

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

427B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
January 27, 2011

SUBJECT: Abatement of Public Nuisance [Substandard Structure, Excess Outside Storage & Accumulated Rubbish]
Case No. : CV10-05287 [DIXON]
Subject Property: 52174 Esperanza Avenue, Cabazon; APN: 528-121-030
District: 5

RECOMMENDED MOTION: Move that:

1. The substandard structure (wooden structure) on the real property located at 52174 Esperanza Avenue, Cabazon, County of Riverside, State of California, APN: 528-121-030 be declared a public nuisance and a violation of Riverside County Ordinance No.457 which does not permit substandard structures on the property.
2. Shawna D. Dixon and Teri L. McGowan, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

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

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

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

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY:

Jennifer L. Sargent
Jennifer L. Sargent

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 8, 2011
xc: Co. Co., CED, Prop. Owner, Sheriff

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

9.7

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

3. The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The excess outside storage and accumulation of rubbish on the real property located at 52174 Esperanza Avenue, Cabazon, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 which do not permit the excess outside storage and accumulation of rubbish on the property.
5. Shawna D. Dixon and Teri L. McGowan, the owners of the subject property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
6. If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structure, excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure, excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348, 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance
Case No. CV 10-05287 [DIXON]
52174 Esperanza Avenue, Cabazon
District 5
Page 3

BACKGROUND:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on July 17, 2010.
2. The inspection revealed a substandard structure (wooden structure) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; faulty weather protection; general dilapidation or improper maintenance; and public and attractive nuisance
3. The inspection also revealed the excess outside storage and accumulation of rubbish (approximately 6,000 square feet) on the subject property in violation of Riverside County Ordinance No. 348 and 541. The excess outside storage and accumulation of rubbish consisted of, but was not limited to the following materials: household trash, wood, debris, clothing, tires, green waste, furniture and other miscellaneous items.
4. Subsequent follow up inspections of the above-described real property on November 4, 2010 and January 21, 2011, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348, 457 and 541.
5. Staff and the Code staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of substandard structures, excess outside storage and accumulated rubbish.

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

1
2 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-05287
3 [SUBSTANDARD STRUCTURE AND)
4 ACCUMULATED RUBBISH AND EXCESS) DECLARATION OF OFFICER
5 OUTSIDE STORAGE]; APN 528-121-030, 52174) JASON HEAGSTEDT
6 ESPERANZA AVENUE, CABAZON, COUNTY)
OF RIVERSIDE, STATE OF CALIFORNIA;) [RCO No. 457, RCC Title 15, RCO
7 SHAWNA D. DIXON AND TERI L. MCGOWAN,) 348, RCC Title 17 and RCO No. 541,
OWNERS.) RCC Title 8]

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

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

13 2. Based on information and belief which I believe to be true, on July 17, 2010, Senior Code
14 Enforcement Officer Regina Keyes and Code Enforcement Officer Lane Padilla went to THE
15 PROPERTY to conduct an initial inspection of the real property known as 52174 Esperanza Avenue,
16 Cabazon, within the unincorporated area of Riverside County, California, which is further described as
17 Assessor's Parcel Number 528-121-030 (hereinafter referred to as "THE PROPERTY"). A true and
18 correct copy of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is
19 attached hereto as Exhibit "A" and incorporated herein by reference.

20 3. A review of County records and documents indicate that THE PROPERTY was owned by
21 Shawna D. Dixon and Teri L. McGowan (hereinafter referred to as "OWNERS") at the time of the
22 inspection referenced in paragraph number 2 above. Certified copies of the County Equalized
23 Assessment Roll for the year 2010-2011 and County Geographic Information System ("GIS") report are
24 attached hereto as Exhibit "B" and incorporated herein by reference.

25 4. THE PROPERTY is vacant and is approximately .12 acres in size and is located within
26 the W-2-M (Controlled Development Area with Mobilehomes) zone classification. The W-2-M does not
27 allow for outside storage of materials.

28 5. Based on the Lot Book Report from RZ Title Service dated November 18, 2010, it

1 is determined that other parties potentially hold a legal interest in THE PROPERTY to wit: Lyle George
2 Graham and Jeannette Evelyn Graham; and Cabazon Water District. A true and correct copy of the Lot
3 Book Reports is attached hereto as Exhibit "C" and incorporated herein by reference. 6.

4 Based on information and belief which I believe to be true, on July 17, 2010, Senior Code
5 Enforcement Officer Regina Keyes and Code Enforcement Officer Lanee Padilla conducted an initial
6 inspection of THE PROPERTY on which they observed a substandard wooden structure which was built
7 over the substandard mobilehome. They observed the following conditions which cause the structure to
8 be substandard and THE PROPERTY to constitute a public nuisance in violation of the provisions set
9 forth in Riverside County Ordinance 457, as codified in Riverside County Code Title 15:

- 10 1) Members of walls, partitions or other vertical supports that split, lean, list or buckle due
to defective materials or deterioration;
- 11 2) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which
sag, split, or buckle due to defective material or deterioration;
- 12 3) Faulty weather protection;
- 13 4) General dilapidation or improper maintenance;
- 13 5) Public and attractive nuisance.

14 7. During the initial inspection on July 17, 2010, Senior Officer Regina Keyes and Officer
15 Lanee Padilla also observed large amounts of accumulated rubbish and excess outside storage of materials
16 on THE PROPERTY including, but not limited to: household trash, wood, debris, clothing, tires, green
17 waste, furniture and other miscellaneous items. The amount of accumulated rubbish was approximately
18 six thousand (6,000) square feet. This condition causes THE PROPERTY to constitute a public nuisance
19 in violation of Riverside County Ordinance Nos. 348, as codified in Riverside County Code ("RCC")
20 Title 17, and 541, as codified in RCC Chapter 8.120.

21 8. A site plan and photographs reflecting the substandard condition of the structure and the
22 accumulated rubbish and excess outside storage on THE PROPERTY are attached hereto as Exhibit "D"
23 and incorporated herein by reference.

24 9. On July 17, 2010, a Notice of Defects, Notices of Violation and a "Danger Do Not
25 Enter" sign were posted on THE PROPERTY.

26 10. On July 29, 2010, the Notices of Violations and Notice of Defect were mailed via certified
27 mail with return receipt requested to OWNERS and INTERESTED PARTIES.

28 11. True and correct copies of each Notice issued in this matter and other supporting

1 documentation are attached hereto as Exhibit "E" and are incorporated herein by reference.

2 12. On November 4, 2010, Code Enforcement Officer Danny Pike and I drove to THE
3 PROPERTY to conduct a follow up inspection. We entered the abandoned property, which was open and
4 accessible. THE PROPERTY remained in violation.

5 13. On August 13, 2010, a Notice of Noncompliance for the substandard structure and
6 accumulated rubbish and excess outside storage of materials was recorded at the Riverside County
7 Recorder's Office as instrument number 2010-0381677. A true and correct copy of the recorded Notice
8 of Noncompliance is attached hereto and incorporated by reference as Exhibit "F".

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

12 15. Based upon my experience, knowledge and visual observations, it is my determination
13 that the substandard structure on THE PROPERTY creates an extreme health, safety, fire and structural
14 hazard to the neighbors and general public and constitutes a public nuisance in violation of the provisions
15 set forth in Riverside County Ordinance Nos. 457, 348 and 541.

16 16. On January 19, 2011, the "Notice to Correct County Ordinance Violations and Abate
17 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for February 8,
18 2011, as required by Riverside County Ordinance No. 725, was mailed to OWNERS and INTERESTED
19 PARTIES by certified mail, return receipt requested and on January 21, 2011 was posted on THE
20 PROPERTY. True and correct copies of the notice, return receipt cards, together with the proof of
21 service and the affidavit of posting of notices are attached hereto as Exhibit "G" and incorporated herein
22 by reference.

