

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



321 B

FROM: County Counsel
Code Enforcement Department

SUBJECT: Statement of Abatement Costs [Case No. CV04-0341]
Subject Property: 6303 Morton Ave., Riverside; RUNYAN
APN: 163-202-001
District: Two

SUBMITTAL DATE:
June 29, 2011

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- 1) assess the reasonable costs of abatement of a public nuisance (excessive outside storage and accumulated rubbish) in the above-referenced matter to be **thirty-four thousand, six hundred thirty-seven dollars and thirty-three cents; (US \$34,637.33);**
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

[Signature]

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

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature]*
Tina Grande

County Executive Office Signature

Policy Policy

Consent Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone 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: July 12, 2011
xc: Co. Co., CED, Prop. Owner

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

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

Prev. Agn. Ref.: | District: 2 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.7

Statement of Abatement Costs [Case No. CV04-0341]
Subject Property: 6303 Morton Ave., Riverside; RUNYAN
APN: 163-202-001
District: Two
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 (RCC Title 17), 541 (RCC Title 8 and 725 (RCC Title 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

On Jan. 8, 2010, the Superior Court of the State of California, County of Riverside, issued its Amended Order Assessing Abatement Costs and Attorney's Fees as a result of a lawsuit filed by the County of Riverside in Case No. RIC 464091 (i.e., amended to correct Aug. 31, 2009 order wherein the Defendant's middle initial was corrected from "Richard R. Runyan" to "Richard Lee Runyan" (see attached exhibit). The Court awarded County of Riverside costs and attorneys' fees in the amount of thirty-four thousand, six hundred thirty-seven dollars and thirty-three cents (\$34,637.33). County of Riverside seeks to have these costs recorded against the subject property as an abatement lien and to be added to the tax roll as a special assessment, pursuant to Riverside County Ordinance No. 725.

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

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV04-0341]
Subject Property: 6303 Morton Ave., Riverside; RUNYAN
APN: 163-202-001
District Two

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

Hearing Date: JULY 12, 2011

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Amended Order Assessing Abatement Costs And Attorneys' Fees.....	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, June 20, 2011.....	Exhibit C
Lot Book Report.....	Exhibit D

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



KATHERINE A. LIND
Assistant County Counsel

3960 ORANGE STREET, SUITE 500
RIVERSIDE, CA 92501-3674
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 951/955-6363

June 21, 2011

NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS

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

Subject Property: 6303 Morton Ave., Riverside
Case No.: CV04-0341; RUNYAN
APN: 163-202-001

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, July 12, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish and excessive outside storage located on your real property commonly described as 6303 Morton Ave., Riverside, Riverside County, California and more particularly described as Assessor's Parcel Number 163-202-001.

Based upon the Court Order filed January 11, 2010, the total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **thirty-four thousand, six hundred thirty-seven dollars and thirty-three cents, (US \$34,637.33)**. This amount is immediately due and payable. If you have any objections to the Amended Order Assessing Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Brian Black at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

PAMELA J. WALLS
County Counsel

L. ALEXANDRA FONG
Deputy County Counsel

Enclosure: Amended Order Assessing Abatement Costs

EXHIBIT NO. A

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
3 3535 Tenth Street, Suite 300
4 Riverside, CA 92501-3674
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

JAN 11 2010

Attorneys for plaintiff County of Riverside

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

11 COUNTY OF RIVERSIDE, a political
12 subdivision of the State of California,

plaintiff,

v.

14 RICHARD LEE RUNYAN, an individual; and
15 DOES 1 through 20, inclusive,

defendants.

Case No. RIC 464091

AMENDED ORDER ASSESSING
ABATEMENT COSTS AND ATTORNEYS'
FEES

18 The Order Assessing Abatement Costs and Attorneys' Fees is amended in the following manner:
19 The Order signed by the Honorable Mac R. Fisher on August 31, 2009 is amended to correct the middle
20 initial of the Defendant's name. This Amended Order reflects that Defendant's correct name is "Richard
21 Lee Runyan" instead of "Richard R. Runyan."

A copy of the August 31, 2009 Order is attached hereto as Exhibit "A."

