

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

8258



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
May 13, 2010

**SUBJECT:** Statement of Expense [Case No. CV 08-02981]  
Subject Property: 25080 Juniper Flats Road, Homeland; BEOOL / FIRST REGIONAL BANK  
APN: 457-120-036  
District Five

**RECOMMENDED MOTION:** Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish) in the above-referenced matter to be five thousand, one hundred, eighty-nine dollars and ten cents (US \$5,189.10);
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 541(RCC Chapter 8.120) and 725(RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

*L. Alexandra Fong*  
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>	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

APPROVE

County Executive Office Signature

BY: *Tina Grande*  
Tina Grande

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with staff to work with property owner on a payment plan.

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

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

9.20

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

Departmental Concurrence

Consent  
 Policy  
 Dept't Recomm.:  
 Per Exec. Ofc.:

Statement of Expense [Case No. CV 08-02981]

Subject Property: 25080 Juniper Road, Homeland; BEOOL / FIRST REGIONAL BANK

APN: 457-120-036

District Five

The Riverside Code Enforcement Department issued a Notice of Violation on April 13, 2008. Additionally, Notices of Violation and Orders to Remove Rubbish were issued on April 25, 2008, July 16, 2008 and August 18, 2008. After expiration of the thirty-day (30) stay of execution of the Order to Remove, on or about Nov. 19, 2008, the rubbish and debris located on the subject property was abated under direction of the Riverside County Code Enforcement Department.

The property has a delinquent tax status as of 2008.

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

**BOARD OF SUPERVISORS  
PUBLIC HEARING**

**January 11, 2011  
(Continued 9.10 of Dec. 7, 2010)**

**AGENDA ITEM NO. 9.20**

**Supplemental Documents**

**Statement of Expense  
25080 Juniper Flats Road, Homeland  
Case No. CV 08-02981**

**DISTRICT 5**

2011 JAN 10 9:11 AM

2011-1-104930

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

3960 ORANGE STREET, 5<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363

December 9, 2010

## CONTINUATION NOTICE OF HEARING RE: STATEMENT OF EXPENSE

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

Subject Property: 25080 Juniper Flats Rd., Homeland  
Case No.: CV 08-02981; BEOOL/FIRST REG. BANK SOUTH  
APN: 457-120-036

**NOTICE IS HEREBY GIVEN** that a hearing that was held before the Riverside County Board of Supervisors on **Tuesday, December 7, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, **has been continued to Tuesday, January 11, 2011, at 9:30 a.m.** at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulation of rubbish located on your real property commonly described as 25080 Juniper Flats Rd., Homeland, Riverside County, California and more particularly described as Assessor's Parcel Number 457-120-036.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **five thousand, one hundred, eighty-nine dollars and ten cents, (US \$5,189.10)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 9:00 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  
County Counsel

  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV08-02981  
 OWNER: WALEED BEOOL, ALIA BEOOL & FIRST REGIONAL BANK  
 SITUS: 25080 JUNIPER FLATS RD, HOMELAND, CA. 92548  
 APN: 457-120-036-2  
 SUPERVISORIAL DISTRICT:  
 AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
 541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)


Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR  
 SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR  
 OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR  
 TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

DATE	DESCRIPTION	HOURS	AMOUNT
04/03/08 - 11/19/08	CV08-02981: Officers- Jurden / Lyon - Field Investigation/File Maintenance	3.4	\$359.80
12/31/09	Officer research, report writing, records preparation & processing		\$163.50
12/31/09	Prepare release documentation		\$63.50
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$586.80</b>
	<b>COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs</b>	1.4	\$195.30
	<b>CONTRACTOR SERVICES-</b>		
11/18/08	Dakeno Inc. - Trash removal		\$4,200.00
04/08/08	First American Title - Lot Book Report		\$150.00
03/23/10	Lot/Title Report - RZ Title Services Inc.		\$57.00
<b>TOTAL COSTS DUE</b>			<b>\$5,189.10</b>

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

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

  
 \_\_\_\_\_  
 Cuong Pham  
 Code Enforcement Department

**EXHIBIT NO.**     A

# NOTICE LIST

Subject Property: 25080 Juniper Flats Rd., Homeland; Case No.: CV 08-02981;  
 APN: 457-120-036; District 5

WALEED BEOOL  
 1411 EAST DEL AMO BLVD  
 CARSON CA 90746

WALEED & ALIA BEOOL  
 25080 JUNIPER FLATS ROAD  
 HOMELAND CA 92548

WALEED & ALIA BEOOL  
 490 PACIFIC COAST HIGHWAY  
 SEAL BEACH CA 90740

FIRST REGIONAL BANK  
 1801 E CENTURY PARK  
 NO 800  
 LOS ANGELES CA 90067

FIRST REGIONAL BANK  
 515 FLOWER STREET  
 SUITE 1200  
 LOS ANGELES CA 90071

<b>SENDER: COMPLETE THIS SECTION</b> <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>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
1. Article Addressed to:  WALEED & ALIA BEOOL 490 PACIFIC COAST HIGHWAY SEAL BEACH CA 90740		A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domestic Return Receipt		B. Received by (Printed Name) C. Date of Delivery	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		2010 90740-96999	
Article Number: 7010 1670 0001 7232 5655		102595-02-M-1540	

<b>SENDER: COMPLETE THIS SECTION</b> <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>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
1. Article Addressed to:  WALEED BEOOL 1411 EAST DEL AMO BLVD CARSON CA 90746		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domestic Return Receipt		B. Received by (Printed Name) C. Date of Delivery	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		2010 90740-96999	
Article Number: 7010 1670 0001 7232 5648		102595-02-M-1540	



[Track & Confirm](#)   [FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7010 0290 0002 1422 4923**  
Service(s): **Certified Mail™**  
Status: **Arrival at Unit**

Your item arrived at 7:32 am on December 10, 2010 in LOS ANGELES, CA 90024. No further information is available for this item.

### 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](#)

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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	Mailed 12/9/10  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: FIRST REGIONAL BANK Street, Apt. 1: 1801 E CENTURY PARK or PO Box #: NO 800 City, State, ZIP: LOS ANGELES CA 90067			
PS Form 3800, August 2006		See Reverse for Instructions	

7010 0290 0002 1422 4923





**PROOF OF SERVICE**

Case No. CV 08-02981

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, 5<sup>th</sup> Floor, Riverside, California 92501.

That on December 9, 2010, I served the following document(s):

- CONTINUATION NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- STATEMENT OF EXPENSE WORKSHEET

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

**OWNERS OR INTERESTED PARTIES  
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

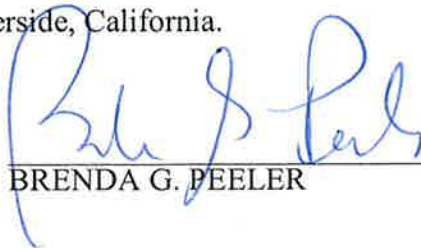
XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California,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

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

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

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

EXECUTED ON December 9, 2010, at Riverside, California.

  
\_\_\_\_\_  
BRENDA G. PEELER



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

December 10, 2010

RE CASE NO: CV0802981

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 12/10/10 at 11:10am, I securely and conspicuously posted CONTINUATION OF NOTICE OF HEARING RE: STATEMENT OF EXPENSE, STATEMENT OF EXPENSE & NOTICE LIST at the property described as:

**Property Address:** 25080 JUNIPER FLATS RD, HOMELAND

**Assessor's Parcel Number:** 457-120-036

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

Executed on December 10, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By:   
Lori Lyon, Code Enforcement Officer

**BOARD OF SUPERVISORS  
PUBLIC HEARING**

**August 31, 2010  
(Continued 9.12 of 5/25/09)**

**AGENDA ITEM NO. 9.9**

**Supplemental Documents**

**Statement of Expense  
25080 Juniper Flats Road, Homeland  
Case No. CV 08-02981**

**DISTRICT 5**

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

3960 ORANGE STREET, 5<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363

May 27, 2010

## CONTINUATION NOTICE OF HEARING RE: STATEMENT OF EXPENSE

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

Subject Property: 25080 Juniper Flats Rd., Homeland  
Case No.: CV 08-02981; BEOOL/FIRST REG. BANK SOUTH  
APN: 457-120-036

**NOTICE IS HEREBY GIVEN** that a hearing that was held before the Riverside County Board of Supervisors on **Tuesday, May 25, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, **has been continued to Tuesday, August 31, 2010, at 9:30 a.m.** at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulation of rubbish located on your real property commonly described as 25080 Juniper Flats Rd., Homeland, Riverside County, California and more particularly described as Assessor's Parcel Number 457-120-036.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **five thousand, one hundred, eighty-nine dollars and ten cents, (US \$5,189.10)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 9:00 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  
County Counsel

