17.16.010 (Ord. 348) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.288 (Ord. 348) - Prohibited use of metal shipping container(s).
- 2) 17.16.010 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove the metal shipping container(s).
- 2) Remove or reduce all outside storage to 200 square feet or less
- 3) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY January 2, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

December 2, 2009

ERIC INGRAM
21965 OLD ELSINORE RD
PERRIS, CA 92570

RE CASE NO: CV0910817

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348) , 17.16.010 (Ord. 348) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.288 (Ord. 348) - Prohibited use of metal shipping container(s).
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- 2) Remove or reduce all outside storage to 200 square feet or less
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YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer II



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0910817

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ana Carrillo, 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 December 2, 2009, I served the following document(s):

**NOTICE RE: Notice of Violation (RCC 17.16.010, 8.120.010 & 17.88)
Summary of Costs Notification**

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

WILLIAM B INGRAM C/O ELAINE GRAY, 22200 NORMA ST, PERRIS, CA 92570
OCCUPANT 21965 OLD ELSINORE RD, PERRIS, CA 92570

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 December 2, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A. Carrillo
By: Ana Carrillo, Code Enforcement Aide

EXHIBIT NO. EA

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

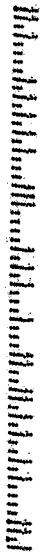
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

William B. Ingram
 C/O Elaine Gray
 22200 Norma Street
 Perris, CA 92570
 CV09-10817 / JM 322

92570 6967 2000 0147 6002

Postnet
 Here

9257055713



1st NOTICE
 2nd NOTICE
 RETURNED

William B. Ingram
 C/O Elaine Gray
 22200 Norma Street
 Perris, CA 92570
 CV09-10817 / JM 322

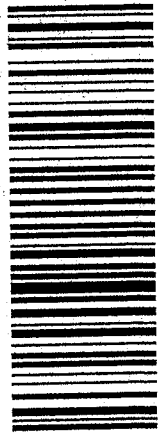
RECEIVED

(Handwritten signature/initials)

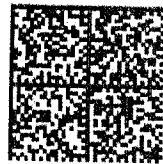
COUNTY OF RIVERSIDE
 Code Enforcement Department
 24318 Hemlock Avenue, Suite C-1
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED
 RETURN RECEIPT REQUESTED

7009 1410 0002 1989 1826



CERTIFIED MAIL™



UNITED STATES POSTAGE
 02 1M
 0004277091
 MAILED FROM ZIP CODE 92504

\$ 05.54
 DEC 03 2009

PRIME SERVICES
 FIVE STAR SERVICE

(Handwritten initials)

EXHIBIT NO. E

7009 1410 0002 1989 1833

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

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

OFFICIAL USE

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

Postmark
Here

Occupant
21965 Old Elsinore Road
Perris, CA 92570
CV09-10817 / JM 322

for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Occupant
21965 Old Elsinore Road
Perris, CA 92570
CV09-10817 / JM 322

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X *[Signature]* Addressee

B. Received by (Printed Name) C. Date of Delivery
[Signature] *12/11/09*

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

PERRIS
DEC 11 2009
RECD DEC 11 2009

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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7009 1410 0002 1989 1833

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

February 25, 2010

REID & HELLYEER DSB
3880 LEMON ST., FIFTH FLOOR
POST OFFICE BOX 1300
RIVERSIDE, CA 92502-1300

RE CASE NO: CV0910817

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348), 17.16.010 (Ord. 348), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.288 (Ord. 348) - Prohibited use of metal shipping container(s).
- 2) 17.16.010 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove the metal shipping container(s).
- 2) Remove or reduce all outside storage to 200 square feet or less
- 3) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY March 25, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

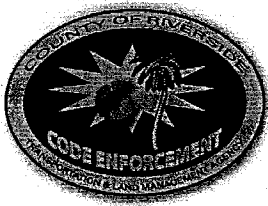
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. E⁷



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

February 25, 2010

SOUTHERN CALIFORNIA FUNDING, INC.
2108 BUSINESS CENTER DR.
SUITE 203
IRVINE, CA 92714

RE CASE NO: CV0910817

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348), 17.16.010(Ord. 348), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.288 (Ord. 348) - Prohibited use of metal shipping container(s).
- 2) 17.16.010 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 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.

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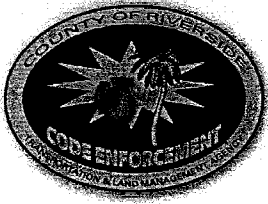
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. E⁸



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

February 25, 2010

ASSOCIATES FINANCIAL SERVICES COMPANY OF CALIFORNIA, INC.
ASSOCIATES BUSINESS PLAN
1131 E. MAIN ST. #105
TUSTIN, CA 92680

RE CASE NO: CV0910817

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348), 17.16.010 (Ord. 348), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.288 (Ord. 348) - Prohibited use of metal shipping container(s).
- 2) 17.16.010 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
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COMPLIANCE MUST BE COMPLETED BY March 25, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. E⁹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

February 25, 2010

COUNTY OF RIVERSIDE
OFFICE OF COUNTY COUNSEL
3535 TENTH ST., SUITE 300 (STOP #1350)
RIVERSIDE, CA 92501

RE CASE NO: CV0910817

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348), 17.32.010 (Ord. 348), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.288 (Ord. 348) - Prohibited use of metal shipping container(s).
- 2) 17.32.010 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 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.

