

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

1038



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
September 8, 2011

SUBJECT: Abatement of Public Nuisance [Grading Without a Permit]
Case No: CV 10-08960 (LOWE)
Subject Property: 39225 Diamond Valley Road, Hemet; APN: 469-070-052
District: 3

Departmental Concurrence

RECOMMENDED MOTION: Move that:

1. The grading without permits on the real property located at 39225 Diamond Valley Road, Hemet, Riverside County, California, APN: 469-070-052 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which prohibits grading of more than fifty (50) cubic yards without a grading permit.
2. That a five (5) year hold on the issuance of building permits and land use approvals be placed on the property.

[Handwritten Signature]

(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: *[Handwritten Signature]*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone
Date: September 20, 2011
xc: Co. Co., CED, Prop. Owner

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

SEP 15 2011 5:52

- Consent
- Policy
- Consent
- Policy

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

9.2

Abatement of Public Nuisance
Case No. CV 10-08960 [Lowe]
39225 Diamond Valley Road, Hemet
APN#469-070-052
District 3
Page 2

3. Owner, Tammy B. Lowe, or whoever has possession and control of the subject real property, be directed to restore the unpermitted grading so as to prevent offsite drainage and slope erosion on the property within ninety (90) days.
4. If the owner or whoever has possession or control of the real property does not take the above described actions within ninety (90) days of the date of the mailing and posting of the Board's Order to Abate, that representatives of the Code Enforcement Department are authorized to obtain the services of a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, to restore the property so as to prevent offsite drainage and slope erosion.
5. 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 Ordinance Nos. 725.
6. That upon the restoration of the property, so as to prevent offsite drainage and slope erosion, and payment of all abatement costs assessed against the property, the five (5) year hold on the issuance of building permits and land use approvals will be lifted.
7. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the grading without a permit on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made of the subject property by the Code Enforcement Officer on December 21, 2010. The inspection revealed several motorcycle jumps had been graded on the property and that the jumps deviated from the natural topography in violation of Riverside County Ordinance No. 457 (RCC Title 15). The Officer estimates that approximately two thousand six hundred and sixty-six cubic yards of dirt has been graded. A search of Riverside County records indicates that no permit for grading has been obtained.
2. Follow-up inspection on February 24, 2011 and August 30, 2011, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. 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 grading without a permit.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV10-08960
4 [GRADING WITHOUT PERMITS] APN: 469-)
5 070-052, 39225 DIAMOND VALLEY ROAD,)
6 HEMET, COUNTY OF RIVERSIDE, STATE OF) DECLARATION OF CODE
7 CALIFORNIA; TAMMY B. LOWE, OWNER.) ENFORCEMENT OFFICER
8) MICHAEL SANDERS
9)
10) [R.C.O. Nos. 457 (RCC Title 15) and 725
11) (RCC Title 1) and Board of Supervisors Policy
12) F-6]

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

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

19 2. On December 21, 2010, I conducted an initial inspection of the real property described as
20 the 39225 Diamond Valley Road, Hemet, Riverside County, California and further described as
21 Assessor's Parcel Number 469-070-052 (hereinafter referred to as "THE PROPERTY"). A true and
22 correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto
23 as Exhibit "A" and incorporated herein by reference.

24 3. A review of County records and documents disclosed that THE PROPERTY is owned by
25 TAMMY B. LOWE (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
26 Assessment Roll for the year 2010-2011 and a copy of the County Geographic Information System
27 ("GIS") report is attached hereto and incorporated herein by reference as Exhibit "B."

28 4. Based upon the Lot Book Report issued by RZ Title Service on February 23, 2011, it is
determined that other parties potentially hold a legal interest in THE PROPERTY, to-wit: JDV
Corporation and Wells Fargo Bank, N.A. ("INTERESTED PARTIES"). A true and correct copy of the
Lot Book Report is attached hereto and incorporated herein as Exhibit "C."

5. On December 1, 2010, I went to THE PROPERTY to conduct an initial inspection. From
the road right of way, I observed a huge horse arena where significant grading had occurred.

1 6. I measured the grading from the road right of way, using a fence panel as a point for
2 reference. The fence panel measured approximately 20 feet. I estimated approximately 2,666 cubic
3 yards had been graded. I posted a Notice of Violation for RCC 15.20.020 (J)(2) to THE PROPERTY.

4 7. On December 21, 2010, a Field Notice of Violation was sent to OWNER and posted on
5 THE PROPERTY.

6 8. On December 28, 2010, a Notice of Violation for Unapproved Grading was sent to
7 OWNER via certified mail, return receipt requested. The notice advised that the property owner was
8 required to provide complete restoration or remediation to THE PROPERTY affected by the unapproved
9 grading. The notice further advises that failure to bring THE PROPERTY into compliance will result in
10 criminal, administrative, or civil action being brought against the owner including penalties, restoration,
11 or remediation of the illegal grading by the County. In addition, the notice states RCO No. 457 allows
12 for the Department of Building & Safety to place a five year flag on the issuance of building permits and
13 land use approvals for property that has been graded without approval or permits.

14 9. On January 31, 2011, I spoke with OWNER, who requested an extension to obtain the
15 BHR.

16 10. On February 24, 2011, I returned to THE PROPERTY to conduct a follow-up inspection.
17 From the road I observed that the graded area (the arena) remained on THE PROPERTY.

18 9. A search of County records revealed that a grading permit had not been obtained for the
19 grading on THE PROPERTY.

20 12. On March 14, 2011, a Notice of Violation for Unapproved Grading was sent to
21 INTERESTED PARTIES via certified mail, return receipt requested. The notice advised that the
22 property owner was required to provide complete restoration or remediation to THE PROPERTY
23 affected by the unapproved grading. The notice further advises that failure to bring THE PROPERTY
24 into compliance will result in criminal, administrative, or civil action being brought against the owner
25 including penalties, restoration, or remediation of the illegal grading by the County. In addition, the
26 notice states RCO No. 457 allows for the Department of Building & Safety to place a five year flag on
27 the issuance of building permits and land use approvals for property that has been graded without
28 approval or permits.

