

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

107B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
September 8, 2011

SUBJECT: Statement of Abatement Costs [Case Nos. CV08-01875, CV08-03071 & CV08-03072]
Subject Property: 21695 Eugene Street, Perris; MEJORADO
APN: 345-160-045
District Five

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (excess outside storage of materials, accumulated rubbish and construction without permit) in the above-referenced matter to be **one thousand, nine hundred ninety-four dollars and sixty-eight cents (US \$1,994.68)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (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.

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

(Continued)

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

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

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 with a revised amount of costs to \$1,200.00.

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: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

9.6

Statement of Abatement Costs [Case Nos. Case Nos. CV08-01875, CV08-03071 & CV08-03072]

Subject Property: 21695 Eugene Street, Perris; MEJORADO

APN: 345-160-045

District: Five

Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 (RCC Title 17), 541(RCC Chapter 8.120), 457 (RCC Title 15) and 725 (RCC Chapter 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.

Notices of Violation and Administrative Citations were issued. Subsequently, the property was brought into compliance.

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 Nos. CV08-03071, CV08-03072 &
CV08-01875]
Subject Property: 21695 Eugene Street, Perris; MEJORADO
APN: 345-160-045
District FIVE

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

Hearing Date: SEPTEMBER 20, 2011

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, May 3, 2011	Exhibit C
Lot Book Report.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Request for Hearing.....	Exhibit F



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

August 29, 2011

**NOTICE OF HEARING
RE: STATEMENT OF EXPENSE**

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

Subject Property: 21695 Eugene Street, Perris
Case Nos.: CV08-01875, CV08-03071 & CV08-03072
APN: 345-160-045; MEJORADO

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, September 20, 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 excess outside storage, accumulated rubbish, and construction without permits located on your real property commonly described as 21695 Eugene Street, Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 345-160-045.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, nine hundred ninety-four dollars and sixty-eight cents (US \$1,994.68)**. This amount is immediately due and payable. If you have any objections to the Statement of 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 Ward Komers or Carol Lynn Anderson 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 Ward Komers or Carol Lynn Anderson at (951) 955-2004 prior to the hearing. Please meet with 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
Enclosure: Statement of Abatement Costs

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

EXHIBIT NO. A

NOTICE LIST

Subject Property: 21695 Eugene St., Perris; Case No.: CV08-01875, CV08-03071 &
CV08-03072; APN: 345-160-045; District Five

CARMEN MEJORADO
3319 PEPPER AVENUE
LOS ANGELES CA 90065

CAL-SNAP AND TAB CORP
PROFIT SHARING PLAN TRUST
FRANK T KERSHNER TTEE
1210 FULLERTON ROAD
INDUSTRY CA 91748

EXHIBIT NO. _____

A6

PROOF OF SERVICE

Case Nos. CV08-01875, CV08-03071 & CV08-03072

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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 August 29, 2011, I served the following document(s):

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- **SUMMARY STATEMENT OF ABATEMENT COSTS**
- **STATEMENT OF ABATEMENT COSTS**
- **ADMINISTRATIVE CITATION(S)**
- **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)**

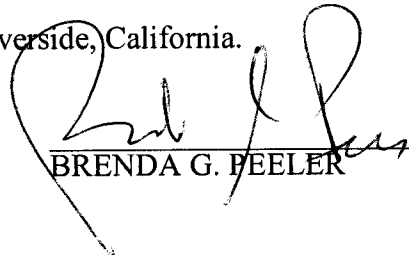
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

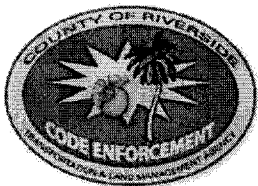
— **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON August 29, 2011, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. A7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 2, 2011

RE CASE NO: CV0801875

I, James Pike, 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 08/30/11 at 1115, I securely and conspicuously posted Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

Property Address: 21695 EUGENE ST, PERRIS

Assessor's Parcel Number: 345-160-045

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

Executed on September 2, 2011 in the County of Riverside, California.