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. E¹⁰



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0910817

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ana Carrillo, 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 February 25, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation (RCC 17.288, 17.16.010 & 8.120.010)
Summary of Costs Notification**

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

1. REID & HELLYEER DSB 3880 LEMON ST., FIFTH FLOOR POST OFFICE BOX 1300, RIVERSIDE, CA 92502-1300
2. SOUTHERN CALIFORNIA FUNDING, INC. 2108 BUSINESS CENTER DR. SUITE 203, IRVINE, CA 92714
3. ASSOCIATES FINANCIAL SERVICES COMPANY OF CALIFORNIA, INC. ASSOCIATES BUSINESS PLAN 1131 E. MAIN ST. #105, TUSTIN, CA 92680
4. COUNTY OF RIVERSIDE OFFICE OF COUNTY COUNSEL 3535 TENTH ST., SUITE 300 (STOP #1350), RIVERSIDE, CA 92501

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 February 25, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Ana Carrillo, Code Enforcement Aide

EXHIBIT NO. E''

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

7009 1410 0002 1988 5696

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

Postmark
Here

Reid & Hellyeer DSB
 3880 Lemon Street, Fifth Floor
 P.O. Box 1300
 Riverside, CA 92502-1300
 CV09-10817 / JM 322-200-015

for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Reid & Hellyeer DSB
 3880 Lemon Street, Fifth Floor
 P.O. Box 1300
 Riverside, CA 92502-1300
 CV09-10817 / JM 322-200-015

2. Article Number

(Transfer from service label)

7009 1410 0002 1988 5696

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name)
 John Pather

C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) Yes

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

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

OFFICIAL USE

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

Associates Financial Services
 Company of California, Inc.
 Associates Business Plan
 1131 E. Main Street, # 105
 Tustin, CA 92680
 CV09-10817 / JM 322-200-015

BTLS 996T 2000 014T 6002

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

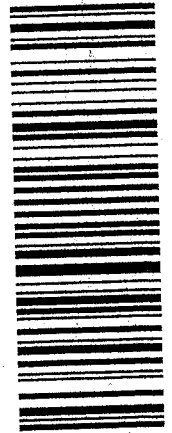
**ATTEMPTED,
 NOT KNOWN**

[Handwritten signature]

Associates Financial Services
 Company of California, Inc.
 Associates Business Plan
 1131 E. Main Street, # 105
 Tustin, CA 92680
 CV09-10817 / JM 322-200-015

RECD MAR 05 2010

7009 1410 0002 1988 5719



CERTIFIED MAIL™

FIRST CLASS



UNITED STATES POSTAGE
 \$ 05.540
 02 1A FEB 26 2010
 0004635132
 MAILED FROM ZIP CODE 92504

EXHIBIT NO. E



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

COPY

April 2, 2010

WILLIAM BILL INGRAM
PO BOX 1289
PERRIS, CA 92572

RE CASE NO: CV0910817 at 21965 OLD ELSINORE RD, PERRIS, California, Assessor's Parcel Number 322-200-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348) , 17.12.040 (Ord. 348) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.288 (Ord. 348) - Prohibited use of metal shipping container(s).
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove the metal shipping container(s).
- 2) Remove or reduce all outside storage to 200 square feet or less
- 3) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 2, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. E¹⁶



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

COPY

April 2, 2010

ELAINE DORICE WALKER
22200 NORMA ST.
PERRIS, CA 92570

RE CASE NO: CV0910817 at 21965 OLD ELSINORE RD, PERRIS, California, Assessor's Parcel Number 322-200-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348), 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), of the Riverside County Code.

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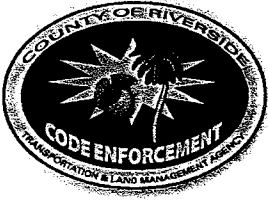
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YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. E¹⁷



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

COPY

April 2, 2010

ELAINE DORICE WALKER
PO BOX 344
PERRIS, CA 92570

RE CASE NO: CV0910817 at 21965 OLD ELSINORE RD, PERRIS, California, Assessor's Parcel Number 322-200-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 21965 OLD ELSINORE RD, PERRIS California, Assessor's Parcel Number 322-200-015, is in violation of Section(s) RCC Section No. 17.288 (Ord. 348) , 17.12.040 (Ord. 348) , 8.120.010 (Ord. 541), of the Riverside County Code.

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

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. _____

E



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0910817

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 2, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation (RCC 17.288.020, 17.16.010 & 8.120.010)
Summary of Costs Notification**

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

WILLIAM BILL INGRAM PO BOX 1289, PERRIS, CA 92572
ELAINE DORICE WALKER 22200 NORMA ST., PERRIS, CA 92570
ELAINE DORICE WALKER PO BOX 344, PERRIS, CA 92570

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.

