

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



120B

FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
December 23, 2010

SUBJECT: Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]
Case No: CV 09-04514
Subject Property: 5584 Mission Blvd., Riverside;
APN: 181-053-006 (GUARACHA, ETC.)
District: 2

RECOMMENDED MOTION: Move that:

1. The substandard Structure (commercial building) on the real property located at 5584 Mission Blvd., Riverside, Riverside County, California, APN: 181-053-006 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. David Guaracha and Kevin Bush, Trustees of The 5584 Mission Blvd Trust, and Arturo

Departmental Concurrence

(Continued)

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

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

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

C.E.O. RECOMMENDATION:

APPROVE
Jennifer Sargent
BY: Jennifer Sargent

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 11, 2011
xc: Co. Co., CED, Prop. Owner, Sheriff

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

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

9.2

Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust dated 11/5/08, the owners and additional owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

3. The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

4. The accumulation of rubbish on the real property located at 5584 Mission Blvd., Riverside, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.

5. David Guaracha and Kevin Bush, Trustees of The 5584 Mission Blvd Trust, and Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust dated 11/5/08, the owners and additional owners of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days

6. If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.

7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on June 22, 2009.
2. The inspection revealed a substandard structure (commercial building) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: lack of or improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water to plumbing fixtures; lack of required electrical lighting; hazardous wiring; defective or deteriorated flooring or floor supports; members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms, faulty weather protection; general dilapidation or improper maintenance, and abandoned, vacant, public and attractive nuisance. The inspection also revealed the accumulation of rubbish (approximately 600 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, paint cans, bottles, paper, shrub and tree limbs, trimmings, leaves, grass clippings, trash, litter, garbage, barrels, bricks, boxes, crates, cartons, containers, cardboard, packaging, discarded mattresses, vegetative waste, other materials and substances.
3. Subsequent inspections of the above-described real property on October 27, 2009, April 14, 2010, May 24, 2010 and Dec. 15, 2010, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure and accumulation of rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 09-04514
4 [SUBSTANDARD STRUCTURES AND)
5 ACCUMULATED RUBBISH]; APN 181-053-006,) DECLARATION OF OFFICER
6 5584 MISSION BLVD., RIVERSIDE, COUNTY) WENDELL JOSE
7 OF RIVERSIDE, STATE OF CALIFORNIA;)
8 DAVID GUARACHA AND KEVIN BUSH,) [R.C.O. No. 457, RCC Title 15]
TRUSTEES OF THE 5584 MISSION BLVD) [R.C.O. No. 541, RCC Chapter 8]
TRUST, OWNER; ARTURO JESUS ALCARAZ,)
TRUSTEE OF THE ESPERANZA AGUILAR)
REVOCABLE TRUST DATED 11/5/08,)
ADDITIONAL OWNER.)

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

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

17 2. I am informed and believe and thereon allege that on June 22, 2009, Code
18 Enforcement Officer Travis Engelking conducted an initial inspection of the real property known as
19 5584 Mission Blvd., Riverside, within the unincorporated area of Riverside County, California,
20 which is further described as Assessor's Parcel Number 181-053-006 (hereinafter referred to as
21 "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the
22 approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein
23 by reference.

24 3. A review of County records and documents indicate that THE PROPERTY was
25 owned by David Guaracha and Kevin Bush, Trustees of The 5584 Mission Blvd Trust (hereinafter
26 referred to as "OWNER") at the time of the inspection referenced in paragraph number 2 above.
27 However, documentation provide in a Lot Book Report from RZ Title Company indicates that
28 Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust dated 11/5/08 may have an
ownership interest in THE PROPERTY ("ADDITIONAL OWNER"). A certified copy of the

1 County Equalized Assessment Roll for the year 2009-2010 and a copy of the County Geographic
2 Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by
3 reference.

4 4. Based on the Lot Book Report from RZ Title Company dated December 3, 2009, as
5 updated on September 23, 2010, it is determined that no other party potentially holds a legal interest
6 in THE PROPERTY. A true and correct copy of the Lot Book Report is attached hereto as Exhibit
7 "C" and incorporated herein by this reference.

8 5. I am informed and believe and thereon allege that on June 22, 2009 Code
9 Enforcement Officer Travis Engelking conducted an initial inspection of THE PROPERTY on which
10 he observed a single-story wood-framed commercial building in a state of general dilapidation. THE
11 PROPERTY was open and accessible with no signs posted to restrict access. Officer Engelking
12 observed the following conditions which cause the structure to be substandard and THE PROPERTY
13 to constitute a public nuisance in violation of the provisions set forth in Riverside County Ordinance
14 457, as codified in Riverside County Code Title 15:

- 15 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 16 2) Lack of hot and cold running water to plumbing fixtures;
- 17 3) Lack of required electrical lighting;
- 18 4) Hazardous wiring;
- 19 5) Defective or deteriorated flooring or floor supports;
- 20 6) Members of walls, partitions or other vertical supports that split, lean, list or buckle
21 due to defective materials or deterioration;
- 22 7) Members of ceiling, roofs, ceiling and roof supports or other horizontal members
23 which sag, split, or buckle due to defective material or deterioration;
- 24 8) Dampness of habitable rooms;
- 25 9) Faulty weather protection;
- 26 10) General dilapidation; and
- 27 11) Public and attractive nuisance.

28 6. During the initial inspection on June 22, 2009, Officer Engelking also observed large
amounts of accumulated rubbish on THE PROPERTY including, but not limited to, lumber, auto
parts, appliances, pipe, drums, machinery, furniture, building materials, paint cans, bottles, paper,
shrub and tree limbs, trimmings, leaves, grass clippings, trash, litter, garbage, barrels, bricks, boxes,
creates, cartons, containers, cardboard, packaging, discarded mattresses, vegetative waste, other
materials and substances. The total area of the accumulated rubbish was approximately six hundred
(600) square feet. This condition causes THE PROPERTY to constitute a public nuisance in

1 violation of Riverside County Ordinance No. 541, as codified in Riverside County Code Chapter 8.

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

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

7 9. On June 22, 2009, I posted a Notice of Defects, a Notice of Violations (RCC
8 15.16.020 Substandard Structure and RCC 8.120 Accumulation of Rubbish), a "Danger Do Not
9 Enter" sign, and a "Do Not Dump" sign on THE PROPERTY.

10 10. On June 24, 2009, the Notices of Violations (RCC 15.16.020 Substandard Structure
11 and RCC 8.120 Accumulation of Rubbish) were mailed via certified mail to OWNER. On
12 September 3, 2009, the Notices of Violations (RCC 15.16.020 Substandard Structure and RCC 8.120
13 Accumulation of Rubbish) were mailed via certified mail to ADDITIONAL OWNER.

14 11. On November 20, 2009, a Notice of Noncompliance for the substandard structure and
15 accumulated rubbish was recorded against THE PROPERTY as instrument number 2009-0602522.
16 A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated
17 by reference as Exhibit "F".

18 12. I am informed and believe and thereon allege that on October 27, 2009, April 13,
19 2010 and May 20, 2010, Code Enforcement Officer Nicole Wapner drove to THE PROPERTY to
20 conduct follow up inspections. Accumulated rubbish remained on THE PROPERTY, the structure
21 remained in a general state of dilapidation, and THE PROPERTY continued to constitute a public
22 nuisance in violation of RCO 457 and 541.

23 13. On October 21, 2010, I drove to THE PROPERTY to conduct a follow up inspection.
24 Accumulated rubbish remained on THE PROPERTY, the structure remained in a general state of
25 dilapidation, and THE PROPERTY continued to constitute a public nuisance in violation of RCO
26 457 and 541.

27 14. I am informed and believe, and based upon said information and belief, allege that
28 OWNER and ADDITIONAL OWNER do not have legal authority or permission to store or

1 accumulate the above described materials on THE PROPERTY.

2 15. Based upon my experience, knowledge and visual observations, it is my
3 determination that the substandard structure and accumulation of rubbish on THE PROPERTY
4 create an extreme health, safety, fire and structural hazard to the neighbors and general public and
5 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance
6 Nos. 457 and 541.

7 16. On December 14, 2010, the "Notice to Correct County Ordinance Violations and
8 Abate Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for
9 January 11, 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNER and
10 ADDITIONAL OWNER by certified mail, return receipt requested and on December 15, 2010 was
11 posted on THE PROPERTY. True and correct copies of the notice, return receipt cards, together
12 with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G"
13 and incorporated herein by reference.

14 17. A follow-up inspection on December 15, 2010 revealed that THE PROPERTY
15 remains in violation.

16 18. Significant rehabilitation, removal and/or demolition of the substandard structure and
17 removal and disposal of all structural materials, rubbish and debris are required to abate the public
18 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number
19 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of
20 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE
21 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County
22 Ordinance No. 541.