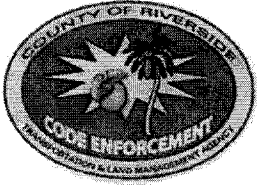
CODE ENFORCEMENT DEPARTMENT

 #59

By: James Pike, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557
(951) 485-5840 • FAX (951) 485-4938

EXHIBIT NO. AP



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 2, 2011

RE CASE NO: CV0803071

I, James Pike, 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 08/30/11 at 1115, I securely and conspicuously posted Notice of Decision of Administrative Hearing Officer on Statement of Abatement Costs and Order to Assess Costs at the property described as:

Property Address: 21695 EUGENE ST, PERRIS

Assessor's Parcel Number: 345-160-045

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

Executed on September 2, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

 #57

By: James Pike, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557
(951) 485-5840 • FAX (951) 485-4938

EXHIBIT NO.

A9

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

345-160-045
CARMEN MEJORADO
LORENZO MEJORADO
3319 PEPPER AVE
LOS ANGELES, CA 90065

Date	Invoice #
5/3/2011	101247

Case Number	District	Class
CV0801875	5	SOAC

Property Address
345-160-045 CARMEN MEJORADO LORENZO MEJORADO 21695 EUGENE ST PERRIS, CA 92570

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
4/3/2008	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
7/29/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/16/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/30/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/3/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/7/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/21/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/29/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			315.70
Subtotal					\$315.70

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$315.70

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

EXHIBIT NO. B2

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

345-160-045
CARMEN MEJORADO
LORENZO MEJORADO
3319 PEPPER AVE
LOS ANGELES, CA 90065

Date	Invoice #
5/3/2011	101242

Case Number	District	Class
CV0803071	5	SOAC

Property Address
345-160-045 CARMEN MEJORADO LORENZO MEJORADO 21695 EUGENE ST PERRIS, CA 92570

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
4/3/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
9/16/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/30/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/7/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/31/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/16/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			217.60
2/9/2009	Attorney Fees	Attorney Fees - County Counsel	1.3	69.76154	90.69
2/11/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	69.80	6.98
3/20/2009	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
4/24/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	69.80	6.98
6/23/2009	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
7/8/2009	Attorney Fees	Attorney Fees - County Counsel	1.7	139.5118	237.17
7/20/2009	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
9/9/2009	Attorney Fees	Attorney Fees - County Counsel	0.4	139.50	55.80
8/4/2009	County Counsel-Mail	County Counsel-Mailing	1	5.54	5.54
5/3/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			682.16
4/14/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
12/8/2008	Lot/Title Report	Lot/Title Report	1	120.00	120.00
7/14/2009	Lot/Title Report	Lot/Title Report	1	60.00	60.00
5/3/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			450.00
Subtotal					\$1,349.76

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$1,349.76

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

EXHIBIT NO. 3

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

345-160-045
CARMEN MEJORADO
LORENZO MEJORADO
3319 PEPPER AVE
LOS ANGELES, CA 90065

Date	Invoice #
5/3/2011	101245

Case Number	District	Class
CV0803072	5	SOAC

Property Address
345-160-045 CARMEN MEJORADO LORENZO MEJORADO 21695 EUGENE ST PERRIS, CA 92570

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
4/3/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
9/16/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/30/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/7/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/16/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			217.60
1/29/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	69.80	6.98
2/10/2009	Attorney Fees	Attorney Fees - County Counsel	1.2	69.75833	83.71
2/11/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	69.80	6.98
3/20/2009	Attorney Fees	Attorney Fees - County Counsel	0.2	69.75	13.95
		Subtotal County Counsel Costs			111.62
Subtotal					\$329.22