  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense



**CC NTY OF RIVERSIDE**  
**Code Enforcement Administration**  
**STATEMENT OF EXPENSE WORKSHEET**



**CASE NUMBER:** CV08-00935  
**OWNER:** HORACIO RODRIGUEZ & ZORAIDA RODRIGUEZ  
**SITUS:** 1 PARCEL EAST OF 23410 MEADOW LANE, PERRIS, CA  
**APN:** 325-080-003-5  
**SUPERVISORIAL DISTRICT:** 5  
**AUTHORITY:** RIVERSIDE COUNTY ORDINANCE NO(s).  
 541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)

Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR  
 SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR  
 OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR  
 TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
03/11/08 - 08/19/08	CV08-00935: Officers- Dietrich / Jurden / McMullen - Field Investigation/File Maintenance	4.5	\$436.50
06/02/09	Officer research, report writing, records preparation & processing		\$163.50
06/02/09	Prepare release documentation		\$63.50
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$663.50</b>
	<b>COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs</b>	1.4	\$195.30
	<b>CONTRACTOR SERVICES-</b>		
08/19/08	Larios Builders Inc. - Property clean-up		\$2,700.00
03/23/10	Lot/Title Report - RZ Title Services Inc.		\$114.00
<b>TOTAL COSTS DUE</b>			<b>\$3,672.80</b>

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

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

  
 \_\_\_\_\_  
 Cuong Pham  
 Code Enforcement Department

# NOTICE LIST

Subject Property: 25080 Juniper Flats Rd., Homeland; Case No.: CV 08-02981;  
 APN: 457-120-036; District 5

WALEED & ALIA BEOOL  
 25080 JUNIPER FLATS ROAD  
 HOMELAND CA 92548

WALEED & ALIA BEOOL  
 490 PACIFIC COAST HIGHWAY  
 SEAL BEACH CA 90740

FIRST REGIONAL BANK  
 1801 E CENTURY PARK  
 NO 800  
 LOS ANGELES CA 90067

FIRST REGIONAL BANK  
 515 FLOWER STREET  
 SUITE 1200  
 LOS ANGELES CA 90071

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

2. Article Number (Transfer from service label) **7009 3410 0000 1318 3213**

1. Article Addressed to:  
 FIRST REGIONAL BANK  
 515 FLOWER STREET  
 SUITE 1200  
 LOS ANGELES CA 90071

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

4. Restricted Delivery? (Extra Fee)  Yes

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *Venivice* C. Date of Delivery *1/17/10*

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

*CV08-02981 (Beool) 1st RRG) SFC 4*

**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:  
 WALEED & ALIA BEOOL  
 490 PACIFIC COAST HIGHWAY  
 SEAL BEACH CA 90740

2. Article Number (Transfer from service label) **7009 3410 0000 1318 3206**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

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

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

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

4. Restricted Delivery? (Extra Fee)  Yes

*CV08-02981 (Beool) 1st RRG) SFC 4*



# NOTICE LIST

Subject Property: 25080 Juniper Flats Rd., Homeland; Case No.: CV 08-02981;  
 APN: 457-120-036; District 5

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

**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:

FIRST REGIONAL BANK  
 1801 E CENTURY PARK  
 NO 800  
 LOS ANGELES CA 90067

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) A. Conteras
- C. Date of Delivery 6-2-10

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

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number CV 08-02981 (Bend / 5th Flg) SE 4  
 (Transfer from service label) 7009 3410 0000 1318 3220

PS Form 3811, February 2004

Domestic Return Receipt

102995-02-11-1840

**CERTIFIED MAIL™**



7009 3410 0000 1318 3190



UNITED STATES POSTAGE  
 PITREY BOWES  
 02 1P \$005.540  
 0003958246 MAY 27 2010  
 MAILED FROM ZIP CODE 92501

WALEED & ALIA BEOOL  
 25080 JUNIPER FLATS ROAD  
 HOMELAND CA 92548

*WFA*

NIXIE 929 DE 1 00 09/29/10

NOT DELIVERABLE TO SENDER  
 UNABLE TO FORWARD

BC: 9290136405 \*0704-00676-27-39

7009 3410 0000 1318 3190



1 **PROOF OF SERVICE**

2 Case No. CV 08-02981

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County  
5 of 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 May 27, 2010, I served the following document(s):

8 - **CONTINUATION NOTICE OF HEARING RE:  
9 STATEMENT OF EXPENSE**

10 - **STATEMENT OF EXPENSE WORKSHEET**

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

12 **OWNERS OR INTERESTED PARTIES**  
13 **(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

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

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

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

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

24 EXECUTED ON May 27, 2010, at Riverside, California.

25   
26 \_\_\_\_\_  
27 **BRENDA G. PEELER**  
28





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

June 1, 2010

RE CASE NO: CV0802981

I, Michael E. Bowles II, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501 .

That on 6/1/2010 at 11:49 am, I securely and conspicuously posted Continuation Notice re: Statement of Expense at the property described as:

**Property Address:** 25080 JUNIPER FLATS RD, HOMELAND

**Assessor's Parcel Number:** 457-120-036

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

Executed on June 1, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Michael Bowles, Sr. Code Enforcement Officer

BOARD OF SUPERVISORS  
PUBLIC HEARING

December 7, 2010  
(Continued 9.9 of Aug. 31, 2010)

AGENDA ITEM NO. 9.10

Supplemental Documents

Statement of Expense  
25080 Juniper Flats Road, Homeland  
Case No. CV 08-02981

DISTRICT 5

2010-12-104393

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

3960 ORANGE STREET, 5<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363

August 31, 2010

## CONTINUATION NOTICE OF HEARING RE: STATEMENT OF EXPENSE

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

Subject Property: 25080 Juniper Flats Rd., Homeland  
Case No.: CV 08-02981; BEOOL/FIRST REG. BANK SOUTH  
APN: 457-120-036

**NOTICE IS HEREBY GIVEN** that a hearing that was held before the Riverside County Board of Supervisors on **Tuesday, August 31, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, **has been continued to Tuesday, December 7, 2010, at 9:30 a.m.** at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulation of rubbish located on your real property commonly described as 25080 Juniper Flats Rd., Homeland, Riverside County, California and more particularly described as Assessor's Parcel Number 457-120-036.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **five thousand, one hundred, eighty-nine dollars and ten cents, (US \$5,189.10)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 9:00 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  
County Counsel

  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



**CASE NUMBER:** CV08-02981

**OWNER:** WALEED BEOOL, ALIA BEOOL & FIRST REGIONAL BANK

**SITUS:** 25080 JUNIPER FLATS RD, HOMELAND, CA. 92548

**APN:** 457-120-036-2

**SUPERVISORIAL DISTRICT:**

**AUTHORITY:** RIVERSIDE COUNTY ORDINANCE NO(s).  
541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)


Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER \$130.00/HR  
 SENIOR-SENIOR CODE ENFORCEMENT OFFICER \$129.00/HR  
 OFFICER- CODE ENFORCEMENT OFFICER II \$109.00/HR  
 TECH- CODE ENFORCEMENT TECHNICIAN \$82.00/HR

DATE	DESCRIPTION	HOURS	AMOUNT
04/03/08 - 11/19/08	CV08-02981: Officers- Jurden / Lyon - Field Investigation/File Maintenance	3.4	\$359.80
12/31/09	Officer research, report writing, records preparation & processing		\$163.50
12/31/09	Prepare release documentation		\$63.50
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$586.80</b>
	<b>COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs</b>	1.4	\$195.30
	<b>CONTRACTOR SERVICES-</b>		
11/18/08	Dakeno Inc. - Trash removal		\$4,200.00
04/08/08	First American Title - Lot Book Report		\$150.00
03/23/10	Lot/Title Report - RZ Title Services Inc.		\$57.00
<b>TOTAL COSTS DUE</b>			<b>\$5,189.10</b>

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

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

  
 \_\_\_\_\_  
 Cuong Pham  
 Code Enforcement Department

**EXHIBIT NO.**     A



# NOTICE LIST

Subject Property: 25080 Juniper Flats Rd., Homeland; Case No.: CV 08-02981;  
APN: 457-120-036; District 5

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



7009 3410 0000 1318 0007

CERTIFIED MAIL™

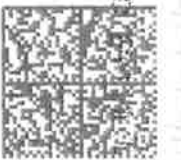
FIRST REGIONAL BANK  
515 FLOWER STREET  
SUITE 1200  
LOS ANGELE

NIXIE 900 DE 1 00 09/03/10

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92501364405 \*0704-02609-31-44

