

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



119B

FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
December 23, 2010

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
Case Nos.: CV09-12108 [MASSIMO/JEFFRIES]
Subject Property: 25425 Echo Valley Cir, Homeland; APN: 455-220-011
District: 5

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 25425 Echo Valley Cir, Homeland, Riverside County, California, APN: 455-220-011 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 (Riverside County Code Chapters 17.16 and 8.120).
2. Bonnie L. Massimo, Guy E. Jeffries and Joan M. Jeffries, the owners of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

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

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

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

C.E.O. RECOMMENDATION:

APPROVE
BY: *[Signature]*
Jennifer L. Sargent

County Executive Office Signature

- Policy
- Consent
- Policy
- 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: *[Signature]*
Deputy

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

9.12

3. 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 excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on November 13, 2009.
2. The inspection revealed the excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: burnt debris and scattered items, patio furniture, bicycle, pots and other discarded household items.
3. Subsequent follow up inspections of the above-described real property on February 9, 2010, March 17, 2010, April 19, 2010, May 14, 2010, June 11, 2010, August 10, 2010 and December 15, 2010, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of excess outside storage and accumulated rubbish.

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

1
2
3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 09-12108
4 [EXCESS OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH] APN: 455-220-011,) DECLARATION OF OFFICER
6 25425 ECHO VALLEY CIR, HOMELAND,) LORI LYON
7 COUNTY OF RIVERSIDE, STATE OF)
CALIFORNIA; BONNIE L. MASSIMO AND) [R.C.O. NO. 348, R.C.C. Chapter 17,
GUY E. JEFFRIES, JOAN M. JEFFRIES,) R.C.O. NO. 541, R.C.C. Chapter 8.120]
OWNERS.)
_____)

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

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

14 2. On November 13, 2009, I conducted an initial inspection of the real property described as
15 25425 Echo Valley Cir, Homeland, Riverside County, California and further described as Assessor's
16 Parcel Number 455-220-011 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of
17 a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A."

18 3. A review of County records and documents disclosed that THE PROPERTY is owned by
19 Bonnie L. Massimo (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
20 Assessment Roll for the year 2010-2011 and a copy of the report generated from the County Geographic
21 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."
22 THE PROPERTY is located within the R-R (Rural Residential) zone classification. This zone
23 classification allows outside storage on an improved parcel with the amount of storage to be one
24 hundred (100) square feet for properties that are a minimum of one-half acre in size. THE PROPERTY
25 is approximately .7 acres.

26 4. Based upon the Lot Book Reports issued by RZ Title Service on November 9, 2010, it is
27 determined that other parties potentially own THE PROPERTY to wit: Guy E. Jeffries and Joan M.
28 Jeffries (hereinafter referred to as "ADDITIONAL OWNERS"). A true and correct copy of the Lot

JAN 11 2011 9.12

1 Book Report is attached hereto as Exhibit "C" and is incorporated herein by reference.

2 5. On November 13, 2009, I drove to THE PROPERTY to conduct an inspection and
3 observed that was excess outside storage and accumulated rubbish on THE PROPERTY. The amount of
4 outside storage of materials and accumulated rubbish was approximately four thousand three hundred
5 twenty (4,320) square feet covering the entire parcel. Debris from the burnt mobilehome spread
6 throughout the fence in the front yard. There was an above-ground pool that was empty and had fire
7 damage. The outside storage of materials and accumulated rubbish consisted of but was not limited to:
8 scattered burnt items and debris, patio furniture, bicycle, pots and other discarded household items.

9 7. As a result of the excess outside storage of materials and accumulated rubbish, THE
10 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County
11 Ordinance ("RCO") No. 348 as codified in Riverside County Code ("RCC") Chapter 17.16 and RCO
12 No. 541, as codified in RCC Chapter 8.120.

13 8. A site plan and photographs depicting the condition of THE PROPERTY are attached
14 hereto as Exhibit "D" and are incorporated herein by reference.

15 9. On December 31, 2009, a Notice of Violation for the excess outside storage of materials
16 and accumulated rubbish was mailed via certified mail with return receipt requested to OWNER and
17 received by OWNER on January 2, 2010. A true and correct copy of the notice is attached as Exhibit
18 "E" and incorporated herein by reference.

19 10. On December 15, 2009 and January 15, 2010, I received telephone calls from OWNER
20 requesting additional time to comply.

21 11. On January 27, 2010, a forty (40) yard roll off bin was delivered to THE PROPERTY.

22 12. On May 14, 2010, I went to THE PROPERTY to conduct a follow-up inspection. THE
23 PROPERTY remained in violation.

24 13. On May 24, 2010, a Notice of Violation was mailed via certified mail with return
25 receipt requested to ADDITIONAL OWNERS. A true and correct copy of the notice, proof of service
26 and returned receipts are attached as Exhibit "E" and incorporated herein by this reference.

27 14. On June 11, 2010, I went to THE PROPERTY for a follow-up inspection. The roll
28 off containers had been removed and a large amount of excess outside storage and accumulated

1 rubbish remained. THE PROPERTY remained in violation of RCO 348 (RCC Chapter 17.16) and 541
2 (RCC Chapter 8.120).

3 15. On August 10, 2010, I conducted a follow-up inspection and observed that no further
4 attempt from the OWNER had been made to bring THE PROPERTY into compliance. THE
5 PROPERTY remained in violation.

6 16. Based upon my experience, knowledge and visual observations, it is my determination
7 that the conditions on THE PROPERTY are dangerous to the neighboring property owner and the
8 general public.

9 17. I am informed and believe and based upon said information and belief allege that the
10 OWNER and ADDITIONAL OWNERS do not have legal authority or permission to store or
11 accumulate the above described materials on THE PROPERTY.

12 18. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
13 of Riverside, State of California, on December 3, 2009, as Instrument Number 2009-0621984, a true and
14 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

15 19. On December 15, 2010, I conducted a follow-up inspection on THE PROPERTY that
16 revealed the excess outside storage and accumulated rubbish remained on THE PROPERTY in violation
17 of RCO 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120).

18 20. On December 14, 2010, the second notice – "Notice to Correct County Ordinance
19 Violations and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing
20 scheduled for January 11, 2011, as required by Riverside County Ordinance No. 725, was mailed to
21 OWNER and ADDITIONAL OWNERS by certified mail, return receipt requested and on December 15,
22 2010, was posted on THE PROPERTY. True and correct copies of the notice, returned receipt cards,
23 together with the proof of service, and the affidavit of posting of notices are attached hereto as Exhibit
24 "G" and incorporated herein by reference.

25 21. The removal of all outside storage of materials and the removal of accumulated rubbish
26 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside
27 County Ordinance Nos. 348, 541 and the Health and Safety Code. Given the size of the parcel and
28 the zoning classification, no amount of outside storage is allowed on THE PROPERTY under

1 RCO No. 348. Under RCO No. 541, no amount of rubbish is allowed to be accumulated on THE
2 PROPERTY.

3 22. Accordingly, the following findings and conclusions are recommended:

4 (a) the outside storage of materials and accumulated rubbish on THE PROPERTY be
5 deemed and declared a public nuisance; and


6 (b) the OWNER, ADDITIONAL OWNERS or whoever have possession or control
7 of THE PROPERTY be required to remove all outside storage of materials and accumulated rubbish on
8 THE PROPERTY in accordance with the provisions of RCO Nos. 348 and 541.