23 DATED: 01/08/10

Mac R. Fisher

The Honorable Mac R. Fisher
Superior Court Judge

27 BGF/hms
01-07-10
28 L:\DOCS\6000\RI464091\A69769.DOC

AMENDED ORDER ASSESSING ABATEMENT COSTS



2010-0132899
03/24/2010 08:09A
6 of 12

From:

09/13 13:57

#332 P.002/006

1 PAMELA J. WALLS, County Counsel (SBN 123446)
 2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
 3 3535 Tenth Street, Suite 300
 4 Riverside, CA 92501-3674
 5 Telephone: (951) 955-6300
 6 Facsimile: (951) 955-6363

FILED

09/14/2009

J. JONES

Attorneys for plaintiff County of Riverside

Superior Court of California
County of Riverside

7 SUPERIOR COURT OF THE STATE OF CALIFORNIA
 8 COUNTY OF RIVERSIDE

11 COUNTY OF RIVERSIDE, a political
 12 subdivision of the State of California,

plaintiff,

v.

14 RICHARD LEE RUNYAN, an individual; and
 15 DOES 1 through 20, inclusive,

defendants.

Case No. RIC 464091

NOTICE OF ORDER ASSESSING
ABATEMENT COSTS AND ATTORNEYS'
FEES


18 TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:

19 PLEASE TAKE NOTICE that on August 31, 2009, an order Assessing Abatement Costs and
 20 Attorneys' Fees in favor of Plaintiff County of Riverside and against Richard R. Runyan was entered. A
 21 true and correct copy of the court's August 31, 2009 Order Assessing Abatement Costs and Attorneys
 22 Fees is attached hereto as Exhibit "A."

PAMELA J. WALLS
County Counsel

25 Dated: September 14, 2009

By:


 BRUCE G. FORDON
 Deputy County Counsel
 Attorney for County of Riverside

28 L:\DOCS\6000\RI464091\A4982602.DOC

ORDER ASSESSING ABATEMENT COSTS



2010-0132899
03/24/2010 08:08A
7 of 12

Public Record

From:

09/09 13:58

#332 P.003/006

EXHIBIT "A"



2010-0132899
03/24/2010 08:09A
8 of 12

Public Record

From:

09/09 13:58

#332 P.004/006

1 PAMELA J. WALLS, County Counsel (SBN 123446)
 2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
 3 3535 Tenth Street, Suite 300
 4 Riverside, CA 92501-3674
 5 Telephone: (951) 955-6300
 6 Facsimile: (951) 955-6363

FILED
 SUPERIOR COURT OF CALIFORNIA
 COUNTY OF RIVERSIDE

AUG 31 2009

Attorneys for plaintiff County of Riverside

SUPERIOR COURT OF THE STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE, a political
 subdivision of the State of California,

plaintiff,

v.

RICHARD LEE RUNYAN, an individual; and
 DOES 1 through 20, inclusive,

defendants.

Case No. RIC 464091

**[PROPOSED] ORDER ASSESSING
 ABATEMENT COSTS AND ATTORNEYS'
 FEES**

Plaintiff, County of Riverside's Motion for Abatement Costs and Attorney Fees came on regularly for hearing on 8-31-09 2009 in Department 6, of the Riverside County Superior Court, the Honorable Mac R. Fisher presiding. Bruce G. Fordon, Deputy County Counsel, appeared on behalf of Plaintiff, County of Riverside. Defendant Richard R. Runyan appeared on his own behalf.

Judgment was entered in favor of the County of Riverside in this matter on October 14, 2008.

Evidence was presented to the Court showing the abatement costs and attorney fees incurred by the County of Riverside in connection with the abatement of public nuisances *per se* and violations of Riverside County Ordinances relative to a storage/junkyard in violation of Riverside County Ordinance ("RCO") No. 348; the storage of more than two hundred (200) square feet on the Property in violation of RCO No. 348; and the accumulation of rubbish on the Property in violation of RCO No. 541.