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$329.22

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

EXHIBIT NO. BA

CITATION PROCESSING CENTER

Home

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A28603 Submit

General Information		
Citation: A28603	Date: 09/30/08	Time: 10:30 AM
Amt Owing this Citation: \$0.00	This Person: \$0.00	This Plate:
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement	
Status: 10/22/08: Paid In Full		
Number: 2 of 3		
Responsible Party Information		
Name: MEJORADO, CARMEN		
Address: 3319 PEPPER AVE		
City/State/Zip: LOS ANGELES, CA 90065		

Show all Panels | Hide all Panels

Citation Information		
Location: DIS#5 21695 EUGENE ST	Case: CV0803072	Badge #: 71
Comments:		

Violation Information		
Code	Description	Amount
17.172.205	Illegal metal fence	\$100.00

<input type="checkbox"/> Fee History

<input type="checkbox"/> Payment History
--

Date on Check	Date Received	Type	Num	Location	Amount
10/18/2008	10/22/2008	Check	2543	Data Ticket	\$100.00

<input type="checkbox"/> Notice History

<input type="checkbox"/> Appeal History

<input type="checkbox"/> Responsible Party History
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<input type="checkbox"/> Citation History

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EXHIBIT NO. B⁵

CITATION PROCESSING CENTER

Home

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A28601 Submit

General Information		
Citation: A28601	Date: 09/30/08	Time: 10:30 AM
Amt Owing this Citation: \$0.00	This Person: \$0.00	This Plate:
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement	
Status: 10/22/08: Paid In Full		
Number: 1 of 1		
Responsible Party Information		
Name: MEJORADO, CARMEN		
Address: 3319 PEPPER		
City/State/Zip: PERRIS, CA 90065		

Show all Panels | Hide all Panels

Citation Information		
Location: DIS# 5 21695 EUGENE ST PERRIS	Case: CV0801875	Badge #: 71
Comments:		

Violation Information		
Code	Description	Amount
15.08.010	construct w/o permit	\$100.00
15.08.010	construct w/o permit	\$100.00

Payment History						
Date on Check	Date Received	Type	Num	Location	Amount	
10/18/2008	10/22/2008	Check	2541	Data Ticket	\$200.00	

- Fee History
- Notice History
- Appeal History
- Responsible Party History
- Citation History

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EXHIBIT NO. B⁶

CITATION PROCESSING CENTER

Home

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A28602 Submit

General Information			
Citation	A28602	Date	09/30/08
Time	10:30 AM		
Amt Owing this Citation:	\$0.00	This Person:	\$0.00
This Plate:			
Issuing Agency:	RE-Riverside County Code Enforcement Dept.	Dept:	Code Enforcement
Status:	10/22/08: Paid In Full		
Number:	1 of 3		
Responsible Party Information			
Name:	MEJORADO, CARMEN		
Address:	3319 PEPPER AVE		
City/State/Zip:	LOS ANGELES, CA 90065		

Show all Panels | Hide all Panels

Citation Information		
Location:	DIS#5 21695 EUGENE PERRIS	Case: CV0801875
Badge #:	71	
Comments:		

Violation Information		
Code	Description	Amount
15.08.010	construct w/o permit	\$100.00

Fee History

Payment History

Date on Check	Date Received	Type	Num	Location	Amount
10/18/2008	10/22/2008	Check	2542	Data Ticket	\$100.00

Notice History

Appeal History

Responsible Party History

Citation History

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EXHIBIT NO. B⁷

CITATION PROCESSING CENTER

Home

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- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A31045 Submit

General Information			
Citation	A31045	Date	04/21/09
Amt Owing this Citation: \$0.00		This Person: \$0.00	This Plate:
Issuing Agency:	RE-Riverside County Code Enforcement Dept.	Dept:	Code Enforcement
Status:	06/22/09: Paid In Full		
Number:	3 of 3		
Responsible Party Information			
Name:	MEJORADO, CARMEN		
Address:	3319 PEPPER AVE		
City/State/Zip:	LOS ANGELES, CA 90065		