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

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

26 (b) The OWNER and ADDITIONAL OWNER, or whoever has possession or
27 control of THE PROPERTY, be required to rehabilitate or demolish said structure, including the
28 removal and disposal of all structural debris and materials, on THE PROPERTY in strict accordance

1 with the provisions of Riverside County Ordinance No. 457 (RCC Title 15);

2 (c) The OWNER and ADDITIONAL OWNER, or whoever has possession or
3 control of THE PROPERTY, be ordered to ascertain the existence or non-existence of asbestos
4 containing materials in said structures by survey and materials sample testing through the Industrial
5 Hygiene Specialist of the Riverside County Health Department, Division of Special Services; and,
6 prior to the abatement ordered in subsection (b) above, to secure the removal and disposal of all
7 asbestos containing materials discovered through such survey and testing by contract with a duly
8 certified and licensed contractor for the handling of such materials to avoid citations and/or fines by
9 South Coast Air Quality Management District (“SCAQMD”) pursuant to SCAQMD Rule NO. 1403;

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

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

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

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

28 \ \ \

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

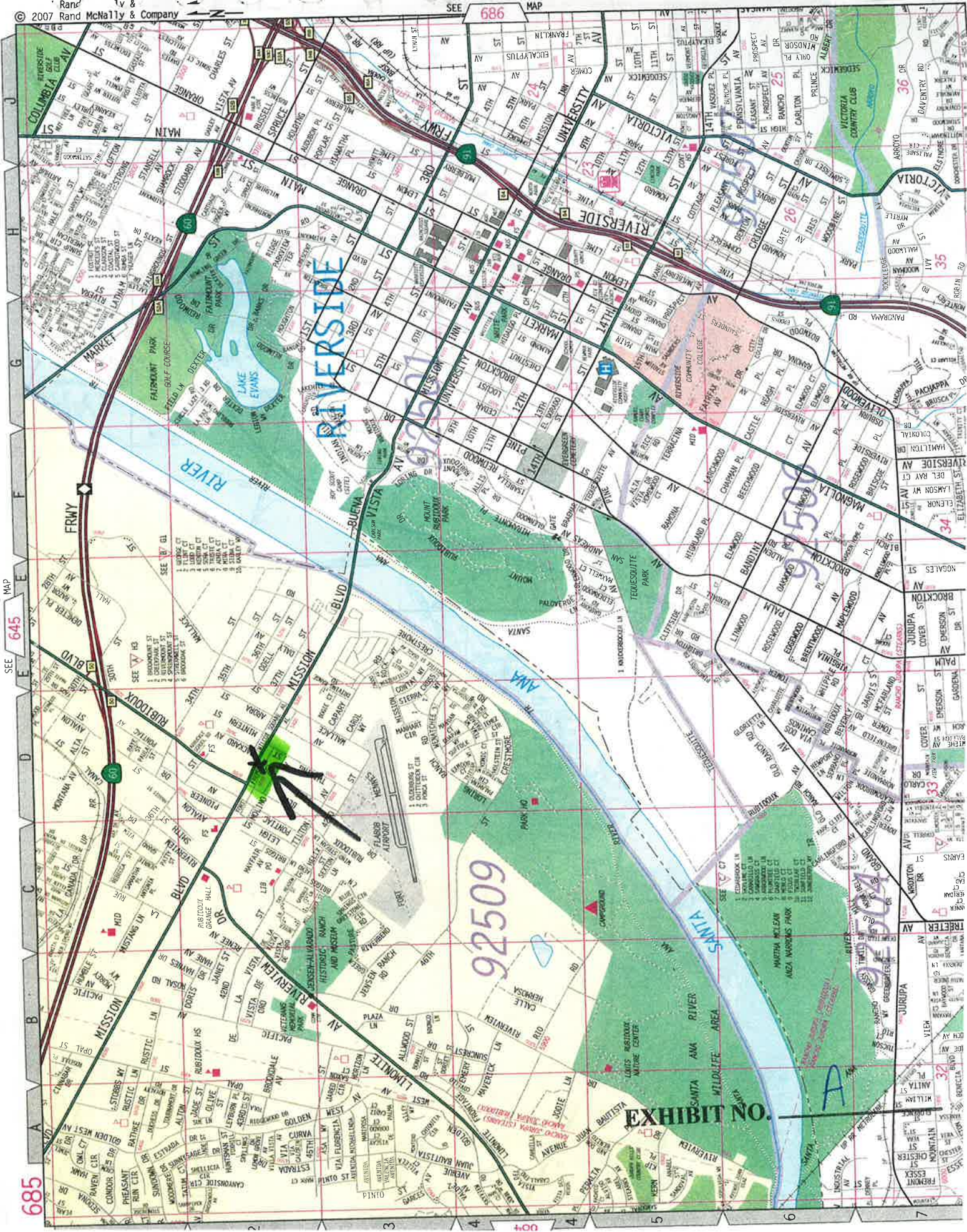
5 I declare under penalty of perjury under the laws of the State of California that the foregoing
6 is true and correct.

7 Executed this 15 day of DECEMBER, 2010, at RIVERSIDE,
8 California.

9
10 

11 WENDELL JOSE
12 Code Enforcement Officer
13 Code Enforcement Department

14
15 L:\Code Enforcement\Abatements\2010\2009\CV09-04514\457 & 541 Dec.DOC
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92509

EXHIBIT NO. A

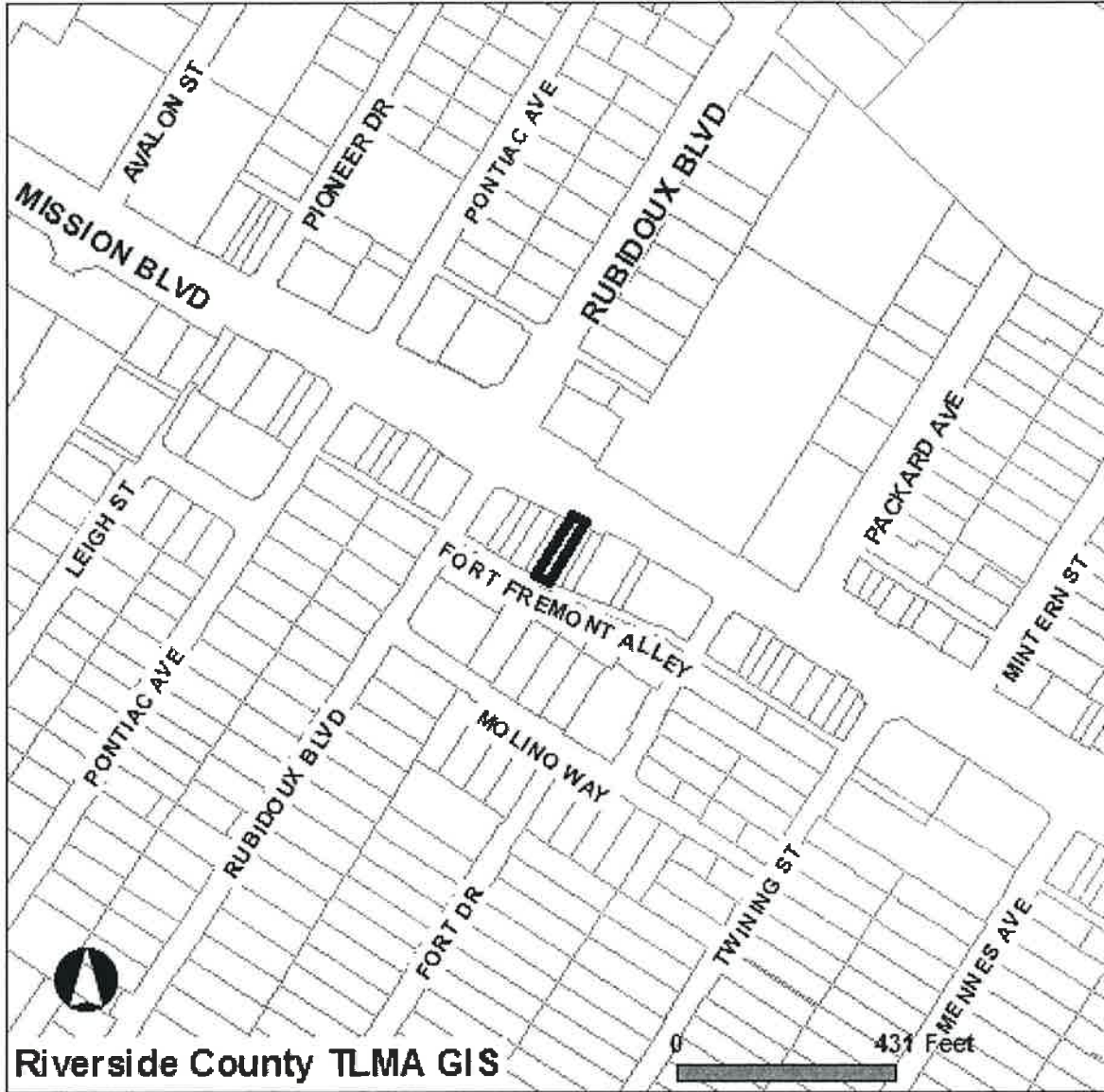
685

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

Assessment #181053006-2		Parcel # 181053006-2	
Assessee:	GUARACHA DAVID	Land	47,640
Assessee:	BUSH KEVIN	Structure	29,642
Mail Address:	6550 VAN BUREN BLV NO C	Full Value	77,282
City, State Zip:	RIVERSIDE CA 92503	Total Net	77,282
Real Property Use Code:	C1		
Base Year	2005		
Conveyance Number:	0168524	View Parcel Map	
Conveyance (mm/yy):	4/2009		
PUI:	C010000		
TRA:	99-036		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 014/029 FORT SITE		
Situs Address:	5584 MISSION BLV RIVERSIDE CA 92509		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
181-053-006