1 13. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
2 of Riverside, State of California, on March 9, 2011 as Instrument Number 2011-0108771, a true and
3 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

4 14. On April 13, 2011, I checked the County's Land Management System (LMS) and was
5 unable to locate a permit (grading or BHR) for THE PROPERTY.

6 15. A subsequent inspection on August 30, 2011 revealed that THE PROPERTY remained in
7 violation of RCO No. 457 (RCC Title 15) due to the grading without permits.

8 16. On August 24, 2011, the second notice – "Notice to Correct County Ordinance Violations
9 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for
10 September 20, 2011, as required by Riverside County Ordinance No. 725, was mailed to OWNERS and
11 INTERESTED PARTIES by certified mail, return receipt requested and on August 30, 2011 was posted
12 on THE PROPERTY. True and correct copies of the notice, returned receipt cards, together with the
13 proof of service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and
14 incorporated herein by reference.

15 17. The complete restoration or remediation of THE PROPERTY affected by the unapproved
16 grading is required to bring THE PROPERTY into compliance with RCO No. 457 (RCC Title 15).

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

18 (a) the grading without permits on THE PROPERTY be deemed and declared a
19 public nuisance; and

20 (b) that a five year hold on the issuance of building permits and land use approvals be
21 placed on THE PROPERTY;

22 (c) the OWNER or whoever has possession or control of THE PROPERTY be
23 required to restore the unpermitted grading on THE PROPERTY so as to prevent offsite drainage and
24 slope erosion in accordance with the provisions of all applicable County ordinances, including but not
25 limited to RCO No. 457 (RCC Title 15) within ninety days of the Board's Order to Abate Nuisance;

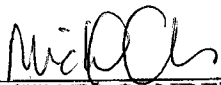
26 (d) that if THE PROPERTY is not restored so as to prevent offsite drainage and slope
27 erosion within ninety days of the Board's Order to Abate Nuisance, the County may retain a county
28 approved contractor to reclaim THE PROPERTY so as to prevent offsite drainage and slope erosion;

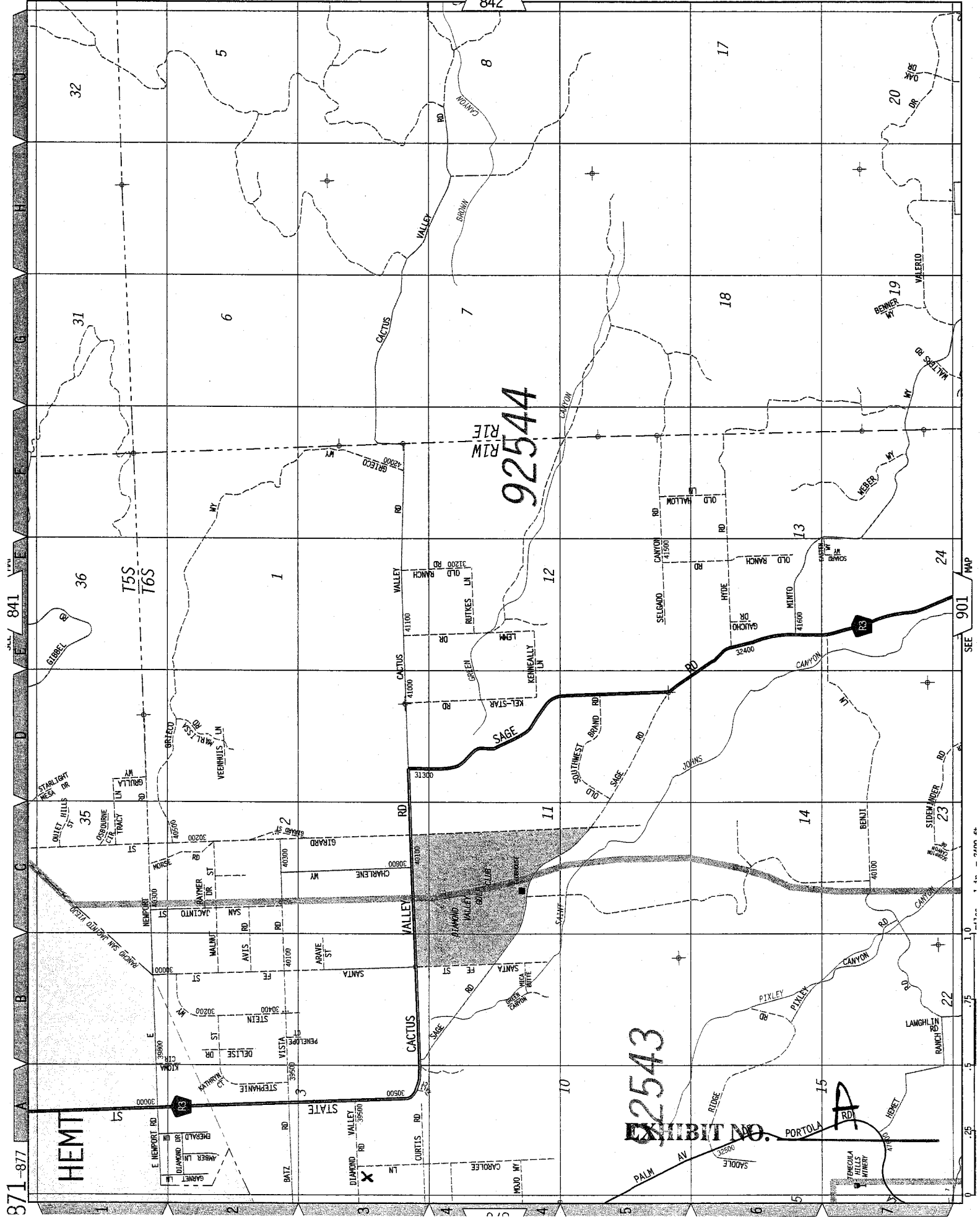
1 (e) that upon restoration of THE PROPERTY, so as to prevent offsite drainage and
2 slope erosion, and payment of all abatement costs, the five year hold on the issuance of building permits
3 and land use approvals will be released; and

4 (f) that reasonable costs of abatement, after notice and opportunity for hearing, may
5 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
6 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457
7 and 725.