Show all Panels | Hide all Panels

Citation Information			
Location:	DIS#5 21695 EUGENE ST PERRIS	Case:	CV0801875
		Badge #:	71
Comments:	APN345160045		

Violation Information		
Code	Description	Amount
15.08.010	construct w/o permit	\$200.00
15.08.010	construct w/o permit	\$200.00

<input type="checkbox"/> Fee History

<input type="checkbox"/> Payment History
--

Date on Check	Date Received	Type	Num	Location	Amount
6/19/2009	6/22/2009	Check	7120	Data Ticket	\$400.00

<input type="checkbox"/> Notice History

<input type="checkbox"/> Appeal History

<input type="checkbox"/> Responsible Party History
--

<input type="checkbox"/> Citation History

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EXHIBIT NO. B⁸

Expenditure Transactions

Criteria: Post On = 7/1/2002..5/31/2011

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund										
Account 525440 -- Professional Services										
6/1/2008	AP01224868	10000	3140100000	525440		ZCV0803071		150.00	REPORTS ON PARCELS/LOTS INV 44	E140446
1/13/2009	AP01278926	10000	3140100000	525440		ZCV0803071		120.00	PARTIES OF INTEREST REPORTS	E148473
9/8/2009	AP01333555	10000	3140100000	525440		ZCV0803071		60.00	PARTIES OF INTEREST REPORTS IN	E148473
								<u>330.00</u>		
Total Professional Services								<u>330.00</u>		
Total General Fund								<u>330.00</u>		

EXHIBIT NO. B

Vouchers

Criteria: Accounting Date = 7/1/2002..5/31/2011

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
Fund 10000 -- General Fund							
6/1/2008	TLARC-00183511	446-44614216	RIVCO-0000006006	First American Title Company Inc	150.00	150.00	0.00
1/13/2009	TLARC-00204279	RZ00004	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	0.00
9/8/2009	TLARC-00223773	RZ00012	RIVCO-0000054864	RZ Title Services Inc	60.00	60.00	0.00
Total General Fund					330.00	330.00	0.00

EXHIBIT NO.

B ¹⁰



INVOICE

Order Number: 24013 **Order Date:** 5/23/2011

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV08-01875, CV08-03071 & CV08-03072/ A. Sarmie
IN RE: MEJORADO, CARMEN

Product and/or Service ordered for Property known as:	
21695 Eugene Street Perris, CA 92570	
DESCRIPTION:	FEE:
Lot Book Report	\$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. B

