

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

216B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
January 12, 2011

**SUBJECT:** Statement of Expense [Case Nos. CV07-9861 & CV08-01964]  
Subject Property: 36160 Arnett Road, Wildomar; NORTH RANCH III VENTURES  
APN: 380-100-005  
District One

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

- (1) assess the reasonable costs of abatement of a public nuisance (substandard structure and accumulated rubbish) in the above-referenced matter to be **thirty four thousand, two hundred, twenty-six dollars and seventy-five cents (US \$34,226.75)**;
- (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
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

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

(continued)

<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

BY: *Jennifer L. Sargent*  
County Executive Office Signature: Jennifer L. Sargent

- Consent
- Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 25, 2011  
xc: Co. Co., CED, Prop. Owner

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

Prev. Agn. Ref.: | District: 1 | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

9.5

Statement of Expense [Case Nos. CV07-9861 & CV08-01964]  
Subject Property: 36160 Arnett Road, Wildomar; NORTH RANCH III VENTURES  
APN: 380-100-005  
District One

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15), 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.

The Board of Supervisors issued an Order to Abate in this case on April 21, 2009 and recorded on April 28, 2009, as document number 2009-0206484. Subsequently, the property was brought into compliance.

The property has a delinquent tax status as of 2007.

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.

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Expense [Case Nos. CV07-9861 & CV08-01964]  
Subject Property: 36160 Arnett Road, Wildomar;  
APN: 380-100-005  
District One

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

**Hearing Date: JANUARY 25, 2011**

Notice of Statement of Expense Hearing (including Proofs of Service, Affidavits of Posting and Return Receipts) .....	Exhibit A
Statement of Expense Worksheet With Supporting Documents.....	Exhibit B
Assessment-Roll For The Year 10-11 And Geographic Information System, December 30, 2010 .....	Exhibit C

JAN 25 2011

95

PAMELA J. WALLS  
County Counsel

KATHERINE A. LIND  
Assistant County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

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



January 11, 2011

## CORRECTED NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owner(s) or Interested Parties  
(See Attached Notice List)

Subject Property: 36160 Arnett Road, Wildomar  
Case Nos.: CV07-9861 & CV08-01964; NORTH RANCH III VENTURES  
APN: 380-100-005

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, January 25, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish and substandard structure(s) located on your real property commonly described as 36160 Arnett Road, Wildomar, Riverside County, California and more particularly described as Assessor's Parcel Number 380-100-005.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **thirty-four thousand, two hundred twenty-six dollars and seventy-five cents (US \$34, 226.75)**. 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 7:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
County Counsel

  
\_\_\_\_\_  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense

EXHIBIT NO.     A



# COUNTY OF RIVERSIDE

## Code Enforcement Administration



### STATEMENT OF EXPENSE WORKSHEET

CASE NUMBER: CV07-9861 & CV08-01964  
 OWNER: NORTH RANCH III VENTURES  
 SITUS: 36160 ARNETT RD WILDOMAR, CA. 92595  
 APN: 380-100-005-1  
 SUPERVISORIAL DISTRICT: 1  
 AUTHORITY: RIVERSIDE COUNTY ORDINANCE NO(s).  
 457 (RCC Title 15), 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
11/26/07 - 04/28/10	CV07-9861: Officers- Farlow/ Jones/ Kirchoff/ Palmer - Field Investigation/File Maintenance	10.30	\$1,122.70
03/05/08 - 04/28/10	CV08-01964: Officers- Farlow/ Jones/ Palmer/ Silva - Field Investigation/File Maintenance	12.10	\$1,339.20
01/04/11	Prepare/Attend Statement of Expense Hearing	0.50	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>		<b>22.90</b>	<b>\$2,526.90</b>
<b>COUNTY COUNSEL-</b>			
06/20/08 - 03/31/10	CV07-9861: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	10.20	\$1,173.42
06/20/08 - 04/13/09	CV08-01964: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	16.10	\$1,263.28
<b>CONTRACTOR SERVICES-</b>			
01/08/08	CV07-9861: Lot/Title Report - First American Title		\$150.00
06/11/09	CV07-9861: Lot/Title Report - RZ Title Services Inc.		\$120.00
07/01/09	CV07-9861: Industrial Hygiene - Asbestos Survey		\$747.05
07/28/09	CV07-9861: Snyder's Termite & Pest Control Inc.		\$1,200.00
04/27/10	CV07-9861: Snyder's Termite & Pest Control Inc.		\$700.00
05/01/08	CV08-01964: Lot/Title Report - First American Title		\$150.00
05/13/10	CV08-01964: FE Services - Demolition		\$25,000.00
12/23/10	Lot/Title Report - RZ Title		\$120.00
<b>SUBTOTAL</b>			<b>\$33,150.65</b>

**CITY OF WILDOMAR EXPENSES (7/01/08 to 6/30/09)**

DATE	DESCRIPTION	HOURS	AMOUNT
10/24/08 - 05/08/09	CV07-9861: Officers- Farlow/ Jones/ Kirchoff/ Palmer - Field Investigation/File Maintenance	5.70	\$727.30
07/24/08 - 11/24/08	CV08-01964: Officers- Farlow/ Jones - Field Investigation/File Maintenance	3.20	\$348.80
<b>WILDOMAR SUBTOTAL</b>			<b>\$1,076.10</b>

**TOTAL COSTS DUE** **\$34,226.75**

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 4th day of January, 2011, at Riverside, California.