1
 ORDER ASSESSING ABATEMENT COSTS



2010-0132899
 03/24/2010 08:09A
 9 of 12

Public Record

From:


09/03 13:58

#332 P.005/006

1 The matter was argued and submitted to the Court for determination.
 2 Upon review of the evidence, including the Declarations of Bruce G. Fordon and Maria Bella T.
 3 Cerezo, with attached exhibits, the Court finds the reasonable abatement costs and attorney fees incurred
 4 by the County of Riverside for this abatement proceeding to be \$34,637.33.
 5 Therefore, abatement costs and attorney fees are awarded in favor of Plaintiff, County of
 6 Riverside, as the prevailing party and against defendant Richard R. Runyan in the amount of \$34,637.33.

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DATED: 8-31-09



 The Honorable Mac R. Fisher
 Superior Court Judge

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2

 ORDER ASSESSING ABATEMENT COSTS



2010-0132899
 63/24/2010 08:09A
 18 of 12

NOTICE LIST

Subject Property: 6303 Morton Ave., Riverside; Case No.: CV04-0341;
APN: 163-202-001; District Two

RICHARD RUNYAN
6415 PEDLEY ROAD #C
RIVERSIDE CA 92509

JOSEPHINE L BLOCK
719 CORONADO TERRACE
LOS ANGELES CA 90026

ALBERT R HOLLOWAY
6734 STUDIO PLACE
RIVERSIDE CA 92509

DON DALE DAMERELL
8444 LIMONITE AVENUE
RIVERSIDE CA 92509

EXHIBIT NO. _____

A⁷

PROOF OF SERVICE

Case No. CV04-0341

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

That on June 21, 2011, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- AMENDED ORDER ASSESSING ABATEMENT COSTS AND ATTORNEYS' FEES
- NOTICE LIST

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

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

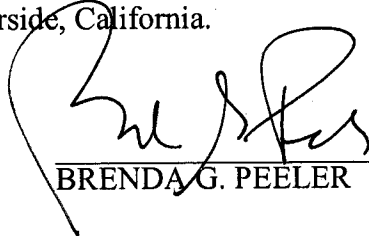
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

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

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

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

EXECUTED ON June 21, 2011, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. A5

NOTICE LIST

Subject Property: 6303 Morton Ave., Riverside; Case No.: CV04-0341;
APN: 163-202-001; District Two

RICHARD RUNYAN
6415 PEDLEY ROAD #C
RIVERSIDE CA 92509

RICHARD L RUNYAN
6241 MORTON AVE
RIVERSIDE CA 92509

RICHARD L RUNYAN
6303 MORTON AVE
RIVERSIDE CA 92509

JOSEPHINE L BLOCK
719 CORONADO TERRACE
LOS ANGELES CA 90026

ALBERT R HOLLOWAY
6734 STUDIO PLACE
RIVERSIDE CA 92509

DON DALE DAMERELL
8444 LIMONITE AVENUE
RIVERSIDE CA 92509

EXHIBIT NO. _____

A9

1 **SUPPLEMENTAL PROOF OF SERVICE**

2 Case No. CV04-0341

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County
5 of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my
6 business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

7 That on June 22, 2011, I served the following document(s):

- 8 - NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- 9 - AMENDED ORDER ASSESSING ABATEMENT COSTS AND ATTORNEYS' FEES
- 10 - NOTICE LIST

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

12 RICHARD L RUNYAN
13 6241 MORTON AVENUE
14 RIVERSIDE CA 92509

15 RICHARD L RUNYAN
16 6303 MORTON AVENUE
17 RIVERSIDE CA 92509

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

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

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

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

28 EXECUTED ON June 22, 2011, at Riverside, California.

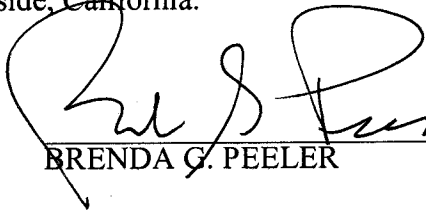
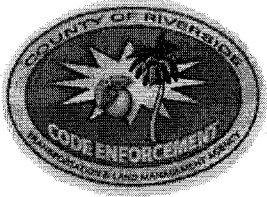

BRENDA G. PEELER

EXHIBIT NO. A10



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

June 28, 2011

RE CASE NO: CV040341

I, Carol Forrey, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 06/28/11 at 1019Hrs, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