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

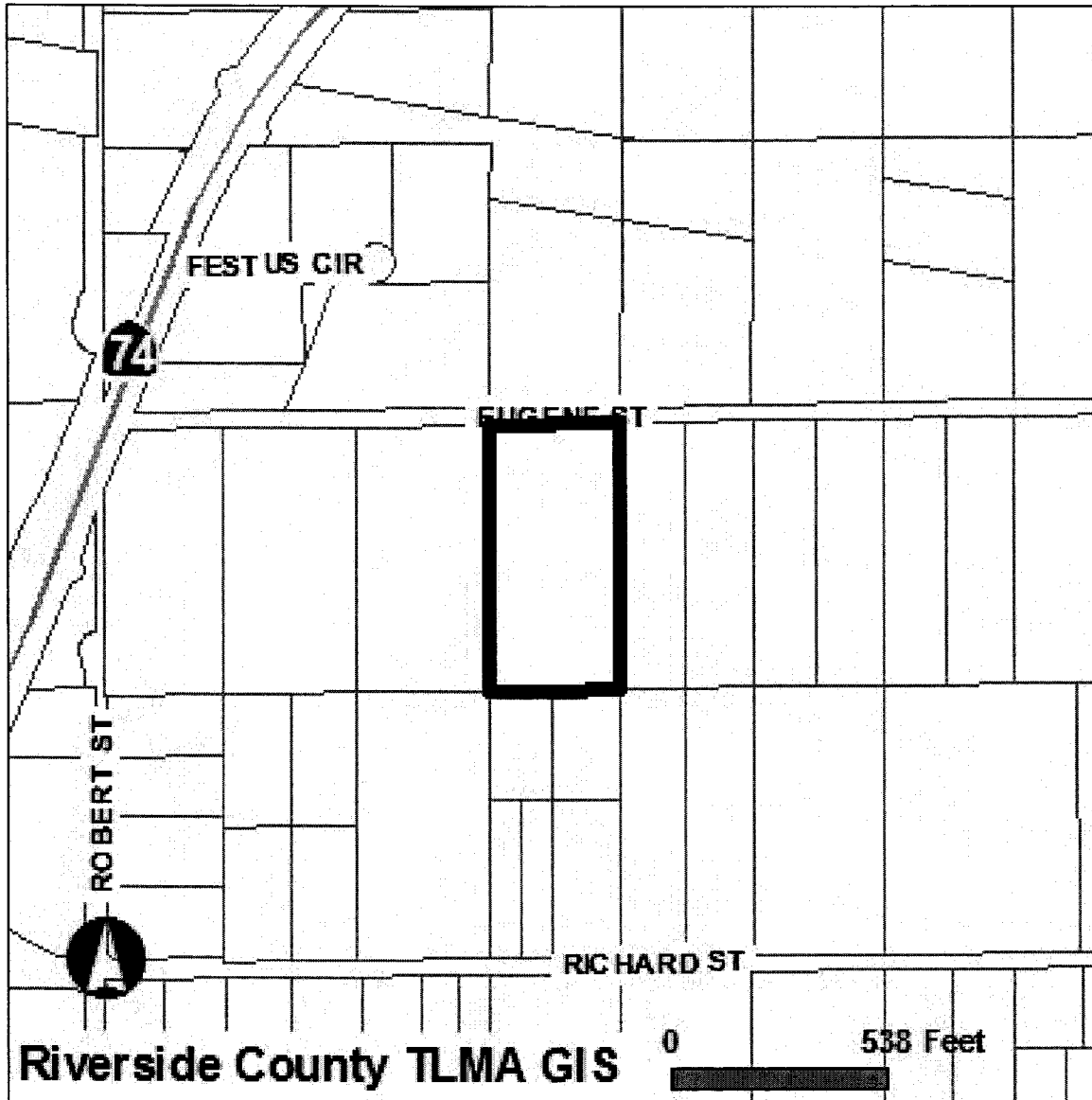
Assessment #345160045-6	Parcel # 345160045-6
--------------------------------	-----------------------------

Assessee:	MEJORADO CARMEN	Land	96,663
Assessee:	MEJORADO LORENZO	Structure	7,007
Mail Address:	3319 PEPPER AVE	Full Value	103,670
City, State Zip:	LOS ANGELES CA 90065	Total Net	103,670
Real Property Use Code:	MR		
Base Year	2007		
Conveyance Number:	0163266		
Conveyance (mm/yy):	3/2006		
PUI:	M010012		
TRA:	87-016		
Taxability Code:	0-00		
ID Data:	Lot 23 MB 011/060 GOOD HOPE ACRES		
Situs Address:	21695 EUGENE ST PERRIS CA 92570		



EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
345-160-045

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

345-160-045-6

OWNER NAME / ADDRESS

CARMEN MEJORADO
LORENZO MEJORADO
21695 EUGENE ST
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
3319 PEPPER AVE
LOS ANGELES CA. 90065

EXHIBIT NO. C²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 11/60
SUBDIVISION NAME: GOOD HOPE ACRES
LOT/PARCEL: 23, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.76 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1440 SQFT., 3 BDRM/ 2 BATH, 1 STORY, CONSTD 1975COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 837 GRID: A2

CITY BOUNDARY/SPHERE

NOT 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)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T5SR4W SEC 15

ELEVATION RANGE

1628/1656 FEET

PREVIOUS APN

345-160-032

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
VLDR

AREA PLAN (RCIP)

