

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

317B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
September 23, 2010

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures]  
Case No.: CV 09-12651 (YOUNGMAN)  
Subject Property: 22640 Forrest Road, Perris; APN: 323-060-013  
District: 5

**RECOMMENDED MOTION:** Move that:

1. The two (2) substandard structures on the real property located at 22640 Forrest Road, Perris, Riverside County, California, APN: 323-060-013 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Michael A. Youngman, the owner of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structures 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

<b>FINANCIAL DATA</b>	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

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *[Signature]*  
Tina Grande

**County Executive Office Signature**

Consent  
 Policy  
 Consent  
 Policy

**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 Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref: | District: 5 | Agenda Number:

9.13

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures 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. If the owner or whoever has possession or control of the real property does 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 of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structure and contents therein, by removing the same from the real property.

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

6. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An inspection was made of the subject property by the Code Enforcement Officers on February 18, 2010. The inspection revealed two (2) substandard structures (storage building and detached garage) on the subject property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The substandard conditions of the structures included, but were not limited to, the following: hazardous wiring; defective or deteriorated flooring or floor supports; member 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; public and attractive nuisance; unpermitted structure.

2. Follow-up inspections on April 1, 2010, June 25, 2010 and August 31, 2010, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.

3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structures.

**BOARD OF SUPERVISORS  
PUBLIC HEARING**

**January 11, 2011  
(Continued 9.4 of October 5, 2010)**

**AGENDA ITEM NO. 9.13**

**Supplemental Documents**

**Abatement of Public Nuisance  
22640 Forrest Road, Perris  
Case No. CV 09-12651**

**DISTRICT 5**

2011-1-104928.

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



KATHERINE A. LIND  
Assistant County Counsel

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

October 7, 2010

CONTINUED 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.: CV 09-12651  
APN: 323-060-013; YOUNGMAN  
Property: 22640 Forrest Road, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the substandard structures located on the SUBJECT PROPERTY described as 22640 Forrest Road, Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 323-060-013.

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 from the real property.

SAID HEARING that was held on Tuesday, October 5, 2010, at 9:30 a.m. in the Board of Supervisors Room, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California **has been rescheduled to Tuesday, January 11, 2011 at 9:30 a.m.** 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 this department, will be presented to the Board of Supervisors, for consideration and deliberation in this matter.

Be on notice that in addition to costs that have already accrued for this case, costs associated therewith 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 the Supervising Code Enforcement Officer **Officer Mary Overholt at (951) 485-5840** or the undersigned prior to the hearing. Please meet the undersigned or Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1<sup>st</sup> 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

# NOTICE LIST

Subject Property: 22640 Forrest Road, Perris  
Case No.: CV 09-12651 APN: 323-060-013; District 5

MICHAEL A YOUNGMAN  
22640 FORREST ROAD  
PERRIS, CA 92570

HERBERT JOHNSON  
28064 PALM VILLA DRIVE  
MENIFEE, CA 92584

MAB, INC.  
10717 INDIANA AVENUE  
RIVERSIDE, CA 92503

OCEANA FINANCIAL SERVICES  
10717 INDIANA AVENUE  
RIVERSIDE, CA 92503

RPST  
PO BOX 56033  
RIVERSIDE, CA 92517

MICHAEL A YOUNGMAN  
477 N OLIVE ST.  
ORANGE, CA 92866

JOHN D. WAHLIN  
BEST, BEST & KRIEGER  
PO BOX 1025  
RIVERSIDE, CA 92502

MARY A COX, TRUSTEE  
PO BOX 372  
BURLINGTON, VT 05402-0372

ATI TITLE COMPANY  
6845 BROCKTON AVENUE  
RIVERSIDE, CA 92506

LAGUNITA INVESTMENTS  
PO BOX 5672  
BALBOA ISLAND, CA 92662

CUSTOM REALTY SERVICES, INC.  
PO BOX 5875  
BALBOA ISLAND, CA 92662

METIER REALTY, INC.  
PO BOX 5672  
NEWPORT BEACH, CA 92662

ANNETTE JOHNSTON, TRUSTEE  
PO BOX 22436  
HILTON HEAD, SC 29925-2436



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[Track & Confirm](#)

[FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7009 3410 0000 1317 8981**  
Service(s): **Certified Mail™**  
Status: **Delivered**

Your item was delivered at 11:44 am on October 08, 2010 in MENIFEE, CA 92584.

### 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 >](#)

[Site Map](#)   [Customer Service](#)   [Forms](#)   [Gov't Services](#)   [Careers](#)   [Privacy Policy](#)   [Terms of Use](#)   [Business Customer Gateway](#)

Copyright© 2010 USPS. All Rights Reserved.   No FEAR Act EEO Data   FOIA

7009 3410 0000 1317 8981

U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

Mailed 10/7/10

Postmark Here

Sent To  
Street, or PO E  
City, St

HERBERT JOHNSON  
28064 PALM VILLA DRIVE  
MENIFEE CA 92584

PS Form 3800, August 2005   See Reverse for Instructions

# NOTICE LIST

Subject Property: 22640 Forrest Road, Perris  
 Case No.: CV 09-12651 APN: 323-060-013: District 5

Office of County Counsel  
 3960 Orange Street, 5th Floor  
 Riverside, CA 92501

**CERTIFIED MAIL**



7009 341D 0000 1317 8974

UNITED STATES POSTAGE  
 PITNEY BOWES  
 02 1P \$ 005.540  
 0003958246 OCT 07 2010  
 MAILED FROM ZIP CODE 92501

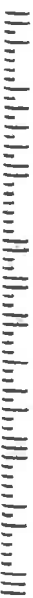
ANNETTE JOHNSTON TRUSTEE  
 PO BOX 22436  
 HILTON HEAD SC 29925-2436

NIXIE 912 5C 1 00 10/29/10

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

BC: 92501364405 \*2704-13037-07-35

25  
 925013644



**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:

MARK [REDACTED] TRUSTEE  
 PO BOX 22  
 BURLINGTON VT 05402-0372

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <b>X</b> <i>[Signature]</i>	<input type="checkbox"/> Agent
B. Received by (Printed Name) <i>Mark Johnston</i>	<input checked="" type="checkbox"/> Addressee
C. Date of Delivery <i>10-23-10</i>	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	

*09-12651 (Huntman) ABT B*

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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

2. Article Number (Transfer from service label) 7009 341D 0000 1317 8929

PS Form 3811, February 2004 Domestic Return Receipt 102395-02-04-1540

*10/12*  
 1st NOTICE FOR 10/18  
 2nd NOTICE FOR 10/27  
 RETURNED

# NOTICE LIST

Subject Property: 22640 Forrest Road, Perris  
Case No.: CV 09-12651 APN: 323-060-013; District 5

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p style="text-align: center;">MICHAEL A YOUNGMAN 477 N OLIVE STREET ORANGE CA 92866</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <input checked="" type="checkbox"/> Agent <i>Christina Guevara</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> Addressee <i>Christina Guevara</i></p> <p>C. Date of Delivery <i>10/16</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p>7009 3410 0000 1317 9001</p> <p>PS Form 3811, February 2004</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><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p style="text-align: center;">LAGUNITA INVESTMENTS PO BOX 5672 BALBOA ISLAND CA 92662</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <input checked="" type="checkbox"/> Agent <i>[Signature]</i> <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Addressee <i>[Signature]</i></p> <p>C. Date of Delivery <i>10/12/10</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p>7009 3410 0000 1317 8943</p> <p>PS Form 3811, February 2004</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>

*09-12651 (Youngman) ART B*



# NOTICE LIST

Subject Property: 22640 Forrest Road, Perris  
 Case No.: CV 09-12651 APN: 323-060-013; District 5

<b>SENDER: COMPLETE THIS SECTION</b> ■ 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:  MICHAEL A YOUNGMAN 22640 FORREST ROAD PERRIS CA 92570		<b>COMPLETE THIS SECTION ON DELIVERY</b> A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) PS Form 3811, February 2004		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.	
7009 3410 0000 1317 8912		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		102595-02-M-1540	

<b>SENDER: COMPLETE THIS SECTION</b> ■ 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:  CUSTOM REALTY SERVICES INC PO BOX 5875 BALBOA ISLAND CA 92662		<b>COMPLETE THIS SECTION ON DELIVERY</b> A. Signature X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) PS Form 3811, February 2004		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.	
7009 3410 0000 1317 8950		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		102595-02-M-1540	

# NOTICE LIST

Subject Property: 22640 Forrest Road, Perris  
Case No.: CV 09-12651 APN: 323-060-013; District 5

Office of County Counsel  
3960 Orange Street, 5th Floor  
Riverside, CA 92501

**CERTIFIED MAIL**  
7009 3410 0000 1317 8998



07 OCT 2010 09:54  
UNITED STATES POSTAL SERVICE  
PITNEY BOWES



02 1P \$005.540  
0003958246 OCT 07 2010  
MAILED FROM ZIP CODE 92501

OCEANA FINANCIAL SERVICES  
10717 INDIANA AVENUE  
RIVERSIDE CA 92503

92503958246 189264

NIXIE \$23 DE 1 60 10/10/10  
NOT DELIVERABLE TO SENDER  
UNABLE TO AS ADDRESSED FORWARD  
BC: 92501384403 \*0704-11778-07-44