  
 Cuong Pham  
 Code Enforcement Department

EXHIBIT NO.           A<sup>2</sup>

# NOTICE LIST

Subject Property: 36160 Arnett Road, Wildomar; Case Nos.: CV07-9861 & CV08-01964;  
 APN: 380-100-005; District One

NORTH RANCH III VENTURES LLC  
 5023 NORTH PARKWAY CALABASAS  
 CALABASAS CA 91302

LAKE ELSINORE UNIFIED SCHOOL DIST  
 545 CHANEY STREET  
 LAKE ELSINORE CA 92530  
 ATTN: ASSIST SUP OF BUS & SUPPORT SRVS

COMMUNITY FACILITIES OF LAKE ELSINORE SCH DIST  
 C/O BOWIE, ARNESON, WILES & GIANONE  
 ATTN: ROBERT E ANSLOW  
 4920 CAMPUS DRIVE  
 NEWPORT BEACH CA 92660

7010 1670 0001 7232 6416

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	1/11/11	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>		
COMMUNITY FACILITIES OF LAKE ELSINORE SCH DIST C/O BOWIE, ARNESON, WILES & GIANONE ATTN: ROBERT E ANSLOW 4920 CAMPUS DRIVE NEWPORT BEACH CA 92660			
PS Form 3800, August 2006		See Reverse for Instructions	

7010 1670 0001 7232 6423

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	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>		
LAKE ELSINORE UNIFIED SCHOOL DIST 545 CHANEY STREET LAKE ELSINORE CA 92530 ATTN: ASSIST SUP OF BUS & SUPP SRVS			
PS Form 3800, August 2006		See Reverse for Instructions	

EXHIBIT NO.           A<sup>3</sup>

**PROOF OF SERVICE**  
Case No. CV07-9861 & CV08-01964

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

That on January 11, 2011, I served the following document(s):

- **CORRECTED 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 January 11, 2011, at Riverside, California.

  
BRENDA G. PEELER

7010 1670 0001 7232 6430

U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	

Postage	\$	.44	Mailed 1/11/11  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>\$</b>	<b>5.54</b>	

Sent To	
Street, A or PO Box City, State	NORTH RANCH III VENTURES LLC 5023 NORTH PARKWAY CALABASAS CALABASAS CA 91302
PS Form 3800, August 2006	
See Reverse for Instructions	

**EXHIBIT NO.**                     A4



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 12, 2011

RE CASE NO: CV079861

I, Jim Palmer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Rd., Suite A, Murrieta, California 92563 .

That on 01/12/11 at 9:35 am, I securely and conspicuously posted Corrected Notice of Hearing Re: Statement of Expense at the property described as:

**Property Address:** 36160 ARNETT RD, WILDOMAR

**Assessor's Parcel Number:** 380-100-005

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

Executed on January 12, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jim Palmer, Sr. Code Enforcement Officer

EXHIBIT NO. 5  
A





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 12, 2011

RE CASE NO: CV0801964

I, Jim Palmer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 LOS ALAMOS ROAD, SUITE #A, MURRIETA, CALIFORNIA 92563.

That on 01/12/11 at 9:35 am, I securely and conspicuously posted Corrected Notice of Hearing Re: Statement of Expense at the property described as:

**Property Address:** 36160 ARNETT RD, WILDOMAR

**Assessor's Parcel Number:** 380-100-005

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

Executed on January 12, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jim Palmer, Sr. Code Enforcement Officer

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

A6

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



KATHERINE A. LIND  
Assistant County Counsel

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

January 4, 2011

## NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owner(s) or Interested Parties  
(See Attached Notice List)

Subject Property: 36160 Arnett Road, Wildomar  
Case Nos.: CV07-9861 & CV09-01964; NORTH RANCH III VENTURES  
APN: 380-100-005

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, January 25, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish and substandard structure(s) located on your real property commonly described as 36160 Arnett Road, Wildomar, Riverside County, California and more particularly described as Assessor's Parcel Number 380-100-005.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **thirty-four thousand, two hundred twenty-six dollars and seventy-five cents, (US \$34,226.75)**. 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 7:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
County Counsel

  
\_\_\_\_\_  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense

EXHIBIT NO.       A<sup>7</sup>

# NOTICE LIST

Subject Property: 36160 Arnett Road, Wildomar; Case Nos.: CV07-9861 & CV07-01964;  
APN: 380-100-005; District One

NORTH RANCH III VENTURES LLC  
5023 NORTH PARKWAY CALABASAS  
CALABASAS CA 91302

LAKE ELSINORE UNIFIED SCHOOL DIST  
545 CHANEY STREET  
LAKE ELSINORE CA 92530  
ATTN: ASSIST SUP OF BUS & SUPPORT SRVS

COMMUNITY FACILITIES OF LAKE ELSINORE SCH DIST  
C/O BOWIE, ARNESON, WILES & GIANONE  
ATTN: ROBERT E ANSLOW  
4920 CAMPUS DRIVE  
NEWPORT BEACH CA 92660

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 <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span>  <b>X</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">B. Received by ( <i>Printed Name</i> )</td> <td style="width: 40%; padding: 2px;">C. Date of Delivery</td> </tr> </table>	B. Received by ( <i>Printed Name</i> )	C. Date of Delivery				
B. Received by ( <i>Printed Name</i> )	C. Date of Delivery						
<p>1. Article Addressed to:                  COMMUNITY FACILITIES OF LAKE                  ELSINORE SCH DIST                  C/O BOWIE, ARNESON, WILES &amp; GIANONE                  ATTN: ROBERT E ANSLOW                  4920 CAMPUS DRIVE                  NEWPORT BEACH CA 92660</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>						
<p>2. Article Number-                  (Transfer from service label)</p>	<p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table>	<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.
<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>CV07-9861 &amp; CV07-01964 (North Ranch)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>						
<p>7010 1670 0001 7232 5570</p>							
<p>PS Form 3811, February 2004 <span style="float: right;">Domestic Return Receipt 102595-02-M-1540</span></p>							

EXHIBIT NO.           A<sup>8</sup>



# Track & Confirm

## Search Results

Label/Receipt Number: **7010 1670 0001 7232 5587**  
Service(s): **Certified Mail™**  
Status: **Delivered**

Your item was delivered at 10:23 am on January 06, 2011 in LAKE ELSINORE, CA 92530.

### Track & Confirm

Enter Label/Receipt Number.