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

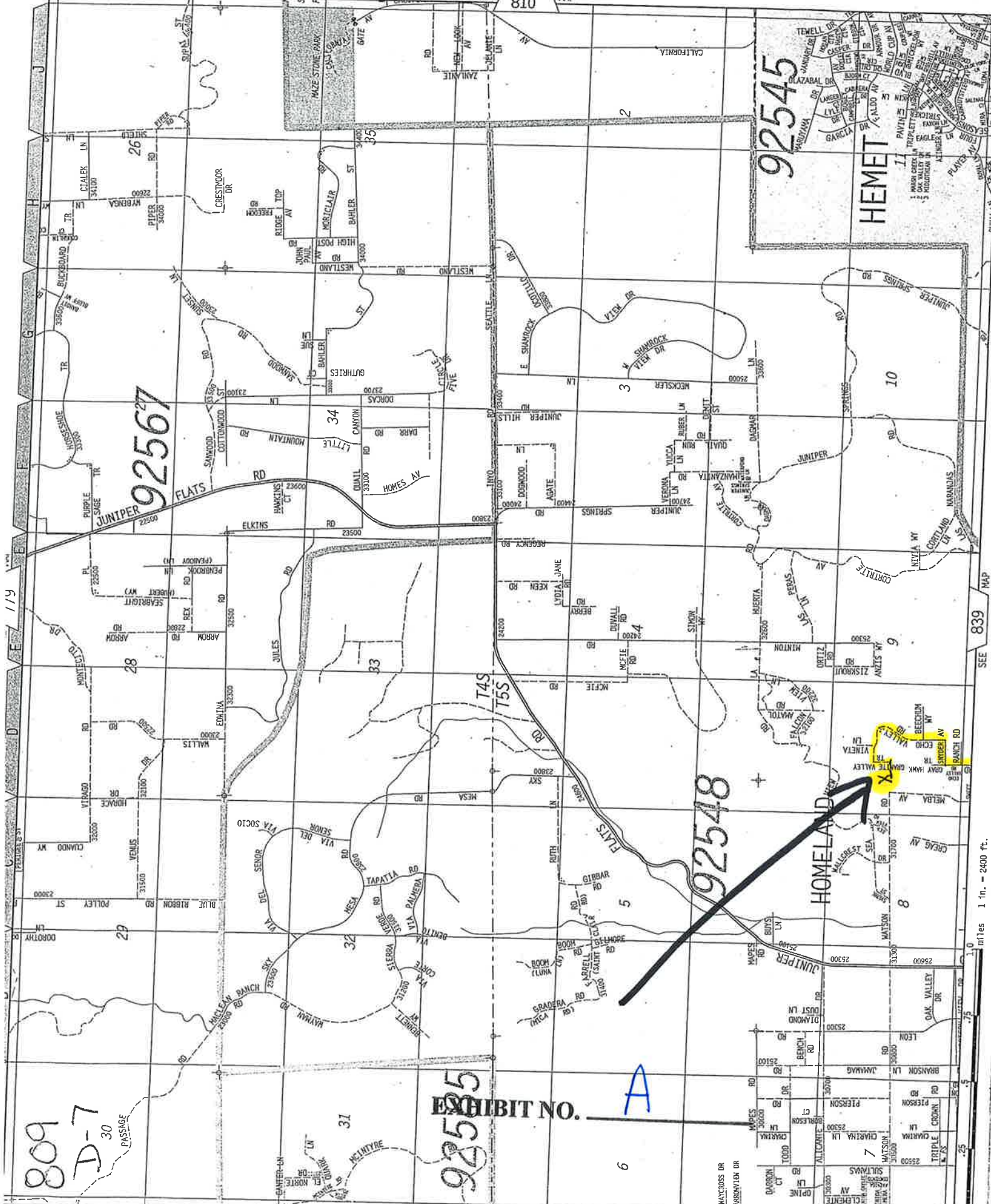
15 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
16 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
17 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 348
18 and 725.

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

21 Executed this 15th day of December, 2010 at Riverside, California.

22
23 
24 LORI LYON
25 Code Enforcement Officer
26 Code Enforcement Department

27 L:\Code Enforcement\Abate\2010\2009\CV09-12108\348 & 541 Dec.DOC



809
D-7-30
PASSAGE

EXHIBIT NO. A

92585

92567

92548

92545

HOMELAND

HEMET

WATSON DR
ASBESTOS DR

1.0 miles 1 in. = 2400 ft.

SEE 839 MAP

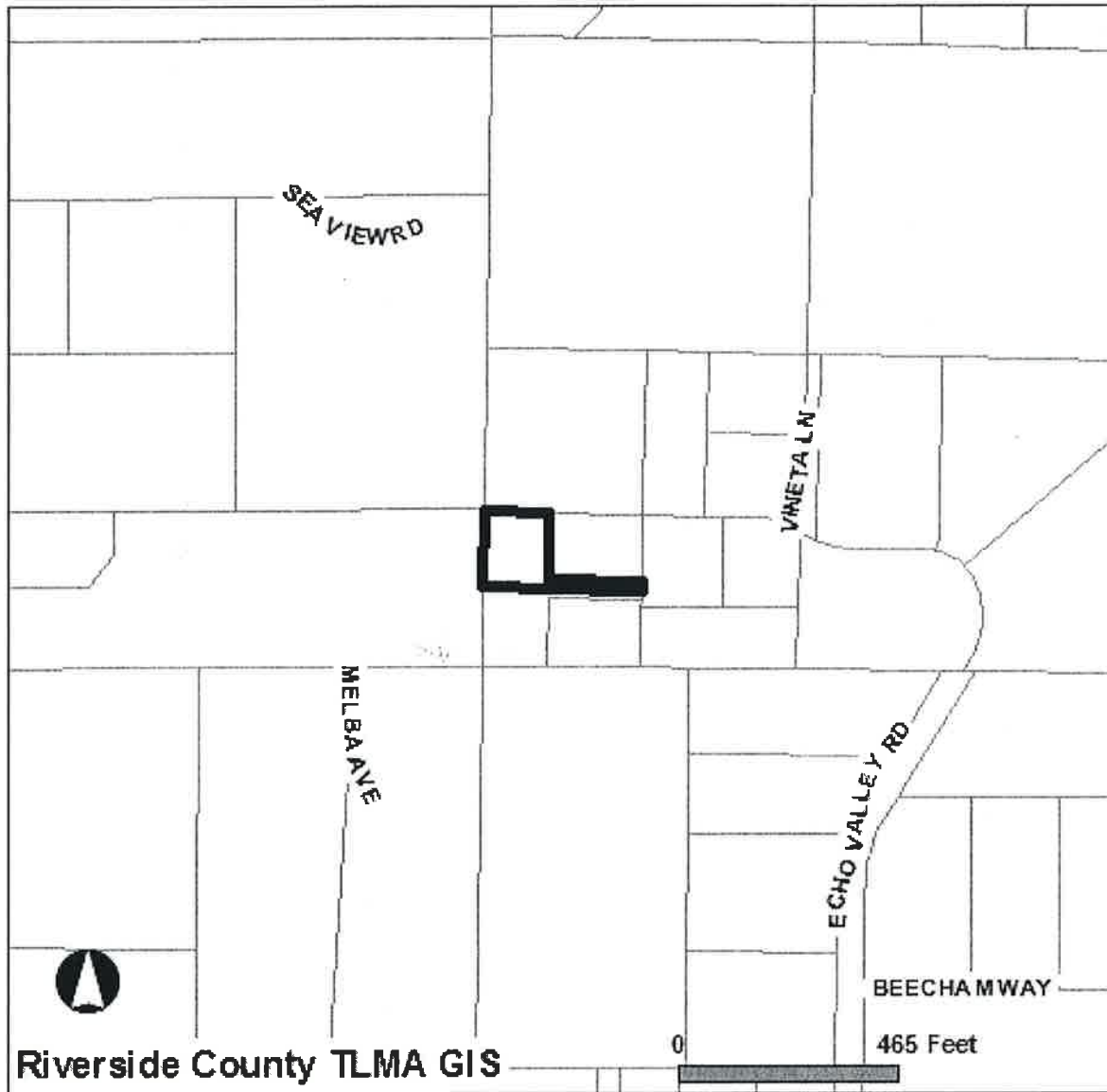
SEE 810 MAP

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

Assessment #455220011-4		Parcel # 455220011-4	
Assessee:	MASSIMO BONNIE L	Land	4,455
Mail Name:	C/O BONNIE NOVOTNY	Structure	5,087
Mail Address:	25435 GRANITE VALLEY TR	Full Value	9,542
City, State Zip:	HOMELAND CA 92548	Total Net	9,542
Real Property Use Code:	MS		
Base Year	2010		
Conveyance Number:	0421274	View Parcel Map	
Conveyance (mm/yy):	12/1989		
PUI:	M010000		
TRA:	89-020		
Taxability Code:	0-00		
ID Data:	Lot 3 PM 018/022 PM 5350		
Situs Address:	25425 ECHO VALLEY CIR HOMELAND CA 92548		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
455-220-011