3700 Orange Street, 5th Floor  
Riverside, CA 92501

7009 3410 0000 1317 8899



07 OCT 2010 09:54  
UNITED STATES POSTAL SERVICE  
PITNEY BOWES



02 1P \$005.540  
0003958246 OCT 07 2010  
MAILED FROM ZIP CODE 92501

MAB INC  
10717 INDIANA AVENUE  
RIVERSIDE CA 92503

NIXIE \$23 DE 1 00 10/10/10  
NOT DELIVERABLE TO SENDER  
UNABLE TO AS ADDRESSED FORWARD  
BC: 92501384403 \*0804-03985-07-44

92503958246 088990

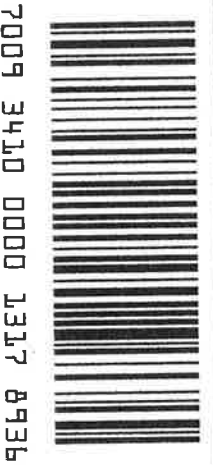
|||||

# NOTICE LIST

Subject Property: 22640 Forrest Road, Perris  
Case No.: CV 09-12651 APN: 323-060-013; District 5

Office of County Counsel  
3960 Orange Street, 5th Floor  
Riverside, CA 92501

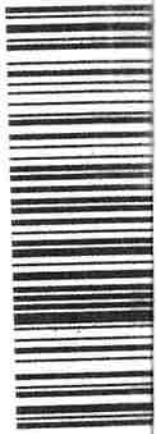
Office of County Counsel  
3960 Orange Street, 5th Floor  
Riverside, CA 92501



7009 3410 0000 1317 893B

ATI TITLE COMPANY  
6845 BROCKTON AVENUE  
RIVERSIDE CA 92506

92501384405



7009 3410 0000 1317 8905

RPST  
PO BOX 56033  
RIVERSIDE CA 92517



*WTF  
625 pm  
out of business*  
**84**

NIXIE 923 SE 1 00 10/28/10  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92501384405 \*0904-18575-07-36



*n/c 10/8/10*

NIXIE 923 DC 1 00 10/15/10  
RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

BC: 92501384405 \*0704-11814-07-44

9251730331 893B

1 **PROOF OF SERVICE**

2 Case No. CV 09-12651

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, 5<sup>th</sup> Floor, Riverside, California 92501.

7 That on October 7, 2010, I served the following document(s):

8 **CONTINUED NOTICE TO CORRECT COUNTY ORDINANCE  
9 VIOLATIONS 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 October 7, 2010, at Riverside, California

24   
25 \_\_\_\_\_  
26 BRENDA PEELER  
27  
28



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

October 12, 2010

RE CASE NO: CV0912651

I, Jennifer Morris, 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 10/12/10 at 10:40 hrs, I securely and conspicuously posted Continuation Notice to Correct County Ordinance and Abate Public Nuisance at the property described as:

**Property Address:** 22640 FORREST RD, PERRIS

**Assessor's Parcel Number:** 323-060-013

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

Executed on October 12, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jennifer Morris, Code Enforcement Officer

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 09-12651  
4 [SUBSTANDARD STRUCTURES]; APN: 323- )  
5 060-013, 22640 FORREST ROAD, PERRIS, ) DECLARATION OF OFFICER  
6 COUNTY OF RIVERSIDE, STATE OF ) JENNIFER MORRIS  
7 CALIFORNIA; MICHAEL A. YOUNGMAN, )  
8 OWNER. ) [R.C.O. No. 457, RCC Title 15]

9 I, Jennifer Morris, declare:

10 1. I am currently employed by the Riverside County Code Enforcement Department as a  
11 Code Enforcement Officer. My current official duties include inspecting property for violations and  
12 enforcement of the provisions of Riverside County Ordinances. The following facts contained within this  
13 declaration are within my personal knowledge except to the extent that certain information is based on  
14 information and belief and if called as a witness in this matter, I could and would competently testify  
15 thereto.

16 2. On February 18, 2010, Senior Code Enforcement Officer Black and I conducted an initial  
17 inspection of the real property known as 22640 Forrest Road, Perris, in the unincorporated area of  
18 Riverside County, California, which is further described as Assessor's Parcel Number 323-060-013  
19 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page  
20 indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY was owned  
22 by Michael A. Youngman at the time of the inspection referenced in paragraph 2 above (hereinafter  
23 referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the year 2009-  
24 2010 and a report generated from the County Geographic Information System ("GIS") are attached hereto  
25 as Exhibit "B" and incorporated herein by reference.

26 4. Based on the Lot Book Report from RZ Title Service on March 5, 2010, it is determined  
27 that other parties potentially hold a legal interest in THE PROPERTY, to-wit: MAB, Inc., RPST, John D.  
28 Wahlin, Mary A. Cox, Trustee, ATI Title Company, Lagunita Investments, Custom Realty Services, Inc.,  
Metier Realty, Inc., Annette Johnston, Herbert Johnson and Oceana Financial Services (hereinafter  
collectively referred to as "INTERESTED PARTIES"). A true and correct copy of the Lot Book Report

1 is attached hereto and incorporated herein as Exhibit "C."

2 5. On February 18, 2010, Senior Code Enforcement Officer Black and I arrived at THE  
3 PROPERTY for a scheduled initial inspection of THE PROPERTY. Tenant, Patrick Youngman granted  
4 us permission to inspect THE PROPERTY. We entered and observed the following conditions as  
5 described below which caused the structures to be substandard and THE PROPERTY to constitute a  
6 public nuisance in violation of the provisions set forth in Riverside County Ordinance 457, as codified in  
7 Riverside County Code Title 15.

8 Storage building:

- 9 1) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to  
10 defective material or deterioration.  
11 2) Dampness of habitable rooms.  
12 3) Faulty weather protection.  
13 4) General dilapidation or improper maintenance.  
14 5) Public and attractive nuisance.

15 Detached garage:

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

28 6. Notices of Violation, Notices of Defects and "Danger Do Not Enter" signs were posted on  
THE PROPERTY on February 18, 2010.

7. On March 5, 2010, Notices of Violation and Notices of Defects were mailed to OWNER  
and on April 9, 2010 were mailed to OWNER and INTERESTED PARTIES by certified mail, return  
receipt requested.

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

1           9.       True and correct copies of each Notice issued in this matter and other documentation are  
2 attached hereto as Exhibit "E" and incorporated herein by reference.

3           10.       I am informed and believe and based thereon allege that on March 22, 2010, Supervising  
4 Code Enforcement Officer Overholt received a telephone call from OWNER and they discussed the  
5 abatement process.

6           11.       On March 31, 2010, I spoke with OWNER on the telephone and we discussed the  
7 violations on THE PROPERTY.

8           12.       On April 1, 2010, I met tenant at THE PROPERTY and he granted me permission to  
9 conduct a follow up inspection. I observed that THE PROPERTY remained in violation of Riverside  
10 County Ordinance No. 457 (RCC Title 15).

11          13.       On June 25, 2010, I was granted permission to inspect THE PROPERTY from OWNER  
12 and I observed that THE PROPERTY remained in violation.

13          14.       Based upon my experience, knowledge and visual observations, it is my determination that  
14 the substandard structures (storage building and detached garage) on THE PROPERTY creates an  
15 extreme health, safety, fire and structural hazard to the neighbors and general public.

16          15.       A follow-up inspection on August 31, 2010 showed THE PROPERTY remained in  
17 violation of Riverside County Ordinance No. 457 (RCC Title 15).

18          16.       Furthermore, based on my observations of THE PROPERTY, I declare that the  
19 substandard conditions of THE PROPERTY constitute a public nuisance in violation of the provisions set  
20 forth in Riverside County Ordinance No. 457 (RCC Title 15).

21          17.       A Notice of Noncompliance was recorded on March 17, 2010 as Document Number 2010-  
22 0123100 in the Office of the County Recorder, Riverside County, State of California. A true and correct  
23 copy of this notice is attached hereto as Exhibit "F" and incorporated herein by reference.

24          18.       On August 23, 2010, the second notice, Notice to Correct County Ordinance Violations  
25 and Abate Public Nuisance, providing the notification of the Board of Supervisors' hearing was mailed to  
26 OWNER and INTERESTED PARTIES by certified mail, return receipt requested and was posted on THE  
27 PROPERTY on August 31, 2010. A true and correct copy of the notice, together with proof of service,  
28 returned receipt card and the Affidavit of Posting of Notice are attached as Exhibit "G" and incorporated



1 herein by reference.

2 19. Significant rehabilitation, removal and /or demolition of the substandard structures and  
3 removal and disposal of all structural debris are required to abate the public nuisance and bring THE  
4 PROPERTY into compliance with Riverside County Ordinance Number 457 (RCC Title 15), the Health  
5 and Safety, Uniform Housing, Administrative and Abatement of Dangerous Buildings Codes.