Property Address: 6303 MORTON AVE, RIVERSIDE

Assessor's Parcel Number: 163-202-001

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

Executed on June 28, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

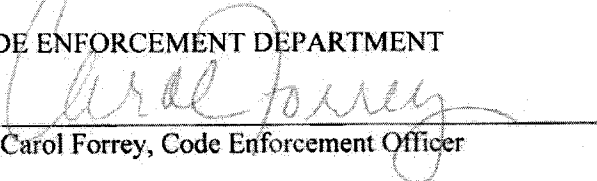

By: Carol Forrey, Code Enforcement Officer

EXHIBIT NO. A¹¹

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
3 3535 Tenth Street, Suite 300
4 Riverside, CA 92501-3674
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

JAN 11 2010

Attorneys for plaintiff County of Riverside

7
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF RIVERSIDE

10
11 COUNTY OF RIVERSIDE, a political
12 subdivision of the State of California,
13 plaintiff,

) Case No. RIC 464091

) AMENDED ORDER ASSESSING
) ABATEMENT COSTS AND ATTORNEYS'
) FEES

14 v.

15 RICHARD LEE RUNYAN, an individual; and
16 DOES 1 through 20, inclusive,
17 defendants.

18 The Order Assessing Abatement Costs and Attorneys' Fees is amended in the following manner:
19 The Order signed by the Honorable Mac R. Fisher on August 31, 2009 is amended to correct the middle
20 initial of the Defendant's name. This Amended Order reflects that Defendant's correct name is "Richard
21 Lee Runyan" instead of "Richard R. Runyan."

22 A copy of the August 31, 2009 Order is attached hereto as Exhibit "A."

23 DATED: 01/08/10

Mac R. Fisher

24 _____
The Honorable Mac R. Fisher
25 Superior Court Judge

26
27 BGF/hms
01-07-10
28 L:\DOCS\6000\R1464091\A69769.DOC

AMENDED ORDER ASSESSING ABATEMENT COSTS



2010-0132899
03/24/2010 08:09A
6 of 12

From:

09/14/2009 13:57

#332 P.002/006

1 PAMELA J. WALLS, County Counsel (SBN 123446)
 2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
 3 3535 Tenth Street, Suite 300
 4 Riverside, CA 92501-3674
 5 Telephone: (951) 955-6300
 6 Facsimile: (951) 955-6363

FILED

09/14/2009

J. JONES

Attorneys for plaintiff County of Riverside

Superior Court of California
County of Riverside

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE, a political
subdivision of the State of California,

plaintiff,

v.

RICHARD LEE RUNYAN, an individual; and
DOES 1 through 20, inclusive,

defendants.

Case No. RIC 464091

NOTICE OF ORDER ASSESSING
ABATEMENT COSTS AND ATTORNEYS'
FEES

TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:

PLEASE TAKE NOTICE that on August 31, 2009, an order Assessing Abatement Costs and Attorneys' Fees in favor of Plaintiff County of Riverside and against Richard R. Runyan was entered. A true and correct copy of the court's August 31, 2009 Order Assessing Abatement Costs and Attorneys Fees is attached hereto as Exhibit "A."

PAMELA J. WALLS
County Counsel

Dated: September 14, 2009

By:


BRUCE G. FORDON
Deputy County Counsel
Attorney for County of Riverside

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ORDER ASSESSING ABATEMENT COSTS



2010-0132899
03/24/2010 08:00A
7 of 12

Public Record

From:

08/09 13:58

#332 P.003/006

EXHIBIT "A"



2010-0132899
03/24/2010 08:08A
8 of 12

Public Record

1 PAMELA J. WALLS, County Counsel (SBN 123446)
 2 BRUCE G. FORDON, Deputy County Counsel (SBN 238801)
 3 3535 Tenth Street, Suite 300
 4 Riverside, CA 92501-3674
 Telephone: (951) 955-6300
 Facsimile: (951) 955-6363

FILED
 SUPERIOR COURT OF CALIFORNIA
 COUNTY OF RIVERSIDE

AUG 31 2009

Attorneys for plaintiff County of Riverside

SUPERIOR COURT OF THE STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE, a political
 subdivision of the State of California,

plaintiff,

v.

RICHARD LEE RUNYAN, an individual; and
 DOES I through 20, inclusive,

defendants.