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

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

CODE ENFORCEMENT DEPARTMENT


By: Melissa Robles, Code Enforcement Aide

EXHIBIT NO. E¹⁹

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 # 2009-0647379

12/16/2009 08:00A Fee:NC

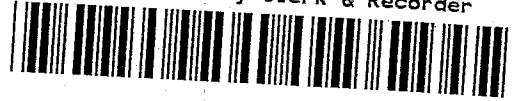
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



059 M 059

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
William B. Ingram, Trust
Elaine Gray

Case No. CV09-10817
CV09-12349
CV09-10818

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.348, (RCC Title 17.288.020) described as Use without Riverside county planning department approval - Shipping Containers, Riverside County Ordinance No. 348, (RCC Title 17.16.010) described as Excessive Outside Storage, Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish, Riverside County Ordinance No. 348, (RCC Title 17.16.010) described as Occupied Recreational Vehicle and Use without Riverside County planning department approval - Storage / Scrap Yard. Such Proceedings are based upon the noncompliance of such real property, located at 21965 Old Elsinore Road, Perris, CA, and more particularly described as Assessor's Parcel Number 322-200-015 and having a legal description of 1.00 ACRES IN PAR 2 RS 026/087, Records of Riverside County, with the requirements of Ordinance No. 348, 541, 348 (RCC Title 17.288.020, 17.16.010, 8.120.010 & 17.16.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Jennifer Morris.

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

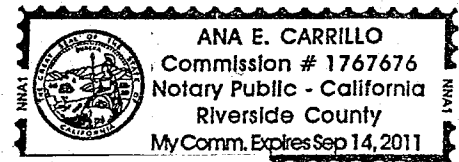
State of California)
County of Riverside)

On 12/09/09 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

EXHIBIT NO. F

PAMELA J. WALLS
County Counsel

Principal Deputy
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE

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



June 30, 2010

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS
AND ABATE PUBLIC NUISANCE

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

Case No.: CV 09-10817
APN: 322-200-015; INGRAM
Property: 21965 Old Elsinore Road, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 and 541 (RCC Titles 17 & 8) and 725 (RCC Title 1) to consider the abatement of the excessive outside storage of materials, accumulated rubbish and metal shipping containers located on the SUBJECT PROPERTY described as 21965 Old Elsinore Road, Perris, Riverside County, California, and more particularly described as Assessor's Parcel Number 322-200-015.


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 excessive outside storage of materials, accumulated rubbish and metal shipping containers from the real property.

SAID HEARING will be held on **Tuesday, August 10, 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



L. ALEXANDRA FONG
Deputy County Counsel

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 21965 Old Elsinore Road, Perris
Case No.: CV 09-10817 APN: 322-200-015; District 5

WILLIAM B. INGRAM
C/O ELAINE GRAY
22200 NORMA STREET
PERRIS, CA 92570

ERIC INGRAM/TENANT -OCCUPANT
21965 OLD ELSINORE ROAD
PERRIS, CA 92570

SOUTHERN CALIFORNIA FUNDING
3500 BARRANCA PARKWAY, STE. 120
IRVINE, CA 92606

ASSOCIATES FINANCIAL SERVICES COMPANY
OF CALIFORNIA, INC.
250 CARPENTER FREEWAY
IRVING, TX 75266-0237

SOUTHERN CALIFORNIA FUNDING
3500 BARRANCA PARKWAY, STE. 120
IRVINE, CA 92606

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

1. Article Addressed to:

2. Article Number
(Transfer from service label)
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

W/09-10817 (Ingram) ART 4
7009 3410 0000 1317 6758

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

COMPLETE THIS SECTION ON DELIVERY

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

Stamp: FEB 11 2010

EXHIBIT NO. G²



Home | Help | Sign In

Track & Confirm FAQs

Track & Confirm

Search Results

Label/Receipt Number: 7009 3410 0000 1317 6741
Service(s): Certified Mail™
Status: Unclaimed

Your item was returned to the sender on July 16, 2010 because it was not claimed by the addressee.

Track & Confirm

Enter Label/Receipt Number.

Go >

Detailed Results:

- Unclaimed, July 16, 2010, 5:20 pm, PERRIS, CA
- Notice Left, July 01, 2010, 12:47 pm, PERRIS, CA 92570

Notification Options

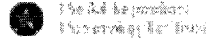
Track & Confirm by email

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

Site Map Customer Service Forms Gov't Services Careers Privacy Policy Terms of Use Business Customer Gateway

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No FEAR Act EEO Data FOIA



7009 3410 0000 1317 6741

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

OFFICIAL USE

Postage	\$.44	MAILED 6/30/10
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	Postmark Here

Sent

Street or PO Box: ERIC INGRAM/TENANT -OCCUPANT

City: 21965 OLD ELSINORE ROAD

City: PERRIS, CA 92570

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. 6³