6 20. Accordingly, the following findings and conclusions are recommended:

7 (a) the structures (storage building and detached garage) be condemned as substandard  
8 buildings, public nuisance and attractive nuisance;

9 (b) the OWNER be required to rehabilitate or demolish said structures, including the  
10 removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the  
11 provisions of Riverside County Ordinance No. 457 (RCC Title 15);

12 (c) the OWNER be ordered to ascertain the existence or non-existence of asbestos  
13 containing materials in said structures by survey and materials sample testing through the Industrial  
14 Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the  
15 abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing  
16 materials discovered through such survey and testing by contract with a duly certified and licensed  
17 contractor for the handling of such materials to avoid citations an/or fines by South Coast Air Quality  
18 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

19 (d) if the substandard structures are not razed, removed and disposed of, or  
20 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to  
21 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days of the date of the Board's  
22 Order to Abate, the substandard structures and contents therein shall be abated by representatives of the  
23 Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of  
24 an owner's consent or a Court Order where necessary under applicable law authorizing entry onto THE  
25 PROPERTY;

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

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


Executed this \_\_\_\_ day of \_\_\_\_\_, 2010, at \_\_\_\_\_, California.

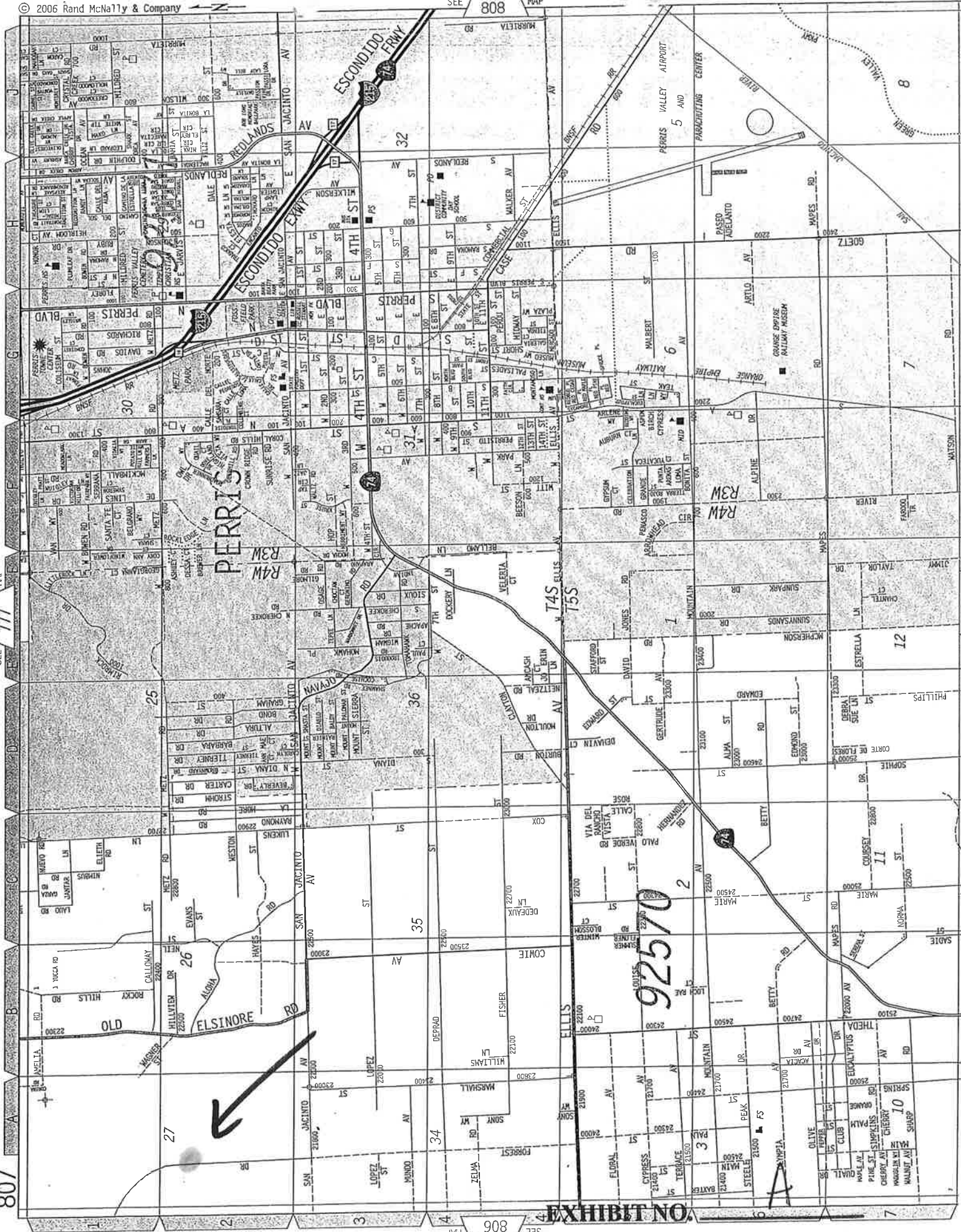
\_\_\_\_\_  
JENNIFER MORRIS  
Code Enforcement Officer  
Code Enforcement Department

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

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

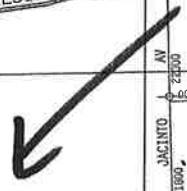
7 Executed this 31<sup>st</sup> day of August, 2010, at Riverside, California.

8  
9  
10   
11 JENNIFER MORRIS  
Code Enforcement Officer  
Code Enforcement Department



92570

92570



RIVERSIDE CO.

Assessment Roll For the 2009-2010 Tax Year as of January 1,2009

Assessment #323060013-8

Parcel # 323060013-8

<b>Assessee:</b>	YOUNGMAN MICHAEL A	<b>Land</b>	103,640
<b>Mail Address:</b>	22640 FORREST RD PERRIS CA 92570	<b>Structure</b>	1,389
<b>Real Property Use Code:</b>	YS	<b>Full Value</b>	105,029
<b>Base Year</b>	1993	<b>Total Net</b>	105,029
<b>Conveyance Number:</b>	0224497		
<b>Conveyance (mm/yy):</b>	6/1992		
<b>PUI:</b>	Y010000		
<b>TRA:</b>	87-014		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	SEE ASSESSOR MAPS		
<b>Situs Address:</b>	22640 FORREST RD PERRIS CA 92570		

**View Parcel Map**

EXHIBIT NO.     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
323-060-013

**\*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**  
323-060-013-8

**OWNER NAME / ADDRESS**  
MICHAEL A YOUNGMAN  
22640 FORREST RD  
PERRIS, CA. 92570

**MAILING ADDRESS**  
(SEE OWNER)  
22640 FORREST RD  
PERRIS CA.. 92570

EXHIBIT NO.           B<sup>2</sup>

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.99 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 675 SQFT., 1 BDRM/ 1 BATH, 1 STORY, CONST'D 1948COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: A2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PERRIS  
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**

T4SR4W SEC 27

**ELEVATION RANGE**

1712/1720 FEET

**PREVIOUS APN**

323-060-008

***PLANNING***

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RR

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

GOOD HOPE 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

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  
Riparian Scrub, Woodland, Forest

**FIRE**

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

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

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

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

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
MEAD VALLEY

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  
61

TRANSPORTATION AGREEMENTS  
NOT IN A TRANSPORTATION AGREEMENT

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



**FLOOD PLAIN REVIEW**

THIS PARCEL MAY BE SUBJECT TO A FLOOD MANAGEMENT REVIEW. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200.

**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**

PERRIS & PERRIS UNION HIGH

**COMMUNITIES**

GOOD HOPE

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 38.42 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042903

**FARMLAND**

LOCAL IMPORTANCE  
OTHER LANDS

**TAX RATE AREAS**

087-014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 8
- 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 SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY

- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0912651	ABATEMENT	Dec. 7, 2009
CV0912652	NEIGHBORHOOD ENFORCEMENT	Dec. 7, 2009

REPORT PRINTED ON...Wed Jun 30 14:47:45 2010  
Version 100412



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

## Lot Book Report

Order Number: **21323**

**Customer:**

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

Order Date: 3/5/2010  
 Dated as of: 3/2/2010  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV09-12651 & CV09-12652/Jennifer Morris  
 IN RE: YOUNGMAN, MICHAEL A.