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

10 Executed this 31 day of August, 2011 at Murrieta, California.

11
12 
13 MICHAEL SANDERS
14 Code Enforcement Officer
15 Code Enforcement Department
16
17
18
19
20
21
22
23
24
25
26



871-877

HEMT

92544
R1M
RLE

22543
EXHIBIT NO.

SEE 901 MAP

10

7.5

5

2.5

0

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

Assessment #469070052-9		Parcel # 469070052-9	
Assessee:	LOWE TAMMY B	Land	114,100
Mail Name:	NONE	Structure	94,500
Mail Address:	P O BOX 902	Full Value	208,600
City, State Zip:	HEMET CA 92546	Homeowners' Exemption	7,000
Real Property Use Code:	MF	Total Net	201,600
Base Year	2005		
Conveyance Number:	0178785		
Conveyance (mm/yy):	4/2009		
PUI:	M020012		
TRA:	71-036		
Taxability Code:	0-00		
Assessment Description:	2004 PALM HARBOR		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	39225 DIAMOND VALLEY RD HEMET CA 92544		

View Parcel Map

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
469-070-052

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.

REPORT PRINTED ON...Wed Apr 13 11:32:20 2011

Version 101221

EXHIBIT NO. B2

RIVERSIDE COUNTY GIS



Selected parcel(s):
469-070-052

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 WITH PERMITS REPORT

APNs

469-070-052-9

OWNER NAME / ADDRESS

TAMMY B LOWE
39225 DIAMOND VALLEY RD
HEMET, CA. 92544

MAILING ADDRESS

NONE
P O BOX 902
HEMET CA. 92546

EXHIBIT NO. _____

B³

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2859 SQFT., 4 BDRM/ 3 BATH, 1 STORY, CONST'D 2004 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 871 GRID: A3

CITY BOUNDARY/SPHERENOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T6SR1W SEC 3

ELEVATION RANGE

1664/1696 FEET

PREVIOUS APN

469-070-008

PLANNING

LAND USE DESIGNATIONSZoning not consistent with the General Plan.
RR**AREA PLAN (RCIP)**

SAN JACINTO VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-10

ZONING DISTRICTS AND ZONING AREAS

HEMET-SAN JACINTO 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

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

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)
Grassland

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
123

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC**FAULT ZONE**

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS**SCHOOL DISTRICT**

HEMET UNIFIED

COMMUNITIES

DIAMOND VALLEY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 22.74 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043203

FARMLAND

LOCAL IMPORTANCE

OTHER LANDS

TAX RATE AREAS

071-036

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1008960	NEIGHBORHOOD ENFORCEMENT	Oct. 28, 2010
CV1008962	NEIGHBORHOOD ENFORCEMENT	Oct. 28, 2010

BUILDING PERMITS

Case #	Description	Status
BMR042926	PERMANENT FOUNDTION FOR MOBILE HOME	FINAL
X419515	NOT AVAILABLE	NOTINLMS
419515	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BHR040234	LESS THAN 50 CUBIC YDS	FINAL
BMR051174	INSTALLING NEW MOBILE HOME ON PF	FINAL
BMR042925	SITE PREP FOR MOBILE HOME	FINAL
420655	ELEC TO WELL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS044293	NOT AVAILABLE	APPLIED
EHW040432	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
COC04653	CERTIFY PARCEL AS LEGAL PARCEL	APPROVED
MT052449	PM 29141 LOT 1	PAID
MT052451	PM 29141 LOT 1	PAID
COC04652	CERTIFY PARCEL AS LEGAL PARCEL	APPROVED
COC04654	CERTIFY PARCEL AS LEGAL PARCEL	APPROVED
EA37578	EA FOR PM29141 TO DIVIDE 20 AC INTO 2 LOTS.	APPROVED
MT052450	PM 29141 LOT 1	PAID
COC04631	CERTIFY PARCEL AS LEGAL PARCEL	APPROVED
PM29141	SUBDIVIDE 20 ACRES INTO 2 RES. LOTS W/ 10 AC. MIN.	APPROVED

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Version 101221



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

Lot Book Report

Order Number: **23200**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV10-08960 / E. Ross

IN RE:

LOWE, TAMMY B.

Order Date: 3/1/2011

Dated as of: 2/23/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 39225 Diamond Valley Rd.

Hemet

CA 92544

Assessor's Parcel No. : 469-070-052-9

Assessments:

Land Value:	\$114,100.00
Improvement Value:	\$94,500.00
Exemption Value:	\$7,000.00
Total Value:	\$201,600.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$1,170.04
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2011)
Second Installment	\$1,170.04
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

EXHIBIT NO. C



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

Order Number: 23200
Reference: CV10-08960 / E.

Property Vesting

The last recorded document transferring title of said property

Dated	04/03/2009
Recorded	04/10/2009
Document No.	2009-0178785
D.T.T.	\$0.00
Grantor	Tammy B. Lowe, a married woman as her sole and separate property
Grantee	Tammy B. Lowe, an unmarried woman

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	08/10/2004
Recorded	11/08/2004
Document No.	2004-0887416
Amount	\$209,500.00
Trustor	Tammy Lowe, a married woman as her sole and separate property
Trustee	Chicago Title Company, a California Corporation
Beneficiary	JDV Corporation, an Oregon Corporation

Position No.	2nd
A Deed of Trust Dated	12/17/2010
Recorded	12/29/2010
Document No.	2010-0623674
Amount	\$279,817.00
Trustor	Tammy B. Lowe, an unmarried woman
Trustee	Fidelity National Title Ins Co
Beneficiary	Wells Fargo Bank, N.A.



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

Order Number: 23200
Reference: CV10-08960 / E.