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

181-053-006-2

OWNER NAME / ADDRESS

DAVID GUARACHA
KEVIN BUSH
5584 MISSION BLV
RIVERSIDE, CA. 92509

MAILING ADDRESS

(SEE OWNER)
6550 VAN BUREN BLV NO C
RIVERSIDE CA. 92503

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 14/29
SUBDIVISION NAME: FORT SITE
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 685 GRID: D2

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)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR5W SEC 16

ELEVATION RANGE

769 FEET

PREVIOUS APN

070-900-329

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
CR

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

COMMUNITY CENTER

GENERAL PLAN POLICY AREAS

RUBIDOUX VILLAGE POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-VC, CENTER (CZ 6308)

ZONING DISTRICTS AND ZONING AREAS

RUBIDOUX DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: JVPA
SUBAREA NAME: RUBIDOUX
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 22, 1987
ACREAGE: 461 ACRES

AIRPORT INFLUENCE AREAS

FLABOB

AIRPORT COMPATIBILITY ZONES

FLABOB ZONE D

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

JURUPA

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

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

ROAD BOOK PAGE

16A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

VERY HIGH

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

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

MISCELLANEOUS

SCHOOL DISTRICT

JURUPA UNIFIED

COMMUNITIES

RUBIDOUX

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 54.05 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040203

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

099-036

- 2-87 RUBIDOUX
- COUNTY FREE LIBRARY
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DRAINAGE DISTRICT 3 *
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD

- JURUPA AREA REC & PARK
- JURUPA UNIFIED SCHOOL
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RUBIDOUX COMM SVCS DEBT
- RUBIDOUX COMMUNITY SERVICES
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

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

CODE COMPLAINTS

Case #	Description	Start Date
CV0904514	ABATEMENT	Jun. 22, 2009

REPORT PRINTED ON...Mon Nov 15 16:34:58 2010
Version 101026



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV09-04514/Angela Sarmiento
 IN RE: GUARACHA, DAVID

Property Address: 5584 Mission Blvd.
 Riverside CA 92509

Order Number: **22654**

Order Date: 9/23/2010

Dated as of: 9/20/2010

County Name: Riverside

FEE(s):
 Report: \$60.00

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

All exceptions are as follows:

Assessor's Parcel No. : 181-053-006-2

Assessments:	Land Value:	\$47,640.00
	Improvement Value:	\$29,642.00
	Exemption Value:	\$0.00
	Total Value:	\$77,282.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$433.52
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$433.52
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

NO OTHER EXCEPTIONS

EXHIBIT NO. C



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

Lot Book Report

Order Number: **20270**

Customer:

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

Order Date: 10/30/2009
Dated as of: 12/3/2009
County Name: Riverside

Attn: Brent Steele
Reference: CV09-04514/Angela Sarmiento
IN RE: AGUILAR, ESPERANZA TRUST

FEE(s):
Report: \$114.00

Property Address: 5584 Mission Blvd
Riverside CA 92509

Assessor's Parcel No. : 181-053-006

Assessments:

Land Value:	\$47,754.00
Improvement Value:	\$29,713.00
Exemption Value:	\$0.00
Total Value:	\$77,467.00

Tax Information

Property Taxes for the Fiscal Year	2009-2009
First Installment	\$430.71
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2009)
Second Installment	\$430.71
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)



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

Order Number: 20270

Reference: CV09-04514/Angel

Property Vesting

The last recorded documents transferring title of said property

Dated	05/04/2004
Recorded	12/22/2005
Document No.	2005-1054984
D.T.T.	\$0.00
Grantor	Abel F. Calleros, Decedent
Grantee	Esperanza C. Aguilar
Dated	11/05/2008
Recorded	04/07/2009
Document No.	2009-0168524
D.T.T.	\$0.00
Grantor	Esperanza C. Aguilar
Grantee	Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust Dated November 5, 2008
Property Now Vested as	Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust Dated November 5, 2008

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of Pending Action filed in the	Superior Court of the State of California for the County of Riverside
Case No.	RIP 086341
Recorded	10/19/2006
Document No.	2006-0769820
Plaintiff	Esperanza C. Aguilar
Defendant	Estate of Abel F. Calleros, Decedent



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

Order Number: 20270
 Reference: CV09-04514/Angel

Notice of Non-Compliance filed by County of Riverside, Department of Code Enforcement
 In the matter of the property of Aguilar Esperanza Trust
 Case No. CV09-04514
 Recorded 11/20/2009
 Document No. 2009-0602522

Notice of Power to Sell Tax-Defaulted Property
 Recorded 08/28/2007
 Document No. 2007-0549292

A Deed Dated 11/29/2005
 Recorded 12/05/2005
 Document No. 2005-1001905

D.T.T. \$0.00 ✓ *HE IS DECEDENT*
 Grantor Abel Flores Calleros, aka Abel F. Calleros
 Grantee Theresa Marquez

Although document affects property in question, at time of recordation, there is no recorded interest of grantor.

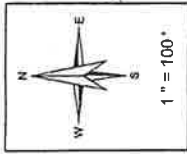
A Deed Dated 12/01/2005
 Recorded 12/05/2005
 Document No. 2005-1001906

D.T.T. \$80.30 ✓
 Grantor Theresa Marquez
 Grantee The 5584 Mission Blvd. Trust, David Guaracha and Kevin Bush, Trustees

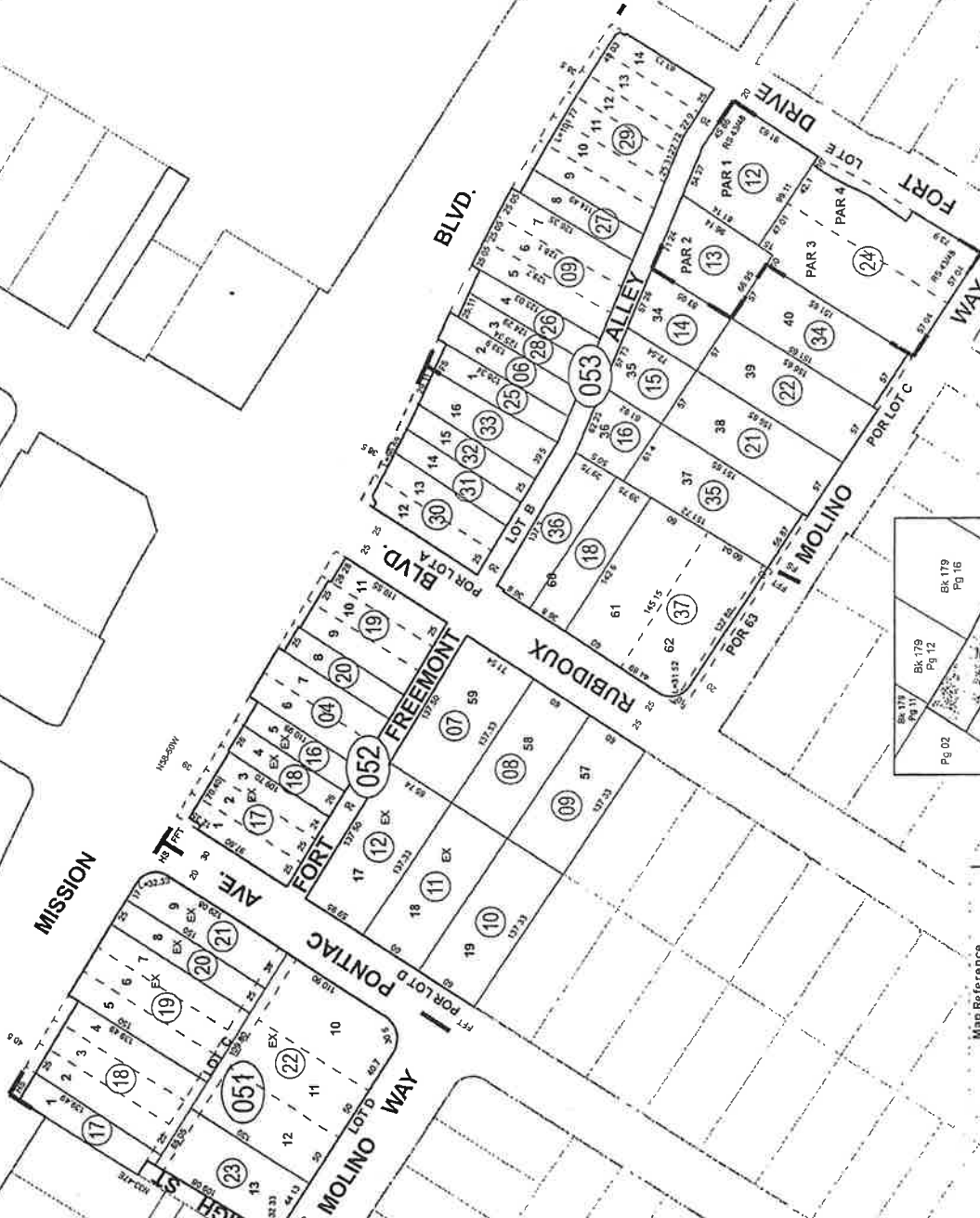
Although document affects property in question, at time of recordation, there is no recorded interest of grantor.