FEE(s):  
 Report: \$114.00

Property Address: 22640 Forrest Road  
 Perris CA 92570

Assessor's Parcel No. : ~~232-060-013-8~~  
 323-060-013

**Assessments:**

Land Value:	\$103,640.00
Improvement Value:	\$1,389.00
Exemption Value:	\$0.00
<b>Total Value:</b>	<b>\$105,029.00</b>

## Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$573.39
Penalty	\$57.33
Status	NOT PAID-DELINQUENT
Second Installment	\$573.39
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)

**EXHIBIT NO.**           C



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

Order Number: 21323  
Reference: CV09-12651 & CV

## Property Vesting

The last recorded document transferring title of said property

Dated	05/27/1992
Recorded	06/18/1992
Document No.	224497
D.T.T.	\$5.50
Grantor	Bee Biedebach, an unmarried woman
Grantee	Michael A. Youngman, a single man

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	06/17/1986
Recorded	06/26/1986
Document No.	148826
Amount	\$39,464.00
Trustor	Tony C. Tafolla
Trustee	Rivco Corporation, a California Corporation
Beneficiary	Mab, Inc.
Assignment Dated	11/13/1992
Recorded	06/23/1993
Document No.	239396
Assigned to	Ryneal & Ryneal Law Corporation Profit Sharing Trust
Assignment Dated	12/02/1994
Recorded	12/16/1994
Document No.	469079
Assigned to	Fred H. Ryneal



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

Order Number: 21323

Reference: CV09-12651 & CV

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Assignment Dated	01/15/1996
Recorded	05/20/1996
Document No.	185787
Assigned to	Mary A. Cox, an unmarried woman
Assignment Dated	01/15/1996
Recorded	05/20/1996
Document No.	185788
Assigned to	Leo J. Giroir, Jr., Pledgeholder, under that Pledge Agreement dated 3/18/96 between Cox, et al & Ryneal, et al
Assignment Dated	07/11/2002
Recorded	08/20/2002
Document No.	2002-458986
Assigned to	Mary A. Cox, Trustee, James L. Cox, Jr. Irrevocable Trust udt December 30, 1991
Assignment Dated	04/19/2004
Recorded	04/20/2004
Document No.	2004-0286313
Assigned to	Lagunita Investments, LLC
Substitution of Trustee Recorded	04/20/2004
Document No.	2004-0286314
Trustee	Custom Realty Services, Inc.
Assignment Dated	01/26/2005
Recorded	03/04/2005
Document No.	2005-0175365
Assigned to	Mary A. Cox Trustee of the James L. Cox Jr. Irrevocable Trust udt December 30, 1991
Assignment Dated	01/20/2005
Recorded	03/04/2005
Document No.	2005-0175366
Assigned to	Joseph K. Cox

---



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

Order Number: 21323

Reference: CV09-12651 & CV

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Assignment Dated	12/13/2005
Recorded	12/19/2005
Document No.	2005-1043257
Assigned to	Metier Realty, Inc.
Assignment Dated	12/13/2005
Recorded	12/19/2005
Document No.	2005-1043258
Assigned to	Annette K. Johnston, Trustee of the H-1 Trust
Assignment Dated	01/28/2010
Recorded	03/03/2010
Document No.	2010-0096676
Assigned to	Herbert Johnson
Position No.	2nd
A Deed of Trust Dated	02/07/1991
Recorded	02/21/1991
Document No.	58348
Amount	\$24,993.00
Trustor	Darin L. Clagg and Yvonne D. Clagg
Trustee	Rivco Corporation, a California Corporation
Beneficiary	Oceana Financial Services

## Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

## Legal Description

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

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS;

BEGINNING ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AT A POINT 224.74 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF



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

Order Number: 21323

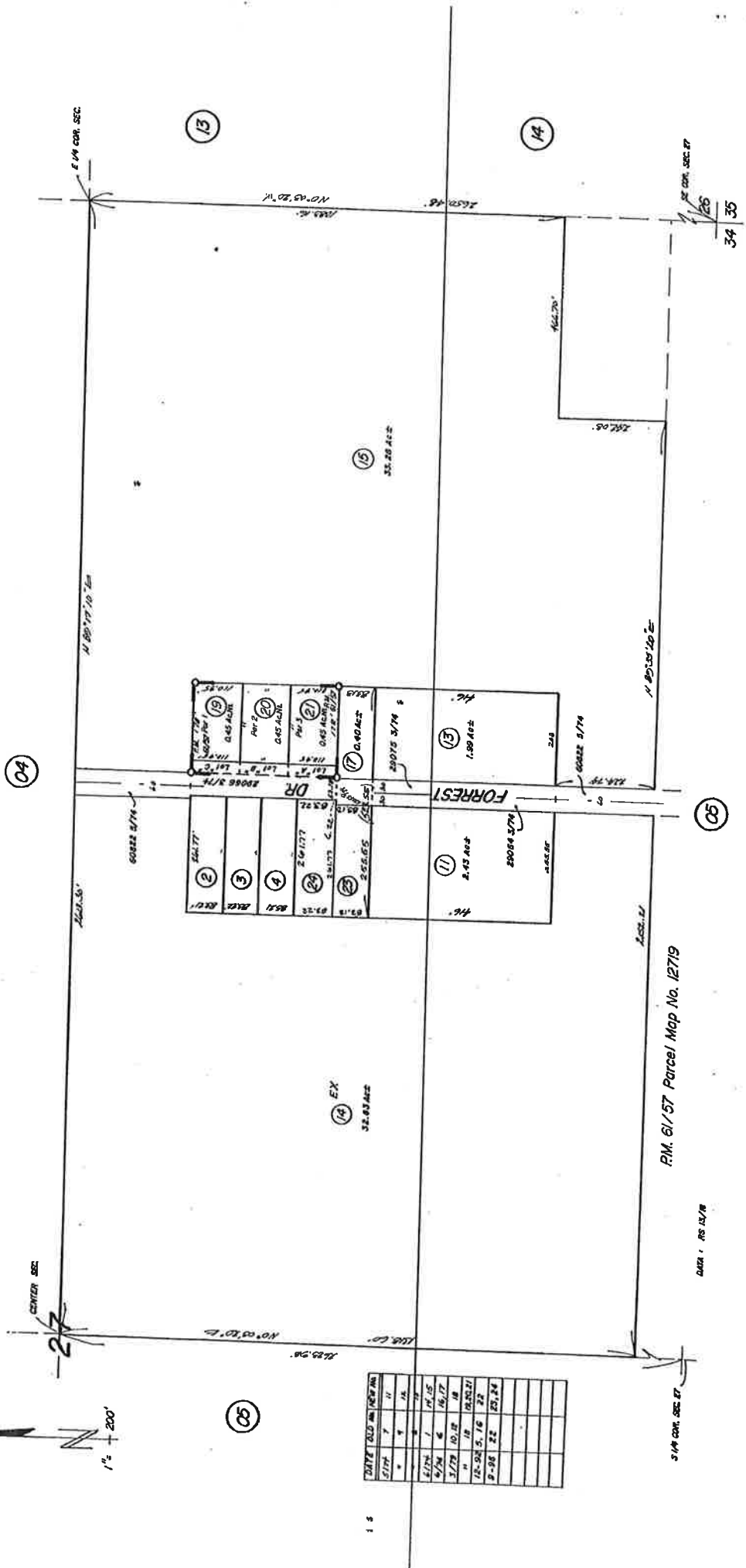
Reference: CV09-12651 & CV

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SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 55' 20" EAST 208 FEET; THENCE NORTH 00 DEGREES 04' 40" EAST 416 FEE; THENCE NORTH 89 DEGREES 55' 20" WEST 238 FEET; THENCE SOUTH 00 DEGREES 04' 40" WEST 416 FEET; THENCE SOUTH 89 DEGREES 55' 20" EAST 30 FEET TO THE POINT OF BEGINNING:

EXCEPTING THEREFROM THAT POINTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 13, 1974, AS INSTRUMENT NO. 29075 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

N1/2 SE 1/4, SEC. 27, T. 4S., R. 4W.



ASSESSOR'S MAP BK. 323 PG. 06  
RIVERSIDE COUNTY, CALIF.

AUGUST 1977

P.M. 61/57 Parcel Map No. 12719

DATE: 08/14/77

5/14 COR. SEC. 27

34 35



RECORDING REQUESTED BY  
Recording Requested By  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

224497

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder  
RECEIVED FOR REC  
AT 8:00 O'CLOCK

JUN 18 1992

Recorded in Official Records  
of Riverside County, California  
W. E. Conerly, Recorder  
Fees \$

CHICAGO  
Title Insurance  
Recording Fund  
\$1500

NAME  
Michael A. Youngman  
STREET ADDRESS  
22640 Forrest Dr.  
CITY & STATE  
Perris, CA 92570

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
GRANT DEED (Individual) T-5

THE UNDERSIGNED GRANTOR(S) DECLARE(S) APN 323-060-013  
DOCUMENTARY TRANSFER TAX is \$ 5.50  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR VALUE RECEIVED

BEE BIEDEBACH, an unmarried woman

GRANT(S) to MICHAEL A. YOUNGMAN,  
a single man

the below described real property in the state of California, county of Riverside, city of unincorporated area

That portion of the North half of the Southeast Quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof described as follows:

Beginning on the Westerly line of the Northeast Quarter of said Southwest Quarter at a point 224.74 feet Northerly from the Southwest corner of the Northeast Quarter of said Southeast Quarter:

THENCE South 89 degrees 55' 20" East 208 feet;  
THENCE North 00 degrees 04' 40" East 416 feet;  
THENCE North 89 degrees 55' 20" West 238 feet;  
THENCE South 00 degrees 04' 40" West 416 feet;  
THENCE South 89 degrees 55' 20" East 30 feet to the point of beginning;

EXCEPTING THEREFROM that portion thereof conveyed to the County of Riverside by Deed recorded March 13, 1974, as Instrument No. 29075 of Official Records of Riverside County, California.