23 17. A follow-up inspection on January 21, 2011 revealed that THE PROPERTY remains in
24 violation.

25 18. Significant rehabilitation, removal and/or demolition of the substandard structure and
26 removal and disposal of all structural materials, rubbish and debris are required to abate the public
27 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number 457
28 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of Dangerous

1 Buildings Codes. In addition, the removal and disposal of all accumulated rubbish and excess outside
2 storage on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside
3 County Ordinance Nos. 348 and 541 and the Health and Safety Code.

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

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

7 (b) The OWNERS, or whoever have possession or control of THE PROPERTY, be
8 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
9 debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside County
10 Ordinance No. 457 (RCC Title 15);

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

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

26 (e) The accumulation of rubbish and excess outside storage on THE PROPERTY

27 //

28 //

1 be deemed and declared a public nuisance;

2 (f) The OWNERS, or whoever has possession or control of THE PROPERTY, be
3 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of
4 Riverside County Ordinance Nos. 348 and 541;


5 (g) If the materials are not removed and disposed of in strict accordance with all
6 Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348 and
7 541, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the
8 rubbish and excess outside storage shall be abated by representatives of the Riverside County Code
9 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's
10 consent or a Court Order, where necessary under applicable law, authorizing entry onto THE
11 PROPERTY; and

12 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall
13 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
14 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
15 Nos. 457, 348 and 541 and 725 (RCC Titles 15, 17, 8 and 1, respectively).

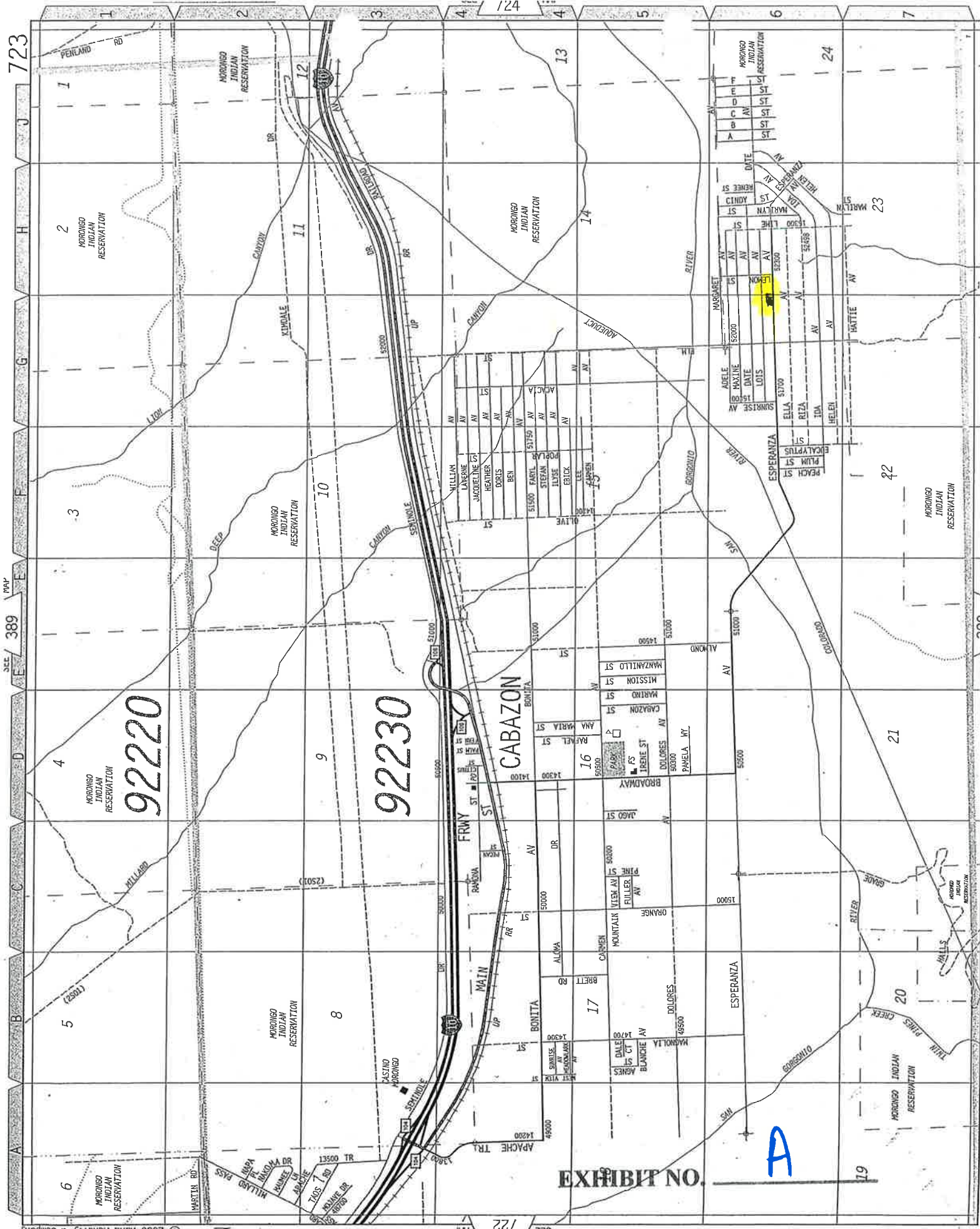
16 I declare under penalty of perjury under the laws of the State of California that the foregoing
17 is true and correct.

18 Executed this 24TH day of JANUARY, 2010, at MORENO VALLEY,

19 California.

20
21
22 
23 Jason Heagstedt
24 Code Enforcement Officer
25 Code Enforcement Department
26

27 L:\Code Enforcement\Abatements\2010\2010\CV10-05287\348, 457 & 541 Dec.DOC



SEE 389 MAP

SEE 722 MAP

EXHIBIT NO.