Additional Information

Document Type	Notice of Manufactured Home (Mobilehome) or Commercial Coach, Installation on a Foundation System
Document No.	2005-0315250
Recorded	04/21/2005

Legal Description

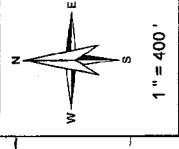
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THE EAST 4 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN; DESCRIBED AS THAT CERTAIN PARCEL OF LAND CONVEYED TO CHESTER Z. HORNING AND RUTH E. HORNING, HUSBAND AND WIFE AS JOINT TENANTS, BY GRANT DEED RECORDED JUNE 18, 1954 IN BOOK 1600, PAGE 86 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; INSTRUMENT NO. 30577 AND THIS CERTIFICATE OF COMPLIANCE NO. 4652 RECORDED JULY 29, 1997, AS INSTRUMENT NO. 266574 OF OFFICIAL RECORDS OF SAID COUNTY.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

JUL 14 2010

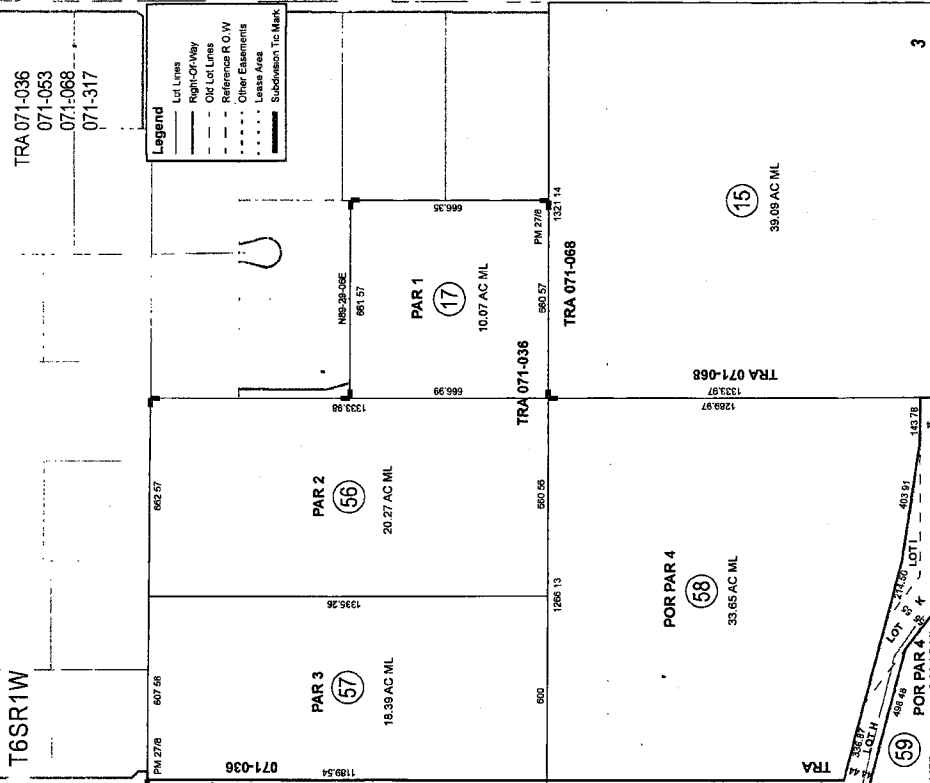
469-07
22-46



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

Date	Column	Row	Number
3/1/1977	12	13	19
3/1/1977	11	13	20,23
10/1/1977	16	14,25	
9/1/1978	18	26,27	
10/1/1978	28	28,31	
10/1/1978	4	32,33	
10/1/1978	23,24		28
10/1/1978	24,27		29,19
9/1/1982	31	34,35	
9/1/1982	32	37	
9/1/1982	35	38	
9/1/1982	36	39	
4/1/1983	31,37,38	40	
4/1/1983	32,34	39	
2/1/1984	20,33	41,44,57	
2/1/1984	110,38	48	
2/1/1989	24	45	
3/1/1984	48	46,47	
2/1/1985	28	46,47	
4/1/1989	42	44,49	
1/2/2001	53	50,53	
6/1/2010	14	54,55	
6/1/2010	13	56,58	
6/1/2010	13	58	



Map Reference

- PM 2718 - 9 PARCEL MAP NO. 6830
- PM 2763 - 65 PARCEL MAP NO. 7578
- PM 106137 - 38 PARCEL MAP NO. 18099
- PM 19789 - 80 PARCEL MAP NO. 28141

Pg 08	Pg 18
Pg 26	Pg 05
Pg 27	Pg 21
Pg 28	Pg 22
Pg 11	Pg 16

Data

- G.L.O. PLAT 9/16/1880
- RS 37/12
- MB 63/40-41
- C.O. SURVEY 12
- PM 59/90-91



ASSESSOR'S MAP BK 469 PG. 07
Riverside County, Calif.