92007136523801092824

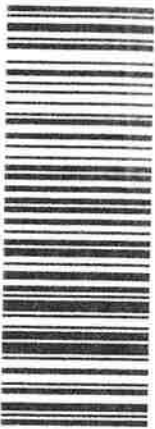


02 1P  
0003958246 AUG 31 2010  
MAILED FROM ZIP CODE 92501

\$ 005.540

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

VACANT



7009 3410 0000 1317 9599



02 1P  
0003958246 AUG 31 2010  
MAILED FROM ZIP CODE 92501

\$ 005.540

WALEED & ALIA BEOOL  
25080 JUNIPER FLATS ROAD  
HOMELAND CA 92548

Vac. 9/1

VAC

92007136523801092824

92007136523801092824





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

September 2, 2010

RE CASE NO: CV0802981

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 09/02/10 at 9:10am, I securely and conspicuously posted CONTINUATION NOTICE re: STATMENT OF EXPENSE at the property described as:

**Property Address:** 25080 JUNIPER FLATS RD, HOMELAND

**Assessor's Parcel Number:** 457-120-036

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

Executed on September 2, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lori Lyon, Code Enforcement Officer



PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



Principal Deputy  
KATHERINE A. LIND

3960 ORANGE STREET, 5<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363

May 4, 2010

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

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

Subject Property: 25080 Juniper Flats Rd., Homeland  
Case No.: CV 08-02981; BEOOL/FIRST REGIONAL BANK SOUTH  
APN: 457-120-036

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, May 25, 2010, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish on your real property commonly described as 25080 Juniper Flats Rd., Homeland, Riverside County, California and more particularly described as Assessor's Parcel Number 457-120-036.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **five thousand, one hundred, eighty-nine dollars and ten cents (US \$5,189.10)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony and facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black 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  
County Counsel

L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense



# COUNTY OF RIVERSIDE

## Code Enforcement Administration

### STATEMENT OF EXPENSE WORKSHEET



CASE NUMBER: CV08-02981

OWNER: WALEED BEOOL, ALIA BEOOL & FIRST REGIONAL BANK

SITUS: 25080 JUNIPER FLATS RD, HOMELAND, CA. 92548

APN: 457-120-036-2

SUPERVISORIAL DISTRICT:

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)


Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER	\$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II	\$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/03/08 - 11/19/08	CV08-02981: Officers- Jurden / Lyon - Field Investigation/File Maintenance	3.4	\$359.80
12/31/09	Officer research, report writing, records preparation & processing		\$163.50
12/31/09	Prepare release documentation		\$63.50
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$586.80</b>
	<b>COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs</b>	1.4	\$195.30
	<b>CONTRACTOR SERVICES-</b>		
11/18/08	Dakeno Inc. - Trash removal		\$4,200.00
04/08/08	First American Title - Lot Book Report		\$150.00
03/23/10	Lot/Title Report - RZ Title Services Inc.		\$57.00
<b>TOTAL COSTS DUE</b>			<b>\$5,189.10</b>

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

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

  
 \_\_\_\_\_  
 Cuong Pham  
 Code Enforcement Department



# Track & Confirm

## Search Results

Label/Receipt Number: **7009 3410 0000 1318 2612**  
Service(s): **Certified Mail™**  
Status: **Delivered**

Your item was delivered at 12:06 PM on May 7, 2010 in LOS ANGELES, CA 90067.

### Track & Confirm

Enter Label/Receipt Number.

Go >

### Detailed Results:

- **Delivered, May 07, 2010, 12:06 pm, LOS ANGELES, CA 90067**
- **Notice Left, May 06, 2010, 10:46 am, LOS ANGELES, CA 90067**
- **Arrival at Unit, May 06, 2010, 7:11 am, LOS ANGELES, CA 90024**

### Notification Options

#### Track & Confirm by email

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

7009 3410 0000 1318 2612

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 44	Marked 5/4/10  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	

Sent To: FIRST REGIONAL BANK  
Street or PO: 1801 E CENTURY PARK  
City, E: NO 800  
LOS ANGELES CA 90067

PS Form 3800, August 2006 See Reverse for Instructions



# Track & Confirm

## Search Results

Label/Receipt Number: **7009 3410 0000 1318 2599**  
Service(s): **Certified Mail™**  
Status: **Notice Left**

We attempted to deliver your item at 10:23 AM on May 11, 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](http://www.usps.com/redelivery), or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 30 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, May 11, 2010, 10:23 am, HOMELAND, CA 92548
- Notice Left, May 05, 2010, 6:15 pm, HOMELAND, CA 92548
- Arrival at Unit, May 05, 2010, 8:26 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 >](#)

7009 3410 0000 1318 2599

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .44	Mailed 5/4/10
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	Postmark Here

Sent To:

Street, or PO: WALEED & ALIA BEOOL  
City, St: 25080 JUNIPER FLATS ROAD  
HOMELAND CA 92548

PS Form 3800, August 2006 See Reverse for Instructions

# NOTICE LIST

Subject Property: 25080 Juniper Flats Rd., Homeland; Case No.: CV 08-02981;  
APN: 457-120-036; District 5

WALEED & ALIA BEOOL  
25080 JUNIPER FLATS ROAD  
HOMELAND CA 92548

WALEED & ALIA BEOOL  
490 PACIFIC COAST HIGHWAY  
SEAL BEACH CA 90740

FIRST REGIONAL BANK  
1801 E CENTURY PARK  
NO 800  
LOS ANGELES CA 90067

FIRST REGIONAL BANK  
515 FLOWER STREET  
SUITE 1200  
LOS ANGELES CA 90071

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<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>A. Signature <b>X</b> <i>Ali Beool</i> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">B. Received by (Printed Name) <i>Ali Beool</i></td> <td style="width: 40%; padding: 2px;">C. Date of Delivery <i>5-6-10</i></td> </tr> </table> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	B. Received by (Printed Name) <i>Ali Beool</i>	C. Date of Delivery <i>5-6-10</i>
B. Received by (Printed Name) <i>Ali Beool</i>	C. Date of Delivery <i>5-6-10</i>		
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>WALEED &amp; ALIA BEOOL 490 PACIFIC COAST HIGHWAY SEAL BEACH CA 90740</p> </div>	<p>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.</p>		
<p>2. Article Number (Transfer from service label)</p> <p><i>CV 08-02981 (Beool / First Reg Bank) sub 4</i></p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>		
<p style="text-align: center;">7009 3410 0000 1318 2605</p>			
<p>PS Form 3811, February 2004 <span style="float: right;">Domestic Return Receipt 102595-02-M-1540</span></p>			

**PROOF OF SERVICE**

Case No. CV 08-02981

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, 5<sup>th</sup> Floor, Riverside, California 92501.

That on May 4, 2010, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- STATEMENT OF EXPENSE WORKSHEET

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

**OWNERS OR INTERESTED PARTIES  
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

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

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

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

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

EXECUTED ON May 4, 2010, at Riverside, California.

*Brenda G. Peeler*  
BRENDA G. PEELER

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<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>	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to:  FIRST REGIONAL BANK 515 FLOWER STREET SUITE 1200 LOS ANGELES CA 90071	B. Received by (Printed Name) C. Date of Delivery 5-6-10
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input 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) <input type="checkbox"/> Yes
7009 3410 0000 1318 2629	

*CV 08-02981 (Beal/First Reg Bank) SOE 4*



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

May 6, 2010

RE CASE NO: CV0802981

I, Edward Torres, 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 05/06/2010 at 1155 hours, I securely and conspicuously posted Notice of Hearing RE: Statement of Expense at the property described as:

**Property Address:** 25080 JUNIPER FLATS RD, HOMELAND

**Assessor's Parcel Number:** 457-120-036

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

Executed on May 6, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Edward Torres, Code Enforcement Officer

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Expense [Case No. CV 08-02981]  
Subject Property: 25080 Juniper Flats Rd, Homeland; BEOOL/FIRSTREGIONAL BANK  
APN: 457-120-036  
District: Five

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

**Hearing Date: May 25, 2010**

Statement of Expense Worksheet with Supporting Documents .....	Exhibit A
Notice of Violation (including Proofs of Service, Affidavits of Posting and Return Receipts) Dated: Apr. 13, 2008.....	Exhibit B
Notices of Violation and Orders to Remove Rubbish dated: Apr. 25, 2008, July 16, 2008, Aug. 18, 2008.....	Exhibit C
Notice of Noncompliance.....	Exhibit D
Notice of Abatement Lien .....	Exhibit E
Assessment-Roll For The Year 09/10 And Geographic Information System, March 25, 2010 .....	Exhibit F