ELSINORE

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

MEADOWBROOK AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

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. CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
ELSINORE

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
63

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

PERRIS & PERRIS UNION HIGH

COMMUNITIES

MEADOWBROOK

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 35.52 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042901

FARMLAND

OTHER LANDS

TAX RATE AREAS

087-016

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY

- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 1ST FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	undefined	undefined

REPORT PRINTED ON...Tue May 03 11:55:34 2011
Version 101221



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

Lot Book Report

Order Number: **24013**

Customer:

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

Order Date: 5/23/2011
 Dated as of: 5/18/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV08-01875, CV08-03071 & CV08-03072/ A. Sa
 IN RE: MEJORADO, CARMEN

FEE(s):
 Report: \$120.00

Property Address: 21695 Eugene Street
 Perris CA 92570

Assessor's Parcel No. : 345-160-045-6

Assessments:

Land Value:	\$96,663.00
Improvement Value:	\$7,007.00
Exemption Value:	\$0.00
Total Value:	\$103,670.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$1,142.46
Status: Paid through	PAID (PAID THRU 06/30/2011)

Property Vesting

The last recorded document transferring title of said property

Dated	02/28/2006
Recorded	03/07/2006

EXHIBIT NO. D



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

Order Number: 24013
Reference: CV08-01875, CV0

Document No.	2006-0163266
D.T.T.	\$0.00
Grantor	Alberto Diaz S., a single man and Carmen Mejorado, a single woman as joint tenants
Grantee	Carmen Mejorado and Lorenzo Mejorado, husband and wife, all as joint tenants

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	04/09/1992
Recorded	04/14/1992
Document No.	132647
Amount	\$80,000.00
Trustor	Norman W. Bedley, an unmarried man
Trustee	T.M.C., Inc., a California Corporation
Beneficiary	Cal - Snap and Tab Corporation, Profit Sharing Plan Trust, Frank T. Kershner Ttee

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Carmen Mejorado and Lorenzo Mejorado
Case No.	CV08-01875, CV08-03071 & CV08-03072
Recorded	05/19/2008
Document No.	2008-0267807
Abstract of Support Judgment Filed in the	Superior Court of California, County of Riverside - Family Law Annex
Case No.	424747DCS
Recorded	08/28/2001
Document No.	2001-414105
Debtor	Alberto Diaz
Creditor	County of Riverside



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

Order Number: 24013
Reference: CV08-01875, CV0

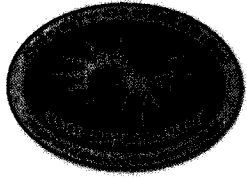
A Bankruptcy filed by	Alberto Diaz
Social Security Number(s)	None Shown
Date filed	04/05/2004
Case No.	MJ14220

A Bankruptcy filed by	Alberto Diaz Guerrero
Social Security Number(s)	None Shown
Date filed	07/22/2005
Case No.	MG17478

Legal Description

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

LOT 23 OF GOOD HOPE ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF MCPHERSON ROAD AS VACATED BY RESOLUTION NO. 81-263 RECORDED SEPTEMBER 10, 1981 INSTRUMENT NO. 171428.



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

6/20/2011

Carmen and Lorenzo Mejorado
3319 Pepper Ave
Los Angeles, CA 90065

Re: Demand for Payment of Statement of Abatement Costs
Subject Property: 21695 Eugene St, Perris, CA 90065
Case No(s): CV08-01875, CV08-03071, CV08-03072
APN No(s): 345-160-045

Dear Carmen and Lorenzo Mejorado:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department has incurred expenses to enforce and/or abate violations of the Riverside County Ordinance caused by conditions on your real property described as [21695 Eugene St, Perris, CA 90065] and more particularly described as Assessor's Parcel Number [345-160-045] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [457, 348, 541]

Pursuant to Riverside County Ordinance No. 725, as property owner you are liable for reimbursement of all abatement costs incurred by the County, including, but not limited to, staff time for enforcement, investigations, notices, communications, title search, administrative costs and attorney fees.