000111g

June 2010

SITE PLAN: Case # CV-1008960

OWNER(S): TAMMY B LOWE

SITE ADDRESS: 39225 DIAMOND VALLEY RD, DIAMOND VALLEY

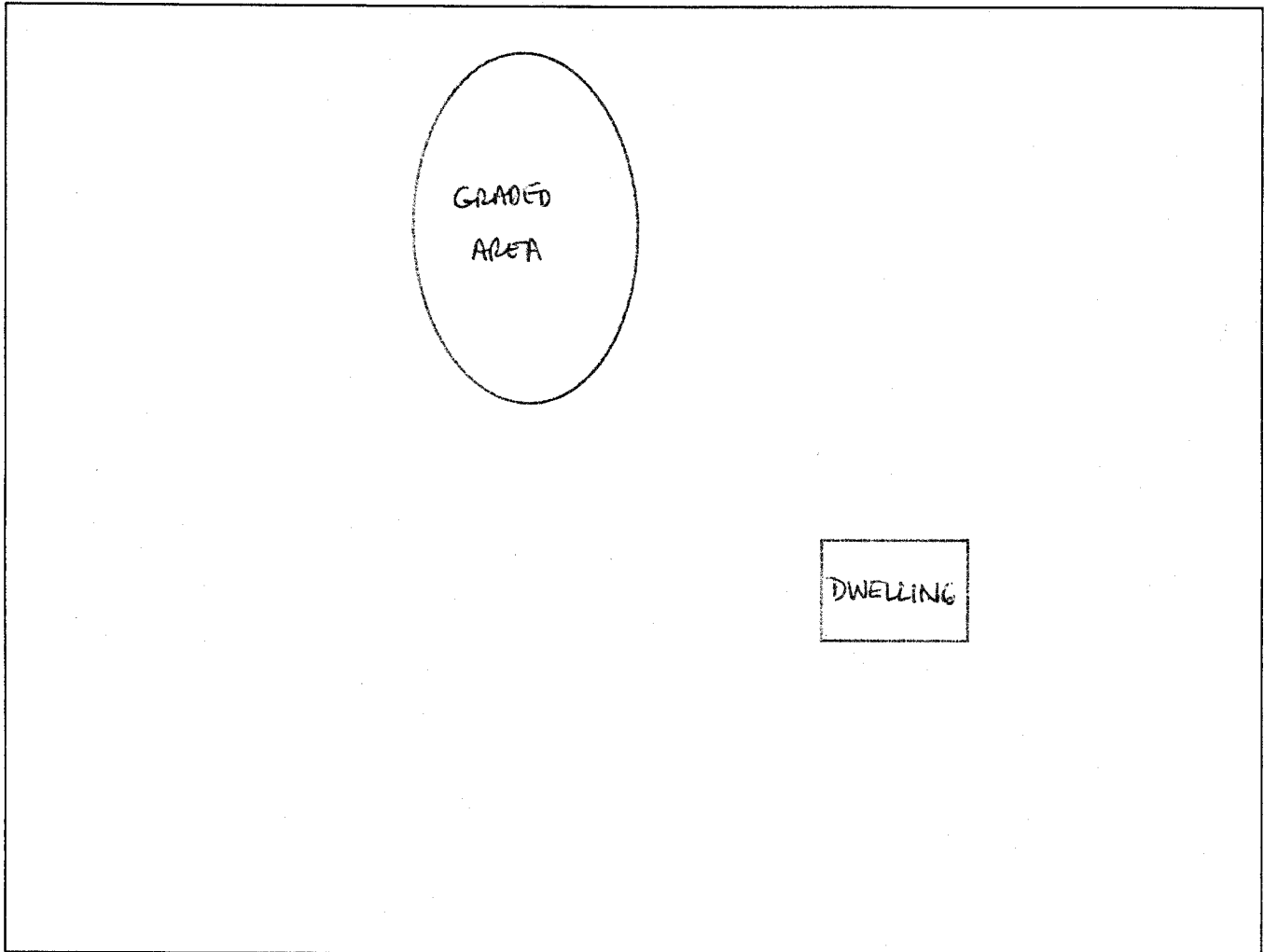
ASSESSOR'S PARCEL: 469-070-052

ACREAGE: 4.000000

NORTH ARROW: _____



REAR PROPERTY LINE



FRONT PROPERTY LINE: 39225 DIAMOND VALLEY RD, DIAMOND VALLEY

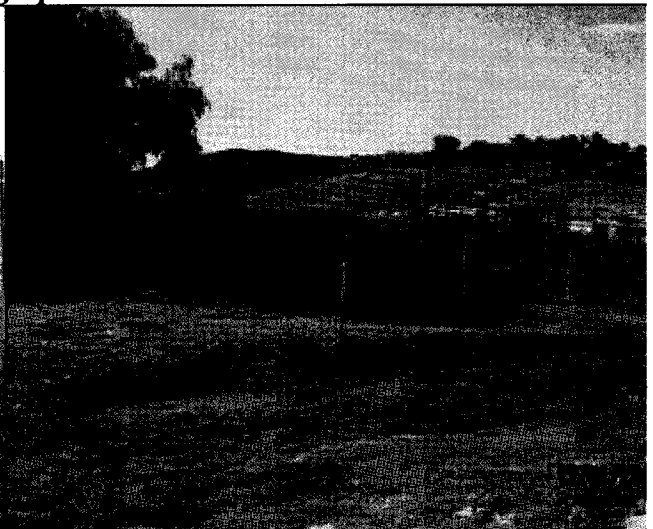
PREPARED BY: M. SANDERS DATE: 4/13/11

EXHIBIT NO. D

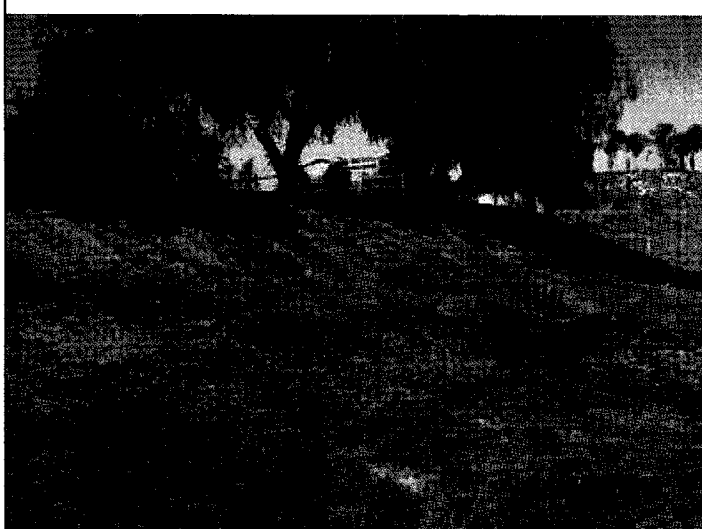
Photographs



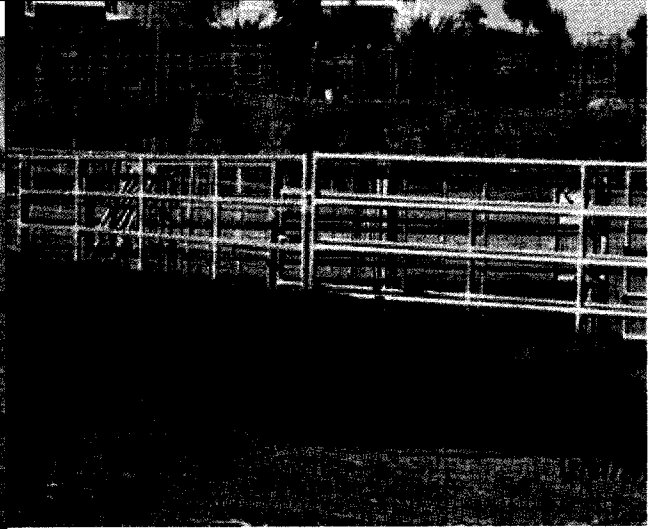
M Sanders 120110 - travel trailer and portable toilet