543527-24

Dated May 27, 1992

*Bee Biedebach*  
Bee Biedebach

STATE OF CALIFORNIA  
COUNTY OF Riverside

On June 1, 1992

before me, the undersigned, a Notary Public in and for said State, personally appeared

Bee Biedebach

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.

WITNESS my hand and official seal.

Signature *Charlotte E. Johnston*

MCG1  
Charlotte E. Johnston  
Comm. #963386  
NOTARY PUBLIC CALIFORNIA  
RIVERSIDE COUNTY  
My Comm. Expires April 24, 1996

(This area for official notarial seal)

Public Record

148826

RECORDING REQUESTED BY

*Quaint*

AND WHEN RECORDED MAIL TO

Name MAB, INC.  
Street Address 10717 Indiana Ave.  
City & State Riverside, Ca. 92503

RECEIVED FOR RECORD  
As Min. Part of

JUN 26 1986

Recorded in Official Records  
of Riverside County, California

*William E. Smith*  
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 17th day of June, 1986, between

Tony C. Tafolla, herein called TRUSTOR,  
whose address is, 22640 Forest St., Perris CA 92370  
(number and street) (city) (state) (zip)

RIVCO CORPORATION a California corporation, herein called TRUSTEE, and  
MAB, INC., herein called BENEFICIARY,

Witnesseth: That TRUSTOR irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in  
Riverside County, California, described as:

SEE LEGAL ATTACHED AND MADE A PART HEREOF

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.  
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$39,464.00 executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (18), inclusive, of the fictitious deed of trust recorded in the counties set forth below, and in the book and at the page of Official Records in the office of the county recorder where said property is located, noted below opposite the name of each county, viz.:

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
IMPERIAL	9/10/68	1267	574	ORANGE	9/6/68	8714	167	SAN BERNARDINO	9/5/68	7090	16
AERN	9/6/68	4195	363	VENTURA	9/6/68	3353	54	SAN LUIS OBISPO	9/10/68	1429	429
RIVERSIDE	9/10/68	ACCOUNT #17097 YEAR 1968		SAN DIEGO	9/10/68	SERIES 9 BOOK 1968 PAGE 155820		SANTA BARBARA	9/6/68	2244	922
								LOS ANGELES	9/29/68	15910	842

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth. Further, in addition to the remedies provided in provision 12 of the aforementioned fictitious Deed of Trust, should the Trustor default in any obligation secured by the within Deed of Trust, the Beneficiary may, at its option, declare all sums secured hereby immediately due and payable by executing or causing the Trustee to execute a written Notice of Default and of election to cause said property to be sold, which notice Beneficiary or Trustee shall cause to be filed for record.

In the event of sale or transfer of the real property, or any part thereof, described in the Deed of Trust securing this Note, the indebtedness secured hereby together with the prepayment consideration, if the aforesaid event is voluntary, involuntary or results from default on the part of the Trustor, then, at the option of the Beneficiary, without demand or notice, shall immediately become due and payable.

STATE OF CALIFORNIA, )  
COUNTY OF Riverside ) SS.  
On June 18, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared  
Tony C. Tafolla

Signature of Trustor  
*Tony C. Tafolla*  
Tony C. Tafolla

to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.  
WITNESS my hand and official seal  
Signature: *Allen H. Quinn*  
Allen H. Quinn  
Name (Typed or Printed)



FOR USE IN ONLY THE COUNTIES LISTED ABOVE

RECORDED

That portion of the North half of the Southeast quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof described as follows:

Beginning of the Westerly line of the Northeast quarter of said Southeast quarter at a point 224.74 feet Northerly from the Southwest corner of the Northeast quarter of said Southeast quarter;
THENCE South 89 degrees 55' 20" East 208 feet;
THENCE North 0 degrees 04' 40" East 416 feet;
THENCE North 89 degrees 55' 20" West 238 feet;
THENCE South 0 degrees 04' 40" West 416 feet;
THENCE South 89 degrees 55' 20" East 30 feet to the point of beginning.

Excepting therefrom that portion thereof conveyed to the County of Riverside by deed recorded March 13, 1974 as Instrument No. 29075 of Official Records of Riverside County, California.

That portion of the North half of the Southeast quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof described as follows:

Beginning on the Westerly line of the Northeast quarter of said Southeast quarter at a point 224.74 feet Northerly from the Southwest corner of the Northeast quarter of said Southeast quarter:
Thence South 89 degrees 55' 20" East 208 feet;
Thence North 0 degrees 04' 40" East, 416 feet;
Thence North 89 degrees 55' 20" West 238 feet;
Thence South 0 degrees 04' 40" West, 416 feet;
Thence South 89 degrees 55' 20" East 30 feet to the point of beginning;

Excepting therefrom that portion thereof conveyed to the County of Riverside by Deed recorded March 13, 1974, as Instrument No. 29075 of Official Records of Riverside County, California.

executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in the counties set forth below, and in the book and at the page of Official Records in the office of the county recorder where said property is located, noted below opposite the name of each county, viz:

Table with columns: COUNTY, DATE, BOOK, PAGE, COUNTY, DATE, BOOK, PAGE, COUNTY, DATE, BOOK, PAGE. Rows include Imperial, Kern, Riverside, San Bernardino, San Luis Obispo, San Diego, Santa Barbara, Los Angeles.

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth. Further, in addition to the proceeds recited in provision 12 of the aforementioned fictitious Deed of Trust, should the Trustor default in any obligation secured by the within Deed of Trust, the Beneficiary may, at its option, declare all sums secured hereby immediately due and payable by executing or causing the Trustee to execute a written Notice of Default and of election to cause said property to be sold, which notice Beneficiary or Trustee shall cause to be filed for record.

In the event of sale or transfer of the real property, or any part thereof, described in the Deed of Trust securing this Note, the indebtedness secured hereby together with the prepayment consideration, if the aforesaid event is voluntary, involuntary or results from default on the part of the Trustor, then, at the option of the Beneficiary, without demand or notice, shall immediately become due and payable.

STATE OF CALIFORNIA,
COUNTY OF Riverside
On June 18, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Tony C. Tafolla

Signature of Trustor
Tony C. Tafolla

known to me to be the person whose name is subscribed to the within instrument and acknowledged that executed the same.
WITNESS my hand and official seal.
Signature Ellen H. Quinn
Name (Typed or Printed)



(This area for official notarial seal)

FOR USE IN ONLY THE COUNTIES LISTED ABOVE

239396

RECORDING REQUESTED BY  
RPST  
AND WHEN RECORDED MAIL TO:  
RPST  
P.O. Box 5603a  
Riverside, CA 92517

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

JUN 23 1993

Recorded in Official Records  
of Riverside County, California

W. J. [Signature] Recorder  
Fees \$ [Signature]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Deed of Trust

For Value Received, the undersigned hereby grants, assigns and transfers to Rynaal & Rynaal Law Corporation Profit Sharing Trust all beneficial interest under that certain Deed of Trust dated June 17, 1986, executed by Tony C. Tafolla, Trustor, to Rivco Corporation, Trustee, and recorded as Instrument No. 148826 on June 26, 1986 in book 1986, page 148826, of Official Records in the County Recorder's office of Riverside County, California, describing land therein as:

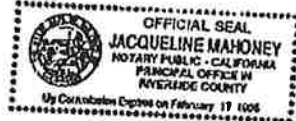
SEE LEGAL ATTACHED AND MADE A PART HEREOF

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated 11-13-92  
STATE OF CALIFORNIA, )  
COUNTY OF Riverside ) SS.  
On 11-13-92 before me,  
Jacqueline Mahoney

MAB, INC. Beneficiary  
James L. Cox, Jr. President

a Notary Public in and for said State, personally appeared James L. COX, JR., (known to me) (or proved to me on the basis of satisfactory evidence) to be the President, and James L. Cox, Jr., (known to me) (or proved to me on the basis of satisfactory evidence) to be the Secretary of the corporation that executed the within instrument, (known to me) (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



WITNESS my hand in official seal.

Signature Jacqueline Mahoney

(This area for official notarial seal)

239396

62393

7/17/07 10:15

623-13

That portion of the North half of the Southeast quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof described as follows: Beginning on the Westerly line of the Northeast quarter of said Southeast quarter at a point 224.74 feet Northerly from the Southwest corner of the Northeast quarter of said Southeast quarter; thence South 89 degrees 55' 20" East, 208 feet; thence North 0 degrees 04' 40" East, 416 feet; thence North 89 degrees 55' 20" West, 238 feet; thence South 0 degrees 04' 40" West, 416 feet; thence South 89 degrees 55' 20" East, 30 feet to the point of beginning;

Excepting therefrom that portion thereof conveyed to the County of Riverside, by deed recorded March 13, 1974 as Instrument No. 29075, of official records of Riverside County, California.