# COUNTY OF RIVERSIDE

## Code Enforcement Administration



### STATEMENT OF EXPENSE WORKSHEET

CASE NUMBER: CV08-02981

OWNER: WALEED BEOOL, ALIA BEOOL & FIRST REGIONAL BANK

SITUS: 25080 JUNIPER FLATS RD, HOMELAND, CA. 92548

APN: 457-120-036-2

SUPERVISORIAL DISTRICT:

AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
541 (RCC Chapter 8.120) & 725 (RCC Chapter 1.16)

Code Enforcement Department Billable Rates: Effective June 21, 2007 (Riverside County Ordinance 725.12)

SUPER-SUPERVISING CODE ENFORCEMENT OFFICER	\$130.00/HR
SENIOR-SENIOR CODE ENFORCEMENT OFFICER	\$129.00/HR
OFFICER- CODE ENFORCEMENT OFFICER II	\$109.00/HR
TECH- CODE ENFORCEMENT TECHNICIAN	\$82.00/HR

<u>DATE</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
04/03/08 - 11/19/08	CV08-02981: Officers- Jurden / Lyon - Field Investigation/File Maintenance	3.4	\$359.80
12/31/09	Officer research, report writing, records preparation & processing		\$163.50
12/31/09	Prepare release documentation		\$63.50
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>			<b>\$586.80</b>
	<b>COUNTY COUNSEL- LEGAL CONSULTATION SERVICES-Includes Administrative Costs</b>	1.4	\$195.30
	<b>CONTRACTOR SERVICES-</b>		
11/18/08	Dakeno Inc. - Trash removal		\$4,200.00
04/08/08	First American Title - Lot Book Report		\$150.00
03/23/10	Lot/Title Report - RZ Title Services Inc.		\$57.00
<b>TOTAL COSTS DUE</b>			<b>\$5,189.10</b>

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

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


  
 \_\_\_\_\_  
 Cuong Pham  
 Code Enforcement Department

EXHIBIT NO.     A

BILL DATE	ENT / BILL MAT	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
-----------	----------------	------------	-------------	------	-------------

<b>Subtotal</b>		<b>0</b>	<b>0</b>		
	<b>Add</b>				
	N/A CV0802981	0	0		Mailing Expense
	4/15/2010 CV0802981	0.9	125.55		Prepare case for SOE Hearing
	5/25/2010 CV0802981	0.5	69.75		Attend SOE Hearing
<b>Total</b>		<b>1.4</b>	<b>195.3</b>		

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



**COUNTY OF RIVERSIDE  
TLMA – TRANSPORTATION & LAND MANAGEMENT AGENCY**

4080 Lemon Street  
Riverside, CA 92501  
Phone: (951) 955-1858  
Fax: (951) 955-1859

**PURCHASE ORDER**

1. Packaging Slip showing P.O. number and contents must accompany each shipment.
2. No charge for packaging or drayage will be allowed except when specified in order.
3. No partial billings except when specified in the order.
4. THIS ORDER EXPRESSLY LIMITS ACCEPTANCE TO THE TERMS OF THIS ORDER. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY THE SELLER ARE REJECTED UNLESS EXPRESSLY ASSENTED TO IN WRITING BY THE BUYER.
5. MAIL INVOICE TO THE ADDRESS SHOWN BELOW. SHOW PURCHASE ORDER NUMBER AND ORDERING DEPARTMENT.

**Vendor Instructions**

6. Out of state vendors MUST show CA Board of Equalization Permit Number. Otherwise, sales tax will be deducted.
7. IMPORTANT: Seller shall provide Material Safety Data Sheets for each Product containing hazardous substances as listed by CA Dir. Ind. Rel. in CA Adm. Code, Title 8, Section 5194 and labor codes.
8. If work is to be carried out on County property, vendor shall call Purchasing and ascertain amounts and types of insurance required; and provide proof of Insurance before beginning work.

**Vendor:** DAKENO DEMO  
6021 Tarragona Drive  
Riverside, CA 92509  
  
Marcia Miller

<b>Purchase Order</b>	<b>Date</b>	
<b>TLA0039785</b>	11/05/2008	
<b>Payment Terms:</b> Net 30	<b>RFQ/P#</b>	<b>P.O. Type</b>
<b>Freight Terms:</b>		
<b>Ship Via:</b>		

**Invoice to:** County of Riverside  
TLMA Administration  
P.O. Box 1605  
Riverside, CA 92502  
United States

**Ship To:** County of Riverside  
TLMA-Code Enforcement  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, CA 92553

Regina Keyes 951-485-5840

CONTRACTOR TO SECURE APPROPRIATE PERMITS AND PROVIDE ALL LABOR AND EQUIPMENT TO COMPLETELY REMOVE ALL RUBBISH (JUNK, TRASH AND DEBRIS) FROM THE SITE LOCATED BELOW:

**25080 JUNIPER FLATS ROAD, HOMELAND, CA  
APN 457-120-036 CASE# CV08-02981**

ALL TERMS, CONDITIONS AND SPECIFICATIONS OF REQUEST FOR QUOTATION 44-297 ARE HEREBY INCLUDED WITH FULL FORCE AND LIKE EFFECT AS IF SET FORTH HERIEN.

ITEMS MAY NEED TO BE REMOVED AFTER A SEIZURE WARRANT HAS BEEN OBTAINED BY COUNTY OF RIVERSIDE CODE ENFORCEMENT.

**REGINA KEYES, CODE ENFORCEMENT, 951-485-5840, MUST BE CONTACTED BEFORE WORK BEGINS AND ONCE YOU HAVE RECEIVED THIS PURCHASE ORDER TO COORDINATE THE WORK. CODE ENFORCEMENT MUST BE CONTACTED IMMEDIATELY AFTER WORK IS COMPLETED AND APPROVED BY CODE ENFORCEMENT BEFORE SUBMITTING INVOICES FOR PAYMENT.**

***IN ADDITION, BEFORE WORK CAN BE STARTED, YOU MUST HAVE CURRENT INSURANCE INFORMATION ON FILE WITH COUNTY OF RIVERSIDE TLMA PURCHASING DEPARTMENT.***

***ALL INVOICES MUST INCLUDE THIS PURCHASE ORDER NUMBER, THE APN NUMBER AND THE CASE NUMBER AS SHOWN ABOVE.***

**TOTAL AWARDED AMOUNT: \$4,200.00**

Charlene McNair  
Buyer  
Phone: (951) 955-1858 Fax: (951) 955-1859

Authorized Signature

**EXHIBIT NO.**

A<sup>3</sup>



**Riverside Title**  
3625 Fourteenth Street  
Riverside, CA 92501

April 09, 2008

County of Riverside, Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557-7224  
Attn: Lori Lyon

Reference: CV 08-02981

Title Officer: **Sharon Chase**  
Telephone: **(951)787-1700**  
Fax: **(866)208-8769**

Order No.: **0625-3050819**

Owner: **Fidelity Family Holdings, L.P.**

Property: **25080 Juniper Flats Road**  
**Homeland, CA**

APN: **457-120-036-2**

Attached please find the following item(s):

**Combination Guarantee**

All inquiries and correspondence regarding the above should be directed to the Title Officer/Escrow Officer listed above.

Thank you for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

**CUSTOMER FIRST!**  
**First American Title Insurance Company**

**EXHIBIT NO.**     A4

**COMBINATION GUARANTEE**

**SCHEDULE A**

Order No.: **0625-3050819**

Liability: **\$1,500.00**

Fee: **\$150.00**

1. Name of Assured: **County of Riverside, Code Enforcement Department**

2. Date of Guarantee: **April 02, 2008**

The Assurances referred to on the face page hereof are set forth in Schedules B and C.

Dated: **04/02/2008** at 7:30 am

***First American Title Insurance Company***

By Curt S. Johnson - President

**EXHIBIT NO.**     A<sup>5</sup>



# INVOICE

**Order Number:** 18497 **Order Date:** 12/12/2008

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV08-02181 / Brenda Peeler  
IN RE: ITURRIAGA, EDMUNDO

Product and/or Service ordered for Property known as:	
<b>Vacant Land</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$120.00
<b>TOTAL DUE:</b>	\$120.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.  
8826 Ocean View Ave. #H  
Whittier, CA 90605

**EXHIBIT NO.**     A6



# INVOICE

Order Number: 21384

Order Date: 3/23/2010

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV08-02981 / Brenda Peeler  
IN RE: BEOOL, WALEED

Product and/or Service ordered for Property known as:

**25080 Juniper Flats Rd.  
Homeland, CA 92548**

**DESCRIPTION:**  
Updated Lot Book

**FEE:**  
\$57.00

**TOTAL DUE:**

**\$57.00**

**Payment due upon receipt. Please remit to:**

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

**EXHIBIT NO.** \_\_\_\_\_

A7

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

1100802981

CASE NO.: \_\_\_\_\_ APN 457-120-036

THE PROPERTY AT 25080 JUNIPER PLAZA  
WAS INSPECTED AT 11:15 am/pm ON 4/13/2008  
BY R. KEYS

(Name of Inspector or Investigator/ Badge No.)