YOU ARE HEREBY DEMANDED to pay the County of Riverside the total amount due of \$1,994.68 (One Thousand Nine Hundred Ninety Four Dollars And Sixty Eight Cents) as set forth in the enclosed "Summary Statement of Abatement Costs." If the amount due is not paid in full within thirty (30) days, a special tax assessment and abatement lien will be recorded against the subject property.

YOU HAVE A RIGHT TO A HEARING ON THIS MATTER. You have the right to contest the abatement costs and special assessment levied against the subject property. If you choose to exercise your right to a public hearing, please complete the enclosed "Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this notice.

If you have any questions regarding this notice, please contact Administrative Services at (951) 955-2004.

Code Enforcement Department

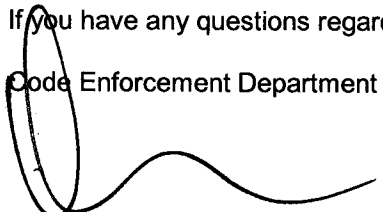

Ward Komers
Administrative Manager

EXHIBIT NO. E

**REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

Carmen and Lorenzo Mejorado
3319 Pepper Ave
Los Angeles, CA 90065

Subject Property: 21695 Eugene St, Perris, CA 90065
Case No(s): CV08-01875, CV08-03071, CV08-03072
APN No(s): 345-160-045

I, _____, hereby request a public hearing regarding the above
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: _____

Signed: _____ Date: _____
(Please SIGN your name here)

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

EXHIBIT NO. _____ *E²*

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

345-160-045
CARMEN MEJORADO
LORENZO MEJORADO
3319 PEPPER AVE
LOS ANGELES, CA 90065

Date	Invoice #
5/3/2011	101247

Case Number	District	Class
CV0801875	5	SOAC

Property Address
345-160-045 CARMEN MEJORADO LORENZO MEJORADO 21695 EUGENE ST PERRIS, CA 92570

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
4/3/2008	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
7/29/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/16/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/30/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/3/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/7/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/21/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/29/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			315.70
				Subtotal	\$315.70
				Payments/Credits	\$0.00
				Total Now Due	\$315.70

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.



Code Enforcement Department

EXHIBIT NO. E4

NOTICE LIST

Subject Property: 21695 Eugene St, Perris, CA 90065;
Case No.: CV08-01875, CV08-03071, CV08-03072;
APN: 345-160-045

CARMEN MEJORADO
3319 PEPPER AVENUE
LOS ANGELES CA 90065

CAL-SNAP AND TAB CORP
PROFIT SHARING PLAN TRUST
FRANK T KERSHNER TTEE
1210 FULLERTON RD
INDUSTRY CA 91748

EXHIBIT NO. _____

E⁷

PROOF OF SERVICE

Case No. CV08-01875, CV08-03071, CV08-03072

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Rush, 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 20, 2011, I served the following document(s):

- DEMAND FOR PAYMENT
- REQUEST FOR HEARING
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- 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 20, 2011, at Riverside, California.

Sue Rush
SUE RUSH

EXHIBIT NO. _____ EP

**REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

Carmen and Lorenzo Mejorado
3319 Pepper Ave
Los Angeles, CA 90065

Subject Property: 21695 Eugene St, Perris, CA 90065
Case No(s): CV08-01875, CV08-03071, CV08-03072
APN No(s): 345-160-045

I, Lorenzo Mejorado, hereby request a public hearing regarding the above
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: 3319 Pepper Ave
L.A. CA 90065

Signed: *Lorenzo Mejorado* Date: 7/14/11
(Please SIGN your name here)

Print: Lorenzo Mejorado
(Please PRINT your name here)

You may contact me at the following daytime phone number: 323) 219-5751 / 323-225-9538

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

EXHIBIT NO. F

EXHIBIT NO. F2

RECEIVED JUL 27 2011

zab