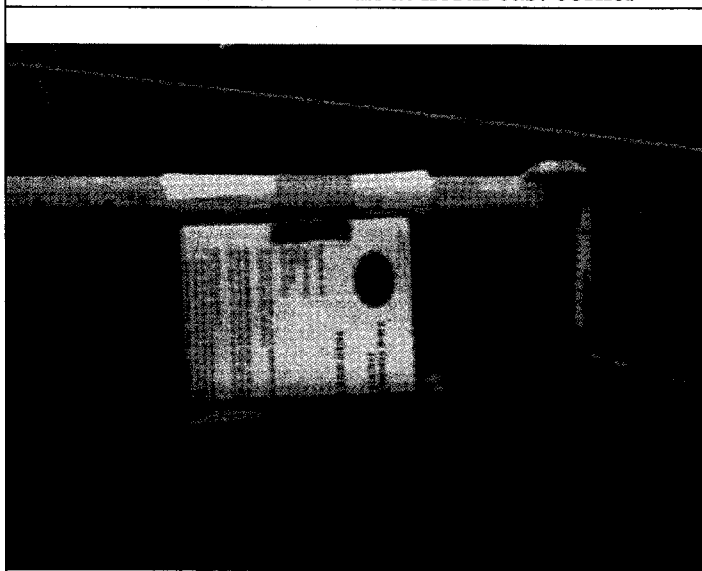
M Sanders 120110 - fill at north east corner



M Sanders 120110 - fill at north east corner



M Sanders 120110 - cut in hill side at south we corner



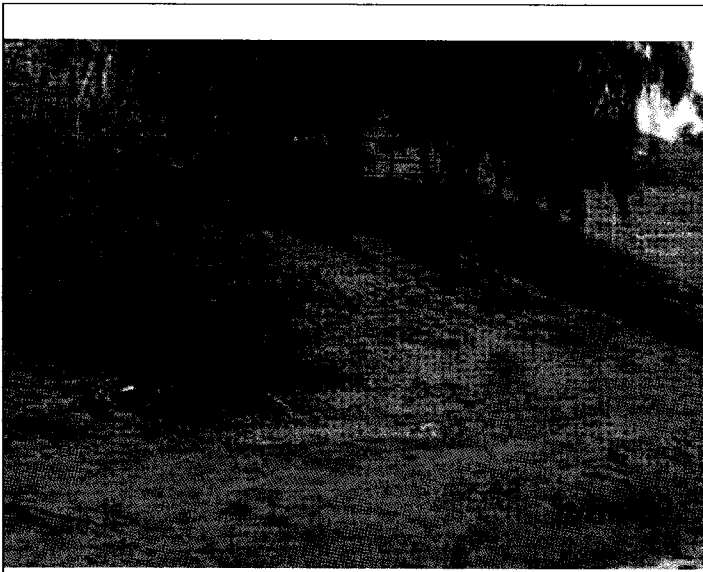
M Sanders 122110 - posted NOV



M Sanders 122110 - verticle cut in hillside behi fence panels

EXHIBIT NO. _____

D²



M Sanders 122110 - NE corner



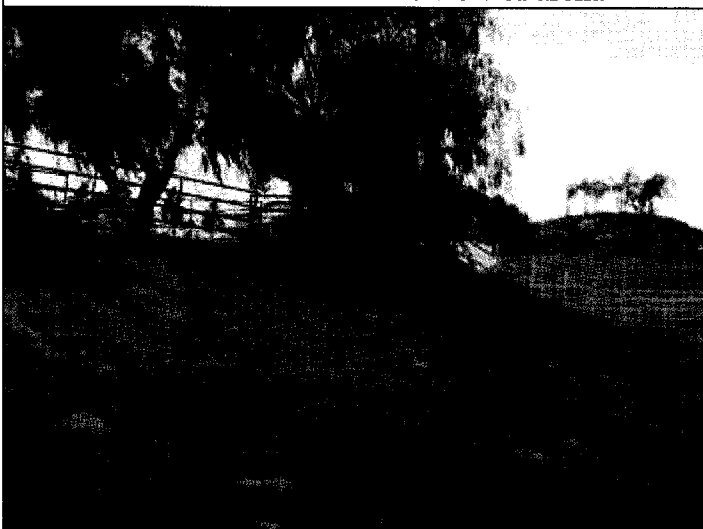
M Sanders 122110 - NE corner looking back across the width



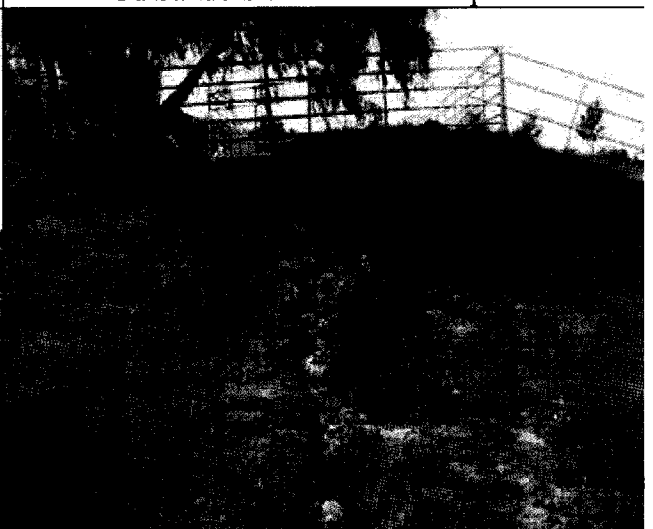
M Sanders 022411 - side view of arena



M Sanders 022411 - cut slope in rear



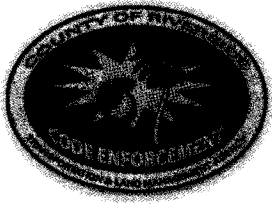
M Sanders 022411 - NE corner of fill



M Sanders 022411 - major erosion at NE corner

EXHIBIT NO. D³

EXHIBIT NO. DA



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

FIELD NOTICE OF VIOLATION

December 21, 2010

TAMMY B LOWE
NONE
P O BOX 902
HEMET, CA 92546

RE CASE NO: CV1008960 at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY, California, Assessor's Parcel Number 469-070-052

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY California, Assessor's Parcel Number 469-070-052, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.