A

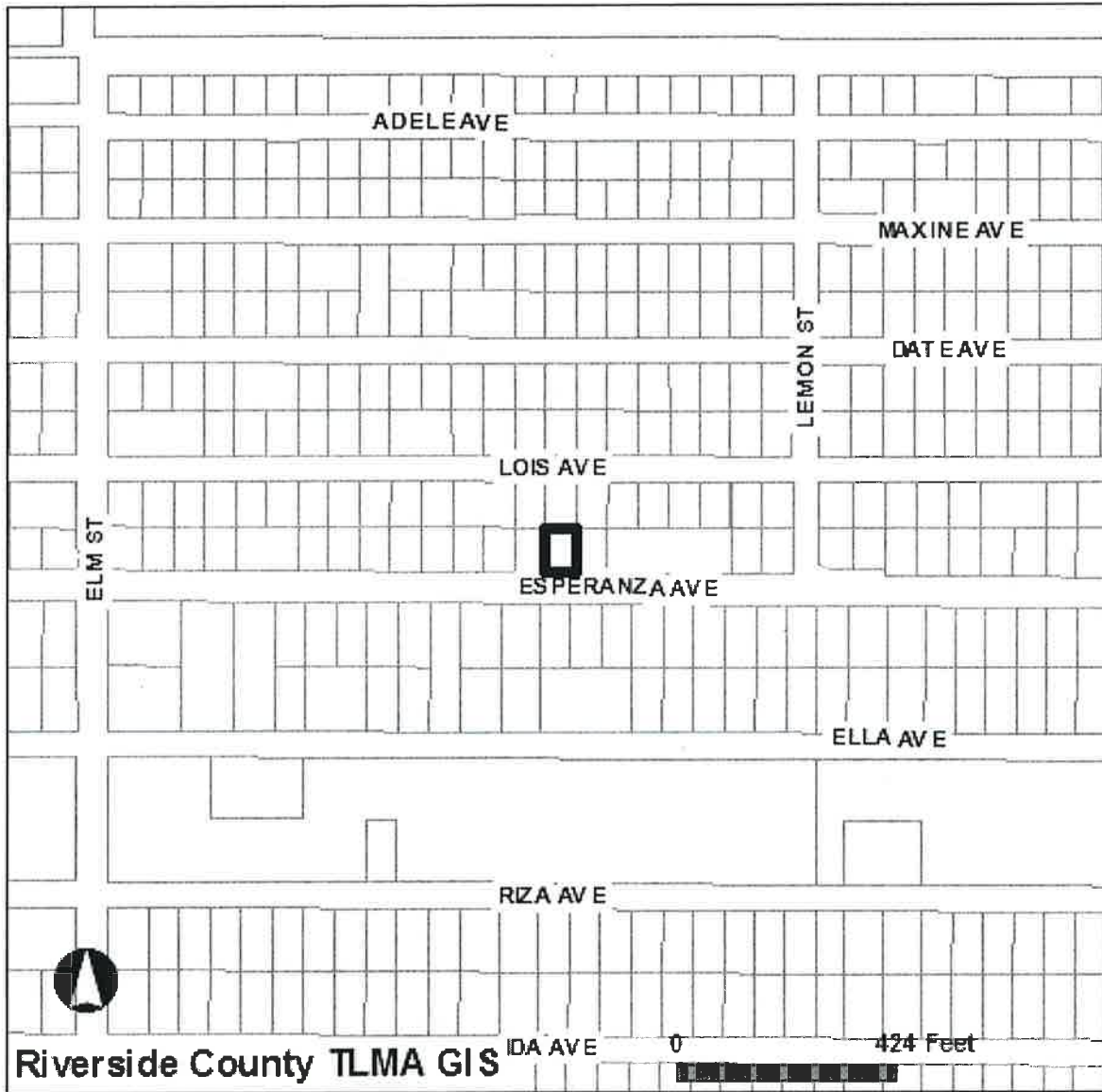


Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #528121030-8		Parcel # 528121030-8	
Assessee:	DIXON SHAWNA D	Land	9,000
Assessee:	MCGOWAN TERI L	Structure	11,000
Mail Address:	P O BOX 252	Full Value	20,000
City, State Zip:	CABAZON CA 92232	Total Net	20,000
Real Property Use Code:	MO		
Base Year	2001		
Conveyance Number:	0322107	View Parcel Map	
Conveyance (mm/yy):	8/2000		
PUI:	M030012		
TRA:	55-045		
Taxability Code:	0-00		
Assessment Description:	1972 RIVIERA / VOL CONV TO LPT		
ID Data:	Lot 191 MB 041/063 CABAZON ESTATES NO 2		
Situs Address:	52174 ESPERANZA AVE CABAZON CA 92230		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
528-121-030

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

528-121-030-8

OWNER NAME / ADDRESS

SHAWNA D DIXON
TERI MCGOWAN
52174 ESPERANZA AVE
CABAZON, CA. 92230

MAILING ADDRESS

(SEE OWNER)
P O BOX 252
CABAZON CA. 92232

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 41/63
SUBDIVISION NAME: CABAZON ESTATES NO 2
LOT/PARCEL: 191, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.12 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 520 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1972 COMPOSITION, ROOF, CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: G6

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

T3SR2E SEC 23

ELEVATION RANGE

1542 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
LDR

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

W-2-M (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON DISTRICT

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
WITHIN THE CABAZON CONSERVATION AREA**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**
IN OR PARTIALLY WITHIN 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)**
NO DATA AVAILABLE

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**
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA**WRMSHCP FEE AREA (ORD. 810)**
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA**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.PASS**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**
THE PASS**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**
NOT WITHIN AN SKR FEE AREA.**DEVELOPMENT AGREEMENTS**
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY**ROAD BOOK PAGE**
148A**TRANSPORTATION AGREEMENTS**
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

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

BANNING UNIFIED

COMMUNITIES

CABAZON

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
CABAZON #85 -
STREET LIGHTING
PARK & RECREATION

LIGHTING (ORD. 655)

ZONE B, 38.08 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043806

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

055-045

- BANNING UNIF SCH DIST LIB
- BANNING UNIFIED SCHOOL
- CABAZON COUNTY WATER
- COUNTY SERVICE AREA 85 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL

- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1005287	ABATEMENT	Jun. 29, 2010
CV1005288	ABATEMENT	Jun. 29, 2010

REPORT PRINTED ON...Mon Dec 06 16:42:24 2010
Version 101124



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

Order Number: 22938

Reference: CV10-05287/Jaso

Document No.

2010-0381677

NO OTHER EXCEPTIONS

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

DOC # 2010-0381677
 08/13/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry M. Ward
 Assessor, County Clerk & Recorder



S	..	..	..	..	..	..	..	..	..	..	..	COPY
1			1									
M	A	L	465	426	PCOR	NCOR	SMF	NCHO				EXAM
NC-HGCC						T:	CTY	UNI	013			

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 Shawna D. Dixon)
 Teri L. McGowan, et al.)

Case No.: CV10-05287
 CV10-05288



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 13 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, Riverside County Ordinance No. 348, (RCC Title 17.156.010) described as Excessive outside storage, Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as Substandard structure (addition to mobile home) & Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 52174 Esperanza Avenue, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-121-030 and having a legal description of LOT 191 MB 041/063 CABAZON ESTATES NO 2, Records of Riverside County, with the requirements of Ordinance No. 541, 348 & 457, (RCC Title 8.120.010, 17.156.010, 15.16.020 & 15.48.040).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Senior Code Enforcement Officer Regina Keyes 951-485-5840.

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

COUNTY OF RIVERSIDE
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
 Mary Overholt
 Code Enforcement Department

ACKNOWLEDGMENT

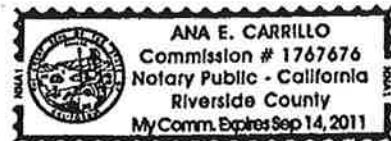
State of California)
 County of Riverside)

On 08/03/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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



Public Record



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV05-3841/ Regina Keyes
 IN RE: DIXON, SHAWNA D.

Order Number: **21372**

Order Date: 3/19/2010
 Dated as of: 3/16/2010

County Name: Riverside

FEE(s):
 Report: \$57.00

Property Address: 52174 Esperanza Avenue
 Cabazon CA 92230

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

All exceptions are as follows:

Assessor's Parcel No. : 528-121-030-8

Assessments:	Land Value:	\$12,108.00
	Improvement Value:	\$16,012.00
	Exemption Value:	\$0.00
	Total Value:	\$28,120.00

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$226.66
Penalty	\$22.65
Status	NOT PAID-DELINQUENT
Second Installment	\$226.66
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2010)
A Notice of Lien Recorded	06/30/2009
Document No.	2009-0337275
Amount	\$250.23
Owner	Shawna Dixon



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

Order Number: 21372

Reference: CV05-3841/ Regin

Claimant

Cabazon Water District

NO OTHER EXCEPTIONS



RECORDING REQUESTED BY AND
 WHEN RECORDED RETURN TO:

CABAZON WATER DISTRICT
 P.O. Box 297
 Cabazon, California 92230

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM 043
						T:	CTY	UNI	

NO RECORDING FEE REQUIRED PER
 GOVERNMENT CODE, SECTION 27383

6
 C
 043

CERTIFICATE AND NOTICE OF LIEN FOR UNPAID WATER BILL
 (CALIFORNIA WATER CODE, SECTION 31701.7)

Notice is hereby given by the CABAZON WATER DISTRICT, a public agency ("the District"), by this Certificate and Notice authorized by California Water Code, Section 31701.7 that the following unpaid water charges are due and payable to the District:

1. Name of Debtor: Shawna Dixon
2. Last known address: P.O. Box 252, Cabazon, CA 92230
3. Property address: 52174 Esperanza Ave, Cabazon, C A 92230
4. APN: 528-121-030
5. Amount of unpaid water charges: \$250.23

Pursuant to Water Code, Section 31701.7, unpaid water charges constitute a lien on all interests and rights in real property owned by the above-named person(s), including property acquired by him/her or them after the date this instrument is recorded.