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

455-220-011-4

OWNER NAME / ADDRESS

BONNIE L MASSIMO
25425 ECHO VALLEY CIR
HOMELAND, CA. 92548

MAILING ADDRESS

C/O BONNIE NOVOTNY
25435 GRANITE VALLEY TR
HOMELAND CA. 92548

EXHIBIT NO. _____

B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 18/22
SUBDIVISION NAME: PM 5350
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.7 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1008 SQFT., 2 BDRM/ 2 BATH, 1 STORY, CONST'D 1976 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 809 GRID: D7

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T5SR2W SEC 9

ELEVATION RANGE

1780/1828 FEET

PREVIOUS APN

455-220-002

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR
RM

AREA PLAN (RCIP)

HARVEST VALLEY / WINCHESTER

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

HIGHWAY 79 POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

HOMELAND AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
HIGHWAY 74/79 CORRIDOR

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
104

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.**WATER DISTRICT**
EMWD**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
ROMOLAND & PERRIS UNION HIGH**COMMUNITIES**
HOMELAND**COUNTY SERVICE AREA**
IN OR PARTIALLY WITHIN
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -
STREET LIGHTING
LIBRARY**LIGHTING (ORD. 655)**
ZONE B, 30.44 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
042720**FARMLAND**
OTHER LANDS**TAX RATE AREAS**
089-020

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 18
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL

- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- ROMOLAND SCHOOL
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0912108	ABATEMENT	Nov. 13, 2009

REPORT PRINTED ON...Tue Nov 09 08:23:02 2010
Version 101026



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

Lot Book Report

Order Number: **21469**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV09-12108 / Lori Lyon

IN RE: MASSIMO, BONNIE L.

Order Date: 4/21/2010

Dated as of: 4/20/2010

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: 25425 Echo Valley Road

Homeland

CA

Assessor's Parcel No. : 455-220-011-4

Assessments:

Land Value:	\$4,466.00
Improvement Value:	\$5,100.00
Exemption Value:	\$0.00
Total Value:	\$9,566.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
Total Annual Tax	\$115.18
Status: Paid through	06/30/2010

Property Vesting

The last recorded document transferring title of said property

Dated 09/03/2009

Recorded 10/19/2009



INVOICE

Order Number: 22905	Order Date: 11/9/2010
----------------------------	------------------------------

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV09-121008/Brenda Peeler
IN RE: BONNIE, L. MASSIMO

Product and/or Service ordered for Property known as:	
25425 Echo Valley Homeland , CA 92548	
DESCRIPTION: Updated Lot Book	FEE: \$60.00
TOTAL DUE:	\$60.00

Payment due upon receipt. Please remit to:

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



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: CV09-121008/Brenda Peeler
 IN RE: BONNIE, L. MASSIMO

Property Address: 25425 Echo Valley
 Homeland CA 92548

Order Number: **22905**

Order Date: 11/9/2010
 Dated as of: 11/12/2010

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. : 455-220-011

Assessments:	Land Value:	\$4,455.00
	Improvement Value:	\$5,087.00
	Exemption Value:	\$0.00
	Total Value:	\$9,542.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$58.65
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)
Second Installment	\$58.65
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

NO OTHER EXCEPTIONS



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

Order Number: 21469
Reference: CV09-12108 / Lori

Document No.	2009-0538375
D.T.T.	\$0.00
Grantor	Bonnie Lynn Novotny who acquired title as Bonnie Lynn Massimo, an unmarried woman
Grantee	Guy E. Jeffries, an unmarried man and Joan M. Jeffries, an unmarried woman, as joint tenants

Affects Property in Question and Other Property

Note: Document recorded with incorrect/incomplete legal description

Document No.	2009-0538376
Recorded	10/19/2009

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Bonnie L. Massimo and Bonnie Novotny
Case No.	CV09-12108
Recorded	12/03/2009
Document No.	2009-0621984

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Bonnie L. Massimo
Case No.	CV09-12110
Recorded	01/14/2010
Document No.	2010-0016476

Legal Description

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



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

Order Number: 21469

Reference: CV09-12108 / Lori

THAT PORTION OF PARCEL 3 OF PARCEL MAP 5350, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN IN BOOK 18 PAGE 22 OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LIEN OF PARCEL 3 OF PM 18/22, WHICH BEARS SOUTH 00 25' 00" WEST, 160.00, FROM THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89 35' 00" WEST, 336.99 TO THE WEST LINE OF SAID PARCEL; THENCE, NORTH 00 25' 00" EAST, 160.00, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, SOUTH 89 35' 00" EAST, 170.00, ALONG THE NORTH LINE OF SAID PARCEL; THENCE, SOUTH 00 25' 00" WEST, 140.00; THENCE, SOUTH 89 35' 00" EAST, 166.99, TO SAID EAST LINE; THENCE, SOUTH 00 25' 00" WEST, 20.00, TO THE POINT OF BEGINNING.

455-20
455-22

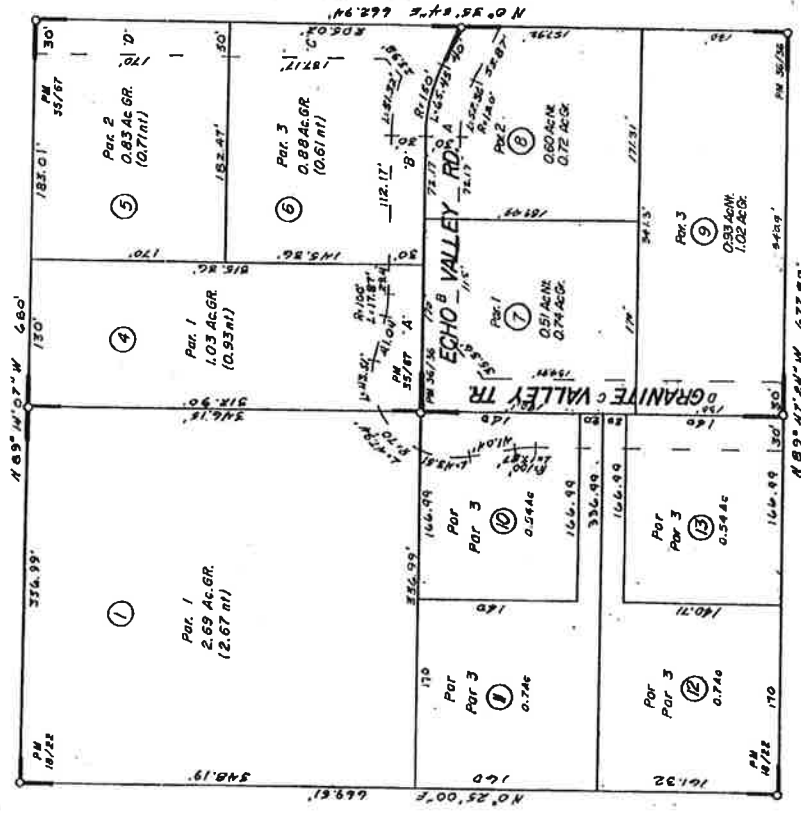
T. R. A. 8920

POR. NW 1/4 SEC. 9 T. 5S., R. 2W

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



20



BK. 457

DATE	OLD NO.	NEW NO.
12-20	3	7-9
	2	10-13

P.M. 18/22 Parcel Map No. 5350
P.M. 35/67 " " " 8207
P.M. 36/36 " " " 8209

DATA: COC 3197

18

ASSESSOR'S MAP BK. 455 PG. 22
RIVERSIDE COUNTY, CALIF.