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:
 LOT 2 OF FORT SITE AS SHOWN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 14, PAGE 29 OF MAPS, RECORDS OF SAID COUNTY.

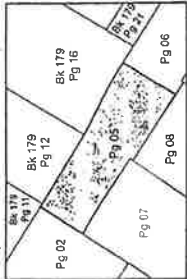


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



Date	Continuation Number	Assessor's Parcel Number
01/01/15	1826469	185013
01/01/15	1826469	185014
01/01/15	1826469	185015
01/01/15	1826469	185016
01/01/15	1826469	185017
01/01/15	1826469	185018
01/01/15	1826469	185019
01/01/15	1826469	185020
01/01/15	1826469	185021
01/01/15	1826469	185022
01/01/15	1826469	185023
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01/01/15	1826469	185095
01/01/15	1826469	185096
01/01/15	1826469	185097
01/01/15	1826469	185098
01/01/15	1826469	185099
01/01/15	1826469	185100

June 2009



Map Reference
 MB 1393 - 0 FORT FREEMONT TRACT
 MB 1429 - 0 FORT SITE
 MB 20100 - 0 HUNTER SUB
 RS 4348 - 0

J Morgan

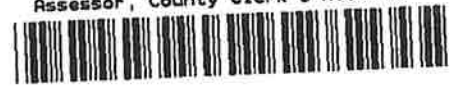


ASSESSOR'S MAP BK181 PG.05
 Riverside County, Calif.

NT 33248927JW DE-305

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, street number, and address):
After recording return to: ELLIOTT LUCHS
ELLIOTT LUCHS, SBN 57653
ATTORNEY AT LAW
6377 RIVERSIDE AVENUE, SUITE 200
RIVERSIDE, CA 92506
TELEPHONE NO.: 909-274-2484
FAX NO. (Optional): 909-786-3604
E-MAIL ADDRESS (Optional):
ATTORNEY FOR (Name): ESPERANZA C. AGUILAR

DOC # 2005-1054984
12/22/2005 08:00A Fee: 13.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
STREET ADDRESS: 4050 MAIN STREET
MAILING ADDRESS:
CITY AND ZIP CODE: RIVERSIDE, CA 92501
BRANCH NAME: MAIN BRANCH

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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

MATTER OF (Name):
ABEL F. CALLEROS

DECEDENT CASE NUMBER: 08634

AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE (\$20,000 or Less)

FOR COURT USE ONLY

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
MAY 28 2004
K. Rahiwes

- Decedent (name): ABEL F. CALLEROS died on (date): FEBRUARY 20, 1963
- Decedent died at (city, state): RIVERSIDE, CALIFORNIA
- At least six months have elapsed since the date of death of decedent as shown in the certified copy of decedent's death certificate attached to this affidavit. (Attach a certified copy of decedent's death certificate.)
- Decedent was domiciled in this county at the time of death.
 - Decedent was not domiciled in California at the time of death. Decedent died owning real property in this county.
- The following is a legal description of decedent's real property claimed by the declarants (copy description from deed or other legal instrument):
 described in an attachment labeled Attachment 5a.

b. Decedent's interest in this real property is as follows (specify):
100% Fee Interest

- Each declarant is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real property described in item 5a, and no other person has a superior right, because each declarant is
 - (will) a beneficiary who succeeded to the property under decedent's will. (Attach a copy of the will.)
 - (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.
- Names and addresses of each guardian or conservator of decedent's estate at date of death
 none are as follows* (specify):
- The gross value of all real property in decedent's estate located in California as shown by the Inventory and Appraisal, excluding the real property described in Probate Code section 13050 (joint tenancy, property passing to decedent's spouse, etc.), does not exceed \$20,000.
- An Inventory and Appraisal of decedent's real property in California is attached. The Inventory and Appraisal was made by a probate referee appointed for the county in which the property is located. (You may use Judicial Council form DE-160.)
- No proceeding is now being or has been conducted in California for administration of decedent's estate.

* You must have a copy of this affidavit with attachments personally served or mailed to each person named in item 7. Page 1 of 2

Form Approved for Mandatory Use
Judicial Council of California
DE-305 (Rev. January 1, 2003)
Martin Dean's Essential Forms™

AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE (Probate)

Probate Code, § 13200

MATTER OF (Name): ABEL F. CALLEROS	CASE NUMBER:
DECEDENT	

11. Funeral expenses, expenses of last illness, and all known unsecured debts of the decedent have been paid. [NOTE: You may be personally liable for decedent's unsecured debts up to the fair market value of the real property and any income you receive from it.]

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Date: MAY 4, 2004

ESPERANZA C. AGUILAR
(TYPE OR PRINT NAME)
Date: _____
(TYPE OR PRINT NAME)

Esperanza C Aguilar
(SIGNATURE OF DECLARANT)

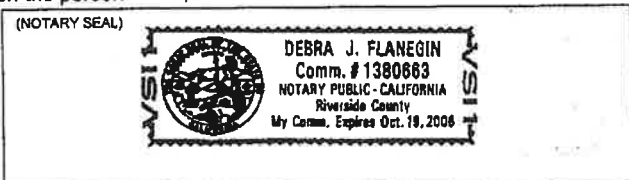
(SIGNATURE OF DECLARANT)
 SIGNATURE OF ADDITIONAL DECLARANTS ATTACHED

NOTARY ACKNOWLEDGMENTS (NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as 8-1/2- by 11-inch pages.)

STATE OF CALIFORNIA, COUNTY OF (specify): RIVERSIDE

On (date): MAY 4, 2004, before me (name and title): DEBRA J. FLANEGIN
personally appeared (name): ESPERANZA C. AGUILAR
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the instrument in his or her authorized capacity, and that by his or her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.

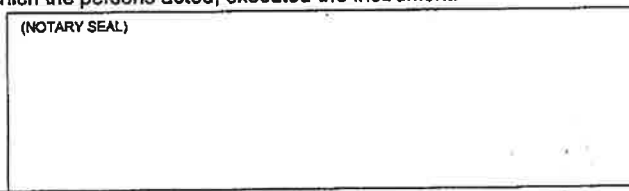
Debra J. Flanegin
(SIGNATURE OF NOTARY PUBLIC)



STATE OF CALIFORNIA, COUNTY OF (specify):

On (date): _____, before me (name and title): _____
personally appeared (names): _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument in their authorized capacities, and that by their signatures on the instrument the persons, or the entity or entities upon behalf of which the persons acted, executed the instrument.
WITNESS my hand and official seal.

(SIGNATURE OF NOTARY PUBLIC)



CLERK'S CERTIFICATE

I certify that the foregoing, including any attached notary acknowledgments and any attached legal description of the property (but excluding other attachments), is a true and correct copy of the original affidavit on file in my office. (Certified copies of this affidavit do not include the (1) death certificate, (2) will, or (3) inventory and appraisal. See Probate Code section 13202.)

Date: JUN 01 2004 Clerk, by *K. Rauling*, Deputy

DE-305 (Rev. January 1, 2003)
Martin Dean's Essential Forms TM

AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE (Probate)

Attachment 5a

No. 1: Real Property:

Lot 2 of Fort Site as shown on Map on file in Book 14, Page 29 of Maps, records of Riverside County, California.

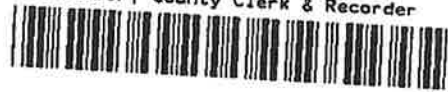
APN: 181-053-006-2

No. 2: Real Property:

The Northerly rectangular half of the Southerly rectangular half of Lot 14 in Section 12, Township 2 South, Range 6 West, San Bernardino Base and Meridian, as shown by Map of a Subdivision of a Portion of the Jurupa Rancho, recorded in Book 9, page 26 of Maps, Records of San Bernardino County, California.

APN: 171-150-008-1

Attachment 5a



RECORDING REQUESTED BY:
 Betty Auton-Beck, a PLC

**WHEN RECORDED MAIL THIS DEED
 AND MAIL TAX STATEMENTS TO:**



Arturo Jesus Alcaraz, Trustee
 20601 Thundersky Circle
 Riverside, California 92508

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(ABOVE SPACE FOR RECORDER'S USE)

QUITCLAIM DEED

Documentary Transfer Tax is \$-0-

[Signature]
 Signature of Agent Determining Tax
 This conveyance transfers an interest into
 or out of a Living Trust. R&T § 11930.

APN: 181-053-006-2.

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

ESPERANZA C. AGUILAR,

hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS** to:

ARTURO JESUS ALCARAZ, TRUSTEE OF THE ESPERANZA AGUILAR
 REVOCABLE TRUST DATED November 5, 2008,

**all of her right, title and interest in and to the following described property in the City of
 Riverside, County of Riverside, State of California:**

Lot 2, MB 014/0029 Fort Site a/k/a: 5584 Mission Boulevard, Riverside, California
 92509.