A copy of this Certificate and Notice of Lien for Unpaid Water Bill has been mailed, first-class postage pre-paid, to the person(s) at the address set forth above.

CABAZON WATER DISTRICT

DATE: 6-30-09

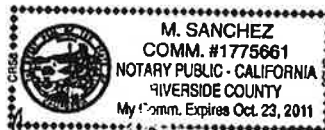
By: Debra Carney
 Debra Carney
 Administrative Assistant

STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE

On 6/30/09 before me, M. Sanchez (Notary Public) personally appeared Debra Carney, 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.



M. Sanchez
 Signature of Notary Public

Public Record



8826 Ocean View Ave. #H
Whittier, CA 90605
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **17606**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV05-3841 & CV07-1358

IN RE: DIXON, SHAWN D.

Order Date: 8/22/2008

Dated as of: 8/18/2008

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 52174 Esperanza Avenue

Cabazon

CA

Assessor's Parcel No. : 528-121-030-8

Assessments:

Land Value:	\$11,639.00
Improvement Value:	\$15,392.00
Exemption Value:	\$0.00
Total Value:	\$27,031.00

Tax Information

Property Taxes for the Fiscal Year	2007-2008
First Installment	\$207.21
Penalty	\$20.71
Status	NOT PAID-DELINQUENT
Second Installment	\$207.21
Penalty	\$40.71
Status	NOT PAID-DELINQUENT



8826 Ocean View Ave. #H
Whittier, CA 90605
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 17606
Reference: CV05-3841 & CV0

Property Vesting

The last recorded document transferring title of said property

Dated	08/15/2000
Recorded	08/17/2000
Document No.	2000-322107
D.T.T.	\$16.50
Grantor	Merle L. Craig, a single man
Grantee	Shawna D. Dixon, a single woman and Teri L. McGowan, a single woman, as joint tenants

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	01/18/1993
Recorded	02/02/1993
Document No.	040618
Amount	\$20,000.00
Trustor	Wayne S. Craig, Sr. and Pansy B. Craig, husband and wife; and Merle L. Craig, a single man
Trustee	Inland Brookside Services, Inc.
Beneficiary	Lyle George Graham and Jeannette Evelyn Graham, husband and wife as joint tenants

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Shawna D. Dixon and Teri L. Etal McGowan
Case No.	CV07-1358 and CV05-3841
Recorded	03/20/2007
Document No.	2007-0189961



8826 Ocean View Ave. #H
Whittier, CA 90605
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 17606
Reference: CV05-3841 & CV0

Abstract of Support Judgment Filed in the	Superior Court of California, County of Riverside, Family Law Annex
Case No.	443594DCS
Recorded	04/10/2003
Document No.	2003-254807
Debtor	Shawna D. Dixon
Creditor	County of Riverside

Legal Description

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

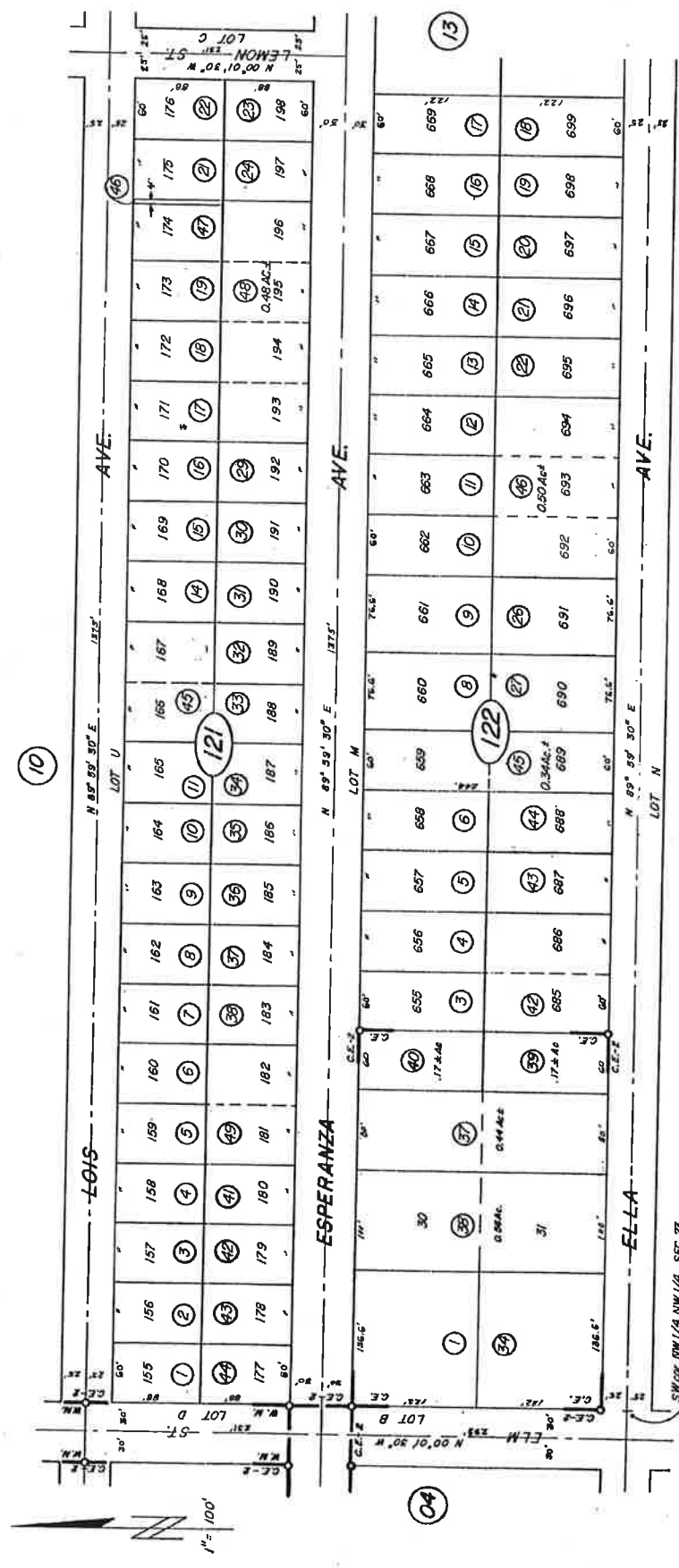
LOT 191 CABAZON ESTATE NO. TWO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGES 63 AND 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

528-12
24-29-9

T.C.A. 5545

POR. NW 1/4 SEC. 23, T.3S, R.2E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OWNER	NEW
5/71	320-011	11-31
1/12	111-46	11-31
10/76	128-23	45
5/77	128-55	129.40
8/77	128-23	41
8/77	111-46	10-27
5/78	128-23	42
7/78	128-23	42
11/78	128-23	42
4/78	128-23	42
12-24	128-23	121-42

SW 1/4 NW 1/4 SEC. 23
(See G.L.O. Plat 10/11/1955)

M.B. 30/58-59 Cabazon Estates
M.B. 41/63-64 Cabazon Estates No. 2

DATA: MENS. 807

ASSESSOR'S MAP BK. 528 PG. 12
RIVERSIDE COUNTY, CALIF.