JUN 1977 JSS

RECORDING REQUESTED BY THE UNDERSIGNED

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO

NAME GUY E. JEFFRIES JOAN M. JEFFRIES
ADDRESS 218 S. 16TH STREET
CITY Coolidge, Az 85225
STATE & ZIP



Table with columns: S, R, U, PAGE, SIZE, DA, MISC, LONG, RFD, COPY. Includes handwritten '703' and 'EXAM'.

GRANT DEED

TITLE ORDER NO. ESCROW NO. APN NO. 455-220-013-6

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0 NO CONSIDERATION GIVEN

CITY TAX \$

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale,

X Unincorporated area: City of HOMELAND and

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

BONNIE LYNN NOVOTNY WHO ACQUIRED TITLE AS BONNIE LYNN MASSIMO, an unmarried woman

hereby GRANT(s) to GUY E. JEFFRIES, an unmarried man and JOAN M. JEFFRIES, an unmarried woman, AS JOINT TENANTS

all that real property situated in the unincorporated area, CITY OF HOMELAND County of RIVERSIDE State of CALIFORNIA:

PARCEL (3) OF PARCEL MAP 5350, AS SHOWN IN BOOK 18 PAGE 22 OF PARCEL MAPS, RECORDS AT RIVERSIDE COUNTY, CALIFORNIA

Property Commonly: vacant land

Dated: SEPTEMBER 3, 2009

Handwritten signature of Bonnie Lynn Novotny and printed name: BONNIE LYNN NOVOTNY who acquired title as BONNIE LYNN MASSIMO

STATE OF CALIFORNIA)

: ss.

COUNTY OF RIVERSIDE)

On the 15 day of October 2009, before me, M. Contreras, a Notary Public, personally appeared BONNIE LYNN NOVOTNY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



Handwritten signature of M. Contreras and printed name: Notary Public

DOC # 2009-0538376

10/19/2009 08:00A Fee:9.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

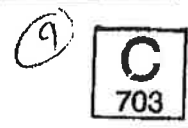
Assessor, County Clerk & Recorder

GUY E. JEFFIES
JOAN M. JEFFRIES
215 S, 16TH STREET
COOLIDGE, AZ. 85225



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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AFFIDAVIT - UNINSURED DEED



I, BONNIE LYNN NOVOTNY who acquired title as BONNIE LYNN MASSIMO, do swear and affirm:

1. That I am the Grantor named under a deed recorded 10/19/09 as Instrument No. 0538375, County of Riverside, State of California.
2. That I did execute said deed on the date indicated.
3. That it was my intent to convey all my interest described in said deed to the Grantee named therein.
4. That said deed is valid and in full force and effect and that I claim no ownership interest in the property described therein.
5. That I hereby acknowledge, confirm and ratify the above described deed.
6. That I make this declaration for the purposes of inducing any and/or all title company to issue certain Title Insurance Policy, or Policies, insuring title to said land without exception as to the effect or validity of said deed.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration is made this 15 day of October, 2009 at San Jacinto, California

Bonnie Lynn Novotny
BONNIE LYNN NOVOTNY

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

SUBSCRIBED AND SWORN TO (or affirmed) before me

On this 15 day of OCTOBER, 2009 by Bonnie Lynn Novotny

Proved to me or proved to me on the basis of
satisfactory evidence to be the person(s) who appeared

before me.

Signature:

M Contreras
M Contreras



When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2009-0621984
12/03/2009 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



M
026
026

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
Bonnie L. Massimo) Case No. CV09-12108
Bonnie Novotny)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.48.040) described as Substandard Mobile Home (quality lower than prescribed by law), Riverside County Ordinance No. 348, (RCC Title 17.16.010) described as Excessive Outside Storage and Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 25425 Echo Valley Road, Homeland, CA, and more particularly described as Assessor's Parcel Number 455-220-011 and having a legal description of .70 ACRES M/L IN POR PAR 3 PM 018/022 PM 5350, Records of Riverside County, with the requirements of Ordinance No. 457, 348 & 541 (RCC Title 15.48.040, 17.16.010 & 8.120.010).

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

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

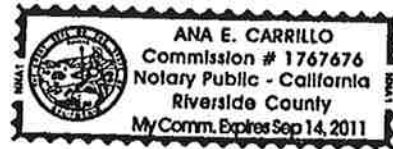
On 11/20/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



Public Record

When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002



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NCHG CC						T:	CTY	UNI	062

NOTICE OF NONCOMPLIANCE



In the matter of the Property of
Bonnie L. Massimo

Case No. CV09-12110

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.520, (RCC Title 10.04) described as Vehicle Abatement (inoperative, dismantled, wrecked vehicles). Such Proceedings are based upon the noncompliance of such real property, located at 25425 Echo Valley Road, Homeland, CA, and more particularly described as Assessor's Parcel Number 455-220-011 and having a legal description of .70 ACRES M/L IN POR PAR 3 PM 018/022 PM 5350, Records of Riverside County, with the requirements of Ordinance No. 520 (RCC Title 10.04).

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

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

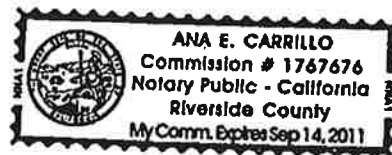
On 01/08/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