Go >

## Notification Options

### Track & Confirm by email

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

7010 1670 0001 7232 5587

**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 1/4/11  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**  
LAKE ELSINORE UNIFIED SCHOOL DIST  
**Street, or PO** 545 CHANEY STREET  
LAKE ELSINORE CA 92530  
**City, S** ATTN: ASSIST SUP OF BUS & SUPP SRVS

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. A-9

**PROOF OF SERVICE**  
Case No. CV07-9861 & CV08-01964

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

That on January 4, 2011, 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)**

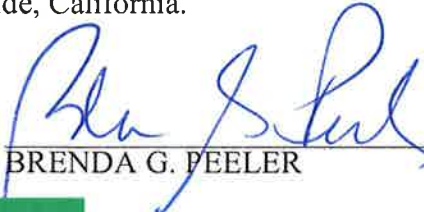
XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, 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 January 4, 2011, at Riverside, California.

  
BRENDA G. PEELER

7010 1670 0001 7232 5594

U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	

Postage	\$ 1.44	Postmark Here	MAILED 1/4/11
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>		

<i>Sent To</i>	NORTH RANCH III VENTURES LLC
<i>Street, Apt. or PO Box</i>	5023 NORTH PARKWAY CALABASAS
<i>City, State</i>	CALABASAS CA 91302
PS Form 3800 August 2006 See Reverse for Instructions	

**EXHIBIT NO.**           A<sup>10</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 5, 2011

RE CASE NO: CV079861

I, Jim Palmer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamitos Rd., Murrieta, California 92563 .

That on 01/05/11 at 9:45 am, I securely and conspicuously posted Notice of Hearing Re: Statement of Expense at the property described as:

**Property Address:** 36160 ARNETT RD, WILDOMAR

**Assessor's Parcel Number:** 380-100-005

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

Executed on January 5, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jim Palmer, Sr. Code Enforcement Officer

EXHIBIT NO.           A<sup>11</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 5, 2011

RE CASE NO: CV0801964

I, Jim Palmer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamitos Rd., Murrieta, California 92563 .

That on 01/05/11 at 9:45 am, I securely and conspicuously posted Notice of Hearing Re: Statement of Expense at the property described as:

**Property Address:** 36160 ARNETT RD, WILDOMAR

**Assessor's Parcel Number:** 380-100-005

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

Executed on January 5, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jim Palmer, Sr. Code Enforcement Officer

**EXHIBIT NO.** A<sup>12</sup>



# COUNTY OF RIVERSIDE

## Code Enforcement Administration



### STATEMENT OF EXPENSE WORKSHEET

**CASE NUMBER:** CV07-9861 & CV08-01964  
**OWNER:** NORTH RANCH III VENTURES  
**SITUS:** 36160 ARNETT RD WILDOMAR, CA. 92595  
**APN:** 380-100-005-1  
**SUPERVISORIAL DISTRICT:** 1  
**AUTHORITY:** RIVERSIDE COUNTY ORDINANCE NO(s).  
 457 (RCC Title 15), 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
11/26/07 - 04/28/10	CV07-9861: Officers- Farlow/ Jones/ Kirchoff/ Palmer - Field Investigation/File Maintenance	10.30	\$1,122.70
03/05/08 - 04/28/10	CV08-01964: Officers- Farlow/ Jones/ Palmer/ Silva - Field Investigation/File Maintenance	12.10	\$1,339.20
01/04/11	Prepare/Attend Statement of Expense Hearing	0.50	\$65.00
<b>SUBTOTAL CODE ENFORCEMENT COSTS</b>		<b>22.90</b>	<b>\$2,526.90</b>
<b>COUNTY COUNSEL-</b>			
06/20/08 - 03/31/10	CV07-9861: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	10.20	\$1,173.42
06/20/08 - 04/13/09	CV08-01964: LEGAL CONSULTATION SERVICES-Includes Administrative Costs	16.10	\$1,263.28
<b>CONTRACTOR SERVICES-</b>			
01/08/08	CV07-9861: Lot/Title Report - First American Title		\$150.00
06/11/09	CV07-9861: Lot/Title Report - RZ Title Services Inc.		\$120.00
07/01/09	CV07-9861: Industrial Hygiene - Asbestos Survey		\$747.05
07/28/09	CV07-9861: Snyder's Termite & Pest Control Inc.		\$1,200.00
04/27/10	CV07-9861: Snyder's Termite & Pest Control Inc.		\$700.00
05/01/08	CV08-01964: Lot/Title Report - First American Title		\$150.00
05/13/10	CV08-01964: FE Services - Demolition		\$25,000.00
12/23/10	Lot/Title Report - RZ Title		\$120.00
<b>SUBTOTAL</b>			<b>\$33,150.65</b>


**CITY OF WILDOMAR EXPENSES (7/01/08 to 6/30/09)**

DATE	DESCRIPTION	HOURS	AMOUNT
10/24/08 - 05/08/09	CV07-9861: Officers- Farlow/ Jones/ Kirchoff/ Palmer - Field Investigation/File Maintenance	5.70	\$727.30
07/24/08 - 11/24/08	CV08-01964: Officers- Farlow/ Jones - Field Investigation/File Maintenance	3.20	\$348.80
<b>WILDOMAR SUBTOTAL</b>			<b>\$1,076.10</b>

**TOTAL COSTS DUE** **\$34,226.75**

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 4th day of January, 2011, at Riverside, California.