MAY 1969

RECORDING REQUESTED BY

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

NAME Shawna Dixon + Teri McGowan
STREET ADDRESS P.O. Box 252 G
CITY Cabazon CA
STATE CA
ZIP 92230

Title Order No. _____ Escrow No. _____

Tr: 055

GRANT DEED

DOC # 2000-322107

83/17/2000 08:00 Fee: 8.00
Page 1 of 1 Doc Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



M	R	U	PAGE	SIZE	DA	POOR	NOOR	IMP	MISC
			1				<input checked="" type="checkbox"/>		
A	R	L	COPT	LONG	REFUND	HOW	EXAM		

DOCUMENTARY TRANSFER TAX \$ 16.50
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME

6
C
YS

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Merle L. Craig, a single man

grant to Shawna D. Dixon, a single woman and Teri L. McGowan, a single woman
as joint tenants

all that real property situated in the City of Cabazon (or in an unincorporated area of)
Riverside County, State of California, described as follows (insert legal description):

Lot 191 Cabazon Estates No. Two, in the County of Riverside, State of California, as per map recorded in Book 41 Page(s) 63 and 64 of Maps, in the Office of the County Recorder of said County.

Assessor's parcel No. 528121030-8

Executed on August 15, 2000, at Cabazon, California

STATE OF California
COUNTY OF Riverside

On Aug 15 2000 before me, Deana C. Szoyka - Notary
personally appeared Merle L. Craig

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

WITNESS my hand and official seal.

Deana C. Szoyka
Deana C. Szoyka (REAL)
MAIL TAX STATEMENT TO: Teri L. McGowan P.O. Box 257 Cabazon, CA 92230



RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE

OFFICERS
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER

GRANTOR IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES):

mmmm-ccr-8 17 00
THIS MICROFILM COPYRIGHTED 1987 BY SECURITY UNION TITLE INSURANCE COMPANY MICROGRAPHICS DIVISION
RIVERSIDE

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Woloctts' use as the representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTT'S FORM 778 - rev. 7-89
GRANT DEED - (large case 3A)
© 1989 WOLCOTT'S FORMS, INC.



410 54

Old Republic

AND WHEN RECORDED MAIL TO

NAME LYLE GEORGE GRAHAM
 ADDRESS JEANNETTE EVELYN GRAHAM
 CITY HCR BOX 878
 STATE BANNING CA 92220
 ZIP

Title Order No. 45811-15 Escrow No. 5480-MA

RECEIVED FOR RECORD AT 8:00 O'CLOCK

FEB 12 - 1993

100
92

W. J. [Signature]
 Recorder
 FEB 5 1993

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

BY THIS DEED OF TRUST, made this 18TH day of JANUARY, 1993, between WAYNE S. CRAIG, SR. and PANSY B. CRAIG, husband and wife; and MERLE L. CRAIG, a single man, herein called Trustor, whose address is P O BOX 145 CABAZON, CA 92230 (number and street) (city) (state) (zip) and INLAND BROOKSIDE SERVICES, INC., a California corporation, here called Trustee, and LYLE GEORGE GRAHAM AND JEANNETTE EVELYN GRAHAM, HUSBAND AND WIFE AS JOINT TENANTS

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in the unincorporated area of RIVERSIDE County, California, described as: Lot 191 Cabazon Estates No. Two, in the County of Riverside, State of California, as per map recorded in Book 41 Page(s) 63 and 64 of Maps, in the Office of the County Recorder of said County. If the Trustor shall sell, convey or alienate said property or any part thereof, or any interest therein, or shall be divested of his title in any manner or way, whether voluntary or involuntary, any indebtedness or obligation secured hereby, irrespective of the maturity dates expressed in any note evidencing the same, at the option of the holder hereof, and without demand or notice, shall immediately

Trustee shall collect all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For purpose of securing: (1) Payment of the indebtedness evidenced by one promissory note in the principal sum of \$ 20,000.00 of even date herewith, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor; (3) performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1010	394	Placer	1528	440	Siskiyou	897	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1860	581
Amador	250	243	Lassen	271	367	Riverside	1973	138405	Sonoma	2810	876
Butte	1870	878	Los Angeles	78512	781	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1178	234	San Benito	388	94	Butter	817	182
Colusa	408	347	Marin	2738	483	San Bernardino	8284	877	Tehama	630	822
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	585	Trinity	181	289
Del Norte	174	528	Mendocino	842	242	San Joaquin	3813	8	Tulare	3137	567
El Dorado	1229	694	Merced	1840	381	San Luis Obispo	1750	491	Tuolumne	394	308
Fresno	8227	411	Modoc	225	648	San Mateo	8481	600	Ventura	4182	682
Glenn	565	290	Mono	160	215	Santa Barbara	2488	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0823	713	Yuba	564	193
Imperial	1356	801	Napa	922	96	Santa Cruz	2358	744	File No.		
Inyo	205	680	Nevada	685	300	Shasta	1195	283	San Diego	73-299568	
Kern	4809	2351	Orange	10981	398	Sierra	58	438			

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

STATE OF CALIFORNIA }
 COUNTY OF San Luis Obispo } S.S.

On January 19, 1993 before me,
Marilyn Ann Alloway

a Notary Public in and for said County and State, personally appeared Wayne S. Craig, Sr. and Pansy B. Craig and Merle L. Craig

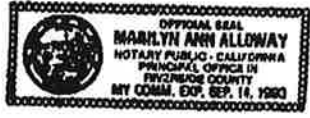
personally known to me (or proved to me of the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

WITNESS my hand and official seal
 Signature Marilyn Ann Alloway

WAYNE S. CRAIG, SR. Wayne S. Craig, Sr.

PANSY B. CRAIG Pansy B. Craig

MERLE L. CRAIG Merle L. Craig



(This area for official notarial seal)

45811-15

02 02 93

When recorded please mail to:
5002

DOC # 2007-0189961

03/20/2007 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
/			/						/
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									030

NOTICE OF NONCOMPLIANCE

①

M
030

In the matter of the Property of
Shawna D. Dixon
Teri L. Etal McGowan

)
)

Case No. CV07-1358
CV05-3841

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.156.010) described as Excessive Outside Storage & Riverside County Ordinance No.348, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 52174 Esperanza Ave., Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-121-030 and having a legal description of LOT 191 MB 041/063 CABAZON ESTATES NO 2, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.156.010 & 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92553, Attention Code Enforcement Officer Richard Arriola.