Case No. RIC 464091

~~[PROPOSED]~~ ORDER ASSESSING
 ABATEMENT COSTS AND ATTORNEYS'
 FEES

Plaintiff, County of Riverside's Motion for Abatement Costs and Attorney Fees came on regularly for hearing on 8-31-09, 2009 in Department 6, of the Riverside County Superior Court, the Honorable Mac R. Fisher presiding. Bruce G. Fordon, Deputy County Counsel, appeared on behalf of Plaintiff, County of Riverside. Defendant Richard R. Runyan appeared on his own behalf.

Judgment was entered in favor of the County of Riverside in this matter on October 14, 2008.

Evidence was presented to the Court showing the abatement costs and attorney fees incurred by the County of Riverside in connection with the abatement of public nuisances *per se* and violations of Riverside County Ordinances relative to a storage/junkyard in violation of Riverside County Ordinance ("RCO") No. 348; the storage of more than two hundred (200) square feet on the Property in violation of RCO No. 348; and the accumulation of rubbish on the Property in violation of RCO No. 541.

ORDER ASSESSING ABATEMENT COSTS



2010-0132899
 03/24/2010 08:00A
 9 of 12


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The matter was argued and submitted to the Court for determination.

Upon review of the evidence, including the Declarations of Bruce G. Fordon and Maria Bella T. Cerezo, with attached exhibits, the Court finds the reasonable abatement costs and attorney fees incurred by the County of Riverside for this abatement proceeding to be \$34,637.33.

Therefore, abatement costs and attorney fees are awarded in favor of Plaintiff, County of Riverside, as the prevailing party and against defendant Richard R. Runyan in the amount of \$34,637.33.

DATED: 8-31-09



The Honorable Mac R. Fisher
Superior Court Judge

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2
ORDER ASSESSING ABATEMENT COSTS



2010-0132899
03/24/2010 08:08A
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PROOF OF SERVICE BY MAIL

Superior Court Case No. RIC 464091

I, the undersigned, say 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: 3535 Tenth Street, Suite 300, Riverside, CA 92501-3674.

That on September 14, 2009, I served a copy of the following listed documents:

NOTICE OF ORDER ASSESSING ABATEMENT COSTS AND ATTORNEYS' FEES

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

Richard-Lee Runyan
6241 Morton Avenue
Riverside, CA 92509

I am "readily familiar" with this office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U. S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

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

Executed on September 14, 2009, at Riverside, California.