  
 Cuong Pham  
 Code Enforcement Department

**EXHIBIT NO.**     B



BILL DATE	L CLIENT / MATT	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
20-Jun-08	CV079861	1.3	83.2	RM	Review and organize file; document preparation
22-Jul-08	CV079861	0.9	62.78	RM	Review file; abatement preparation.
25-Jul-08	CV079861	0.7	48.83	LBH	review file; draft email to Officer Jones
24-Sep-08	CV079861	1	139.51	JAJ	finalize file for abatement hearing
30-Sep-08	CV079861	0.4	55.8	JAJ	review notice
10-Nov-08	CV079861	0.5	69.76	JAJ	review for quickprint/f11
24-Nov-08	CV079861	0.4	55.8	JAJ	prep for board hearing
					Review Code Enforcement file and Meet with Julie Jarvi (County Counsel), and initial preparation for tomorrow's public abatement hearing (split with CV08-01964)
24-Nov-08	CV079861	0.3	41.85	LAT	
25-Nov-08	CV079861	0.1	13.95	JAJ	follow up from board hearing
					Attend public hearing for abatement on behalf of Code Enforcement (split with CV08-01964)
25-Nov-08	CV079861	0.3	41.85	LAT	
02-Dec-08	CV079861	0.4	55.8	JAJ	review/revise FOF and F11
26-Mar-09	CV079861	0.7	48.83	LBH	research status of FOF; discuss with Brenda
					Reviewed new lot book for additional parties to notice on final notice.
04-Jun-09	CV079861	0.5	34.88	RM	
					analysis of file for information for use in seizure warrant for substandard structures
24-Mar-10	CV079861	1.1	153.46	LAF	review voice mail from George Meeker re: consent to enter; telephone conference with George Meeker re: consent to enter
31-Mar-10	CV079861	0.2	27.9	LAF	
	<b>Subtotal</b>	<b>8.8</b>	<b>934.2</b>		
	<b>Add</b>				
5/9/2007	CV079861	0	43.92		Mailing Expense
11/17/2010	CV079861	0.9	125.55		Prepare case for SOE Hearing
1/25/2011	CV079861	0.5	69.75		Attend SOE Hearing
	<b>Total</b>	<b>10.2</b>	<b>1173.42</b>		

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

B<sup>2</sup>

BILL DATE	L CLIENT / MAT7	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
20-Jun-08	CV0801964	1.1	70.4	RM	Review and organize file; document preparation
22-Jul-08	CV0801964	1.6	111.62	RM	Review file; abatement preparation.
23-Jul-08	CV0801964	5.3	369.73	RM	Prepared abatement file for BOS; email to officer regarding deficiencies.
25-Aug-08	CV0801964	1.2	83.71	RM	Updated F-11, declaration and exhibits based on current inspection findings.
24-Sep-08	CV0801964	1	139.51	JAJ	review declaration/notice list for abatement hearing
24-Nov-08	CV0801964	0.3	41.85	LAT	Review Code Enforcement file and Meet with Julie Jarvi (County Counsel), and initial preparation for tomorrow's public abatement hearing (split with CV07-9861)
25-Nov-08	CV0801964	0.3	41.85	LAT	Meeting with property owners and Jim Monroe re public hearing; Attend public hearing for abatement on behalf of Code Enforcement (split with CV07-9861)
01-Dec-08	CV0801964	1.9	132.54	RM	Prepare Form 11 and Findings of Fact for JAKJ.
02-Dec-08	CV0801964	0.6	41.86	RM	Revise Form 11 and Findings of Fact for JAKJ.
06-Apr-09	CV0801964	1.3	90.69	RM	Revised Form 11 and FOF for EMB's signature; advised Code of current status; meeting with supervisor and support staff.
07-Apr-09	CV0801964	0.5	69.76	EMB	Review Finding of Facts and Form 11 to make sure they contain correct information before submitting them to the board
13-Apr-09	CV0801964	1	69.76	RM	Meeting with counsel and code enforcement aide.
<b>Subtotal</b>		<b>16.1</b>	<b>1263.28</b>		
<b>Add</b>					
N/A	CV0801964	0	0		Mailing Expense
N/A	CV0801964	0	0		Prepare case for SOE Hearing
N/A	CV0801964	0	0		Attend SOE Hearing
<b>Total</b>		<b>16.1</b>	<b>1263.28</b>		

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

B<sup>3</sup>

Case Labor Audit

APN: 380-100-005-1  
 Property Owner: NORTH RANCH III VENTURES  
 Property address: 36160 ARNETT RD  
 WILDOMAR, CA. 92595  
 Date Prepared: 11/17/2010