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

- 1) Obtain a Restoration Assessment from the Department of Building & Safety and comply with the process and conditions.

COMPLIANCE MUST BE COMPLETED BY January 20, 2011. 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 \$119.00 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.

Service By: Posted Property Owner Tenant
Signed: _____ Print: _____ Date: _____
(Please SIGN your name here) (Please PRINT your name here)
CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT

EXHIBIT NO. E

By: Michael Sanders, Sr. Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

December 21, 2010

RE CASE NO: CV1008960

I, Michael Sanders, 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 December 21, 2010 at 11:20 AM, I securely and conspicuously posted Notice of Violation at the property described as:


Property Address: 39225 DIAMOND VALLEY RD, DIAMOND VALLEY

Assessor's Parcel Number: 469-070-052

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

Executed on December 21, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E2



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 28, 2010

TAMMY B LOWE

P O BOX 902
HEMET, CA 92546

RE CASE NO: CV1008960 at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY, California, Assessor's Parcel Number 469-070-052

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY California, Assessor's Parcel Number 469-070-052, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.

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

- 1) Obtain a Restoration Assessment from the Department of Building & Safety and comply with the process and conditions.

COMPLIANCE MUST BE COMPLETED BY January 20, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

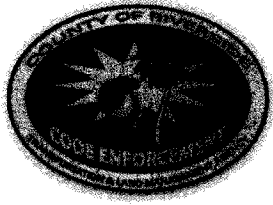
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 28, 2010

Tammy B Lowe
39225 DIAMOND VALLEY RD
DIAMOND VALLEY, CA 92544

RE CASE NO: CV1008960 at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY, California,
Assessor's Parcel Number 469-070-052

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY California, Assessor's Parcel Number 469-070-052, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.

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

- 1) Obtain a Restoration Assessment from the Department of Building & Safety and comply with the process and conditions.

COMPLIANCE MUST BE COMPLETED BY January 20, 2011. 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 \$119.00 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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. _____

E4



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1008960

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 28, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

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

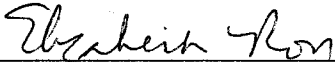
TAMMY B LOWE , P O BOX 902, HEMET, CA 92546
OCCUPANT 39225 DIAMOND VALLEY RD, DIAMOND VALLEY, CA 92544

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 28, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. ES

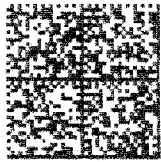
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39493 LOS ALAMOS RD, SUITE A
MURRIETA, CA 92563



7009 2250 0001 9042 1385

FIRST CLASS



UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 6063
\$05.54
02 1M 000 423 4315 DEC 29 2010
MAILED FROM ZIP CODE 92504

Handwritten: 1/27/11
RECEIVED JAN 24 2011

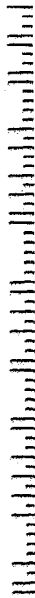
Tammy B Lowe
39225 DIAMOND VALLEY V
DIAMOND VALLEY

NIXIE 929 SE 1 05 01/22/11

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 9256350399 *2504-16024-29-96

9256350399



7009 2250 0001 9042 1385

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)	

Postmark
Here

Tammy B Lowe
39225 DIAMOND VALLEY RD
DIAMOND VALLEY, CA 92544
CV10-08960 APn: 469

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT NO. _____

Handwritten: E6

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39493 LOS ALAMOS RD, SUITE A
MURRIETA, CA 92563

CERTIFIED MAIL™



7009 2250 0001 9042 1378

TAMMY B LOWE
P O BOX 902
HEMET, CA 92546

NOT RECOMMENDED FOR MAILING
DUE TO FORMATS

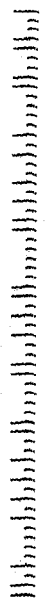
JAN 03 2011



02 1M
0004234315 DEC 29 2010
MAILED FROM ZIP CODE 92504

FIRST CLASS

NIXIE 923 50 1 00 12/31/10
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
EC: 92546+09926665099 *3504-15900-29-06



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)	

Postmark
Here

7009 2250 0001 9042 1378

TAMMY B LOWE
P O BOX 902
HEMET, CA 92546
CV10-08960 APN: 469

PS Form 3800, August 2006

EXHIBIT NO. E7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

March 15, 2011

JDV Corporation
698 12th Street SE, Ste. 200
Salem, OR 97301-4001

RE CASE NO: CV1008960 at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY, California,
Assessor's Parcel Number 469-070-052

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY California, Assessor's Parcel Number 469-070-052, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.

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

- 1) Obtain a Restoration Assessment from the Department of Building & Safety and comply with the process and conditions.

COMPLIANCE MUST BE COMPLETED BY April 13, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

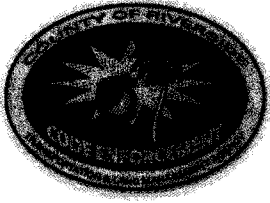
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. E⁸



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

March 15, 2011

Wells Fargo Bank, N.A.
PO Box 11701
Newark, NJ 07101--4701

RE CASE NO: CV1008960 at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY, California,
Assessor's Parcel Number 469-070-052

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39225 DIAMOND VALLEY RD, in the community of DIAMOND VALLEY California, Assessor's Parcel Number 469-070-052, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457), of the Riverside County Code.

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- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.