DATED: November 5, 2008.

[Signature]
 ESPERANZA C. AGUILAR

ACKNOWLEDGMENT

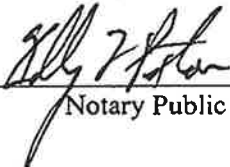
STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On November 5, 2009 before me, Kelly L. Pexton, a Notary Public in and for the State of California, personally appeared ESPERANZA C. AGUILAR, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

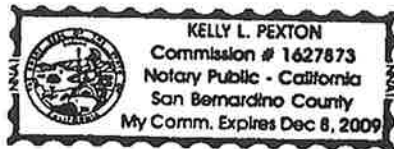
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

APN: 181-053-006-2.



Public Record



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Elliott Luchs - Bar No. 57653
Attorney at Law
6377 Riverside Avenue, Suite 200
Riverside, CA 92506
(951) 274-2484
(951) 786-3604(fax)

Attorney for Petitioner, Esperanza C. Aguilar

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE

C
508

IN THE MATTER OF:
ABEL F. CALLEROS
Decedent.

Case No. RIP 086341
NOTICE OF PENDING ACTION

ELLIOTT LUCHS
ATTORNEY AT LAW
6377 RIVERSIDE AVENUE
SUITE 200
RIVERSIDE, CA 92506
(951) 274-2484

PLEASE TAKE NOTICE that this action was commenced on May 28, 2004, by Esperanza C. Aguilar. Petitioner seeks relief in this action affecting title to and the right of possession of the real property located at 5584 Mission Boulevard, Riverside, California, that is identified as follows:

APN: 181-053-006-2

Lot 2 of Fort Site as shown on Map on file in Book 14, Page 29 of Maps, records of Riverside County, California.

The object of Petitioner's action is an Affidavit Re Real Property of Small Value.

DATED: October 5, 2006

ELLIOTT LUCHS,
ATTORNEY AT LAW

BY: Elliott Luchs
Attorney for Petitioner, Esperanza C. Aguilar

laguilar.lispendens

PROOF OF SERVICE BY MAIL
[C.C.P. §1013.a(3)]

Document(s) Served: **NOTICE OF PENDING ACTION**

I am a resident of the County of Riverside, and my business address is 6377 Riverside Avenue, Suite 200, Riverside, California 92506. I am over the age of eighteen (18) years and not a party to this cause. I am readily familiar with the law firm's business practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence is deposited with the United States Postal Service on the same day as set forth below.

On October 6, 2006, I served the documents listed above on the parties listed below by placing a true copy thereof enclosed in a sealed envelope with postage thereon, fully prepaid, to be deposited in the United States mail, at Riverside, California.

Via Certified Mail, Return Receipt Requested

7006 0100 0001 0339 1311

Theresa Marquez
6550 Van Buren Blvd., Suite C
Riverside, CA 92503

7006 0100 0001 0339 1304

David Guaracha
Trustee of The 5584 Mission Blvd. Trust
6550 Van Buren Blvd., Suite C
Riverside, CA 92503

7006 0100 0001 0339 1298

Kevin Bush
Trustee of The 5584 Mission Blvd. Trust
6550 Van Buren Blvd., Suite C
Riverside, CA 92503

Executed on October 6, 2006, at Riverside, California.

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


Debra J. Flanagan



2006-0769820
10/19/2006 08:09A
2 of 2

Public Record

When recorded please mail to:
Mail Stop# 2135
Code Enforcement Department
Attn: Angela Sarmiento
5317 Mission Blvd.
Riverside, CA 92509

DOC # 2009-0602522

11/20/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE



In the matter of the Property of)

Case No.: CV09-04514

AGUILAR ESPERANZA TRUST)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348 & 457, (RCC Title 17.92.020 & 15.16) described as EXCESSIVE OUTSIDE STORAGE & SUBSTANDARD STRUCTURE. Such Proceedings are based upon the noncompliance of such real property, located at 5584 MISSION BLVD., RIVERSIDE, CA 92509 and more particularly described as Assessor's Parcel Number 181-053-006 and having a legal description of LOT/PARCEL 2, BLOCK NOT AVAILABLE, FORT SITE, T2SR5W SEC 16, MB 14/29, Records of Riverside County, with the requirements of Ordinance No. 348 & 457 (RCC Title 17.92.020 & 15.16).

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, 5317 Mission Blvd., Riverside, CA 92509, Attention Code Enforcement Officer N. WAPNER at 951-275-8739.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: B. Bealer
Brian Bealer
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 11-10-09 before me, Angela Renee Sarmiento, Notary Public, personally appeared Brian Bealer 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.

Angela Renee Sarmiento

Commission # 1830661 Comm. Expires January 24, 2013



Public Record

TREASURER-TAX COLLECTOR
STOP 1110

DOC # 2007-0549292

08/28/2007 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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01315 RIVERSIDE COUNTY RECORD

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

030 M 030

Which, pursuant to law was declared to be Tax-Defaulted on
for the nonpayment of delinquent taxes in the amount of
for the fiscal year 2001-2002, Default Number

JUNE 30, 2002

\$182.92

2002-181053006-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

GUARACHA, DAVID TR & BUSH, KEVIN TR

and is situated in said county, State of California, described as follows:

181053006-2

Assessor's Parcel Number

LOT 2 OF FORT SITE, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 29 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

State of California Executed on
RIVERSIDE County JULY 1, 2007

By: Paul McDonnell
Tax Collector

On AUG 27 2007, before me, Larry W. Ward, Assessor, Clerk Recorder, Paul McDonnell personally known to me to be the Treasurer and Tax Collector for Riverside County and the person who subscribed to the within instrument in his capacity as the County Tax Collector, and that by his signature on the instrument executed the instrument on behalf of the the County of Riverside.



WITNESS my hand and official seal.

LARRY W. WARD By: [Signature]
Assessor, Clerk-Recorder Deputy

§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

DOC # 2005-1001905
12/05/2005 08:00A Fee: 10.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry M. Ward
Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, street number, and address):
After recording return to:

THERESA MARQUEZ

Suite C
6550 Van Buren Blvd.
Riverside, CA 93503
TELEPHONE NO.: (951) 238-2828

FAX NO. (Optional):
E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): PARTY IN PRO PER

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside
STREET ADDRESS: 4050 Main Street
MAILING ADDRESS: P.O. Box 431
CITY AND ZIP CODE: Riverside, CA 92501
BRANCH NAME: Main

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MATTER OF (Name): ABEL FLORES CALLEROS,
aka ABEL F. CALLEROS

FOR RECORDER'S USE ONLY

DECEDENT

CASE NUMBER:

RIP 089574

AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE
(\$20,000 or Less)

FOR COURT USE ONLY

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

NOV 29 2005

K. Rahwes

- Decedent (name): ABEL F. CALLEROS
died on (date): 2/20/1963
- Decedent died at (city, state): Riverside CA
- At least six months have elapsed since the date of death of decedent as shown in the certified copy of decedent's death certificate attached to this affidavit. (Attach a certified copy of decedent's death certificate.)
- a. Decedent was domiciled in this county at the time of death.
b. Decedent was not domiciled in California at the time of death. Decedent died owning real property in this county.
- a. The following is a legal description of decedent's real property claimed by the declarants (copy description from deed or other legal instrument):
 described in an attachment labeled Attachment 5a.

Lot 2 of FORT SITE, as shown by map on file in Book 14,
page 29 of Maps, records of Riverside County, CA
APN: 181-053-006

Commonly known as: 5584 Mission Bl., Riverside, CA 92509

- Decedent's interest in this real property is as follows (specify):
an undivided 100% interest
- Each declarant is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real property described in item 5a, and no other person has a superior right, because each declarant is
 - (will) a beneficiary who succeeded to the property under decedent's will. (Attach a copy of the will.)
 - (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.
- Names and addresses of each guardian or conservator of decedent's estate at date of death
 none are as follows* (specify):
- The gross value of all real property in decedent's estate located in California as shown by the Inventory and Appraisal, excluding the real property described in Probate Code section 13050 (joint tenancy, property passing to decedent's spouse, etc.), does not exceed \$20,000.
- An Inventory and Appraisal of decedent's real property in California is attached. The Inventory and Appraisal was made by a probate referee appointed for the county in which the property is located. (You may use Judicial Council form DE-160.)
- No proceeding is now being or has been conducted in California for administration of decedent's estate.

* You must have a copy of this affidavit with attachments personally served or mailed to each person named in item 7.

MATTER OF (Name): ABEL FLORES CALLEROS, aka ABEL F. CALLEROS	DECEDENT	CASE NUMBER: 089574
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11. Funeral expenses, expenses of last illness, and all known unsecured debts of the decedent have been paid. [NOTE: You may be personally liable for decedent's unsecured debts up to the fair market value of the real property and any income you receive from it.] I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Date: November 29, 2005

THERESA MARQUEZ
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)

Date: _____
(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)
 SIGNATURE OF ADDITIONAL DECLARANTS ATTACHED

NOTARY ACKNOWLEDGMENTS (NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as 8-1/2- by 11-inch pages.)