225

469079

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

John D. Wahlm  
BEST, BEST & KRIEGER  
P. O. Box 1028  
Riverside, CA 92502

RECEIVED FOR RECORD AT 8:00 O'CLOCK

DEC 16 1994

9  
Placed in Office Files of Records Clerk, Recorder, Form 6

12 16 94

ASSIGNMENT OF NOTE AND DEED OF TRUST

FOR VALUE RECEIVED, the undersigned, FRED H. RYNEAL, as Trustee of the RYNEAL & RYNEAL, A LAW CORPORATION PROFIT-SHARING TRUST, as assignor, hereby assigns and transfers to FRED H. RYNEAL, as assignee, and to assignee's successors or assigns, all of his right, title and interest as beneficiary under that certain deed of trust dated June 17, 1986 and executed by Tony C. Tafolla, trustor, to RIVCO Corporation, trustee, and recorded as Instrument No. 148828 on June 26, 1986, Official Records in the Office of the County Recorder of Riverside County, State of California, covering the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assignor also assigns and transfers to assignee all of his right, title and interest in and to the promissory note and security agreement described therein.

DATED: 12/2/94

RYNEAL & RYNEAL, A LAW CORPORATION  
PROFIT-SHARING TRUST

By: Fred H Ryneal  
FRED H. RYNEAL, Trustee

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

On Dec. 2, 1994, before me, the undersigned notary public, personally appeared FRED H. RYNEAL,  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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

CAPACITY CLAIMED BY SIGNER:  
 Individual(s)  
 Corporate Officer(s)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Subscribing Witness  
 Guardian/Conservator  
 Other  
SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

WITNESS my hand and official seal.  
Signature of Notary  
LKA242783



THIS MICROFILM COPYRIGHTED 1994 BY SECURITY UNION TITLE INSURANCE COMPANY, ORANGE MICROGRAPHICS DIVISION.

EXHIBIT 'A'

LEGAL DESCRIPTION

That portion of the North half of the Southeast quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof described as follows:

Beginning on the Westerly line of the Northeast quarter of said Southeast quarter at a point 224.74 feet Northerly from the Southwest corner of the Northeast quarter of said Southeast quarter;  
THENCE South 89 degrees 55' 20" East 200 feet;  
THENCE North 0 degrees 04' 40" East 416 feet;  
THENCE North 89 degrees 55' 20" West 238 feet;  
THENCE South 0 degrees 04' 40" West 416 feet;  
THENCE South 89 degrees 55' 20" East 30 feet to the point of beginning;

Excepting therefrom that portion thereof conveyed to the County of Riverside by deed recorded March 13, 1974 as Instrument No. 29075 of Official Records of Riverside County, California.

19940313-07  
12 16 94

THIS MICROFILM CONVERTED 1994  
BY SECURITY UNION TITLE INSURANCE COMPANY, ORANGE MICROGRAPHICS DIVISION.

RECORDING REQUESTED BY

185787

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAY 20 1996

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fee \$

AND WHEN RECORDED MAIL TO

NAME Mary A. Cox  
ATT TITLE COMPANY  
6845 Brockton Avenue  
Riverside, CA 92508  
STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

6517

### Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to  
Mary A. Cox, an unmarried woman  
all beneficial interest under that certain Deed of Trust dated June 17, 1986  
executed by Rony C. Tafolla

to RIVCO CORPORATION, a California corporation  
and recorded as Instrument No. 148826 on June 26, 1986  
page --- of Official Records in the County Recorder's office of Riverside  
California, describing land therein as:

. Trustor  
. Trustee,  
in book ---  
County.

~~See legal description attached hereto as Exhibit A and made a part hereof.~~  
As described in said deed of trust

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with  
interest, and all rights accrued or to accrue under said Deed of Trust.

Dated January 15, 1996

Fred H. Ryneal  
Fred H. Ryneal

STATE OF CALIFORNIA  
COUNTY OF Riverside } s.s.  
On March 29, 1996 before me,  
Mary L. Abell

a Notary Public in and for said County and State, personally appeared  
Fred H. Ryneal

personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) being 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 Mary L. Abell

FOR NOTARY SEAL OR STAMP

MARY L. ABELL  
Comm # 1047193  
NOTARY PUBLIC - CALIFORNIA  
Riverside County  
Exp. 11/11/98

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

070-007 (8-85)

185787

5 20 96

THIS MICROFILM CONTAINS  
1996 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROFILMS DIVISION

RIVERSIDE



185788  
RECEIVED FOR RECORD  
AT 8:00 O'CLOCK  
MAY 20 1996  
6  
5 20 96  
RIVERSIDE

RECORDING REQUESTED BY

185788

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAY 20 1996

Notary Public  
of Riverside County, California  
Recorder  
Fees \$ 6

AND WHEN RECORDED MAIL TO

NAME Mary A. Cox  
ADDRESS ATI TITLE COMPANY!  
6845 Brockton Avenue  
CITY & STATE Riverside, CA 92506

6517

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Leo J. Giroir, Jr., Pledgeholder, under that Pledge Agreement dated 3/18/96 between Cox, et al & Rynearl, et al all beneficial interest under that certain Deed of Trust dated June 17, 1986 executed by Tony C. Tafolla

to RIVCO CORPORATION, A California Corporation on June 26, 1986 in book \_\_\_\_\_ County, California, describing land therein as:

See legal Description attached hereto as Exhibit "A" and made a part hereof.  
As described in said Deed of Trust

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

Dated January 15, 1996

Mary A. Cox  
Mary A. Cox

STATE OF CALIFORNIA  
COUNTY OF Riverside } s.s.

On March 19, 1996 before me,

Mary L. Abell  
a Notary Public in and for said County and State, personally appeared  
Mary A. Cox

personally known to me (or 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, and that he/she/they are the person(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 Mary L. Abell

FOR NOTARY SEAL OR STAMP

MARY L. ABELL  
Comm. # 1047103  
NOTARY PUBLIC - CALIFORNIA  
Riverside County  
My Comm. Expires Dec. 11, 1998

This Order No \_\_\_\_\_ Escrow No \_\_\_\_\_

Public Record

FNT

DOC # 2002-458986

08/20/2002 08:00A Fee:12.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

Recording Requested By:

When Recorded Mail To:

MARY A. COX, TRUSTEE  
P.O. BOX 372  
BURLINGTON, VERMONT 05402-0372



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

010

NOTE: This Assignment should be kept with the Note and Deed of Trust hereby assigned

ASSIGNMENT OF DEED OF TRUST

T  
AG

T  
R

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to MARY A. COX, TRUSTEE, JAMES L. COX, JR. IRREVOCABLE TRUST UDT DECEMBER 30, 1991, all beneficial interest under that certain Deed of Trust dated JUNE 17, 1986 executed by TONY C. TAFOLLA and recorded on JUNE 26, 1986 as Instrument No. 148826 of Official Records of RIVERSIDE County, State of California, and described as follows:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF AND MORE FULLY DESCRIBED, AS SET OUT ON THE ABOVE DEED OF TRUST.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: July 11, 2002

*Mary A. Cox*  
Mary A. Cox,

STATE OF VERMONT  
County of CHITTENDEN ) ss.

On the 11<sup>TH</sup> day of JULY, 2002, before me the undersigned a Notary Public in and for said County personally appeared

*MARY A. COX*  
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.

*Mark M. Rosenthal*  
2/10/03



NOTARY PUBLIC  
MY COMMISSION EXPIRES  
2/10/03

*MARK M. ROSENTHAL*

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Mark M. Rosenthal  
Commission #: N/A  
County where bond is filed: Chittenden  
Date Commission Expires: 2-10-03  
Place of Execution: Vermont  
Date: 08/20/02  
Signature: [Handwritten Signature]



2002-458986  
08/20/2002 08:00A  
2 of 2

DOC # 2004-0286313

04/20/2004 08:00A Fee:9.00

Page 1 of 1

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



Lagunita Investments, LLC  
P.O. Box 5672  
Balboa Island, CA 92662

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC.
	1		1		1				
A	R	L				COPY	LONG	REFUND	NCHG EXAM

9

### Assignment of Deed of Trust

For Value Received, the undersigned hereby grants, assigns and transfers to Lagunita Investments, LLC, all his beneficial interest under that certain Deed of Trust dated June 17, 1986, executed by Tony C. Tafolla, Trustor, and recorded June 26, 1986 as Instrument No. 148826, of Official Records in the County Recorder's office of Riverside County, California, describing land therein as:



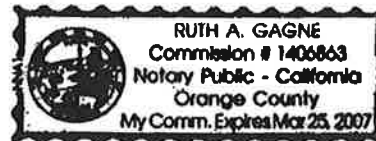
**That Portion of the North Half of the Southeast Quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof and more fully described, as set out on the above Deed of Trust.**

**Together** with the note so described or referred to, the money due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated April 19, 2004

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss,  
On April 19 2004 before me,  
the undersigned, a Notary Public in and  
for said State, personally appeared  
Joseph K. Cox, proved to me on the basis of  
satisfactory evidence to be the person whose  
name is subscribed to the within instrument  
and acknowledged that he executed the same.  
WITNESS my hand and official seal.