SITE PLAN: Case # CV-0912108

OWNER(S): BONNIE L MASSIMO

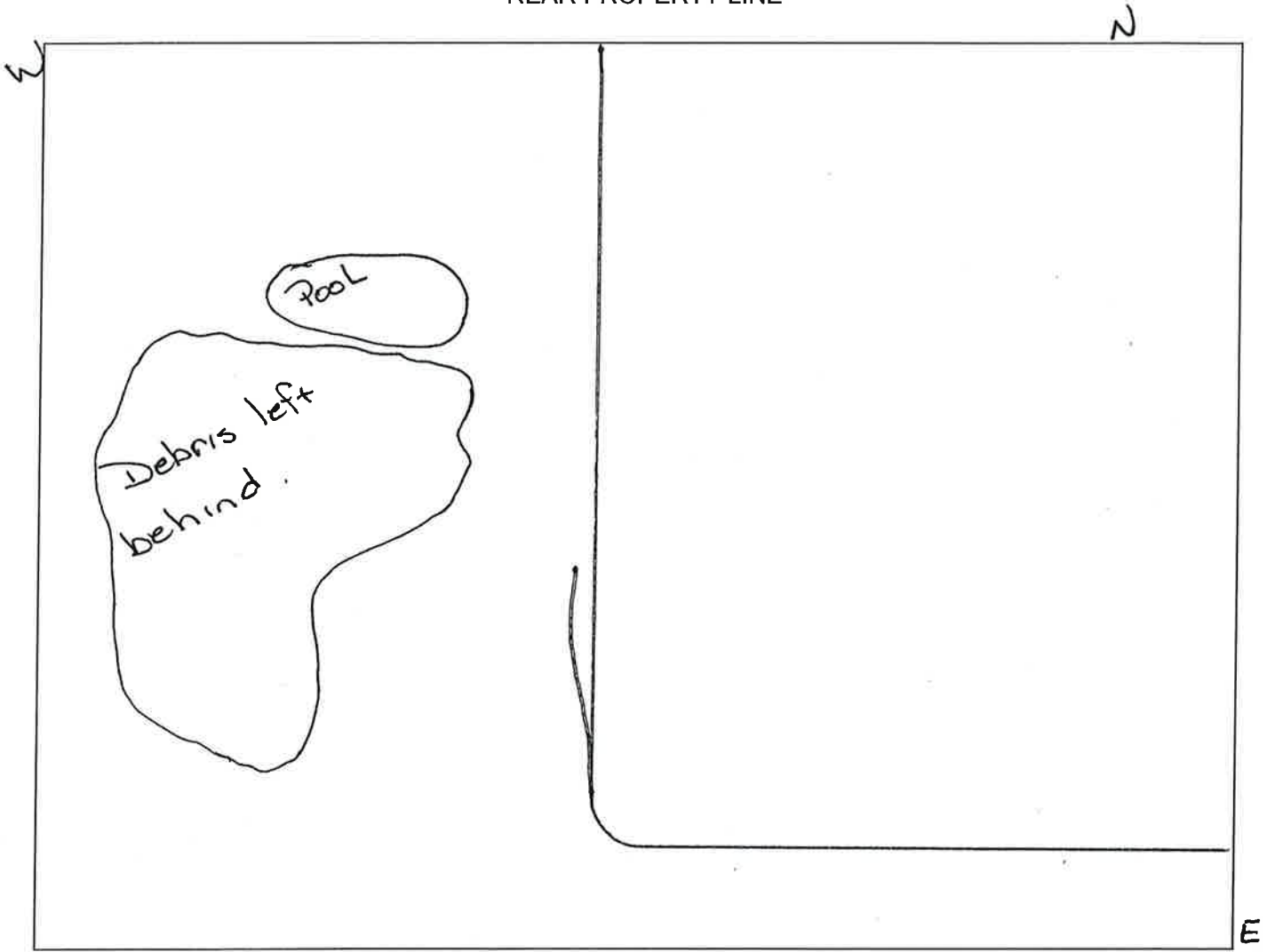
ADDRESS: C/O BONNIE NOVOTNY 25435 GRANITE VALLEY TR, HOMELAND, CA 92548

ASSESSOR'S PARCEL: 455-220-011

ACREAGE: 0.699999

NORTH ARROW: ↑

REAR PROPERTY LINE



FRONT PROPERTY LINE: 25425 ECHO VALLEY CIR, HOMELAND

PREPARED BY: LORI Lyon DATE 8-11-10

EXHIBIT NO. D

Code Enforcement Case: CV0912108

Printed on: 08/16/2010

Photographs



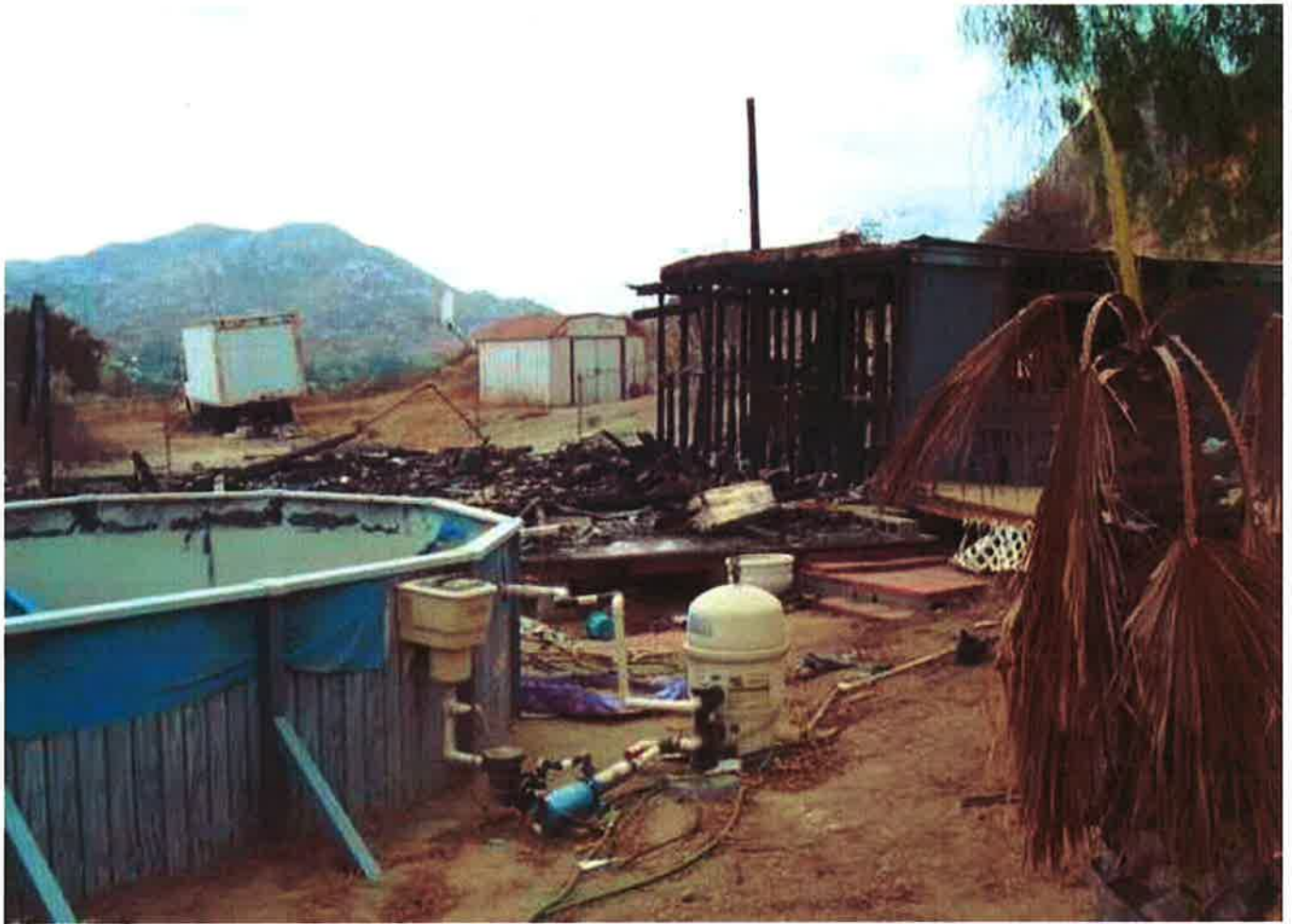
Taken by CEO Lyon - The mobile that was on the property is completely burnt and the debris is through fenced in front yard. - 11/13/2009

EXHIBIT NO. D²



Taken by CEO Lyon - Take from deck on north side of the mobile facing the S/E across the front ya
11/13/2009

EXHIBIT NO. D³



Taken by CEO Lyon - Taken from N/E corner facing the front/east side of the mobile. - 11/13/200

EXHIBIT NO. D⁴



Taken by CEO Lyon - Taken from deck on north side. Closer look at the burnt debris directly in front of mobile. - 11/13/2009

EXHIBIT NO. D⁵



Taken by CEO Lyon - These items are not usable but in the event someone were to claim they were us: posted excessive outside storage also. - 11/13/2009

EXHIBIT NO. D⁶



Taken by CEO Lyon - Some lawn furniture and a BBQ propane tank remain on the property - 11/13/10