				SSST			AR						
Case Name				ZCV079861			ZCV0801964			Unsupported		Adjusted	
LaborDate	CaseNumber	Name	Work Performed	Time	Rate	Charge	Time	Rate	Charge	Time	Charges	Time	Charge
11/26/2007	ZCV079861	Jones,Matthew W	Initial Site Visit	1	109	\$109.00						1	\$109.00
11/27/2007	ZCV079861	Jones,Matthew W	Admin Work	1.5	109	\$163.50						1.5	\$163.50
1/7/2008	ZCV079861	Jones,Matthew W	Site Visit Follow up	0.2	109	\$21.80						0.2	\$21.80
1/8/2008	ZCV079861	Jones,Matthew W	Admin Work	0.4	109	\$43.60						0.4	\$43.60
1/23/2008	ZCV079861	Jones,Matthew W	Not in narrative	0.8	109	\$87.20				0.8	\$87.20		
3/5/2008	ZCV079861	Jones,Matthew W	Site Visit Follow up	1.2	109	\$130.80						1.2	\$130.80
3/6/2008	ZCV079861	Jones,Matthew W	Admin Work	0.5	109	\$54.50						0.5	\$54.50
3/6/2008	ZCV079861	Jones,Matthew W	Admin Work	2	109	\$218.00						2	\$218.00
3/14/2008	ZCV079861	Jones,Matthew W	Admin Work	1.4	109	\$152.60						1.4	\$152.60
4/3/2008	ZCV079861	Jones,Matthew W	Admin Work	0.6	109	\$65.40						0.6	\$65.40
4/9/2008	ZCV079861	Jones,Matthew W	Not in narrative	0.3	109	\$32.70				0.3	\$32.70		
4/9/2008	ZCV079861	Jones,Matthew W	Not in narrative	0.5	109	\$54.50				0.5	\$54.50		
4/10/2008	ZCV079861	Jones,Matthew W	Not in narrative	0.3	109	\$32.70				0.3	\$32.70		
4/15/2008	ZCV079861	Jones,Matthew W	Admin Work	0.2	109	\$21.80						0.2	\$21.80
5/12/2008	ZCV079861	Jones,Matthew W	Site Visit Follow up	0.3	109	\$32.70						0.3	\$32.70
5/12/2008	ZCV079861	Jones,Matthew W	Admin Work	0.3	109	\$32.70						0.3	\$32.70
5/15/2008	ZCV079861	Jones,Matthew W	Not in narrative	0.4	109	\$43.60				0.4	\$43.60		
5/20/2008	ZCV079861	Jones,Matthew W	Admin Work	0.7	109	\$76.30						0.7	\$76.30
10/24/2008	ZCV079861	Farlow,Brett E	Site Visit Follow up	0.3	109	\$32.70						0.3	\$32.70
11/24/2008	ZCV079861	Farlow,Brett E	Site Visit Follow up	0.1	109	\$10.90						0.1	\$10.90
7/23/2009	ZCV079861	Palmer,James L	Site Visit Follow up	0.2	129	\$25.80						0.2	\$25.80
10/13/2009	ZCV079861	Palmer,James L	Site Visit Follow up	0.5	129	\$64.50						0.5	\$64.50
2/5/2010	ZCV079861	Kirchoff,Jon S	Not in narrative	0.1	109	\$10.90				0.1	\$10.90		
4/27/2010	ZCV079861	Palmer,James L	Site Visit Follow up	1.5	129	\$193.50						1.5	\$193.50
4/28/2010	ZCV079861	Palmer,James L	Site Visit Follow up	3.1	129	\$399.90						3.1	\$399.90
4/19/2010	ZCV079861	Jones,Matthew W	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
7/24/2008	ZCV079861	Jones,Matthew W	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
10/14/2008	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
4/8/2009	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
5/8/2009	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
11/24/2009	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
12/2/2009	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
4/30/2010	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
5/3/2010	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
5/4/2010	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
5/7/2010	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
5/11/2010	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
5/13/2010	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
5/14/2010	ZCV079861	Palmer,James L	Site Visit Follow up	0	\$0.00	\$0.00						0	\$0.00
3/5/2008	ZCV0801964	Jones,Matthew W	Admin Work				0.30	109	\$32.70			0.3	\$32.70
3/5/2008	ZCV0801964	Jones,Matthew W	Initial Site Visit				1.40	109	\$152.60			1.4	\$152.60
4/9/2008	ZCV0801964	Jones,Matthew W	Site Visit Follow up				0.20	109	\$21.80			0.2	\$21.80
4/10/2008	ZCV0801964	Jones,Matthew W	Admin Work				0.50	109	\$54.50			0.5	\$54.50
4/10/2008	ZCV0801964	Jones,Matthew W	Admin Work				1.00	109	\$109.00			1	\$109.00
4/11/2008	ZCV0801964	Jones,Matthew W	Not in narrative				1.30	109	\$141.70	1.3	\$141.70		
4/15/2008	ZCV0801964	Jones,Matthew W	Not in narrative				0.20	109	\$21.80	0.2	\$21.80		
5/12/2008	ZCV0801964	Jones,Matthew W	Site Visit Follow up				0.20	109	\$21.80			0.2	\$21.80
5/12/2008	ZCV0801964	Jones,Matthew W	Admin Work				0.20	109	\$21.80			0.2	\$21.80
5/15/2008	ZCV0801964	Jones,Matthew W	Not in narrative				0.40	109	\$43.60	0.4	\$43.60		
7/24/2008	ZCV0801964	Jones,Matthew W	Site Visit Follow up				3.10	109	\$337.90			3.1	\$337.90
10/24/2008	ZCV0801964	Farlow,Brett E	Site Visit Follow up				0.10	109	\$10.90			0.1	\$10.90
11/24/2008	ZCV0801964	Farlow,Brett E	Not in narrative				0.20	109	\$21.80	0.2	\$21.80		
7/23/2009	ZCV0801964	Palmer,James L	Site Visit Follow up				0.10	129	\$12.90			0.1	\$12.90
10/13/2009	ZCV0801964	Palmer,James L	Site Visit Follow up				0.50	129	\$64.50			0.5	\$64.50
4/27/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				1.50	129	\$193.50			1.5	\$193.50
4/28/2010	ZCV0801964	Silva,Patricia D	Site Visit Follow up				3.10	82	\$254.20			3.1	\$254.20
4/28/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				3.10	129	\$399.90			3.1	\$399.90
10/14/2008	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
5/8/2009	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
11/24/2009	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
12/2/2009	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
4/29/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
4/30/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
5/3/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
5/4/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
5/5/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
5/7/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
5/11/2010	ZCV0801964	Palmer,James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00

Case Labor Audit

APN: 380-100-005-1  
 Property Owner: NORTH RANCH III VENTURES  
 Property address: 36160 ARNETT RD  
 WILDOMAR, CA. 92595  
 Date Prepared: 11/17/2010

Case Name	LaborDate	CaseNumber	Name	Work Performed	SSST			AR			Unsuppported		Adjusted	
					Time	Rate	Charge	Time	Rate	Charge	Time	Charges	Time	Charge
	5/13/2010	ZCV0801964	Palmer, James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
	5/14/2010	ZCV0801964	Palmer, James L	Site Visit Follow up				0.00	\$0.00	\$0.00			0	\$0.00
					18.40		\$2,111.60	17.40		\$1,916.90	4.50	\$490.50	31.30	\$3,538.00