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

CODE RCC SECTION 541.5  
accumulation of rubbish

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY  
removing all rubbish &  
dispose at outside storage yard

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED  
ON OR ABOUT 5/3/2008. FAILURE TO COMPLY BY THIS DATE  
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE  
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR  
THE ABATEMENT AND ENFORCEMENT COSTS.

**PENALTY FOR FAILURE TO COMPLY**

- A FINE MAY BE ASSESSED AT THE RATE OF:
- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

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 \$ 104 - 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 BUILDING & SAFETY WITHIN TEN (10) DAYS OF  
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION  
C. OF RIVERSIDE COUNTY CODE 1.16.080

R. Keys

SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

POSTER

DATE 4/13/08

EXHIBIT NO. B





JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR

BRIAN BLACK  
STEVE BLOOMQUIST  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.** CV08-02981

I, Jennifer Morris, the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Division  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, CA 92557

That on 4/3/08 at 11:30 hrs I securely and conspicuously posted Notice of Violation for RCC 541.5 (Accumulated Rubbish) at the property described as:

Property Address: 25080 Juniper Flats Rd., Homeland

**Assessor's Parcel Number: 457-120-036**

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

Executed on 4/11/08 at the District 5 Office in Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By: J. Morris  
Jennifer Morris, Code Enforcement Officer

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

**EXHIBIT NO.** B<sup>2</sup>



Code Enforcement Department  
County Of Riverside

Jay E. Orr  
DIRECTOR

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR

BRIAN BLACK  
STEVE BLOOMQUIST  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

## NOTICE OF VIOLATION AND ORDER TO REMOVE RUBBISH

April 25, 2008

SEE ATTACHED NOTICE LIST

RE: 25080 Juniper Flats Rd., Homeland, CA  
Case No.: CV08-02981

YOU ARE HEREBY NOTICED that the Riverside Code Enforcement Department has determined that conditions exist on the above-described real property which is further described as Assessor's Parcel No. 457-120-036, ("your property") which violate Riverside County Ordinance (RCO) No. 541.5, in that an unlawful accumulation of rubbish, trash, debris or other items dangerous or injurious to the health and welfare of persons or the environment is being maintained or permitted to exist thereon, constituting a public nuisance.

Due to the seriousness of the threat to public health, safety and welfare, a NOTICE OF NONCOMPLIANCE IS BEING RECORDED AGAINST YOUR PROPERTY, a copy of which is attached hereto.

**YOU ARE ORDERED TO ABATE THE PUBLIC NUISANCE WITHIN THIRTY (30) DAYS.** You are further ordered to bring your property into compliance with RCO 541.5 by removing all rubbish, trash, debris or other dangerous or injurious items from your property and depositing said items at a landfill, transfer station or collection site lawfully permitted to receive and dispose of such items.

By receipt of this Order, you are noticed that an administrative proceeding to abate a public nuisance has been initiated against you and your property, thus administrative abatement costs have commenced accruing, including but not limited to investigative and enforcement costs. You are liable for the full repayment of these costs to the County of Riverside, together with actual costs to remove all rubbish, trash or debris and attorneys' fees, if applicable. Furthermore, these costs will be recorded as a lien via special assessment against your property. Failure to bring your property into compliance with RCO No. 541.5 could further subject you, as the owner or person in possession, to civil, administrative, and criminal penalties.

**YOU HAVE A RIGHT TO OBJECT TO THIS NOTICE WITHIN THIRTY (30) DAYS** and request a hearing in front of the Riverside County Board of Supervisors by making a written request addressed to Lori Lyon, 24318 Hemlock Avenue, Suite C -1, Moreno Valley, CA 92557 and postmarked no later than May 25, 2008.

24318 Hemlock Avenue Suite C-1 Moreno Vall  
(951) 485-5840 – Fax (951) 485-

**EXHIBIT NO.**           C

**IF YOU DO NOT REQUEST A HEARING**, the public nuisance on your property will be abated by Riverside County Code Enforcement without further notice. A private, independent contractor will be hired to clear your property and you will be liable for all abatement costs, including administrative costs and attorneys' fees as defined in RCO 541.5

IF A HEARING IS REQUESTED by you, further notice of the date and time of the hearing will be mailed to you. During the hearing, Code Enforcement Officers will present oral and/or documentary evidence to the Board of Supervisors as to why a public nuisance is deemed to exist on your property. You, your representatives or any interested person may also testify at the hearing and submit evidence regarding the conditions of your property.

At the end of the initial thirty (30) day period, or after a hearing in which an Order to Abate is issued against you and your property, the County Enforcement Officer shall immediately abate the violating conditions by use of a private, independent contractor. Thereafter, an Abatement Bill will be mailed to you demanding immediate payment for the costs of abatement, together with administrative costs and attorneys' fees. If the costs are not paid within fifteen (15) days of mailing, the costs shall become a recorded lien against your property and collected as a special assessment with the property taxes.

The Abatement Bill and Notice of Hearing, if a hearing is requested by you, will be mailed to you at the address listed on this notice. IF YOU REQUEST A DIFFERENT MAILING ADDRESS TO BE USED, you must make this request in writing to the undersigned prior to the expiration of the initial thirty (30) day time period.

**YOU ARE ENCOURAGED TO IMMEDIATELY CONTACT** the Code Enforcement Officer in writing or call (951) 485-5840 to discuss resolution of this matter.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT



\_\_\_\_\_  
Lori Lyon  
Code Enforcement Officer



JAYE. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR

BRIAN BLACK  
STEVE BLOOMQUIST  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

## NOTICE LIST

April 25, 2008

Case No.: CV08-02981

Address: 25080 Juniper Flats Rd., Homeland, CA

1. Fidelity Family Holdings, L.P.  
1381 Warner Ave., Ste B  
Tustin, CA 92780  
Attn: Ivano Stamegna
2. First Regional Bank  
Century City  
1801 Century Park East  
Los Angeles, CA 90067

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

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

**PROOF OF SERVICE BY MAIL**

**Case No: CV08-02981**

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557.

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

That on the 25th day of April, 2008 I served a copy of the papers to which this proof of service is attached, entitled:

Notice of Violation and Order to Remove Rubbish  
(RCC 8.120.010)

Notice of Non-Compliance

Notice List

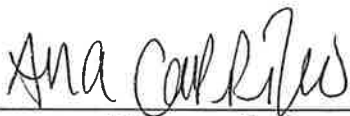
By depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

SEE ATTACHED NOTICE LIST

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

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

Executed this 25th of April, 2008 at RIVERSIDE, CALIFORNIA.



Ana E. Carrillo, Code Enforcement Aide

Article #: 7008 0150 0002 1614 9093  
7008 0150 0002 1614 9109

**EXHIBIT NO.** \_\_\_\_\_

C<sup>3</sup>

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7008 0150 0002 1614 9109

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

Postmark  
Here

First Regional Bank  
 Century City  
 1801 Century Park East  
 Los Angeles, CA 90067  
 CV08-02981 / LL

for Instructions

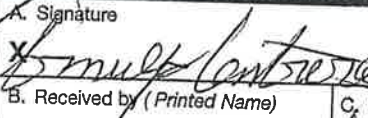
**SENDER: COMPLETE THIS SECTION**

- 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:

First Regional Bank  
 Century City  
 1801 Century Park East  
 Los Angeles, CA 90067  
 CV08-02981 / LL

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery 4-30-08

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

REC'D MAY 02 2008

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)

7008 0150 0002 1614 9109

EXHIBIT NO. C4

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

For delivery information visit our Website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7008 0150 0002 1614 9093

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

Postmark  
Here

Fidelity Family Holdings, L.P.  
 1381 Warner Ave., Ste B  
 Tustin, CA 92780  
 Attn: Ivano Stamegna  
 CV08-02981 / LL

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:

Fidelity Family Holdings, L.P.  
 1381 Warner Ave., Ste B  
 Tustin, CA 92780  
 Attn: Ivano Stamegna  
 CV08-02981 / LL

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

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

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

REC'D APR 30 2008

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)

7008 0150 0002 1614 9093



JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR

BRIAN BLACK  
STEVE BLOOMQUIST  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

## AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-02981

I, David Jurden, the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Division  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, CA 92557

That on April 29, 2008 @ 1243 PM, I securely and conspicuously posted a Notice of Violation and Order to Remove Rubbish (RCC 8.120.010) and the Notice of Non-Compliance and the Notice List at the property described as:

Property Address: 25080 Juniper Flats Road, homeland, CA

**Assessor's Parcel Number: 457-120-036**

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

Executed on April 29, 2008 at the District 5 Office in Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
\_\_\_\_\_  
David Jurden, Code Enforcement Technician

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

EXHIBIT NO.                      C6





Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

Jay E. Orr  
DIRECTOR

## NOTICE OF VIOLATION AND ORDER TO REMOVE RUBBISH

July 16, 2008

COPY

SEE ATTACHED NOTICE LIST

RE: 25080 Juniper Flats Road, Homeland, CA.  
Case Number: CV08-02981

YOU ARE HEREBY NOTICED that the Riverside County Code Enforcement Department has determined that conditions exist on the above-described real property which is further described as Assessor's Parcel No. 457-120-036, ("your property") which violate Riverside County Ordinance (RCO) No. 541.5, in that an unlawful accumulation of rubbish, trash, debris or other items dangerous or injurious to the health and welfare of persons or the environment is being maintained or permitted to exist thereon, constituting a public nuisance.

Due to the seriousness of the threat to public health, safety and welfare, a NOTICE OF NONCOMPLIANCE IS BEING RECORDED AGAINST YOUR PROPERTY, a copy of which is attached hereto.

**YOU ARE ORDERED TO ABATE THE PUBLIC NUISANCE WITHIN THIRTY (30) DAYS.** You are further ordered to bring your property into compliance with RCO 541.5 by removing all rubbish, trash, debris or other dangerous or injurious items from your property and depositing said items at a landfill, transfer station or collection site lawfully permitted to receive and dispose of such items. WARNING: THIS IS AN ORDER TO ABATE RUBBISH AND DEBRIS ONLY. DO NOT GRADE, DISC, OR OTHERWISE CLEAR THE PROPERTY OF NATURAL VEGETATION AS THIS MAY RESULT IN ADDITIONAL VIOLATIONS OF RIVERSIDE COUNTY ORDINANCES 457, 484, 742 OR 754 RELATING TO GRADING WITHOUT REQUIRED PERMITS, BLOWING SAND REGULATIONS, FUGITIVE DUST CONTROL AND NPDES. Please be advised that nothing in this paragraph supersedes or eliminates any order you have received from another County department or agency. If you have received an order from any other agency you believe conflicts with this notice, or have questions, please contact the Code Enforcement Officer named below at the telephone number provided.

By receipt of this Order, you are noticed that an administrative proceeding to abate a public nuisance has been initiated against you and your property, thus administrative abatement costs have commenced accruing, including but not limited to investigative and enforcement costs. You are liable for the full repayment of these costs to the County of Riverside, together with actual costs to remove all rubbish, trash or debris and attorneys' fees, if applicable. Furthermore, these costs will be recorded as a lien via special assessment against your property. Failure to bring your property into compliance with RCO No.

NOV.45 – Code Enforcement 10.07

EXHIBIT NO.       C7

541.5 could further subject you, as the owner or person in possession, to civil, administrative, and criminal penalties.

**YOU HAVE A RIGHT TO OBJECT TO THIS NOTICE WITHIN THIRTY (30) DAYS** and request a hearing in front of the Riverside County Board of Supervisors by making a written request addressed to Riverside County Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557, Attn: Officer Lori Lyon and postmarked no later than August 16, 2008.

**IF YOU DO NOT REQUEST A HEARING**, the public nuisance on your property will be abated by Riverside County Code Enforcement without further notice. A private, independent contractor will be hired to clear your property and you will be liable for all abatement costs, including administrative costs and attorneys' fees as defined in RCO 451.5.


IF A HEARING IS REQUESTED by you, further notice of the date and time of the hearing will be mailed to you. During the hearing, Code Enforcement Officers will present oral and/or documentary evidence to the Board of Supervisors as to why a public nuisance is deemed to exist on your property. You, your representatives or any interested person may also testify at the hearing and submit evidence regarding the conditions of your property.

At the end of the initial thirty (30) day period, or after a hearing in which an Order to Abate is issued against you and your property, the County Enforcement Officer shall immediately abate the violating conditions by use of a private, independent contractor. Thereafter, an Abatement Bill will be mailed to you demanding immediate payment for the costs of abatement, together with administrative costs and attorneys' fees. If the costs are not paid within fifteen (15) days of mailing, the costs shall become a recorded lien against your property and collected as a special assessment with the property taxes.

The Abatement Bill and Notice of Hearing, if a hearing is requested by you, will be mailed to you at the address listed on this notice. **IF YOU REQUEST A DIFFERENT MAILING ADDRESS TO BE USED**, you must make this request in writing to the undersigned prior to the expiration of the initial thirty (30) day time period.

**YOU ARE ENCOURAGED TO IMMEDIATELY CONTACT** the Code Enforcement Officer in writing or call (951) 485-5840 to discuss resolution of this matter.

CODE ENFORCEMENT DEPARTMENT

  
\_\_\_\_\_  
Lori Lyon  
Code Enforcement Officer

Moreno Valley District Office 24318 Hemlock Ave., Suite C-1 Moreno Valley, Ca. 92557  
(951) 485-5840 - Fax (951) 485-4938

**PROOF OF SERVICE BY MAIL**

**Case No: CV08-02981**

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557.

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

That on the 16th day of July, 2008 I served a copy of the papers to which this proof of service is attached, entitled:

Notice of Violation and Order to Remove Rubbish  
(ORD 541.5 RCC 8.120.010)  
Request for Hearing Before the Board of Supervisors  
Notice List  
Notice of Noncompliance - Copy

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

SEE ATTACHED NOTICE LIST

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

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

Executed this 16th of July, 2008 at RIVERSIDE, CALIFORNIA.

  
Jennifer Miller, Code Enforcement Aide

Article #: 7008 0150 0003 8334 6875  
7008 0150 0003 8334 6882

**EXHIBIT NO.** C8



Jay E. Orr  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

## NOTICE LIST / INTERESTED PARTIES

July 16, 2008

RE: Case No.: CV08-02981  
APN No.: 457-120-036  
Address: 25080 Juniper Flats Road, Homeland, CA

1. Fidelity Family Holdings  
25080 Juniper Flats Road  
Homeland, CA 92548
2. Fidelity Family Holdings  
1845 Chicago Avenue, Suite C  
Riverside, CA 92507



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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

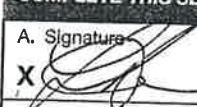
7008 0150 0003 8334 6882

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

Fidelity Family Holdings  
 1845 Chicago Avenue, Suite C  
 Riverside, CA 92507  
 CV08-02981 / LL

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<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>A. Signature  <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>FRANCESCA</u> C. Date of Delivery</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>1. Article Addressed to:</p> <p>Fidelity Family Holdings                  1845 Chicago Avenue, Suite C                  Riverside, CA 92507                  CV08-02981 / LL</p>	<p>3. Service Type</p> <p><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.</p>
<p>2. Article Number                  (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p><b>REC'D JUL 21 2008</b></p> <p>7008 0150 0003 8334 6882</p>	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. C



JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR  
BRIAN BLACK  
STEVE BLOOMQUIST  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

## AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-02981

I, Lori Lyon, the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Division  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, CA 92557

That on July 18, 2008 at 10:40am I securely and conspicuously posted Notice of Violation and Order to Remove Rubbish w/copy of Notice of Noncompliance at the property described as:

Property Address: 25080 Juniper Flats Road, Homeland

**Assessor's Parcel Number: 457-120-036**

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

Executed on July 18, 2008 at the District 5 Office in Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
Lori Lyon, Code Enforcement Officer

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

EXHIBIT NO. C<sup>12</sup>



Jay E. Orr  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

## NOTICE OF VIOLATION AND ORDER TO REMOVE RUBBISH

August 18, 2008

Fidelity Family Holdings  
1381 Warner Avenue, Unit # B  
Tustin, CA 92780-6441

**COPY**

RE: 25080 Juniper Flats Road, Homeland, CA 92548  
Case Number: CV08-02981

YOU ARE HEREBY NOTICED that the Riverside Code Enforcement Department has determined that conditions exist on the above-described real property which is further described as Assessor's Parcel No. 457-120-036, ("your property") which violate Riverside County Ordinance (RCO) No. 541.5, in that an unlawful accumulation of rubbish, trash, debris or other items dangerous or injurious to the health and welfare of persons or the environment is being maintained or permitted to exist thereon, constituting a public nuisance.