Joseph K. Cox



Public Record

DOC # 2004-0286314  
04/20/2004 08:00A Fee:7.00  
Page 1 of 1

Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



7

WHEN RECORDED MAIL TO:  
Custom Realty Services, Inc.  
P.O. Box 5875  
Balboa Island, CA 92662

M	S	U	PAGE	SIZE	DA	POOR	NOCOR	SMF	MISC.
A	R	L				COPY	LONG	REFUND	NCHG

### Substitution of Trustee

The undersigned, Lagunita Investments, LLC, as owner and holder of the note secured by the Deed of Trust hereinafter referred to, and dated: June 17, 1986 made by Tony C. Tafolla, Trustor, to Rivco Corporation, Trustee, for MAB, Inc., Beneficiary,

C  
DP

Which said Deed of Trust was recorded June 26, 1986, Instrument No. 148826, Official Records of Riverside County, California, hereby substitutes Custom Realty Services, Inc., as Trustee in lieu of the Trustee named therein.

Substituted Trustee does hereby have vested all the rights; legal title and powers formerly vested in the original Trustee.

Dated April 19, 2004

Lagunita Investments, LLC

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss,  
On April 19 2004 before me,  
the undersigned, a Notary Public in and  
for said State, personally appeared  
Joseph K. Cox, proved to me on the basis of  
satisfactory evidence to be the person whose  
name is subscribed to the within instrument  
and acknowledged that he executed the same,  
in his authorized capacity.  
WITNESS my hand and official seal.

By:   
Joseph K. Cox, Member



Public Record

RECORDING REQUESTED BY  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO  
Mary A. Cox, Trustee  
P. O. Box 372  
Burlington, VT. 05402-0372

DOC # 2005-0175365  
03/04/2005 08:00A Fee:9.00  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



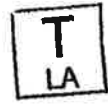
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

T-1

### IMPORTANT NOTICE

NOTE: After having been recorded, this Assignment should be kept with the Note and the Deed of Trust hereby assigned.

9



### ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to MARY A. COX, TRUSTEE OF THE JAMES L. COX, JR. IRREVOCABLE TRUST UDT DECEMBER 30, 1991 all beneficial interest under that certain Deed of Trust dated 06/17/1986, executed by TONY C. TAFOLLA as Trustor; to RIVCO CORPORATION, A CALIFORNIA CORPORATION, as Trustee; and Recorded on 06/26/1986, Instrument 148826 of official records in the Office of the County Recorder of RIVERSIDE County, California.

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein.

DATE: 1/26/05

Leo J. Giroir, Jr., Pledgeholder, under that Pledge Agreement dated 3/18/96

STATE OF CALIFORNIA

COUNTY OF Riverside

On Jan. 26, 2005 before me Shelly A. Seebold, a Notary Public in and for said county, personally appeared LEO J. GIROIR, JR. 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

Shelly A. Seebold  
Notary Public in and for said County and State



RECORDING REQUESTED BY  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO  
Mary A. Cox, Trustee  
P. O. Box 372  
Burlington, VT. 05402-0372

DOC # 2005-0175366

03/04/2005 08:00A Fee:9.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



T-2

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		1		1				
A	R	L				COPY	LONG	REFUND	NCHG EXAM

**IMPORTANT NOTICE**

NOTE: After having been recorded, this Assignment should be kept with the Note and the Deed of Trust hereby assigned.

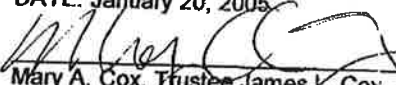
9 T  
LA

**ASSIGNMENT OF DEED OF TRUST**

**FOR VALUE RECEIVED**, the undersigned hereby grants, assigns and transfers to JOSEPH K. COX all beneficial interest under that certain Deed of Trust dated 06/17/1986, executed by TONY C. TAFOLLA as Trustor; to RIVCO CORPORATION A CALIFORNIA CORPORATION, as Trustee; and Recorded on 06/26/1986, Instrument No. 148826 of official records in the Office of the County Recorder of RIVERSIDE County, California.

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein.

DATE: January 20, 2005

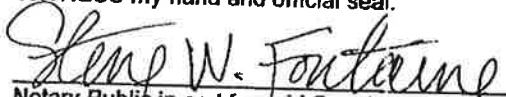
  
Mary A. Cox, Trustee James L. Cox, Jr.  
Irrevocable Trust UDT 12/10/91

STATE OF VERMONT

COUNTY OF CHITTENDEN

On 1/22/05 before me, Steve W. Fontaine a Notary Public in and for said county, personally appeared MARY A. COX 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.

  
Notary Public in and for said County and State

STEVE W. FONTAINE  
Notary Public, Vermont  
My Commission Expires 2/10/07

Metier Realty, Inc.  
P.O. Box 5672  
Newport Beach, CA 92662

DOC # 2005-1043257  
12/19/2005 08:00A Fee:9.00  
Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC.
A	R	L							

### Assignment of Deed of Trust

For Value Received, the undersigned hereby grants, assigns and transfers to Metier Realty, Inc., all beneficial interest under that certain Deed of Trust dated June 17, 1986, executed by Tony C. Tafolla, Trustor, and recorded June 26, 1986 as Instrument No. 148826, of Official Records in the County Recorder's office of Riverside County, California, describing land therein as:

10

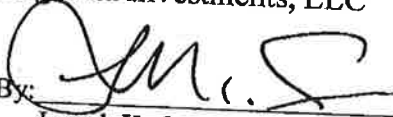
C  
LD

**That Portion of the North Half of the Southeast Quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof and more fully described, as set out on the above Deed of Trust.**

**Together** with the note so described or referred to, the money due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

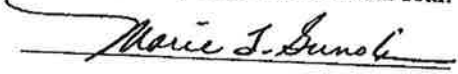
Dated December 13, 2005

Lagunita Investments, LLC

By:   
Joseph K. Cox Member

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss,  
On December 16, 2005 before me,  
the undersigned, a Notary Public in and  
for said State, personally appeared  
Joseph K. Cox, proved to me on the basis of  
satisfactory evidence to be the person whose  
name is subscribed to the within instrument  
and acknowledged that he executed the same  
in his authorized capacity.  
WITNESS my hand and official seal.







Annette Johnston  
P.O. Box 22436  
Hilton Head, SC 29925-2436

DOC # 2005-1043258

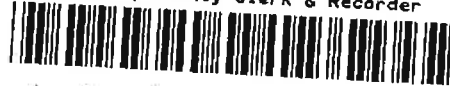
12/19/2005 08:00A Fee:9.00

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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					1				LD
A	R	L				COPY	LONG	REFUND	NCHG EXAM

**Assignment of Deed of Trust**

10

For Value Received, the undersigned hereby grants, assigns and transfers to Annette K. Johnston, Trustee of the H-1 Trust, all beneficial interest under that certain Deed of Trust dated June 17, 1986, executed by Tony C. Tafolla, Trustor, and recorded June 26, 1986 as Instrument No. 148826, of Official Records in the County Recorder's office of Riverside County, California, describing land therein as:

C  
LD

**That Portion of the North Half of the Southeast Quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof and more fully described, as set out on the above Deed of Trust.**

Together with the note so described or referred to, the money due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated December 13, 2005

Metier Realty, Inc.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss,  
On December 16, 2005 before me,  
the undersigned, a Notary Public in and  
for said State, personally appeared Colleen  
K. Kerrigan, proved to me on the basis of  
satisfactory evidence to be the person whose  
name is subscribed to the within instrument  
and acknowledged that she executed the same  
in her authorized capacity.  
WITNESS my hand and official seal.

By: Colleen K. Kerrigan  
Colleen K. Kerrigan President

Marie T. Gurrola



DOC # 2010-0096676

03/03/2010 08:00A Fee:21.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Herbert Johnson  
28064 Palm Villa Drive  
Menifee, CA 92584



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	043

### Assignment of Deed of Trust

(cc)

For Value Received, the undersigned hereby grants, assigns and transfers to Herbert Johnson all beneficial interest under that certain Deed of Trust dated June 17, 1986, executed by Tony C. Tafolla, Trustor, and recorded June 26, 1986 as Instrument No. 148826, of Official Records in the County Recorder's office of Riverside County, California, describing land therein as:

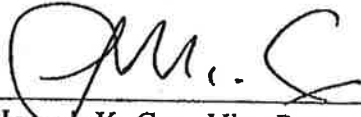
C  
043

**That Portion of the North Half of the Southeast Quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof and more fully described, as set out on the above Deed of Trust.**

**Together with the note so described or referred to, the money due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.**

Dated January 28, 2010

Metier Realty, Inc.

By:   
Joseph K. Cox, Vice Pres.

See California All Purpose  
Acknowledgement attached

**Certificate Of Acknowledgment**

State of California  
County of Orange  
On February 5, 2010, before me, Kim Guindazola, a Notary Public,  
personally appeared Joseph K. Cox (name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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.

Signature Kim Guindazola

(Seal)



Re: Assignment of Deed of Trust

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Oceana Financial Services  
Address 10717 Indiana Ave.  
City & State Riverside CA 92503

58348

RECEIVED FOR RECORD  
AT 3:00 O'CLOCK P.M.