	ZCV079861		ZCV0801964	
<b>Labor</b>				
Labor	12.60	\$1,373.40	14.00	\$1,546.30
Less: Unsupported Charge	2.30	\$250.70	1.90	\$207.10
Adjusted Labor	10.30	\$1,122.70	12.10	\$1,339.20
Wildomar Labor	5.80	\$738.20	3.40	\$370.60
Less: Unsupported Wildomar Charge	0.10	\$10.90	0.20	\$21.80
Wildomar Adjusted Labor	5.70	\$727.30	3.20	\$348.80
<b>Additional Fees</b>				
Prepare/Attend SOE Hearing	0.5	\$65.00		
<b>County Counsel</b>				
ZCV079861	10.2	\$1,173.42		
ZCV0801964			16.1	\$1,263.28
<b>Citations</b>				
N/A				
<b>Expenses</b>				
CV079861 1/8/2008 Lot/Title Report - First American Title		\$150.00		
CV079861 6/11/2009 Lot/Title Report - RZ Title Services Inc.		\$120.00		
CV079861 7/1/2009 Industrial Hygiene - Asbestos Survey		\$747.05		
CV079861 7/28/2009 Snyder's Termite & Pest Control Inc.		\$1,200.00		
CV079861 4/27/2010 Snyder's Termite & Pest Control Inc.		\$700.00		
CV0801964 5/1/2008 Lot/Title Report - First American Title				\$150.00
d 5/13/2010 FE Services - Demolition				\$25,000.00
12/23/2010 Lot/Title Report - RZ Title Services Inc.		\$120.00		
<b>Case Total</b>		<b>\$6,125.47</b>		<b>\$28,101.28</b>

PROPERTY TOTALS	
County Labor	\$2,461.90
Wildomar Labor	\$1,076.10
Total Additional Fees	\$65.00
Total County Counsel	\$2,436.70
Total Citations	\$0.00
Total Expenses	\$28,187.05
<b>Cumulative Total</b>	<b>\$34,226.75</b>

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

B<sup>5</sup>



**First American Title Company**

3625 Fourteenth Street

Riverside, CA 92501

Phone: (951)787-1700 / Fax:

PR: 06243

Ofc: 0625 (446)

**Final Invoice**

**To:** County Of Riverside Code Enforcement Department  
19450 Clark Street  
Perris, CA 92570-7566

**Invoice No.:** 446 - 44612445  
**Date:** 01/08/2008  
**Our File No.:** 0625-2975500  
**Title Officer:** Sharon Chase / 23346  
**Escrow Officer:** /  
**Customer ID:** 2377580

**Attention:** Jessica Morrison

**Your Reference No.:** Cv 07-9861

**RE: Property:**  
36160 Arnett Road, Wildomar, CA

**Liability Amounts**  
**Owners:**  
**Lenders:**

**Buyers:**  
**Sellers:** North Ranch III Ventures

Description of Charge	Invoice Amount
CLTA Lot Book Guarantee	\$75.00
CLTA Judgment/Tax Lien Guarantee Form 10	\$75.00

**INVOICE TOTAL** **\$150.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:  
Attention: Accounts Receivable Department  
C/O JPMorgan Chase, 2710 Media Center Dr., Building #6, Suite #120, Attn: FAT-SCD-004 Box #100016  
Los Angeles, CA 90065*

## Transaction Details

### Transaction Details

Journal ID: AP01315924  
Journal Date: 6/23/2009  
Fiscal Period: 2009-12  
Process Date: 6/25/2009  
Ledger: ACTUALS  
Line: 918 of 1143  
Journal Desc.:  
Amount: 120.00  
Debit/Credit: Debit  
Line Desc.:  
Operator: MAESTRO -- Maestro

### Accounting

Department: 3140100000 -- Code Enforcement  
Fund: 10000 -- General Fund  
Account: 525440 -- Professional Services  
Program: --  
Project: ZCV079861 -- STRUCTURAL ABATEMENT  
Class: --

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

B7



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

DATE: April 22, 2009

INVOICE # 96612

TO: Code Enforcement  
Fiscal / Accounts Payable  
Mail Stop # 1012

**SERVICES PROVIDED:** AQMD Survey - CV07-9861  
**SITE(s) OF WORK:** 36160 Arnett Rd. Wildomar  
**DATE OF SERVICES:** 4/8/09 - 4/14/09  
**REQUESTOR:** James Palmer **PHONE #:**  
**CHARGES FOR ANY:** Field, Office, Report, and Travel Time, Lab & Mileage cost

LABOR:	6.00	Hours	X	\$105.00	\$630.00
TRAVEL:	71.00	Miles	X	\$0.550	\$39.05
LABORATORY:					\$63.00
POSTAGE:					\$15.00

**TOTAL INVOICE: \$747.05**

**PAYABLE TO: INDUSTRIAL HYGIENE**  
**INVOICE #: 96612**  
**MAIL TO:** County of Riverside, CHA  
Fiscal Dept. / Accounts Receivable  
P.O. Box 7849  
Riverside, CA 92513-7600

**Steven Hinde, REHS, CIH**  
**Senior Industrial Hygienist**

<b>COUNTY ONLY:</b>	FUND:	10000
Our accounting string for JE	DEPT ID:	4200101500
	PROGRAM:	94800
Fiscal = 358.7433 / 358.5374	CLASS:	6572
<b>Send copies to M/S # 3320</b>	INTRA FUND:	572800
CHA / Fiscal - A/R	INTER FUND:	778280

cc: Fiscal Accountant - CHA  
03/09

County of Riverside, Department of Public Health, Office of Industrial Hygiene  
4065 County Circle Drive, Suite 304 Riverside, California 92503  
phone 951.358.5050, fax 951.358.5443, tdd 951.358.5124

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



Rep # 12830  
2810 Market St.  
Riverside, Calif. 92501  
Phone 1-800-570-PEST

**SERVICE OPERATOR**

COMPUTER INFORMATION

PRODUCTS USED

INSIDE

OUTSIDE *500gms 1M long cards*

SERVICED BY *S-1300 cards*

SERVICE DATE *X*

SIGNATURE

PAID \$

REC'D BY

I authorize *07/28/09* service work to be done on my property and products used per information on the reverse side of this contract.

CUSTOMER NO. *6673* MAP CODE *927E1*

PHONE NO. *010-7274* TIME *04* AM PM *02* RTE NO.