Due to the seriousness of the threat to public health, safety and welfare, a NOTICE OF NONCOMPLIANCE IS BEING RECORDED AGAINST YOUR PROPERTY, a copy of which is attached hereto.

**YOU ARE ORDERED TO ABATE THE PUBLIC NUISANCE WITHIN THIRTY (30) DAYS.** You are further ordered to bring your property into compliance with RCO 541.5 by removing all rubbish, trash, debris or other dangerous or injurious items from your property and depositing said items at a landfill, transfer station or collection site lawfully permitted to receive and dispose of such items. WARNING: THIS IS AN ORDER TO ABATE RUBBISH AND DEBRIS ONLY. DO NOT GRADE, DISC, OR OTHERWISE CLEAR THE PROPERTY OF NATURAL VEGETATION AS THIS MAY RESULT IN ADDITIONAL VIOLATIONS OF RIVERSIDE COUNTY ORDINANCES 457, 484, 742 OR 754 RELATING TO GRADING WITHOUT REQUIRED PERMITS, BLOWING SAND REGULATIONS, FUGITIVE DUST CONTROL AND NPDES. Please be advised that nothing in this paragraph supersedes or eliminates any order you have received from another County department or agency. If you have received an order from any other agency you believe conflicts with this notice, or have questions, please contact the Code Enforcement Officer named below at the telephone number provided.

By receipt of this Order, you are noticed that an administrative proceeding to abate a public nuisance has been initiated against you and your property, thus administrative abatement costs have commenced accruing, including but not limited to investigative and enforcement costs. You are liable for the full repayment of these costs to the County of Riverside, together with actual costs to remove all rubbish, trash or debris and attorneys' fees, if applicable. Furthermore, these costs will be recorded as a lien via



special assessment against your property. Failure to bring your property into compliance with RCO No. 541.5 could further subject you, as the owner or person in possession, to civil, administrative, and criminal penalties.

**YOU HAVE A RIGHT TO OBJECT TO THIS NOTICE WITHIN THIRTY (30) DAYS** and request a hearing in front of the Riverside County Board of Supervisors by making a written request addressed to Code Enforcement, Attn: Officer Lori Lyon, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557 and postmarked no later than September 18, 2008.

**IF YOU DO NOT REQUEST A HEARING**, the public nuisance on your property will be abated by Riverside County Code Enforcement without further notice. A private, independent contractor will be hired to clear your property and you will be liable for all abatement costs, including administrative costs and attorneys' fees as defined in RCO 451.5.

IF A HEARING IS REQUESTED by you, further notice of the date and time of the hearing will be mailed to you. During the hearing, Code Enforcement Officers will present oral and/or documentary evidence to the Board of Supervisors as to why a public nuisance is deemed to exist on your property. You, your representatives or any interested person may also testify at the hearing and submit evidence regarding the conditions of your property.

At the end of the initial thirty (30) day period, or after a hearing in which an Order to Abate is issued against you and your property, the County Enforcement Officer shall immediately abate the violating conditions by use of a private, independent contractor. Thereafter, an Abatement Bill will be mailed to you demanding immediate payment for the costs of abatement, together with administrative costs and attorneys' fees. If the costs are not paid within fifteen (15) days of mailing, the costs shall become a recorded lien against your property and collected as a special assessment with the property taxes.

The Abatement Bill and Notice of Hearing, if a hearing is requested by you, will be mailed to you at the address listed on this notice. IF YOU REQUEST A DIFFERENT MAILING ADDRESS TO BE USED, you must make this request in writing to the undersigned prior to the expiration of the initial thirty (30) day time period.

**YOU ARE ENCOURAGED TO IMMEDIATELY CONTACT** the Code Enforcement Officer in writing or call (951) 485-5840 to discuss resolution of this matter.

CODE ENFORCEMENT DEPARTMENT

  
\_\_\_\_\_  
Lori Lyon  
Code Enforcement Officer

**PROOF OF SERVICE BY MAIL**

**Case No: CV08-02981**

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557.

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

That on the 18th day of August, 2008 I served a copy of the papers to which this proof of service is attached, entitled:

Notice of Violation and Order to Remove Rubbish  
(RCO 541.5 RCC 8.120.010)  
Request for Hearing Before the Board of Supervisors  
Notice of Noncompliance - Copy

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

Fidelity Family Holdings  
1381 Warner Avenue, Unit # B  
Tustin, CA 92780-6441

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

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

Executed this 18th of August, 2008 at RIVERSIDE, CALIFORNIA.



Jennifer Miller, Code Enforcement Aide

Article #: 7008 0150 0003 8334 7285

**EXHIBIT NO.** \_\_\_\_\_

C<sup>14</sup>





JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTOR

BRIAN BLACK  
STEVE BLOOMQUIST  
NEIL LINGLE  
JAMES P. MONROE  
DIVISION MANAGERS

## AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-02981

I, David Jurden, the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Division  
24318 Hemlock Ave., Suite C-1  
Moreno Valley, CA 92557

That on August 19, 2008 @ 1350, I securely and conspicuously posted a Notice of Violation and Order to Remove Rubbish (RCC 8.120.010) with a Request for Hearing Before the Board of Supervisors with a Notice of Noncompliance - Copy at the property described as:

Property Address: 25080 Juniper Flats Road, Homeland, CA  
**Assessor's Parcel Number: 457-120-036**

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

Executed on August 19, 2008 at the District 5 Office in Moreno Valley, California.

CODE ENFORCEMENT DEPARTMENT

By:   
David Jurden, Code Enforcement Technician

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557  
Phone: (951) 485-5840 \* Fax: (951) 485-4938

EXHIBIT NO.           C16

When recorded please mail to:  
5002



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

### NOTICE OF NONCOMPLIANCE

In the matter of the Property of  
Fidelity Family Holdings, L.P.

)  
)

Case No. CV08-02981



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. 541, (RCC Title 8.120.010) described as accumulated rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 25080 Juniper Flats Road, Homeland, CA, and more particularly described as Assessor's Parcel Number 457-120-036 and having a legal description of 7.34 ACRES NET IN PAR 2 PM 042/045 PM 9020, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 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 Ave., Suite C-1, Moreno Valley, CA 92557, 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 Theresa L. Towner  
Theresa L. Towner  
Code Enforcement Department

### ACKNOWLEDGMENT

State of California )  
County of Riverside )

On 04/23/08 before me, Ana E. Carrillo, Notary Public, personally appeared Theresa L. Towner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676      Comm. Expires Sep. 14, 2011

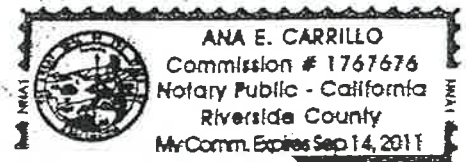


EXHIBIT NO. D

When recorded please mail to:  
County of Riverside  
Code Enforcement: Administration  
4080 Lemon St.  
Riverside, CA. 92501, 12<sup>th</sup> floor

Mail Stop# 1012  
ATTN: Wen Chen

DOC # 2010-0118187  
03/16/2010

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

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

### NOTICE OF ABATEMENT LIEN

In the matter of the Property of

Case No.: CV08-02981

FIRST REGIONAL BANK  
WALEED BEOOL

NOTICE IS HEREBY GIVEN to all persons, pursuant to Ordinance Nos. 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, that proceedings have been completed with respect to the removal of accumulated rubbish which constituted violations of Riverside County Ordinance Nos. 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16); that such proceedings were based upon the noncompliance of such real property, located at 25080 JUNIPER FLATS RD HOMELAND 92548, and more particularly described as Assessor's Parcel Number 457-120-036-2, having a legal description of 7.34 ACRES NET IN PAR 2 PM 042/045 PM 9020, with the requirements of Ordinance Nos. 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16); and that the expenses incurred by the County, including, but not limited to investigative, administrative, and abatement costs and attorneys' fees have become a lien on said property. The actions taken to abate the subject condition were as follows: The abated property is described as 25080 JUNIPER FLATS RD HOMELAND 92548; the name and mailing address of the record owner is First Regional Bank C/O Waleed Beool located at 490 PCH, Seal Beach, CA 90740.