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

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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 \$119.00 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: Michael Sanders, Sr. Code Enforcement Officer

EXHIBIT NO. EA



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1008960

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 March 15, 2011, I served the following document(s):

NOTICE RE: Notice of Violation

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

JDV Corporation 698 12th Street SE, Ste. 200, Salem, OR 97301-4001
Wells Fargo Bank, N.A. PO Box 11701, Newark, NJ 07101--4701

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 March 15, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Elizabeth Ross

By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. EP

7009 2250 0001 9041 6084

**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)	

JDV Corporation
698 12th Street SE, Ste. 200
Salem, OR 97301-4001
CV10-08960 APN: 469

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

REC'D MAR 21 2011

JDV Corporation
698 12th Street SE, Ste. 200
Salem, OR 97301-4001
CV10-08960 APN: 469

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

Skatte Udosenita 3/18/11

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

Registered Mail Express Mail

Certified Mail Return Receipt for Merchandise

Restricted Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label)

7009 2250 0001 9041 6084

EXHIBIT NO. E12

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 2250 0001 9041 6091

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

Postmark
Here

Wells Fargo Bank, N.A.
 PO Box 11701
 Newark, NJ 07101-4701
 CV10-08960 APN: 469

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Address (10)

REC'D MAR 22 2011

Wells Fargo Bank, N.A.
 PO Box 11701
 Newark, NJ 07101-4701
 CV10-08960 APN: 469

COMPLETE THIS SECTION ON DELIVERY

A. Signature X	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No

MAR 18 2011

Mail	<input type="checkbox"/> Express Mail
ed	<input type="checkbox"/> Return Receipt for Merchandise
Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

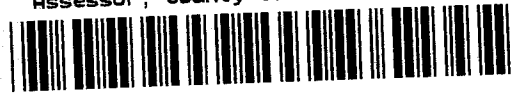
7009 2250 0001 9041 6091

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

EXHIBIT NO. E^B



When recorded please mail to:
Riverside County Code Enforcement
Department
(District 3 Office)
39493 Los Alamos Road
Murrieta, CA 92563
Mail Stop No. 5155

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	062

NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING



In the matter of the Property of)

Case No.: 10-08960

Tammy B. Lowe)

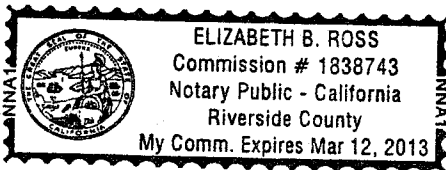
NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457, (RCC Title 15.12) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 39225 Diamond Valley Rd, Hemet CA, and more particularly described as Assessment Parcel No. 469-070-052 and having a legal description of 4.00 Acres in por SW 1/4 of Sec 3 T6S R1W with the requirements of Ordinance No.457, (RCC Title 15.12.020 (J)(2).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention Code Enforcement Officer M. Sanders (951) 600-6140.

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

NOTICE OF FURTHER GIVEN that pursuant to Riverside County Ordinance 457.96 Section 4, 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT



By: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGMENT

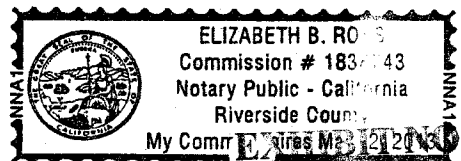
State of California)
County of Riverside)

On 03/04/11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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.

Elizabeth B. Ross
Commission # 1838743 Comm. Expires March 12, 2013



F



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

August 24, 2011

**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.: CV10-08960
APN: 469-070-052; LOWE
Property: 39225 Diamond Valley Road, Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the grading without permits located on the SUBJECT PROPERTY described as **39225 Diamond Valley Road, Hemet, Riverside County, California**, and more particularly described as Assessor's Parcel Number 469-070-052.

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 demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by complete restoration/remediation of the un-permitted grading so as to return the SUBJECT PROPERTY to its previous natural condition. Additionally, notice is hereby given that Riverside County Ordinance No. 457 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. The Code Enforcement Department will request that the five year flag be placed on the SUBJECT PROPERTY at the hearing.

SAID HEARING will be held on **Tuesday, September 20, 2011, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

You are encouraged to contact Supervising Code Enforcement Officer, Hector Viray at (951) 600-6140 or Supervising Code Enforcement Officer, Brian Black at (951) 955-2004 prior to the hearing. Please meet 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.

GLENN BAUDE
DIRECTOR

WARD KOMERS
Administrative Manager

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 39225 Diamond Valley Road, Hemet
Case No.: CV 10-08960; APN: 469-070-052-9; District 3

TAMMY B. LOWE
39225 DIAMOND VALLEY ROAD
HEMET, CA 92544

TAMMY B. LOWE
POST OFFICE BOX 902
HEMET, CA 92546

WELLS FARGO BANK, N.A.
POST OFFICE BOX 11701
NEWARK, NJ 07101-4701

JDV CORPORATION
698 12TH STREET, SE, SUITE 200
SALEM, OR 97301-4001

EXHIBIT NO. _____

62

1 **PROOF OF SERVICE**

2 Case No. CV10-08960

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on August 24, 2011, I served the following document(s):

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

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

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

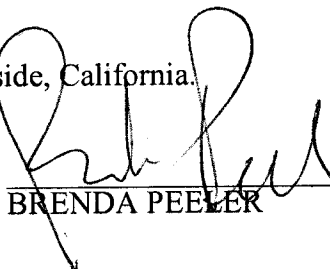
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
16 California, in the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

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

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

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

23 EXECUTED ON August 24, 2011, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 EXHIBIT NO. 6³

28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 30, 2011

RE CASE NO: CV1008960

I, Anita Bustillos, 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 08/30/2011 at 9:34 a.m., I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 39225 DIAMOND VALLEY RD, DIAMOND VALLEY

Assessor's Parcel Number: 469-070-052

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

Executed on August 30, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in black ink that reads "Anita Bustillos". The signature is written in a cursive style and is positioned above a horizontal line.

By: Anita Bustillos, Code Enforcement Technician

EXHIBIT NO. _____

G⁴