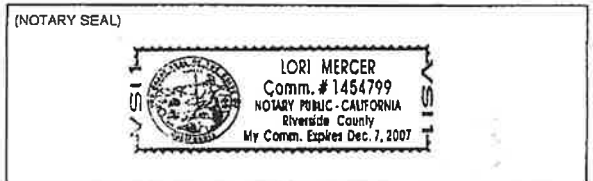
STATE OF CALIFORNIA, COUNTY OF (specify): RIVERSIDE

On (date): Nov. 29, 2005, before me (name and title):
personally appeared (name): THERESA MARQUEZ

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

WITNESS my hand and official seal.

(SIGNATURE OF NOTARY PUBLIC)



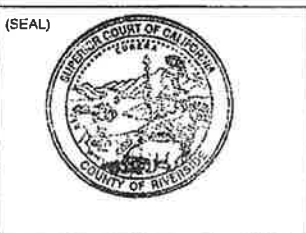
STATE OF CALIFORNIA, COUNTY OF (specify):

On (date): _____, before me (name and title):
personally appeared (names):

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument in their authorized capacities, and that by their signatures, on the instrument the persons, or the entity or entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(SIGNATURE OF NOTARY PUBLIC)



CLERK'S CERTIFICATE
I certify that the foregoing, including any attached notary acknowledgments and any attached legal description of the property (but excluding other attachments), is a true and correct copy of the original affidavit on file in my office. (Certified copies of this affidavit do not include the (1) death certificate, (2) will, or (3) inventory and appraisal. See Probate Code section 13202.)
Date: NOV 29 2005 Clerk, by _____, Deputy



DOC # 2005-1001906

12/05/2005 08:00A Fee:7.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name THERESA MARQUEZ
Street 6550 VAN BUREN BLVD., SUITE C
Address
City & RIVERSIDE, CA 92503
State
Zip
Title Order No. Escrow No.

Table with columns: M, S, U, PAGE, SIZE, DA, PCOR, NOCOR, SMF, MISC, A, R, L, COPY, LONG, REFUND, NCHG, EXAM. Includes handwritten '1', '3', and 'LC'.

10

T 355 Legal (2-04)
TRA: 099

Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE



THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 80.30

unincorporated area City of RIVERSIDE

Parcel No. 181-053-006-02

computed on full value of interest or property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale, and

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

hereby GRANT(S) to THE 5584 MISSION BLVD. TRUST, DAVID GUARACHA AND KEVIN BUSH, TRUSTEES

the following described real property in the
county of RIVERSIDE, state of California: LOT 2, MB 014/0029 FORT SITE AKA:
5584 MISSION BLVD., RIVERSIDE, CA 92509

Dated DECEMBER 1, 2005

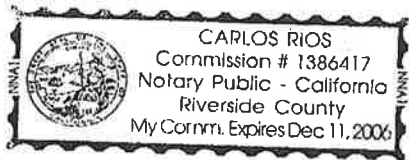
Signature of Theresa Marquez

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } s.s.
On before me,

a Notary Public in and for said County and State, personally appeared
THERESA MARQUEZ

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

WITNESS my hand and official seal
Signature



(This area for notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State CTC-13

Public Record



Jay E. Orr
DIRECTOR

Code Enforcement Department
County Of Riverside
Jurupa District Office
5317 Mission Blvd.
Riverside, California 92502
(951) 275-8739 – Fax (951) 275-8791

CASES# CV09-04514

PROPERTY SITUS: 5584 MISSION BLVD. RIVERSIDE, CA. 92509

A.P.N.: 181-053-006
Provide North Arrow

DRAWN ON (date): 04-14-2010

DRAWN BY: N. WAPNER # 130

REAR PROPERTY LINE

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↓

Paint, Tires, Furniture, Wood, Dry Wall, Building Materials, and Trash were all picked up from the back yard, and put inside the structure by, Jamie Greshem, the Assistant Manager at the church next door

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EOS: Building Materials
Approx: 15'x5'

SUBSTANDARD STRUCTURE
APROX: 20'x30'

FRONT PROPERTY LINE

NOT TO SCALE

EXHIBIT NO. D



Jay E. Orr
DIRECTOR

Code Enforcement Department
County Of Riverside
Jurupa District Office
5317 Mission Blvd.
Riverside, California 92502
(951) 275-8739 – Fax (951) 275-8791

CASES# CV09-04514

PROPERTY SITUS: 5584 MISSION BLVD. RIVERSIDE, CA. 92509

A.P.N.: 181-053-006
Provide North Arrow

DRAWN ON (date): 10-27-09

DRAWN BY: N. WAPNER # 130

REAR PROPERTY LINE



EOS SCATTERED THROUGHOUT THE ENTIRE VEGETATED AREA

- **PAINT**
- **TIRES**
- **FURNITURE**
- **WOOD**
- **DRY WALL**
- **BUILDING MATERIALS**
- **TRASH**
- **APROX: 60'x 30'**

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**SUBSTANDARD STRUCTURE
APROX: 20'x30'**

FRONT PROPERTY LINE

NOT TO SCALE

Photographs



POSTED ADMIN. CITE



EOS OFF OF ALLEY



EOS



EOS



EOS



EOS

EXHIBIT NO. D³

Photographs



W. Jose - Back of Structure



W. Jose - Back of Structure



W. Jose - Front of Structure



W. Jose - Front of Structure

EXHIBIT NO. _____

D⁴



EOS



MISSING BACK DOOR



SUBSTANDARD STRUCTURE/POSTINGS



Taken By: N. Wapner - SSS "Do Not Enter or Occupy" Signs



Taken By: N. Wapner - SSS "Do Not Enter or Occupy" Signs



Taken By: N. Wapner - Church Managers CDL-J Marr

EXHIBIT NO. D⁵



Taken By: N. Wapner - EOS



Taken By: N. Wapner - SSS and the EOS/Trash in



Taken By: N. Wapner - SSS and the EOS/Trash inside



Taken By: N. Wapner - SSS and the EOS/Trash in

EXHIBIT NO. D6



Taken By: N. Wapner - SSS and the EOS/Trash inside



Taken By: N. Wapner - Church Assistant Manag
CIC-Jamie Gresham

EXHIBIT NO. D⁷



Taken By: N. Wapner - Front of Property



Taken By: N. Wapner - Back Yard - EOS removal put in SSS



N. Wapner - Front of Property



N. Wapner - Rear of Property - From the Alley



N. Wapner - EOS/AR inside the SSS



N. Wapner - EOS/AR inside the SSS

EXHIBIT NO. D⁸



N. Wapner - EOS/AR inside the SSS



N. Wapner - EOS/AR inside the SSS



N. Wapner - Southern Door - No access

EXHIBIT NO. D9

PHOTO EVIDENCE

Date:06/22/09 Case #CV09-04514



PHOTO # 1

NOTES Substandard Structure

Taken By Officer: T. Engelking #28

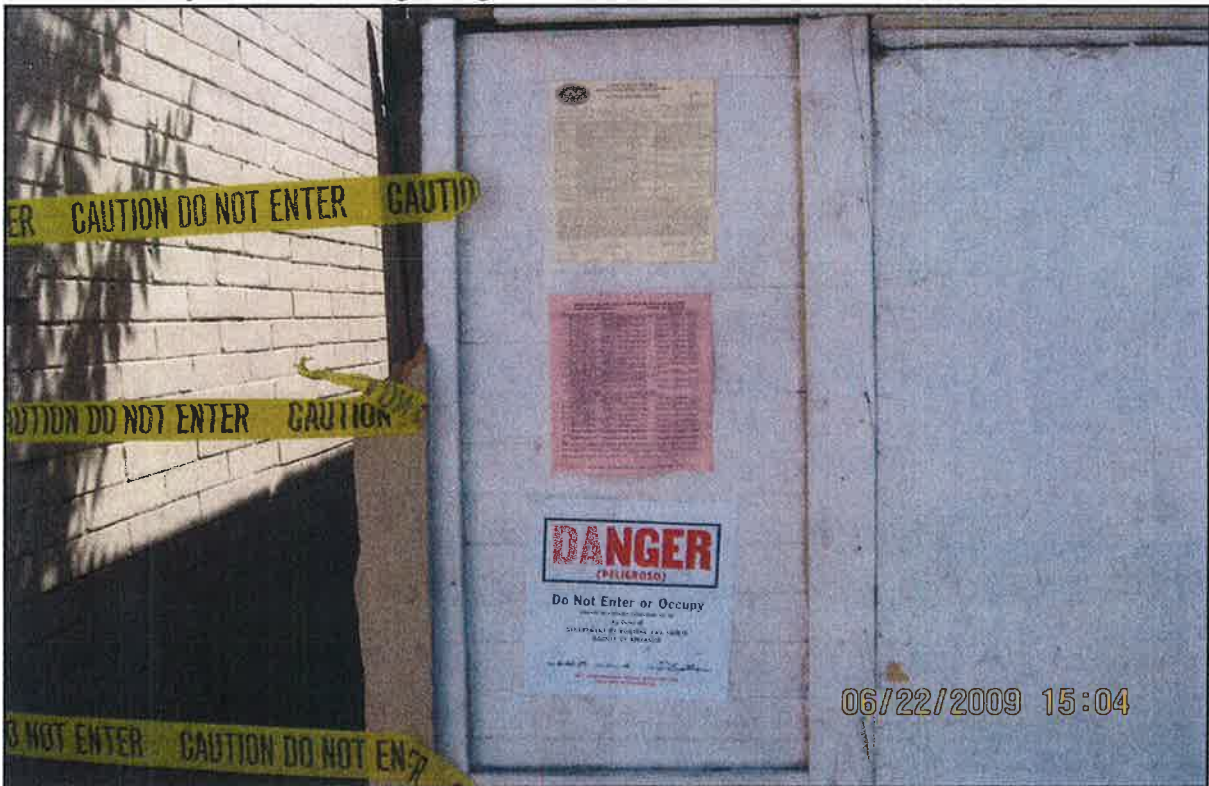


PHOTO # 2

NOTES Posted N.O.V. and N,O,D,

EXHIBIT NO. _____

D¹⁰

CV09-04514



- Photo #3 E.O.S.