EXHIBIT NO. _____

D⁷



Taken by CEO Lyon - An above ground pool with damage from the fire. - 11/13/2009

EXHIBIT NO. D⁸



Taken by CEO Lyon - Overview of the property. - 11/16/2009

EXHIBIT NO. D⁹



Taken by CEO Lyon - Used chain link fencing that was left behind. - 11/16/2009

EXHIBIT NO. D¹⁰



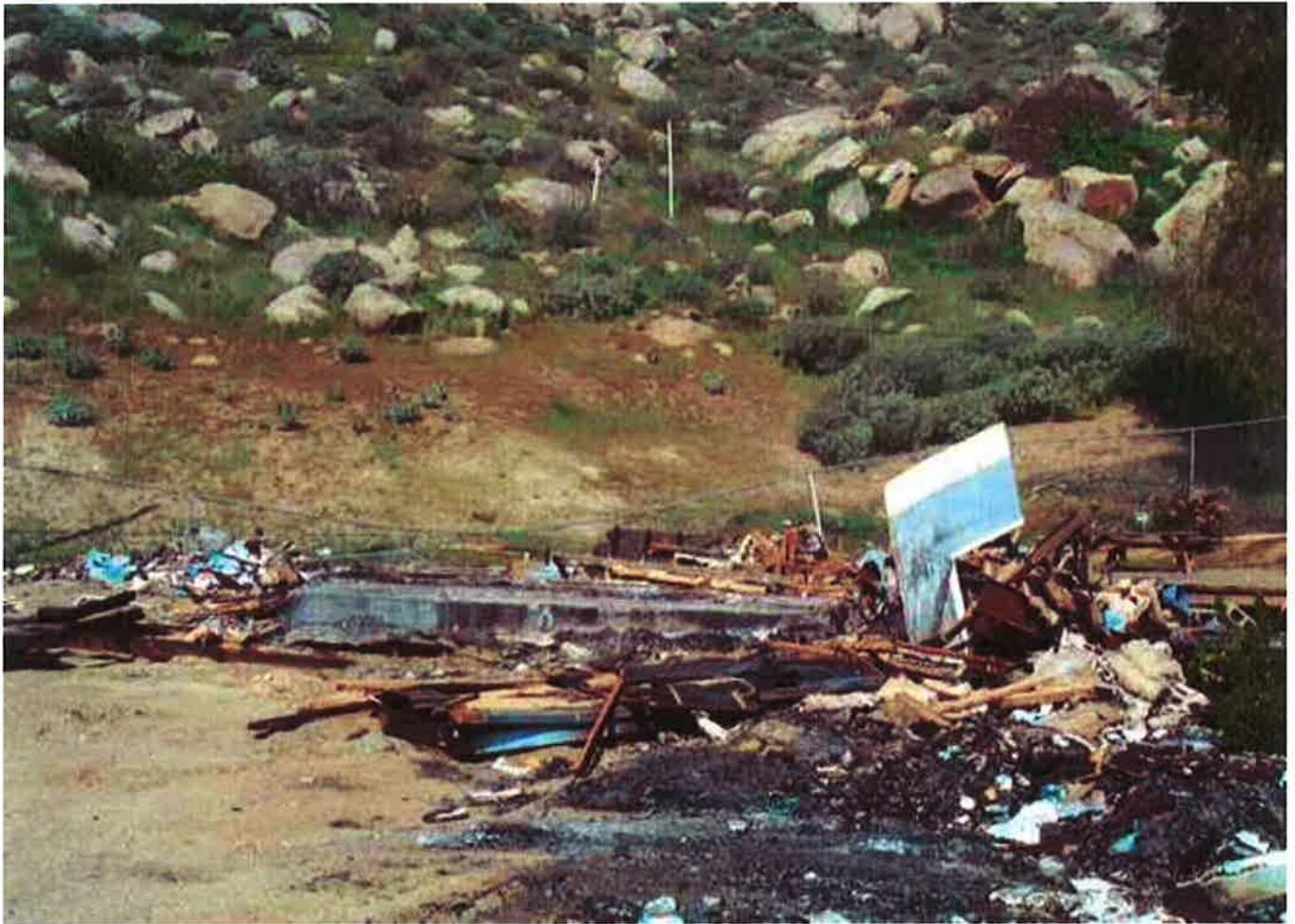
Taken by CEO Lyon - Rubbish and debris amid the burnt remains of the mobile. - 11/16/2009

EXHIBIT NO. D¹¹



Taken by CEO Lyon - Rubbish, debris and left behind items. - 11/16/2009

EXHIBIT NO. D¹²



Taken by CEO Lyon - The burnt mobile has been demolished and most of the rubbish and debris has placed inside the roll off containers CIS Ferrel has provided. - 03/12/2010

EXHIBIT NO. D^B



Taken by CEO Lyon - The owner has done nothing since my last visit on 03/12/10. - 04/19/2010

EXHIBIT NO. D14



Taken by CEO Lyon - The owner was suppose to off load the concrete and dirt from this dumpster so it c
dumped but they have not even attempted to do it. - 04/19/2010

EXHIBIT NO. D¹⁶



CEO Lyon Remaining debris - 06/11/2010

EXHIBIT NO. D¹⁷



LLyon Foundation remains - 06/11/2010

EXHIBIT NO. D¹⁸



LLyon Remaining wood deck, foundation and burnt debris. - 06/11/2010

EXHIBIT NO. D¹⁹



LLyon burnt rubbish - 06/11/2010

EXHIBIT NO. D²⁰



LLyon above ground pool with melted liner remains and is not included in sq. footage. - 06/11/201

EXHIBIT NO. _____

D²¹



LLyon Burnt remains. - 06/11/2010

EXHIBIT NO. D²²



Taken by CEO Lyon - Debris from the fire remains. - 04/19/2010

EXHIBIT NO. D²³



Taken 08/10/10 by CEO Lyon - 08/10/2010

EXHIBIT NO. D²⁵



Taken 08/10/10 by CEO Lyon - Discarded items - 08/10/2010

EXHIBIT NO. D²⁶



Taken 08/10/10 by CEO Lyon - Camper shell and scattered rubbish - 08/10/2010

EXHIBIT NO. D²⁷



Taken 08/10/10 by CEO Lyon - 08/10/2010

EXHIBIT NO. D²⁸



IMTaken 08/10/10 by CEO Lyon - 08/10/2010

EXHIBIT NO. D²⁹



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV TBA 09-12108

THE PROPERTY AT: 25425 Echo Valley Cir. Homeland APN#: 455-220-011

WAS INSPECTED BY OFFICER: Lyon ID#: 42 ON 11-13-09 AT 11:30 am/pm

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

<input type="checkbox"/>	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="checkbox"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	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 checked="" type="checkbox"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	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 type="checkbox"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	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 checked="" type="checkbox"/>	17. <u>16.010</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>2</u> square feet at the rear of the property.
<input checked="" type="checkbox"/>	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="checkbox"/>		
			<input type="checkbox"/>		

COMMENTS: Remove All Rubbish, debris, storage from the property including debris from burnt mobile

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 12-13-09. 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 \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

PROPERTY OWNER TENANT

CDL/CID#

D.O.B.

E
EXHIBIT NO.