*36160 ANNETT ROAD, WILDOMAR*

*SERVICES BUSINESS*

RIV COUNTY CODE ENFORCEMENT  
24318 HEMLOCK AVE #C1  
MORENO VALLEY, CA 92557-0000

*Thank You*

**58517**  
**INVOICE**

DATE	DESCRIPTION	AMOUNT
07/28/09	PO# P208-A Bees or Yellow jacket Call-in service	\$1200.00
30 DAY		\$0.00
60 DAY		\$0.00
90 DAY		\$0.00
	CURRENT AMT.	\$0.00
	BALANCE DUE	\$1200.00

THIS AMOUNT REFLECTS YOUR ACCOUNT AS OF THIS DATE  
PAYMENTS RECEIVED AFTER THIS DATE HAVE NOT BEEN CREDITED  
PAY THIS AMOUNT

SERVICE COPY

*B9*



Thank You

CUSTOMER NO.	MAP CODE	PHONE NO.	TIME	AM - PM	RTE NO.
06573	927E1	010-7274		AM	02
36160 ARNETT ROAD, WILDORAR SERVICE ADDRESS					

Rec # 12630



2810 Market St.  
Riverside, Calif. 92501  
Phone 1-800-570-PEST

RIV COUNTY ~~CODE 110000~~ ADMINISTRATION  
P. O. BOX 1605  
RIVERSIDE, CA 92502-0000  
10 MAY - 4 AM 10:51  
63265

INVOICE

COMPUTER INFORMATION

PRODUCTS USED

INSIDE \_\_\_\_\_

OUTSIDE Alp Du 50z, Talone 200z,  
Alp Du 80z

SERVICED BY  
SERVICE DATE: 04/27/10 SIGNATURE: JL

SERVICE OPERATOR

I authorize the above service work to be done on my property and products used per information on the reverse side of this contract.

PAID \$ \_\_\_\_\_ REC'D BY \_\_\_\_\_

DATE	DESCRIPTION	AMOUNT		
04/27/10	PO#P118A Bees or Yellow jacket Call-in service	\$700.00		
	30 DAY	60 DAY	90 DAY	CURRENT AMT.
	\$0.00	\$0.00	\$0.00	\$0.00
				<b>BALANCE DUE</b>
				\$700.00

THIS AMOUNT REFLECTS YOUR ACCOUNT AS OF THIS DATE  
PAYMENTS RECEIVED AFTER THIS DATE HAVE NOT BEEN CREDITED  
PAY THIS AMOUNT

CUSTOMER COPY - PLEASE PAY SERVICE TECHNICIAN

PAYMENT APPROVAL

Fund 10000

DeptID 314010000

Account 525440

Project ZC0079861

Amount Paid \$700.00

Signature \_\_\_\_\_

Date \_\_\_\_\_

B<sup>10</sup>

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

# F.E. Services, Inc.

## PAYMENT REQUEST

8891 Mission Blvd - Riverside CA 92509

P.O. # TLA0046502

Job Name Vacant Lot- 36160 Arnett Road Wildomar, Ca 92595

Job No. FEASB2009880

### GENERAL INFORMATION

Customer Name <u>County of Riverside TMLA Administration</u>	Date <u>13-May-10</u>
Address <u>P.O. Box 1605</u>	Invoice No. <u>185</u>
City, State and Zip Code <u>Riverside, Ca 92502</u>	Due On <u>Upon Receipt</u>
Phone No. <u>951-955-1858</u>	FAX No. <u>951-955-1859</u>

### ORIGINAL CONTRACT

Contract Description	Contract Amount	Previous %	Progress%	Total %	Requested Amount
1) <u>Original Contract</u>	<u>\$25,000.00</u>			<u>100%</u>	<u>\$25,000.00</u>
2)					
3)					
4)					
5)					
6)					
7)					
8)					
9)					
10)					
Totals From 2nd Page					
<b>Original Contract Totals</b>	<b>\$25,000.00</b>				<b>\$25,000.00</b>

### APPROVED CHANGE ORDERS

C.O. #	Amount	Total %	Requested Amount
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
2nd Page			
<b>Total C.O.'s</b>	<b>\$0.00</b>		<b>\$0.00</b>

**NOTES:**

Case# CV08-01964  
APN# 380-100-005

### PAYMENT REQUEST SUMMARY

Total Current Contract Amount	<b>\$25,000.00</b>
Work Completed To Date	<b>\$25,000.00</b>
Less Retention % <u>0%</u>	<b>\$0.00</b>
Subtotal	<b>\$25,000.00</b>
Less Previous Payment Requests	
Amount Due This Payment Request	<b>\$25,000.00</b>

### F.E Services, Inc. OFFICE USE ONLY

Vendor No.	Job No.	<b>FEASB2009880</b>
Item SUB Code	Type	Demolition
Extension	Entered	
Approved	Date Paid	
App. No.	Check No.	

Tel: (951) 332-0174

Fax: (951) 332-6230

EXHIBIT NO.

B11

# Expenses for cv0801964

CV Number	Invoice Date	Voucher	Invoice#	Amount	Acct	Descr	Name
CV0801964	5/13/2010	250518	FEASB2009880	\$25,000.00	525440	DEMOLITION SERVICES	FE Services
CV0801964	5/1/2008	196160	050108-053008	\$150.00	525440	REPORTS ON PARCELS/LOT	First American Title Company Inc

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

B<sup>12</sup>



# INVOICE

**Order Number:** 23008 **Order Date:** 12/23/2010

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV07-9861 & CV08-01964 / Brenda Peeler  
IN RE: NORTH RANCH III VENTURES

Product and/or Service ordered for Property known as:	
<b>36160 Arnett Road</b> <b>Wildomar, CA 92595</b>	
<b>DESCRIPTION:</b> Lot Book Report	<b>FEE:</b> \$120.00
<b>TOTAL DUE:</b>	\$120.00

Payment due upon receipt. Please remit to:

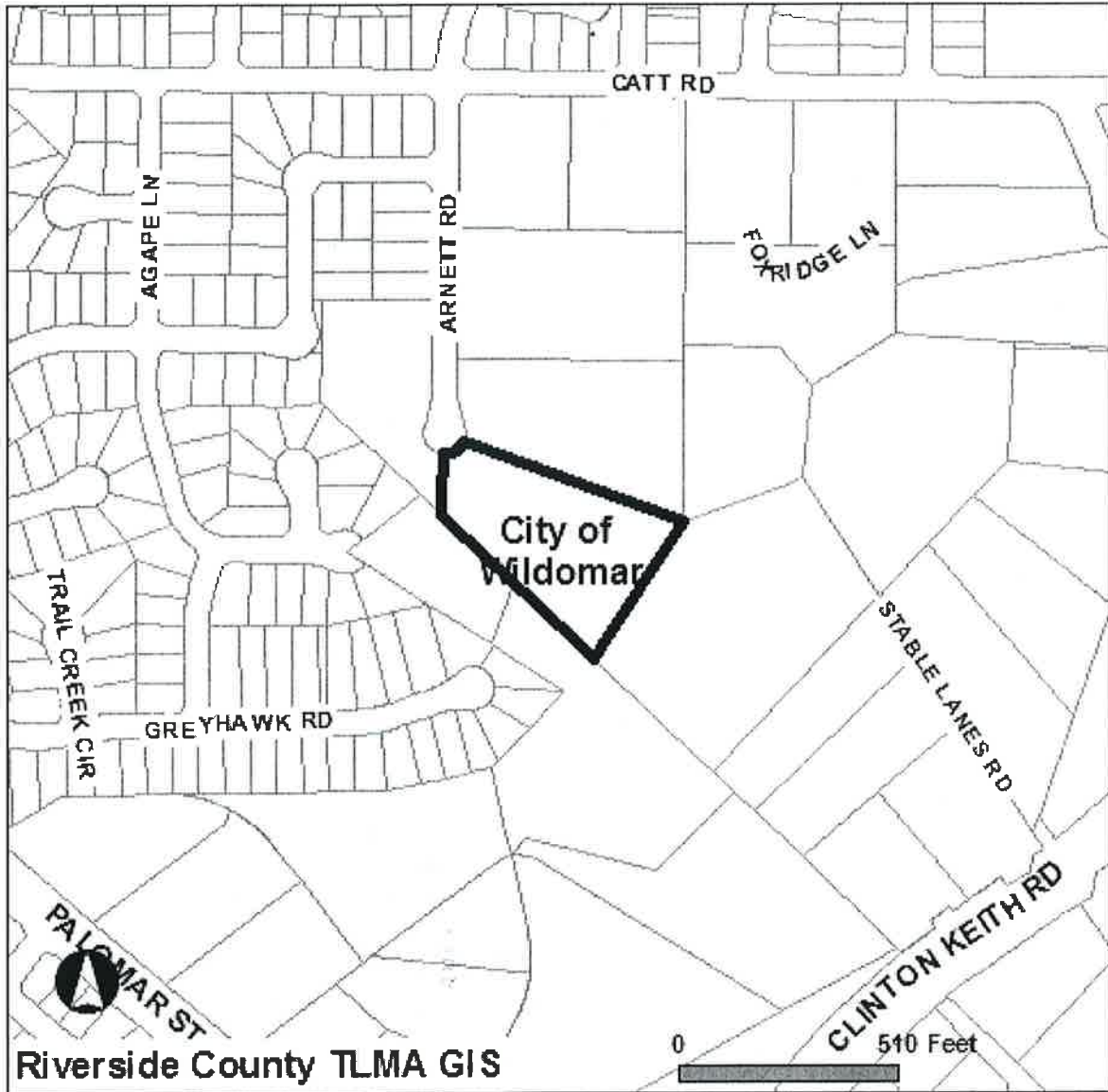
RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609

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

B<sup>B</sup>



RIVERSIDE COUNTY GIS



Selected parcel(s):  
380-100-005

**\*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**

380-100-005-1

**OWNER NAME / ADDRESS**

NORTH RANCH III VENTURES  
36160 ARNETT RD  
WILDOMAR, CA. 92595

**MAILING ADDRESS**

(SEE OWNER)  
23161 MILL CREEK STE 315  
LAGUNA HILLS CA. 92653

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

C<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 40/25  
SUBDIVISION NAME: PM 9084  
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 3.27 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 927 GRID: E1

**CITY BOUNDARY/SPHERE**

CITY OF WILDOMAR  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: JUL. 1, 2008  
LAFCO CASE #: 2007-107-1&3  
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)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T7SR4W SEC 1

**ELEVATION RANGE**

1256/1284 FEET

**PREVIOUS APN**

369-580-009

**PLANNING**

**LAND USE DESIGNATIONS**

Consult with the city for land use information.

**AREA PLAN (RCIP)**

ELSINORE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

See the city for more information

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA 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)**  
Agricultural Land  
Developed/Disturbed Land  
Riparian Scrub, Woodland, Forest  
Woodland and Forests

**FIRE**

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

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

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

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

**ROAD & BRIDGE DISTRICT**  
SOUTHWEST AREA A

**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. SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
ELSINORE

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

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

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

**ROAD BOOK PAGE**  
80C

**TRANSPORTATION AGREEMENTS**



NOT IN A TRANSPORTATION AGREEMENT

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

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
 NOT REQUIRED.

**WATER DISTRICT**  
 WMWD

**FLOOD CONTROL DISTRICT**  
 RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
 SANTA MARGARITA

**GEOLOGIC**

**FAULT ZONE**  
 NOT IN A FAULT ZONE

**FAULTS**  
 WITHIN A 1/2 MILE OF  
 ELSINORE FAULT  
 ELSINORE FAULTS  
 WILDOMAR FAULT  
 CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**  
 LOW

**SUBSIDENCE**  
 SUSCEPTIBLE

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

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
 LAKE ELSINORE UNIFIED

**COMMUNITIES**  
 WILDOMAR

**COUNTY SERVICE AREA**  
 NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
 ZONE B, 27.71 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
 043225

**FARMLAND**  
 LOCAL IMPORTANCE  
 OTHER LANDS

**TAX RATE AREAS**  
 NOT AVAILABLE

**SPECIAL NOTES**  
 NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
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CV0801964

ABATEMENT

Mar. 5, 2008

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Version 101221