EXHIBIT NO. D"

CV09-04514



- Photo #4 E.O.S.

EXHIBIT NO. D¹²

CV09-04514



- Photo #5 E.O.S.

EXHIBIT NO. _____

D¹³

CV09-04514



- Photo #6 **CONDITION #1**- Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink

EXHIBIT NO. _____

D¹⁴

CV09-04514



- Photo #7 **CONDITION #5-** Lack of required electrical lighting

EXHIBIT NO. _____

D¹⁵

CV09-04514



- Photo #8 **CONDITION #6-** Hazardous wiring

EXHIBIT NO. _____

D¹⁶

CV09-04514



- Photo #9 **CONDITION #9-** Defective or deteriorated flooring or floor supports

EXHIBIT NO. _____

D¹⁷

CV09-04514



- Photo #10 **CONDITION #10-** Members of walls, partitions or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

EXHIBIT NO. _____

D¹⁸

CV09-04514



- Photo #11 **CONDITION #11-** Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration

EXHIBIT NO. _____

D¹⁹

CV09-04514



- Photo #12 **CONDITION #12-** Dampness of habitable rooms

EXHIBIT NO. D²⁰

CV09-04514



- Photo #13 **CONDITION #13-** Faulty weather protection; deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering

EXHIBIT NO. _____

D²¹

CV09-04514



- Photo #14 **CONDITION #14-** General dilapidation or improper maintenance

EXHIBIT NO. _____

D²²

CV09-04514



- Photo #15 **CONDITION #17**- Public and attractive nuisance- abandoned / vacant

EXHIBIT NO. D²³



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-04514

THE PROPERTY AT: 5584 Mission Blvd, Rubidoux APN#: 181-053-006

WAS INSPECTED BY OFFICER: T. Engelking ID#: 28 ON 6-22-09 AT 2:35 am/pm am

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

<input type="radio"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input checked="" type="radio"/>	17. <u>92.020</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>	17. _____ (RCO 348)	

COMMENTS: Remove all Excessive Outside Storage

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 7-22-09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109 - 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

PROPERTY OWNER TENANT

CDL/CID#

D.O.B.

EXHIBIT NO. E

POSTED

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV09-04514 Address 5584 Mission Blvd Rubidoux

Date 6-22-09 Officer T. Engelking

EXHIBIT NO. E²

COUNTY OF RIVERSIDE

Building and Safety Department
Code Enforcement Division

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV09-04514

I, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Building and Safety Code Enforcement Division; that my business address is:

County of Riverside
Building & Safety Department
Code Enforcement Division
P.O. Box 1592
Riverside CA. 92502

2. That on 06/22/09 at 2:35pm, I securely and conspicuously posted a NOTICE OF VIOLATION for RCC 15.16.020 Substandard Structure and Excessive Outside Storage / Notice of Defects / Danger Do Not Enter Sign at the property described as:

Property Address: 5584 Mission Blvd. Rubidoux CA. 92509
Assessor's Parcel Number: 181-053-006

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

Executed on 06/23/09, at Jurupa, California.

BUILDING & SAFETY DEPARTMENT

By: 

Travis Engelking, Code Enforcement Officer II

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

5317 MISSION BLVD.
RIVERSIDE, CA 92509
(951)275-8739 • FAX (951)275-8791

JOHN BOYD
Director

NOTICE OF VIOLATION

June 24, 2009

David Guoracha
Kevin Bush
6550 Van Buren Blvd., #C
Riverside, CA 92503

Re: Case No.: CV09-04514

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 5584 Mission Blvd., Riverside, California, Assessor's Parcel Number 181-053-006, is in violation of Riverside County Code Section(s) 17.92.020, an Ordinance of the County of Riverside providing for land use planning and zoning regulations and related functions. Such violation(s) are described as:

1. Excessive Outdoor Storage-Misc. Items

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of Riverside County Code by:

1. Remove all Excessive Outdoor Storage-Misc. Items off of parcel.

COMPLIANCE MUST BE COMPLETED BY July 24, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN that at the conclusion of this case you will receive a Summary of Administrative Costs associated with the processing of such violation(s), at an hourly rate of \$109.00 as determined by the Board of Supervisors.

You will have the right to object to these charges by filing a request for hearing with the Department of Code Enforcement within 10 days of service of the Summary of Administrative Costs, pursuant to section 1.16.080 of Riverside County Code.

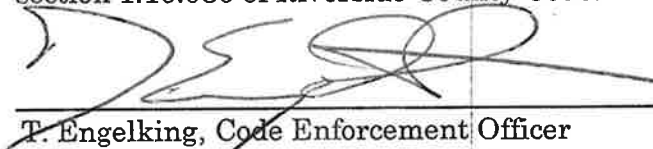

T. Engelking, Code Enforcement Officer

EXHIBIT NO. E⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE
5317 MISSION BLVD.
RIVERSIDE, CA 92509
(951) 275-8739 • FAX (951) 275-8791**

JOHN BOYD
Director

NOTICE OF VIOLATION

June 24, 2009

David Guoracha
Kevin Bush
6550 Van Buren Blvd., #C
Riverside, CA 92503

Re: **Riverside County Abatement Case No.: CV09-04514**
Subject Property: 5584 Mission Blvd., Riverside; APN: 181-053-006

TO ALL OWNERS AND INTERESTED PARTIES OF THE ABOVE DESCRIBED SUBJECT PROPERTY

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

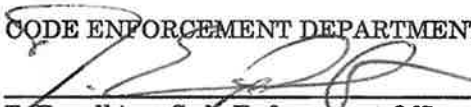
THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Code Enforcement and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects," or demolition and removal of the structure(s). **ALL PARTIES WITH INTEREST** in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) period.

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

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 number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

CODE ENFORCEMENT DEPARTMENT


T. Engelking, Code Enforcement Officer

Enclosure: Notice of Defects (1)

EXHIBIT NO. ES

PROOF OF SERVICE BY MAIL

Case No. CV09-04514

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is P.O. Box 1592, Riverside, CA 92502-1592

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

That on the 24th day of June, 2009 I served a copy of the papers to which this proof of service is attached, entitled:

Notice of Violation (RCC.17.92.020 & 15.16)

Excessive Outdoor Storage-Misc. Items
Substandard Structure with (1) Notice of Defects

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

David Guoracha
Kevin Bush
6550 Van Buren Blvd., #C
Riverside, CA 92503

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

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

Executed this 24th of June, 2009 at RIVERSIDE, CALIFORNIA.

A. Sarmiento

Angela Sarmiento, Code Enforcement Aide

Article Number: MAILED CERTIFIED MAIL.
7007268000054679173

EXHIBIT NO. E6

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	
Sent To Street, Apt. No., or PO Box No. City, State, ZIP+4	

David Guoracha
Kevin Bush
6550 Van Buren Blvd., #C
Riverside, CA 92503
CV09-04514*101*TT

COUNTY OF RIVERSIDE
Code Enforcement Department
5317 Mission Blvd.
Riverside, CA 92509-4612

RETURN RECEIPT REQUESTED

CERTIFIED MAIL



7007 2680 0000 5467 9173
David Guoracna
Kevin Bush
6550 Van Buren Blvd., #C
Riverside, CA 92503

UNITED STATES POSTAL SERVICE
FIRST CLASS
\$ 05.54
02 1M
0004277091 JUN 24 2009
MAILED FROM ZIP CODE 92504

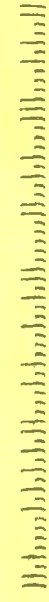
EXHIBIT NO.

E7

MTF

NIXIE 923 SE 1 06 06/26/09
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 92509461217 *0704-06663-24-36



92500312440052

BACK



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE
5317 MISSION BLVD.
RIVERSIDE, CA 92509
(951) 275-8739 • FAX (951) 275-8791

JOHN BOYD
Director

NOTICE OF VIOLATION

September 3, 2009

Aguilar Esperanza Trust
20601 Thundersky Circle
Riverside, CA 92508

Re: **Riverside County Abatement Case No.**: CV09-04514
Subject Property: 5584 Mission Blvd., Riverside; APN: 181-053-006

TO ALL OWNERS AND INTERESTED PARTIES OF THE ABOVE DESCRIBED SUBJECT PROPERTY

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

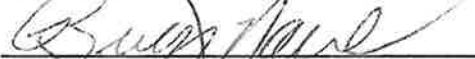
THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Code Enforcement and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects," or demolition and removal of the structure(s). **ALL PARTIES WITH INTEREST** in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) period.