Helen M. Sheehan
Helen M. Sheehan

2
ORDER ASSESSING ABATEMENT COSTS



2010-0132899
03/24/2010 08:09A
11 of 12

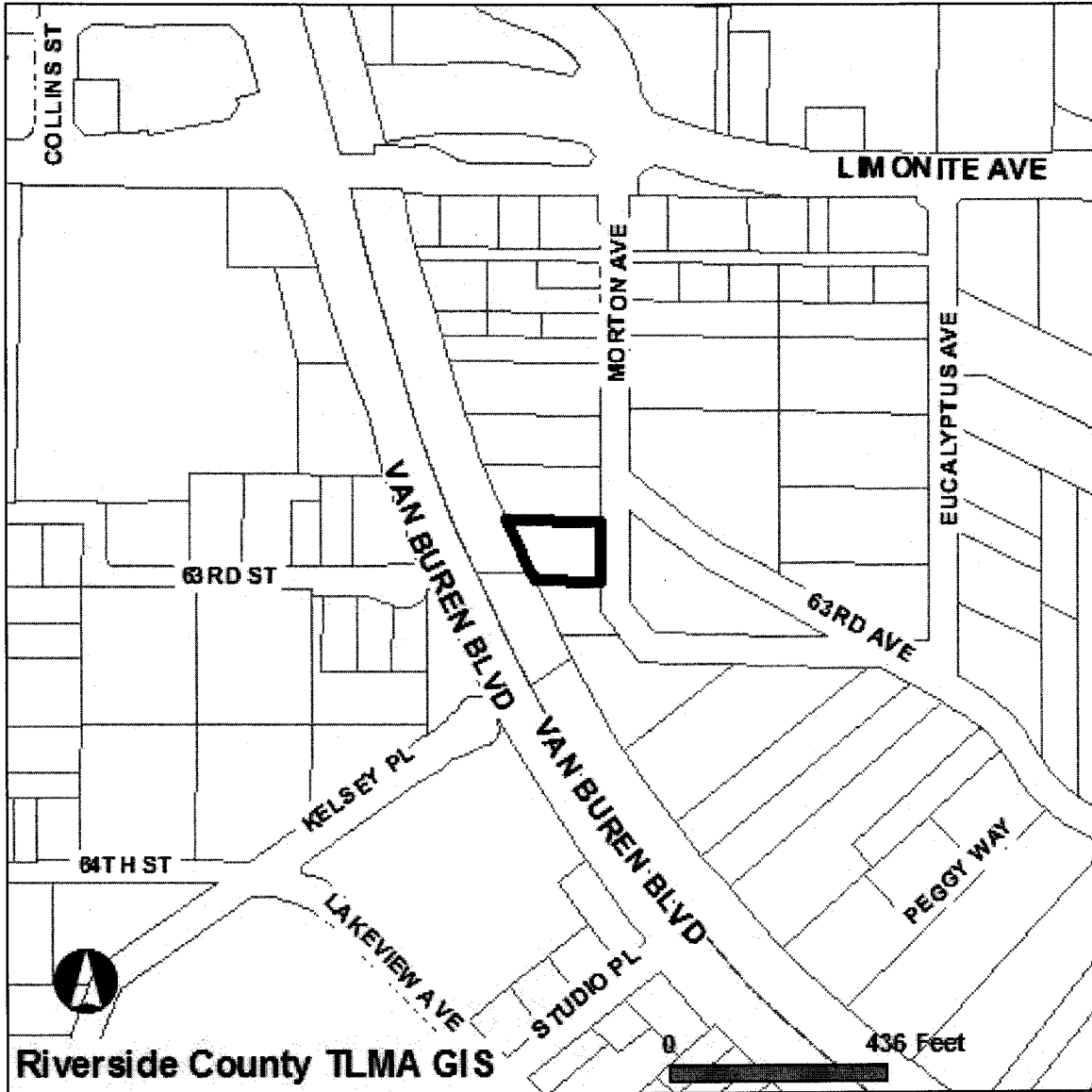
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #163202001-5		Parcel # 163202001-5	
Assessee:	RUNYAN RICHARD L	Land	30,337
Mail Address:	6241 MORTON AVE	Structure	13,808
City, State Zip:	RIVERSIDE CA 92509	Full Value	44,145
Real Property Use Code:	R1	Total Net	44,145
Base Year	1981		
Conveyance Number:	0430061		
Conveyance (mm/yy):	12/1995		
PUI:	R010000		
TRA:	99-055		
Taxability Code:	0-00		
ID Data:	Lot 15 MB 015/064 SPARRLAND UNIT 6		
Situs Address:	6303 MORTON AVE RIVERSIDE CA 92509		

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
163-202-001

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

163-202-001-5

OWNER NAME / ADDRESS

RICHARD L RUNYAN
6303 MORTON AVE
RIVERSIDE, CA. 92509

MAILING ADDRESS

(SEE OWNER)
6241 MORTON AVE
RIVERSIDE CA. 92509

EXHIBIT NO. C²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 15/64
 SUBDIVISION NAME: SPARRLAND UNIT 6
 LOT/PARCEL: 15, BLOCK:
 TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.44 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 495 SQFT., 1 BDRM/ 0.5 BATH, 1 STORY, CONST'D 1942COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 684 GRID: E5

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
 NOT WITHIN A CITY SPHERE
 ANNEXATION DATE: NOT APPLICABLE
 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)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR6W SEC 26

ELEVATION RANGE

727 FEET

PREVIOUS APN

072-000-144

PLANNING**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.
 BP

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

BUSINESS PARK POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

C-1/C-P

ZONING DISTRICTS AND ZONING AREAS

PEDLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: JVPA
 SUBAREA NAME: PEDLEY
 AMENDMENT NUMBER: 0
 ADOPTION DATE: JUL. 5, 1989
 ACREAGE: 562 ACRES

AIRPORT INFLUENCE AREAS

RIVERSIDE MUNICIPAL

AIRPORT COMPATIBILITY ZONES

RIVERSIDE MUNICIPAL ZONE E

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

JURUPA

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

15A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
HIGH

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
JURUPA UNIFIED

COMMUNITIES
PEDLEY

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 55.14 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
040401