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 Brian Bealer
Brian Bealer
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 3/7/07 before me, Theresa L. Towner , Notary Public, personally appeared Brian Bealer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~-subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~-authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Theresa L. Towner



RECORDING REQUESTED BY:

Riverside County Department of Child Support Services
JOHN REPLOGLE, Director

AND WHEN RECORDED MAIL TO:

Riverside County Department of Child Support Services
John Replogle, Director
2041 IOWA AVENUE
RIVERSIDE , CA 92507

DOC # 2003-254807

04/10/2003 08:00A Fee:NC

Page 1 of 2

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



(909) 955 - 4100

R

THIS SPACE FOR RECORDER'S USE ONLY

TITLE: ABSTRACT OF SUPPORT JUDGMENT

Petitioner/Plaintiff: COUNTY OF RIVERSIDE

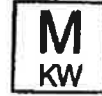
Respondent/Defendant: SHAWNA D. DIXON

Case Number: 443594DCS

Driver's license No. and state: A7405842 CA

Social Security number: 562 - 35 - 7472

Birth date: 03/24/75



**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)**

JCOVR (R/11-30-2000)

RDCSS C#000443594

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):
 Recording requested by and return to:
Riverside County Department of Child Support Services
JOHN REPLOGLE, Director
 2041 IOWA AVENUE
 RIVERSIDE, CA 92507

TELEPHONE NO.:
 (909) 955-4100

FOR RECORDER'S USE ONLY

EXEMPT FROM RECORDING
FEE 27383 & 6103.9 GOVT. CODE

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD PURSUANT TO FAMILY CODE 17400, 17406

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
 STREET ADDRESS: 4175 MAIN ST
 MAILING ADDRESS: PO BOX 431
 CITY AND ZIP CODE: RIVERSIDE, CA 92501-0431
 BRANCH NAME: FAMILY LAW ANNEX

PETITIONER/PLAINTIFF: **COUNTY OF RIVERSIDE**
 RESPONDENT/DEFENDANT: **SHAWNA D. DIXON**

ABSTRACT OF SUPPORT JUDGMENT

CASE NUMBER: 443594DCS

1. The judgment creditor assignee of record applies for an abstract of a support judgment and represents the following:
 a. Judgment debtor's

Name and last known address
 SHAWNA D. DIXON
 1317 N ALESSANDRO
 BANNING, CA 92220

C# 000443594

b. Driver's license No. and state: A7405842 CA
 c. Social Security number: 562 - 35 - 7472
 d. Birth date: 03/24/75

unknown
 unknown
 unknown

FOR COURT USE ONLY

Date: 1-23-03
 MILLIE CLONTS

(TYPE OR PRINT NAME)

Millie Clonts
 (SIGNATURE OF APPLICANT OR ATTORNEY)

2. I CERTIFY that the judgment entered in this action contains an order for payment of spousal, family, or child support.
 3. Judgment creditor (name): **COUNTY OF RIVERSIDE**

whose address appears on this form above the court's name.

4. The support is ordered to be paid to the following county office (name and address):

RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES
P. O. BOX 19990
RIVERSIDE, CA 92502
C# 000443594

5. Judgment debtor (full name as it appears in judgment):
 SHAWNA D. DIXON

6. a. A judgment was entered on (date): **MAR 03 2003**
 b. Renewal was entered on (date):
 c. Renewal was entered on (date):

7. An execution lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):

8. A stay of enforcement has
 a. not been ordered by the court.
 b. been ordered by the court effective until (date):

9. This is an installment judgment.

I. McELYEA/L. WHALEY

Clerk, by *I. Blackwood*, Deputy



This abstract issued on
 (date): **MAR 03 2003**

ABSTRACT OF SUPPORT JUDGMENT
(Family Law)

CCP 488.480, 874,
 697.320, 700.190

RDCSS C# 000443594

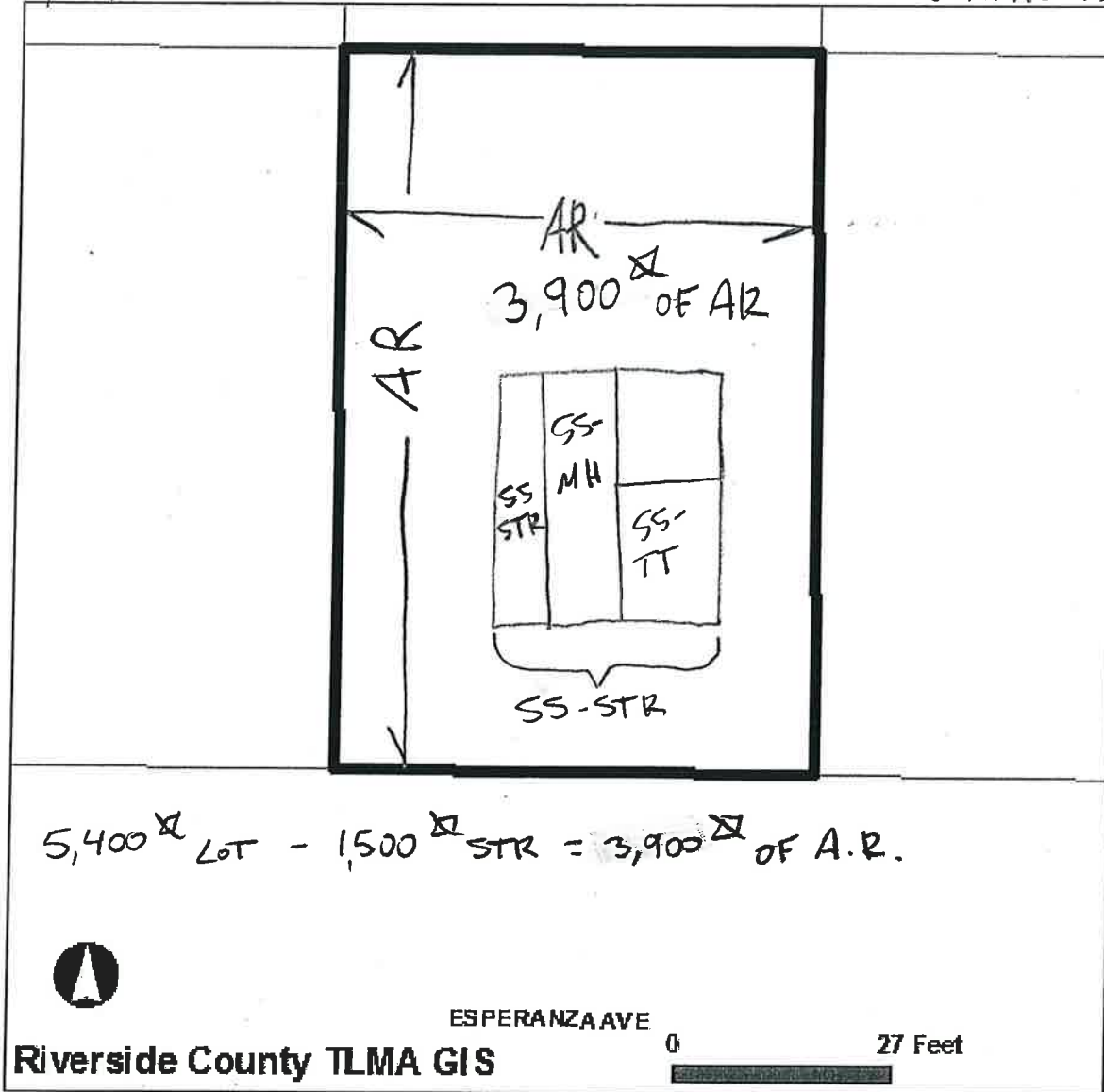
Form Adopted by Rule 1285.80
 Judicial Council of California
 1285.80 (Rev. July 1, 1989)

JABST (R/11-30-2000)

11/23/10

SITE PLAN
RIVERSIDE COUNTY GIS

J. HEAGSTEDT



Selected parcel(s):
528-121-030

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.