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

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 number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

CODE ENFORCEMENT DEPARTMENT


B. Noone, Code Enforcement Officer

Enclosure: Notice of Defects (1)

EXHIBIT NO. E8



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

5317 MISSION BLVD.
RIVERSIDE, CA 92509
(951)275-8739 • FAX (951)275-8791

JOHN BOYD
Director

NOTICE OF VIOLATION

September 3, 2009

Aguilar Esperanza Trust
20601 Thundersky Circle
Riverside, CA 92508

RE: CV09-04514

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 5584 Mission Blvd., Riverside, California, Assessor's Parcel Number 181-053-006, is in violation of Riverside County Code Section(s) 17.92.020, an Ordinance of the County of Riverside providing for land use planning and zoning regulations and related functions. **Such violation(s) are described as:**

1. Excessive Outdoor Storage-Misc. Items

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of Riverside County Code by:

1. Remove all Excessive Outdoor Storage off of parcel.

COMPLIANCE MUST BE COMPLETED BY October 5, 2009. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN that at the conclusion of this case you will receive a Summary of Administrative Costs associated with the processing of such violation(s), at an hourly rate of \$109.00 as determined by the Board of Supervisors.

You will have the right to object to these charges by filing a request for hearing with the Department of Code Enforcement within 10 days of service of the Summary of Administrative Costs, pursuant to section 1.16.080 of Riverside County Code.



B. Noone, Code Enforcement Officer

EXHIBIT NO. _____

E⁹

PROOF OF SERVICE BY MAIL
Case No. CV09-04514

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is P.O. Box 1592, Riverside, CA 92502-1592

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

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

Notice of Violation - RCC#15.16
Substandard Structure

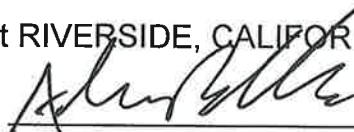
by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

Aguilar Esperanza Trust
20601 Thundersky Circle
Riverside, CA. 92508

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

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

Executed this 3rd of September, 2009 at RIVERSIDE, CALIFORNIA.



Alan Redden, Code Enforcement Aide

Article Number: MAILED CERTIFIED.
7006 0810 0001 3727 9784

U.S. Postal Service <small>TM</small>	
CERTIFIED MAIL <small>TM</small> RECEIPT <small>(Domestic Mail Only; No Insurance Coverage Provided)</small>	
<small>For delivery information visit our website at www.usps.com</small>	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee <small>(Endorsement Required)</small>	
Restricted Delivery Fee <small>(Endorsement Required)</small>	
Total Postage &	
Sent To	
<small>Street, Apt. No., or PO Box No. City, State, ZIP+4</small>	
Aguilar Esperanza Trust 20601 Thundersky Circle Riverside, CA 92508 CV09-04514*181*BN	
PS Form 3800, June 2002 See Reverse for Instructions	

7006 0810 0001 3727 9784

E10

EXHIBIT NO.

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:

Aguilar Esperanza Trust
20601 Thundersky Circle
Riverside, CA 92508
CV09-04514*181*~~181~~ **181NW**

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature Agent
[Signature] Addressee

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

REC'D SEP 22 2009

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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)

7006 0810 0001 3727 9784

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

EXHIBIT NO.

E¹¹

FRONT

When recorded please mail to:
Mail Stop# 2135
Code Enforcement Department
Attn: Angela Sarmiento
5317 Mission Blvd.
Riverside, CA 92509

DOC # 2009-0602522
11/20/2009

Customer Copy Label

The paper to which this label is
affixed has not been compared
with the recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)

Case No.: CV09-04514

AGUILAR ESPERANZA TRUST)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348 & 457, (RCC Title 17.92.020 & 15.16) described as EXCESSIVE OUTSIDE STORAGE & SUBSTANDARD STRUCTURE. Such Proceedings are based upon the noncompliance of such real property, located at 5584 MISSION BLVD., RIVERSIDE, CA 92509 and more particularly described as Assessor's Parcel Number 181-053-006 and having a legal description of LOT/PARCEL 2, BLOCK NOT AVAILABLE, FORT SITE, T2SR5W SEC 16, MB 14/29, Records of Riverside County, with the requirements of Ordinance No. 348 & 457 (RCC Title 17.92.020 & 15.16).

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, 5317 Mission Blvd., Riverside, CA 92509, Attention Code Enforcement Officer N. WAPNER at 951-275-8739.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Brian Bealer
Brian Bealer
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 11-10-09 before me, Angela Renee Sarmiento, Notary Public, personally appeared Brian Bealer 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.

Angela Renee Sarmiento

Commission # 1830661 Comm. Expires January 24, 2013

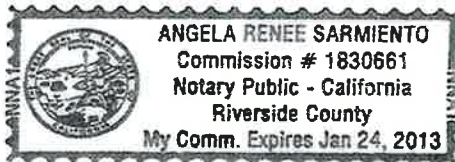


EXHIBIT NO. F

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



KATHERINE A. LIND
Assistant County Counsel

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

December 14, 2010

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

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

Case No.: CV09-04514
APN: 181-053-006; GUARACHA
Property: 5584 Mission Blvd., Riverside

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 & 541 (RCC Title Nos. 15 & 8) and 725 (RCC Title 1) to consider the abatement of the substandard structures and accumulated rubbish located on the SUBJECT PROPERTY described as 5584 Mission Blvd., Riverside, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 181-053-006.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard structures and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, January 11, 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 Mickey Parmele at (951) 275-8739 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
Riverside County Counsel


L. Alexandra Fong
Deputy County Counsel

EXHIBIT NO. 6

NOTICE LIST

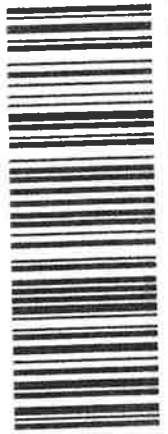
Subject Property: 5584 Mission Blvd., Riverside
Case No.: CV 09-04514; APN: 181-053-006; District 2

THE 5584 MISSION BLVD TRUST
DAVID GUARACHA TRUSTEE
KEVIN BUSH TRUSTEE
6550 VAN BUREN BLVD NO C
RIVERSIDE CA 92503

AGUILAR ESPERANZA TRUST
20601 THUNDERSKY CIRCLE
RIVERSIDE CA 92508

Office of County Counsel
3960 Orange Street, Suite 500
Riverside, CA 92501

CERTIFIED MAIL



7010 1670 0001 7232 5112

L:\Code Enforcement\Abatements\2010\2009\CV09-04514\N

925031550103644

THE 5584 MISSION BLVD TRUST
DAVID GUARACHA TRUSTEE
KEVIN BUSH TRUSTEE
6550 VAN BI
RIVERSIDE

929 SE 1 00 12/18/10
NIXIE
RETURN TO SENDER
NOT DELIVERABLE TO AS ADDRESSED
UNABLE TO FORWARD

BC: 92501364425

*2404-16592-15-30



EXHIBIT NO. 6²



Track & Confirm

Search Results

Label/Receipt Number: **7010 1670 0001 7232 5105**
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 10:30 am on December 16, 2010 in RIVERSIDE, CA 92508 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to www.usps.com/redelivery, or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 15 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

Track & Confirm

Enter Label/Receipt Number.

Go >

Notification Options

Track & Confirm by email

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

7010 1670 0001 7232 5105

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	\$ 1.44	Mailed 12/14/10 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	
Sent To		
AGUILAR ESPERANZA TRUST		
20601 THUNDERSKY CIRCLE		
RIVERSIDE CA 92508		
PS Form 3800, August 2006		See Reverse for Instructions

63

EXHIBIT NO. _____

1 **PROOF OF SERVICE**

2 Case No. CV 09-04514

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 December 14, 2010, I served the following document(s):

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

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

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

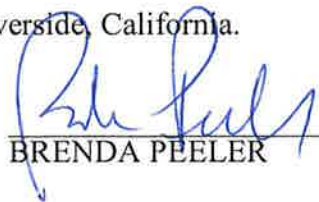
13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"
14 with the office's practice of collection and processing correspondence for mailing. Under
15 that practice it would be deposited with the U.S. Postal Service on that same day with
16 postage thereon fully prepaid at Riverside,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

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

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

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

23 EXECUTED ON December 14, 2010, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 **EXHIBIT NO.** _____ 64
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

December 15, 2010

RE CASE NO: CV0904514

I, Wendell Jose, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 5317 Mission Blvd, Riverside, California 92502-1592 .

That on 12/15/2010 at 09:15 am, I securely and conspicuously posted Abate Public Nuisance Letter at the property described as:

Property Address: 5584 MISSION BLV, RIVERSIDE

Assessor's Parcel Number: 181-053-006

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

Executed on December 15, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Wendell Jose, Code Enforcement Officer III

EXHIBIT NO. _____

65