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
099055
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•FLOOD CONTROL ADMINISTRATION
•FLOOD CONTROL ZN 1
•FLOOD CONTROL ZONE 1
•GENERAL
•GENERAL PURPOSE
•INLAND EMPIRE JT(33,36)RES.
•JURUPA AREA REC & PARK

- JURUPA COMMUNITY SERVICES
- JURUPA CSD #1
- JURUPA UNIFIED SCHOOL
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RDV#2 - 1989 PEDLEY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

CODE COMPLAINTS

Case #	Description	Start Date
CV040341	NEIGHBORHOOD ENFORCEMENT	Jan. 20, 2004

REPORT PRINTED ON...Mon Jun 20 13:38:40 2011
Version 110502



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

Lot Book Report

Order Number: **23971**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV04-0341 / Angela Sarmiento

IN RE: RUNYAN, RICHARD L.

Order Date: 5/10/2011

Dated as of: 5/5/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 6303 Morton Avenue

Riverside

CA 92509

Assessor's Parcel No. : 163-202-001-5

Assessments:

Land Value:	\$30,337.00
Improvement Value:	\$13,808.00
Exemption Value:	\$0.00
Total Value:	\$44,145.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$498.04
Status: Paid through	PAID (PAID THRU 01/31/2011)

Property Vesting

The last recorded document transferring title of said property

Dated 11/24/1995

Recorded 12/27/1995

EXHIBIT NO. D



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

Order Number: 23971
Reference: CV04-0341 / Ange

Document No.	430061
D.T.T.	\$0.00
Grantor	Richard L. Runyan and Maria Runyan, husband and wife as joint tenants
Grantee	Richard L. Runyan, a divorced man

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	05/11/1979
Recorded	06/18/1979
Document No.	124673
Amount	\$18,000.00
Trustor	Albert R. Holloway, an unmarried man
Trustee	Sunset Escrow, a California Corporation
Beneficiary	Josephine L. Block, a widow

Position No.	2nd
An All-Inclusive Deed of Trust Dated	08/05/1980
Recorded	08/29/1980
Document No.	157461
Amount	\$24,500.00
Trustor	Richard L. Runyan and Maria Runyan, husband and wife
Trustee	First American Title Insurance Company, a California Corporation
Beneficiary	James D. Holloway, a married man as his sole and separate property

Assignment Dated	09/22/1980
Recorded	10/20/1980
Document No.	194170
Assigned to	Albert R. Holloway

Position No.	3rd
A Deed of Trust Dated	01/01/2008
Recorded	02/13/2008



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Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 23971
Reference: CV04-0341 / Ange

Document No.	2008-0069373
Amount	\$150,000.00
Trustor	Richard Lee Runyan
Trustee	Stewart Title of California, Inc.
Beneficiary	Damerell Trust dated June 13, 1986

Additional Information

Notice of Non-Compliance filed by In the matter of the property of	County of Riverside Department of Building and Safety Richard L. Runyan
Case No.	CV04-0341
Recorded	02/08/2006
Document No.	2006-0098205

Abstract of Judgment Filed in the	Superior Court of California, County of Riverside - Riverside Historic Courthouse
Case No.	RIC 464091
Recorded	03/24/2010
Document No.	2010-0132899
Amount	\$34,637.33
Debtor	Richard L Runyan
Creditor	County of Riverside

Abstract of Judgment Filed in the	Superior Court of California, Riverside County - Central District
Case No.	RIC522668
Recorded	12/06/2010
Document No.	2010-0582493
Amount	\$2,767.86
Debtor	Richard L Runyan
Creditor	Capital One Bank

Legal Description

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

LOT 15, BLOCK 36, UNIT NO. 6 OF SPARRLAND, IN THE COUNTY OF RIVER SIDE, STATE OF CALIFORNIA, AS



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

Order Number: 23971

Reference: CV04-0341 / Ange

SHOWN BY MAP ON FILE IN BOOK 15, PAGES 64 AND 65 OF MAPS, RECORDS FROM THE COUNTY
RECORDER OF SAID COUNTY.