POSTED

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

California Code of Regulations

SUBSTANDARD MOBILEHOME OR RECREATIONAL VEHICLE CONDITIONS:

Mobile Homes

Recreational Vehicles

1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink in a recreational vehicle, mobile home or mobile home park	1704(b)1,2	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures in a mobile home.....	1704(b)3	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1704(b)11	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
4. <input type="checkbox"/> Hazardous Plumbing.....	1704(f)1-5	1706(f)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
5. <input type="checkbox"/> Lack of adequate lighting.....	1704(b)5	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
6. <input type="checkbox"/> Hazardous wiring.....	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
7. <input type="checkbox"/> Lack of adequate heating facilities.....	1704(b)4	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
8. <input type="checkbox"/> Deteriorated or inadequate stabilizing devices.....	1704(c)1	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1704(c)2	1706(c)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1704(c)3	1706(c)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
11. <input 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.....	1704(c)4	1706(c)3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input type="checkbox"/> Dampness of habitable rooms.....	1704(b)8	1706(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
13. <input type="checkbox"/> Faulty weather protection ie. deteriorated or ineffective weather proofing of exterior walls, roof or floors, including broken windows or doors.....	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
14. <input type="checkbox"/> General dilapidation or improper maintenance.....	1704(b)10	1706(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
15. <input type="checkbox"/> Fire or explosion hazard.....	1704(i)	1706(i)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
16. <input checked="" type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....	1704(d)1-3	1706(d)1-3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
18. <input type="checkbox"/> Improper use of mobilehome or truckmounted camper.....	1700(a)(c)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
19. <input type="checkbox"/> _____		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
20. <input type="checkbox"/> _____		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		

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

Mobile Home ID #: N/A Burnt Case No. DBA 12108 Date 11/13/09
 Officer Lyon Address 25425 Echo Valley Cir.
 EXHIBIT NO. E 2 Homeland



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

November 16, 2009

RE CASE NO: CV09-12108

I, Lori Lyon, hereby declare:

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

That on 11/13/09 at 11:30am, I securely and conspicuously posted Notice of Violation for substandard mobile home, accumulated rubbish and excessive outside storage, Notice of Defects and Do Not Enter sign at the property described as:

Property Address: 25425 ECHO VALLEY CIR, HOMELAND

Assessor's Parcel Number: 455-220-011

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

Executed on November 16, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lori Lyon, Code Enforcement Officer III

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0912108

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on November 19, 2009, I served the following document(s):

**NOTICE RE: Notice of Violation (RCC 15.48.040, 17.16.010 & 8.120.010)
Notice of Defects (1)**

Summary of Costs Notification

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

BONNIE L MASSIMO C/O BONNIE NOVOTNY, 25435 GRANITE VALLEY TR, HOMELAND, CA 92548

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON November 19, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ana Carrillo
By: Ana Carrillo, Code Enforcement Aide

EXHIBIT NO. E⁵

COUNTY OF RIVERSIDE
Sherriff's Department
118 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED
RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7009 1410 0002 1989 0010

FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004234315
MAILED FROM ZIP CODE 92504
\$ 05.54
NOV 20 2009
PINEY HILLS

11/21

Ex

EXHIBIT NO.

RECD DEC 1



U.S. Postal Service™
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OFFICIAL USE

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

Postmark
Here



See back for Instructions

Bonnie L. Massimo
C/O Bonnie Novotny
25435 Granite Valley Tr.
Homeland, CA 92548
CV09-12108 / LL 455

Bonnie L. Massimo
C/O Bonnie Novotny
25435 Granite Valley Tr.
Homeland, CA 92548
CV09-12108 / LL 455

NAME
1st Name 11/21
2nd Name 11/21
Address 12/6

UNC

43

0100 5951 2000 0141 6002



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

COPY

NOTICE OF VIOLATION

December 31, 2009

BONNIE MASSIMO NOVOTNY
41826 ACACIA
HEMET, CA 92544

RE CASE NO: CV0912108

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 25425 ECHO VALLEY CIR, HOMELAND California, Assessor's Parcel Number 455-220-011, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) , 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) You are required to abate this nuisance by removing all the debris and the metal frame of the burnt mobile home.
- 2) Remove all rubbish, used and discarded items and dispose of them in an approved, legal landfill.
- 3) Remove all outside storage, no storage is allowed on a parcel without a dwelling on it.

COMPLIANCE MUST BE COMPLETED BY December 31, 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 TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

EXHIBIT NO. E⁷

By: Lori Lyon, Code Enforcement Officer III

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

California Code of Regulations

SUBSTANDARD MOBILEHOME OR RECREATIONAL VEHICLE CONDITIONS:	Mobile Homes	Recreational Vehicles
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink in a recreational vehicle, mobile home or mobile home park OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(b)1,2	1700(b)
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures in a mobile home OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(b)3	1700(b)
3. <input type="checkbox"/> Lack of connection to required sewage system OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(b)11	
4. <input type="checkbox"/> Hazardous Plumbing OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(f)1-5	1706(f)1-5
5. <input type="checkbox"/> Lack of adequate lighting OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(b)5	1700(b)
6. <input type="checkbox"/> Hazardous wiring OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(e)1-5	1706(e)1-5
7. <input type="checkbox"/> Lack of adequate heating facilities OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(b)4	1700(b)
8. <input type="checkbox"/> Deteriorated or inadequate stabilizing devices OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(c)1	
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(c)2	1706(c)1
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(c)3	1706(c)2
11. <input 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 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(c)4	1706(c)3
12. <input type="checkbox"/> Dampness of habitable rooms OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(b)8	1706(b)2
13. <input type="checkbox"/> Faulty weather protection ie. deteriorated or ineffective weather proofing of exterior walls, roof or floors, including broken windows or doors OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(h)1	1706(h)1
14. <input type="checkbox"/> General dilapidation or improper maintenance OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(b)10	1706(b)4
15. <input type="checkbox"/> Fire or explosion hazard OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(i)	1706(i)
16. <input checked="" type="checkbox"/> Extensive fire damage OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1704(d)1-3	1706(d)1-3
18. <input type="checkbox"/> Improper use of mobilehome or truckmounted camper OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25	1700(a)(c)	
19. <input type="checkbox"/> _____ OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
20. <input type="checkbox"/> _____ OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		

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

Mobile Home ID #: N/A Burnt Case No. DBA 12108 Date 11/13/09

Officer Lyon Address 25425 Echo Valley Cir.

ES
Homeland

EXHIBIT NO. E8



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0912108

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on December 31, 2009, I served the following documents(s):

**NOTICE RE: Notice of Violation (RCC 15.48.040, 8.120.010 & 17.16.010)
Notice of Defects (x1)**

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

BONNIE MASSIMO NOVOTNY 41826 ACACIA, HEMET, CA 92544

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

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

EXECUTED ON December 31, 2009 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Melissa Robles, Code Enforcement Aide

EXHIBIT NO. E⁹

U.S. Postal Service™
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OFFICIAL USE

7009 2250 0001 6607 2450

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

Postmark
Date

Bonnie Massimo Novotny
 41826 Acacia
 Hemet, CA 92544
 CV09-12108 / LL 455

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Bonnie Massimo Novotny
 41826 Acacia
 Hemet, CA 92544
 CV09-12108 / LL 455

REC'D JAN 04 2010

COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>[Signature]</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Bonnie Novotny</i>	C. Date of Delivery <i>1/2/10</i>	
D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number:
 (Transfer from service label)

7009 2250 0001 6607 2450

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO.

E¹⁰



COPY

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
Director

NOTICE OF VIOLATION

May 24, 2010

Guy E. & Joan M. Jeffries
216 S. 16th Street
Coolidge, AZ 85225

RE CASE NO: CV0912108 at 25425 ECHO VALLEY CIR, HOMELAND, California, Assessor's Parcel Number 455-220-011

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 25425 ECHO VALLEY CIR, HOMELAND California, Assessor's Parcel Number 455-220-011, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

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

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

- 1) Remove all rubbish, used and discarded items and dispose of them in an approved, legal landfill.
- 2) RCC 17.16.010 Remove all outside storage, no storage is allowed on a parcel without a dwelling on it.