REPORT PRINTED ON...Tue Nov 23 09:02:01 2010

Version 101026

EXHIBIT NO. D

Photographs



Accumulation of Rubbish and Excessive outside Storage



Accumulation of Rubbish and Excessive Outside Storage



Accumulation of Rubbish



Accumulation of Rubbish



Accumulation of Rubbish



Substandard Structure - NOD# 10,13,14,17

EXHIBIT NO. D²



Substandard Structure - NOD# 9,11,13,14,17



Substandard Structure - NOD # 9,11,13,14,17



SS-STR remains. JHeagstedt



AR/EOS remains. JHeagstedt



AR/EOS remains. JHeagstedt



AR/EOS remains. JHeagstedt

EXHIBIT NO. D³



AR/EOS remains. JHeagstedt

EXHIBIT NO. D⁴

Code Enforcement Case: CV1005287

Printed on: 12/22/2010

Photographs



Accumulation of Rubbish and Excessive outside Storage - 07/17/2010

EXHIBIT NO. D^S



Accumulation of Rubbish and Excessive Outside Storage - 07/17/2010

EXHIBIT NO. D6



Accumulation of Rubbish - 07/17/2010

EXHIBIT NO. D¹



Accumulation of Rubbish - 07/17/2010

EXHIBIT NO. D8



Substandard Structure - NOD# 10,13,14,17 - 07/17/2010

EXHIBIT NO. D¹⁰



Substandard Structure - NOD# 9,11,13,14,17 - 07/17/2010

EXHIBIT NO. D¹¹



Substandard Structure - NOD # 9,11,13,14,17 - 07/17/2010

EXHIBIT NO. D¹²



SS-STR remains. JHeagstedt - 11/04/2010

EXHIBIT NO. D¹³



AR/EOS remains. JHeagstedt - 11/04/2010

EXHIBIT NO. D14



AR/EOS remains. JHeagstedt - 11/04/2010

EXHIBIT NO. DIS



AR/EOS remains. JHeagstedt - 11/04/2010

EXHIBIT NO. D16



AR/EOS remains. JHeagstedt - 11/04/2010

EXHIBIT NO. D¹⁷



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

COPY

NOTICE OF VIOLATION

July 29, 2010

SHAWNA D DIXON / TERI L MCGOWAN
52174 ESPERANZA AVE
CABAZON, CA 92230

RE CASE NO: CV1005287 at 52174 ESPERANZA AVE, CABAZON, California, Assessor's Parcel Number 528-121-030

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52174 ESPERANZA AVE, CABAZON California, Assessor's Parcel Number 528-121-030, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to zero square feet. None allowed.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY August 29, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes, Sr. Code Enforcement Officer

EXHIBIT NO: _____

E²

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. DD10-65297 Address 52174 Esplanade Ave. Chino

Date 7/17/2010 Office P. Kelly

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

COPY

NOTICE OF VIOLATION

July 29, 2010

SHAWNA D DIXON / TERI L MCGOWAN
P O BOX 252
CABAZON, CA 92232

RE CASE NO: CV1005287 at 52174 ESPERANZA AVE, CABAZON, California, Assessor's Parcel Number 528-121-030

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52174 ESPERANZA AVE, CABAZON California, Assessor's Parcel Number 528-121-030, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to zero square feet. None allowed.
- 3) **THE OWNER OF RECORD** of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). **ALL PARTIES WITH INTEREST** in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

EA

COMPLIANCE MUST BE COMPLETED BY August 29, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes, Sr. Code Enforcement Officer

EXHIBIT NO. _____

E^S

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. 0010-65297 Address 52174 Esplanade Ave Chardon

Date 7/17/2010 Officer R. Kelly

EXHIBIT NO. E6

COMPLIANCE MUST BE COMPLETED BY August 29, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes, Sr. Code Enforcement Officer

EXHIBIT NO. E⁸

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

<p>1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>3. <input type="checkbox"/> Lack of connection to required sewage system.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>4. <input type="checkbox"/> Hazardous plumbing.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>5. <input type="checkbox"/> Lack of required electrical lighting.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>6. <input type="checkbox"/> Hazardous Wiring.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>7. <input type="checkbox"/> Lack of adequate heating facilities.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>8. <input type="checkbox"/> Deteriorated or inadequate foundation.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>12. <input type="checkbox"/> Dampness of habitable rooms.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>13. <input checked="" type="checkbox"/> Faulty weather protection.....</p> <p style="padding-left: 20px;">A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>15. <input type="checkbox"/> Fire hazard.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>16. <input checked="" type="checkbox"/> Extensive fire damage.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>18. <input type="checkbox"/> Improper occupancy.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>19. <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>20. <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p>	<p>1001(b)1,2,3 17920.3(a)1,2,3</p> <p>1001(b)4,5 17920.3(a)4,5</p> <p>1001(b)14 17920.3(a)14</p> <p>1001(f) 17920.3(e)</p> <p>1001(b)10 17920.3(a)10</p> <p>1001(e) 17920.3(d)</p> <p>1001(b)6 17920.3(a)6</p> <p>1001(c)1 17920.3(b)1</p> <p>1001(c)2 17920.3(b)2</p> <p>1001(c)4 17920.3(b)4</p> <p>1001(c)6 17920.3(b)6</p> <p>1001(b)11 17920.3(a)11</p> <p>1001(h)1-4 17920.3(g)1-4</p> <p>1001(b)13 17920.3(a)13</p> <p>1001(i) 17920.3(h)</p> <p>1001(n) 17920.3(n)</p>
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***** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. 0010-65297 Address 52174 Esplanade Ave Chagrin

Date 7/17/2010 Office R. Kelly

EXHIBIT NO. E9

COUNTY OF RIVERSIDE
 Code Enforcement Department
 14318 Hemlock Avenue, Suite C-1
 Reno Valley, CA 92557

TURN RECEIPT REQUESTED
 RETURN RECEIPT REQUESTED



7008 1140 0002 8622 8391

FIRST CLASS



UNITED STATES POSTAGE
 PRINCE GEORGES
 02 1A
 0004635132
 MAILED FROM ZIP CODE 92504
 JUL 30 2010
\$ 05.54⁰⁰

Shawna D Dixon
 Teri L McGowan
 52174 Esperanza Ave
 Cabazon, CA 92230
 CV10-05287 / RK 528-121-030

REC'D AUG 03 2010

NIXIE 923 DE 1 00 08/01/10
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

5220 8625 2010 4

BC: 92557722491 *0804-02231-30-39

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Shawna D Dixon
 Teri L McGowan
 52174 Esperanza Ave
 Cabazon, CA 92230
 CV10-05287 / RK 528-121-030

TL689 2299 2000 04TT 9002

EXHIBIT NO.

11

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

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

OFFICIAL USE

4988 2298 2000 04TT 9007

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

Postmark
Here

Shawna D Dixon
 Teri L McGowan
 P O Box 252
 Cabazon, CA 92232
 CV10-05287 / RK 528-121-030

PS Form 3800, August 2006

See Reverse for Instructions

COUNTY OF RIVERSIDE
 Code Enforcement Department
 24318 Hemlock Avenue, Suite C-1
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED
 RETURN RECEIPT REQUESTED



7008 1140 0002 8622 8384

Shawna D Dixon
 Teri L McGowan
 P O Box 252
 Cabazon, CA 92232
 CV10-05287 / RK 528-121-030

RECD AUG 16 2010

FIRST CLASS



UNITED STATES POSTAGE
 PINEY BOWLS
 02 1A
 0004635132
 MAILED FROM ZIP CODE 92504
\$ 05.540
 JUL 30 2010

Handwritten signature and initials: TD, NLS, RTS

NIXIE 929 DE 1 DD 08/13/10

NOT DELIVERABLE TO SENDER
 UNABLE TO FORWARD

BC: 92557722431 *1977-03355-31-45

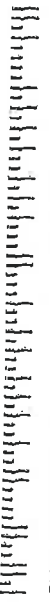


EXHIBIT NO. _____

E¹²

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. 0010-65297 Address 52174 Esplanade Ave, Corona

Date 7/17/2010 Officer R. Reyes

EXHIBIT NO. E¹⁶

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

DOC 2010-0381677

08/13/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
 County of Riverside

Larry W. Ward
 Assessor, County Clerk & Recorder



S	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 Shawna D. Dixon
 Teri L. McGowan, et al.