Pursuant to Riverside County Ordinance No. 541, Section 8(b) (RCC 8.120.080(B)), the real property identified as 25080 JUNIPER FLATS RD HOMELAND 92548 and/or 457-120-036-2 constituted a public nuisance due to the accumulation of rubbish on the property. Notice was posted and mailed via certified mail to the owner of the real property as such person's name and address appear on the last County Equalized Assessment Roll, identifying the accumulation of rubbish. The administrative abatement process concluded on 11/19/08 with the abatement of all accumulated rubbish. A Summary of Cost in the amount of \$4,936.80 was mailed to the real property owner and a Notice of Non-Compliance has been recorded against the property. By failing to pay the amount indicated on the Summary of Cost, and pursuant to Riverside County Ordinance No. 541, Section 8(g) (RCC 8.120.080(G)), a lien has been imposed on the above described real property in the amount of the abatement costs and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Wen Chen  
Wen Chen  
Code Enforcement Administration

Copy

#### ACKNOWLEDGMENT

State of California )  
County of Riverside ) SS.

On March 16, 2010 before me, Jeremy Murphy, Notary Public, personally appeared Wen Chen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Jeremy Murphy (Seal of Notary)

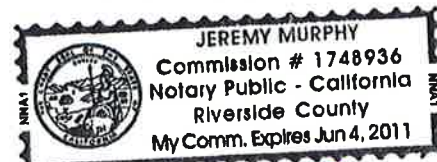


EXHIBIT NO. E

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

Assessment #457120036-2		Parcel # 457120036-2	
<b>Assessee:</b>	FIRST REGIONAL BANK	<b>Land</b>	183,500
<b>Mail Address:</b>	1801 E CENTURY PK NO 800	<b>Full Value</b>	183,500
<b>City, State Zip:</b>	LOS ANGELES CA 90067	<b>Total Net</b>	183,500
<b>Real Property Use Code:</b>	AY		
<b>Base Year</b>	2009		
<b>Conveyance Number:</b>	0624220		
<b>Conveyance (mm/yy):</b>	11/2008		
<b>PUI:</b>	R070000		
<b>TRA:</b>	89-020		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>			
<b>ID Data:</b>	Lot 2 PM 042/045 PM 9020		
<b>Situs Address:</b>	25080 JUNIPER FLATS RD HOMELAND CA 92548		

**View Parcel Map**

This must be in red to be a  
"CERTIFIED COPY"

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 1 page to be a full, true and correct copy of the original on file and of record in my office.

*Larry W. Ward*  
Assessor - County Clerk - Recorder  
County of Riverside, State of California

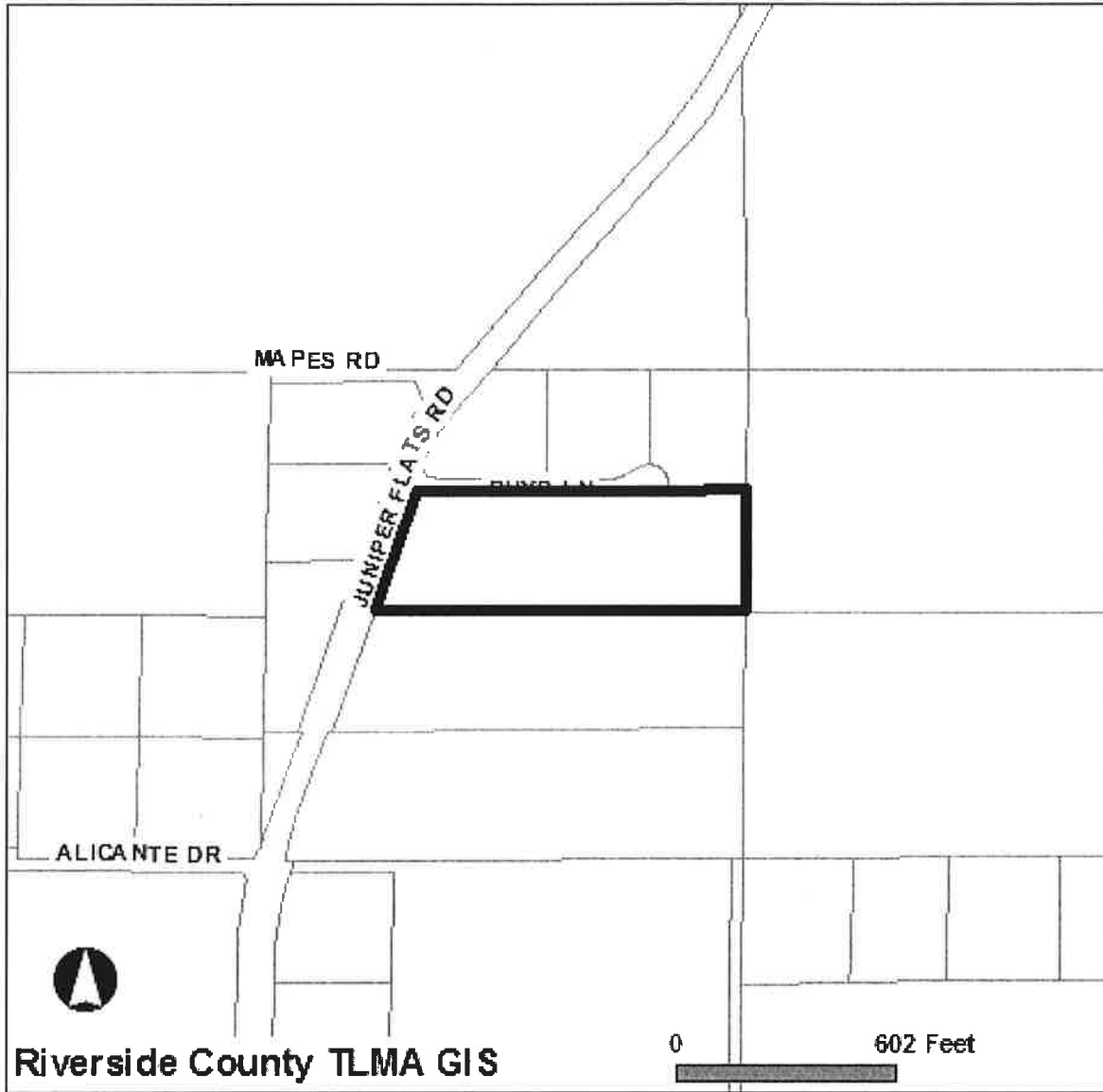
Dated: MAR 25 2010



Certification must be in red to be a  
"CERTIFIED COPY"

**EXHIBIT NO.**     F

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
457-120-036

**\*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**

457-120-036-2

**OWNER NAME / ADDRESS**

WALEED BEOOL  
ALIA BEOOL  
25080 JUNIPER FLATS RD  
HOMELAND, CA. 92548

**MAILING ADDRESS**

(SEE OWNER)  
490 PCH  
SEAL BEACH CA. 90740

**EXHIBIT NO.**     F2



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 42/45  
SUBDIVISION NAME: PM 9020  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 7.34 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 809 GRID: B6, C6

**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 8

**ELEVATION RANGE**

1784/1800 FEET

**PREVIOUS APN**

457-120-034

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**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  
Grassland  
Riversidean Alluvial Fan Sage Scrub

---

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

**ROAD BOOK PAGE**  
103A

**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**  
MODERATE

**SUBSIDENCE**  
SUSCEPTIBLE

**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, 30.98 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042720

**FARMLAND**  
LOCAL IMPORTANCE  
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**

NO CODE COMPLAINTS

REPORT PRINTED ON...Thu Mar 18 17:02:13 2010

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**9.10**

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Expense on Case No. CV 08-02981, located at 25080 Juniper Flats Road, Homeland, APN 457-120-036, 5<sup>th</sup> District, the chairman called the matter for hearing.

Alexandra Fong, Deputy County Counsel, presented the matter.

The following people spoke on the matter:

Waleed Beooc

The chairman closed the public hearing.

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, January 11, 2011 at 9:30 a.m.

Roll Call:

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on \_\_\_\_\_ December 7, 2010 \_\_\_\_\_ of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 7, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
9.10

xc: Co. Co., CED, Prop. Owner, COB

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9.9

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Expense on Case No. CV 08-02981, located at 25080 Juniper Flats Road, Homeland, APN 457-120-036, 5<sup>th</sup> District.

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, December 7, 2010 at 9:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 31, 2010 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: August 31, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: [Signature] Deputy

AGENDA NO.  
9.9

xc: Co. Co., CED, Prop. Owner, COB

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



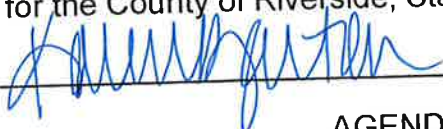
**9.12**

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Expense on Case No. CV 08-02981, located at 25080 Juniper Flats Road, Homeland, APN 457-120-036, 5<sup>th</sup> District.

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, August 31, 2010 at 9:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 25, 2010 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: May 25, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
**9.12**

xc: Co.Co., CED, Prop. Owner, CØB