COMPLIANCE MUST BE COMPLETED BY June 24, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Lori Lyon, Code Enforcement Officer

EXHIBIT NO. E



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0912108

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on May 24, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation (RCC 8.120.010 & 17.16.010)

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

Guy E. & Joan M. Jeffries 216 S. 16th Street, Coolidge, AZ 85225

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON May 24, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

M Robles
By: Melissa Robles, Code Enforcement Aide

EXHIBIT NO. E¹²

7009 1410 0002 1988 2947

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

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

OFFICIAL USE

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

Postmark Here

Guy E. & Joan M. Jeffries
 216 S. 16th Street
 Coolidge, AZ 85225
 CV09-12108 / LL 455-220-011 (1)

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>David Blakely</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p><i>David Blakely</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>Guy E. & Joan M. Jeffries 216 S. 16th Street Coolidge, AZ 85225 CV09-12108 / LL 455-220-011 (1)</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p> <p>7009 1410 0002 1988 2947</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

REC'D JUN 01 2010

EXHIBIT NO. E¹³

When recorded please mail to

Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2009-0621984

12/03/2009 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
Bonnie L. Massimo)
Bonnie Novotny)

Case No. CV09-12108

M
026
0266

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.48.040) described as Substandard Mobile Home (quality lower than prescribed by law), Riverside County Ordinance No. 348, (RCC Title 17.16.010) described as Excessive Outside Storage and Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 25425 Echo Valley Road, Homeland, CA, and more particularly described as Assessor's Parcel Number 455-220-011 and having a legal description of .70 ACRES M/L IN POR PAR 3 PM 018/022 PM 5350, Records of Riverside County, with the requirements of Ordinance No. 457, 348 & 541 (RCC Title 15.48.040, 17.16.010 & 8.120.010).

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

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

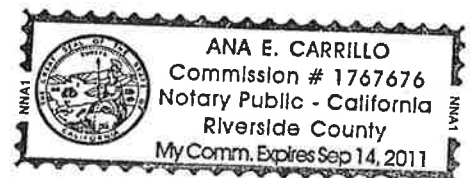
On 11/20/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



F
EXHIBIT NO.

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.: CV09-12108
APN: 455-220-011; MASSIMO / JEFFRIES
Property: 25425 Echo Valley Circle, Homeland

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 and 541 (RCC Title Nos. 17 & 8) and 725 (RCC Title 1) to consider the abatement of the excessive outside storage and accumulated rubbish located on the SUBJECT PROPERTY described as 25425 Echo Valley Circle, Homeland, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 455-220-011.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the excessive outside storage 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 Mary Overholt at (951) 485-5840 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
Riverside County Counsel

L. Alexandra Fong
Deputy County Counsel

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 25425 Echo Valley Cir, Homeland
Case No.: CV 09-12108; APN: 455-220-011; District 5

GUY E JEFFRIES
JOAN M. JEFFRIES
216 S 16TH STREET
COOLIDGE AZ 85225

GUY E. JEFFRIES
JOAN M JEFFRIES
25425 ECHO VALLEY CIR
HOMELAND CA 92548

BONNIE MASSIMO NOVOTNY
41826 ACACIA
HEMET CA 92544

BONNIE L MASSIMO
25425 ECHO VALLEY CIR
HOMELAND CA 92548

BONNIE NOVOTNY
25435 GRANITE VALLEY TR
HOMELAND CA 92548

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1. Article Addressed to:</p> <p style="margin-left: 20px;">BONNIE MASSIMO NOVOTNY 41826 ACACIA HEMET CA 92544</p>	<p>A. Signature <input type="checkbox"/> Agent</p> <p style="margin-left: 20px;"><i>Bonnie Novotny</i> <input checked="" type="checkbox"/> Addresssee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent</p> <p style="margin-left: 20px;">Bonnie Novotny <input checked="" type="checkbox"/> Addresssee</p> <p>C. Date of Delivery <input type="checkbox"/> Yes</p> <p style="margin-left: 20px;">12/16/10 <input checked="" type="checkbox"/> No</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="margin-left: 20px;">If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p style="margin-left: 20px; color: blue;">CVA-12108 (HSSIV10/Jeffries) ART 5</p> <p style="margin-left: 20px;">7010 1670 0001 7232 5846</p> <p>PS Form 3811, February 2004 Domestic Return Receipt</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>102595-02-M-1540</p>	<p>102595-02-M-1540</p>

EXHIBIT NO. 62



Track & Confirm

Search Results

Label/Receipt Number: **7010 1670 0001 7232 5822**
Service(s): **Certified Mail™**
Status: **Delivered**

Your item was delivered at 3:37 pm on December 21, 2010 in COOLIDGE, AZ 85128.

Detailed Results:

- **Delivered, December 21, 2010, 3:37 pm, COOLIDGE, AZ 85128**
- **Notice Left, December 17, 2010, 1:02 pm, COOLIDGE, AZ 85128**
- **Arrival at Unit, December 17, 2010, 7:46 am, COOLIDGE, AZ 85228**

Notification Options

Track & Confirm by email

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

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

7010 1670 0001 7232 5822

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 1.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Mailed 12/14/10	
Postmark Here	
Sent To Str GUY E JEFFRIES or JOAN M. JEFFRIES Cit 216 S 16 TH STREET PS COOLIDGE AZ 85225 <small>See Reverse for Instructions</small>	

G³

EXHIBIT NO. _____



[Home](#) | [Help](#) | [Sign In](#)

[Track & Confirm](#) [FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7010 1670 0001 7232 5853**
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 10:25 am on December 21, 2010 in HOMELAND, CA 92548 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.

Detailed Results:

- Notice Left, December 21, 2010, 10:25 am, HOMELAND, CA 92548
- Notice Left, December 16, 2010, 1:10 pm, HOMELAND, CA 92548
- Arrival at Unit, December 16, 2010, 8:44 am, HOMELAND, CA 92548

Notification Options

Track & Confirm by email

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

Track & Confirm

Enter Label/Receipt Number.

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7010 1670 0001 7232 5853

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 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		
Street, A or PO Box	BONNIE L MASSIMO	
City, State	25425 ECHO VALLEY CIR	
	HOMELAND CA 92548	
PS Form 3800, August 2006		See Reverse for Instructions

56

EXHIBIT NO.



Track & Confirm

Search Results

Label/Receipt Number: **7010 1670 0001 7232 5860**
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 10:25 am on December 21, 2010 in HOMELAND, CA 92548 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.

Detailed Results:

- Notice Left, December 21, 2010, 10:25 am, HOMELAND, CA 92548
- Notice Left, December 16, 2010, 1:11 pm, HOMELAND, CA 92548
- Arrival at Unit, December 16, 2010, 8:44 am, HOMELAND, CA 92548

Notification Options

Track & Confirm by email

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

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

7010 1670 0001 7232 5860

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Sent To	
Street, Apt. or PO Box	BONNIE NOVOTNY
City, State	25435 GRANITE VALLEY TR HOMELAND CA 92548
PS Form 3900, August 2006	
See Reverse for Instructions	

Marked 12/14/10

Postmark Here

62

EXHIBIT NO. _____

1 **PROOF OF SERVICE**

2 Case No. CV 09-12108

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.** 67



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

December 15, 2010

RE CASE NO: CV0912108

I, Lori Lyon, hereby declare:

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

That on 12/15/10 at 10:40am, I securely and conspicuously posted NOTICE TO CORRECT ORDINANCE VIOLATIONS & ABATE PUBLIC NUISANCE, NOTICE LIST and PROOF OF SERVICE at the property described as:

Property Address: 25425 ECHO VALLEY CIR, HOMELAND

Assessor's Parcel Number: 455-220-011

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

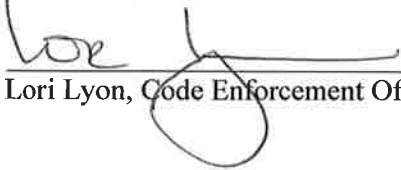

By: Lori Lyon, Code Enforcement Officer

EXHIBIT NO. 6⁸