Case No.: CV10-05287
 CV10-05288



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 13 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, Riverside County Ordinance No. 348, (RCC Title 17.156.010) described as Excessive outside storage, Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as Substandard structure (addition to mobile home) & Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 52174 Esperanza Avenue, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-121-030 and having a legal description of LOT 191 MB 041/063 CABAZON ESTATES NO 2, Records of Riverside County, with the requirements of Ordinance No. 541, 348 & 457, (RCC Title 8.120.010, 17.156.010, 15.16.020 & 15.48.040).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Senior Code Enforcement Officer Regina Keyes 951-485-5840.

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

COUNTY OF RIVERSIDE
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
 Mary Overholt
 Code Enforcement Department

ACKNOWLEDGMENT

State of California)
 County of Riverside)

On 08/03/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

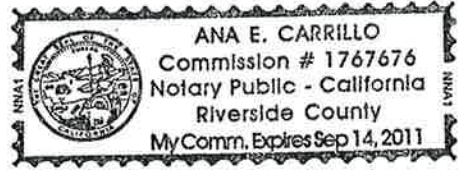
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ana E. Carrillo
 Commission # 1767676 Comm. Expires 09 14, 2011

EXHIBIT NO. _____

F



PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



KATHERINE A. LIND
Assistant County Counsel

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

January 19, 2011

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

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

Case No.: CV10-05287
APN: 528-121-030; DIXON & MCGOWAN
Property: 52174 Esperanza Ave., Cabazon

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 348 and 541 (RCC Titles 15, 17 & 8) and 725 (RCC Title 1) to consider the abatement of the substandard structure, accumulated rubbish and excessive outside storage located on the SUBJECT PROPERTY described as 52174 Esperanza Ave., Cabazon, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 528-121-030.


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

SAID HEARING will be held on **Tuesday, February 8, 2011, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

You are encouraged to contact Supervising Code Enforcement Officer Mary Overholt at (951) 485-5840 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

PAMELA J. WALLS
Riverside County Counsel



L. Alexandra Fong
Deputy County Counsel

EXHIBIT NO. _____

6



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

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

Track & Confirm

Search Results

Label/Receipt Number: **7010 1670 0001 7232 6621**
Service(s): **Certified Mail™**
Status: **Addressee Unknown**

Your item was returned to the sender on January 24, 2011 because the addressee was not known.

Track & Confirm

Enter Label/Receipt Number.

Go >

Detailed Results:

- **Addressee Unknown, January 24, 2011, 11:52 am, YUCAIPA, CA**
- **Undeliverable as Addressed, January 22, 2011, 3:03 pm, YUCAIPA, CA 92399**
- **Notice Left, January 20, 2011, 10:03 am, CABAZON, CA 92230**
- **Arrival at Unit, January 20, 2011, 10:02 am, CABAZON, CA 92230**

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™ CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>											
For delivery information visit our website at www.usps.com											
OFFICIAL USE											
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Postage</td> <td style="width: 50%; text-align: right;">\$.44</td> </tr> <tr> <td>Certified Fee</td> <td style="text-align: right;">2.80</td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td style="text-align: right;">2.30</td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td style="text-align: right;">\$ 5.54</td> </tr> </table>	Postage	\$.44	Certified Fee	2.80	Return Receipt Fee (Endorsement Required)	2.30	Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 5.54	<p style="font-size: 1.5em; font-weight: bold;">MAILED 1/19/11</p> <p>Postmark Here</p>
Postage	\$.44										
Certified Fee	2.80										
Return Receipt Fee (Endorsement Required)	2.30										
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$ 5.54										
<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;">Sent To:</td> <td></td> </tr> <tr> <td><i>Street, or PO Box</i></td> <td>SHAWNA D DIXON TERI L McGOWAN</td> </tr> <tr> <td><i>City, State</i></td> <td>PO BOX 252 CABAZON CA 92232</td> </tr> </table>		Sent To:		<i>Street, or PO Box</i>	SHAWNA D DIXON TERI L McGOWAN	<i>City, State</i>	PO BOX 252 CABAZON CA 92232				
Sent To:											
<i>Street, or PO Box</i>	SHAWNA D DIXON TERI L McGOWAN										
<i>City, State</i>	PO BOX 252 CABAZON CA 92232										

7010 1670 0001 7232 6621

EXHIBIT NO. 6²

NOTICE LIST

Subject Property: 52174 Esperanza Avenue, Cabazon
CV10-05287; APN: 528-121-030; District 5

SHAWNA D DIXON
TERI L McGOWAN
52174 ESPERANZA AVENUE
CABAZON CA 92230

SHAWNA D DIXON
TERI L McGOWAN
PO BO 252
CABAZON CA 92232

LYLE GEORGE GRAHAM
JEANNETTE EVELYN GRAHAM
HCR BOX 676
BANNING CA 92220

CABAZON WATER DISTRICT
PO BOX 297
CABAZON CALIFORNIA 92230

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1. Article Addressed to:</p> <p style="text-align: center;">CABAZON WATER DISTRICT PO BOX 297 CABAZON CALIFORNIA 92230</p>	<p>A. Signature <input checked="" type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <u>Teri McGowan</u> <input checked="" type="checkbox"/> Addressee</p> <p>C. Date of Delivery <u>1/24/11</u></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 <u>CV10-05287 (Dixon & McGowan) ASST 4</u> (Transfer from service label)</p> <p>PS Form 3811, February 2004</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7010 1670 0001 7232 6645</p> <p>Domestic Return Receipt</p>	<p>102595-02-M-1540</p>

EXHIBIT NO. 5³

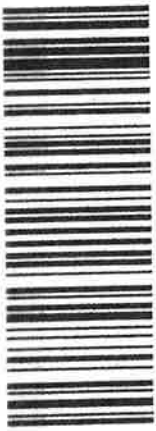
NOTICE LIST

Subject Property: 52174 Esperanza Avenue, Cabazon
CV10-05287: APN: 528 121 020 District 5

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

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

CERTIFIED MAIL



7010 1670 0001 7232 6638

LYLE GEORGE GRAHAM
JEANNETTE EVELYN GRAHAM
HCR BOX 676
BANNING CA

TA

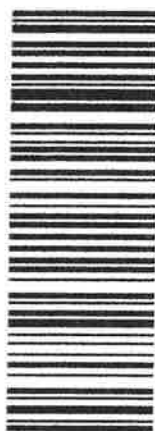
NIXIE 929 SE 1 00 01/23/11

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

EC: 92501954425 *0904-06665-19-40



CERTIFIED MAIL



7010 1670 0001 7232 6560

SHAWNA D DIXON
TERI L MCGOWAN
52174 ESPERANZA AVENUE
CABAZON CA

NIXIE 929 SE 1 00 01/23/11

RETURN TO SENDER
ATTEMPTED TO FORWARD
UNABLE TO FORWARD

EC: 92501954425 *2604-00677-19-38

92230-929509829



EXHIBIT NO. 9.3A

1 **PROOF OF SERVICE**

2 Case No. CV10-05287

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on January 19, 2011, I served the following document(s):

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

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

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

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

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

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

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

23 EXECUTED ON January 19, 2011, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27 **EXHIBIT NO.** _____

28 64



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

January 21, 2011

RE CASE NO: CV1005287

I, Ryan Dolan, 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 01/21/11 at 1259 hours, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

Property Address: 52174 ESPERANZA AVE, CABAZON

Assessor's Parcel Number: 528-121-030

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

Executed on January 21, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Ryan Dolan, Code Enforcement Officer

EXHIBIT NO. _____

G⁵