FEB 21 1991

Recorded by Official Recorder  
at Recorder's Office, California  
Riverside  
Page 8

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 7th day of February 1991, between

Darin L. Clagy and Yvonne D. Clagy, herein called TRUSTOR,  
whose address is, 22640 Forest Street, Perris California 92370  
(number and street) (city) (state) (zip)

RIVCO CORPORATION a California corporation, herein called TRUSTEE, and

OCEANA FINANCIAL SERVICES, herein called BENEFICIARY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Riverside County, California, described as:

SEE LEGAL ATTACHED AND MADE PART HEREOF

THIS IS A SECOND TRUST DEED

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$24993.00 executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in the counties set forth below, and in the book and at the page of Official Records in the office of the county recorder where said property is located, noted below opposite the name of such county, viz.:

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
IMPERIAL	2/10/68	1267	574	ORANGE	9/6/68	8714	147	SAN BERNARDINO	9/6/68	7090	14
KEEN	9/6/68	4195	363	VENTURA	9/8/68	3963	84	SAN LUIS OBISPO	9/10/68	1489	429
RIVERSIDE	9/10/68	ACCOUNT - 87087 YEAR 1968		SAN DIEGO	9/10/68	SERIES 9 BOOK 1968 PAGE 155620		SANTA BARBARA	9/6/68	2264	822
								LOS ANGELES	8/29/68	Y 5810	842

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth. Further, in addition to the procedure recited in provision 12 of the aforementioned fictitious Deed of Trust, should the Trustor default in any obligation secured by this Deed of Trust, the Beneficiary may, at its option, declare all sums secured hereby immediately due and payable by executing or causing the Trustee to execute a written Notice of Default and of election to cause said property to be sold, which notice Beneficiary or Trustee shall cause to be filed for record.

In the event of sale or transfer of the real property, or any part thereof, described in the Deed of Trust securing this Note, the indebtedness secured hereby together with the prepayment consideration, if the aforesaid event is voluntary, involuntary or results from default on the part of the Trustor, then, at the option of the Beneficiary, without demand or notice, shall immediately become due and payable.

STATE OF CALIFORNIA, } SS.  
COUNTY OF Riverside }  
On February 20, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared

\* Darin L. Clagy \* and  
\* Yvonne D. Clagy \* \* \*

to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature of Charlotte E. Johnston  
Charlotte E. Johnston  
Name (Typed or Printed)

Signature of Trustor  
Darin L. Clagy  
Yvonne D. Clagy



(This area for official notarial seal)

FOR USE IN ONLY THE COUNTIES LISTED ABOVE

22640 FOREST STREET

Feb. 21, 1991

R. 99074-7

20000720

Feb. 21, 1991

That portion of the North half of the Southeast Quarter of Section 27, Township 4 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof described as follows:

Beginning on the Westerly line of the Northeast Quarter of said Southwest Quarter at a point 224.74 feet Northerly from the Southwest corner of the Northeast Quarter of said Southeast Quarter:

- THENCE South 89 degrees 55' 20" East 208 feet;
- THENCE North 00 degrees 04' 40" East 416 feet;
- THENCE North 89 degrees 55' 20" West 238 feet;
- THENCE South 00 degrees 04' 40" West 416 feet;
- THENCE South 89 degrees 55' 20" East 30 feet to the point of beginning;

EXCEPTING THEREFROM that portion thereof conveyed to the County of Riverside by Deed recorded March 13, 1974, as Instrument No. 29075 of Official Records of Riverside County, California.



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

JOHN BOYD  
Director

CASES #: CV09-12651/ CV09-12652 \_\_\_\_\_

PROPERTY SITUS: 22640 Forrest Rd., Perris CA

A.P.N.: 323-060-013

DRAWN BY: J. Morris

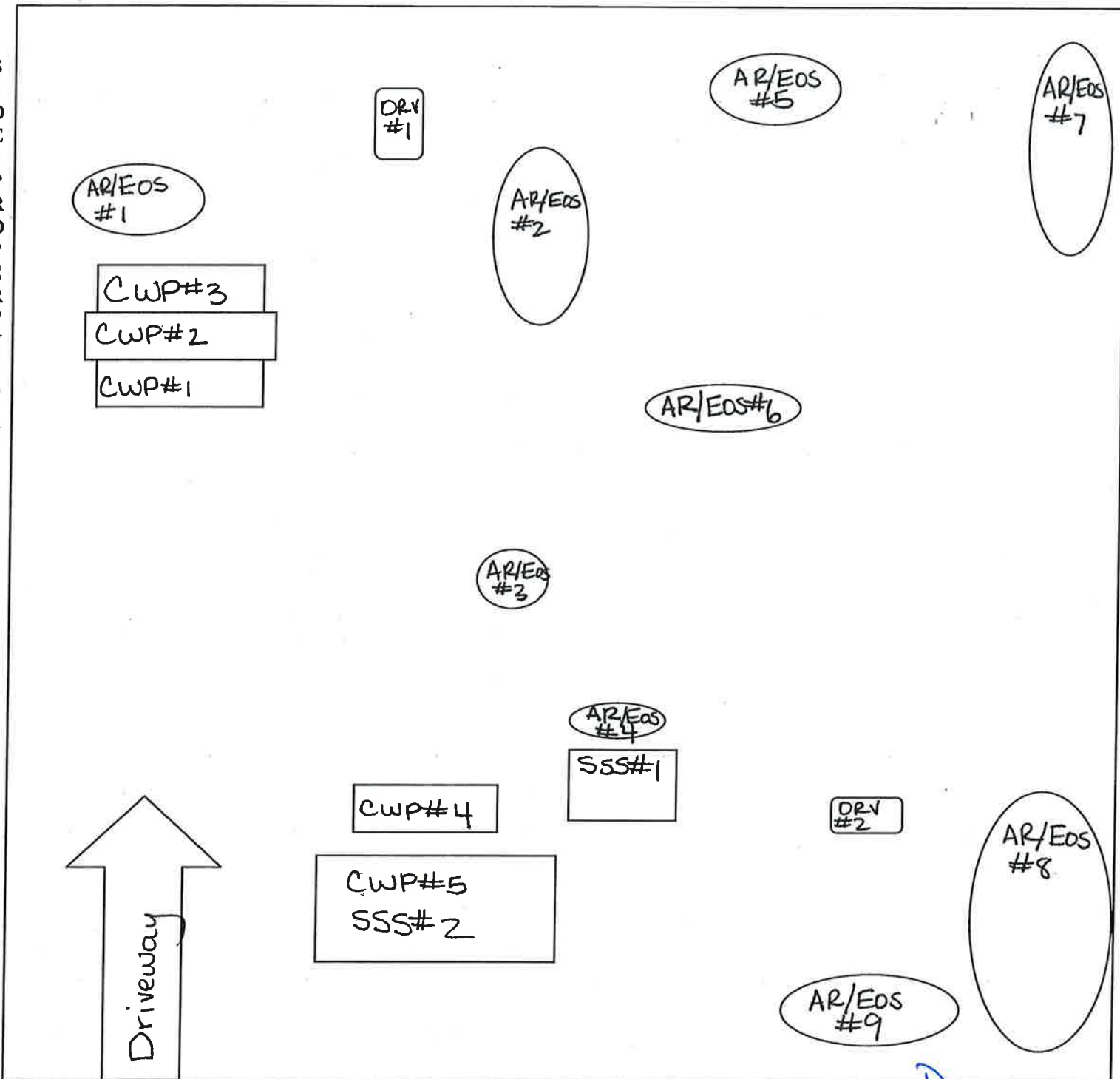
DATE: 2/18/10

Provide North Arrow: \_\_\_\_\_

REAR PROPERTY LINE

S  
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NOT TO SCALE

FRONT PROPERTY LINE

EXHIBIT NO. D



SSS#1-NOD#10, #12, #13, #14, and #17-JMorris 2/18/10 - 02/18/2010

EXHIBIT NO. D<sup>2</sup>



SSS#2-NOD#13, #14, #17, and #19-JMorris 2/18/10 - 02/18/2010

EXHIBIT NO. D<sup>3</sup>





SSS#2-NOD#12, #13, #14, #17, and #19-JMorris 2/18/10 - 02/18/2010

EXHIBIT NO.     D<sup>4</sup>



SSS#2-NOD#10, #11-JMorris 2/18/10 - 02/18/2010

**EXHIBIT NO.** D<sup>5</sup>



SSS#2-NOD#11-JMorris 2/18/10 - 02/18/2010

EXHIBIT NO.         D6



SSS#2-NOD#19-JMorris 2/18/10 - 02/18/2010

**EXHIBIT NO.**     D<sup>7</sup>



SSS#2-NOD#9-JMorris 2/18/10 - 02/18/2010

**EXHIBIT NO.**           D8



SSS#2-NOD#6-JMorris 2/18/10 - 02/18/2010

EXHIBIT NO. D<sup>9</sup>



SSS#2-NOD#12, #13, and #14-JMorris 2/18/10 - 02/18/2010

EXHIBIT NO. D<sup>10</sup>



SSS#1 remains-JMorris 4/1/10 - 04/01/2010

EXHIBIT NO.     D<sup>11</sup>





SSS#2 remains-JMorris 4/1/10 - 04/01/2010

EXHIBIT NO. D12



SSS#1 remains-JMorris 6/25/10 - 06/25/2010

**EXHIBIT NO.** DB



SSS#2 remains-JMorris 6/25/10 - 06/25/2010

EXHIBIT NO. D14