

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

521B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
February 3, 2011

SUBJECT: Statement of Expense [Case Nos. CV06-0672 & CV06-2869]
Subject Property: 14791 Van Buren Blvd., Riverside; KOSKA
APN: 271-050-012
District One

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (excess outside storage of materials and accumulated rubbish) in the above-referenced matter to be **three thousand, three hundred sixty-six dollars and forty-two cents (US \$3,366.42)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

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

(Continued)

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer Sargent*
Jennifer Sargent

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$1706.72.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 15, 2011
xc: Co. Co., CED, Prop. Owner

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

9.5

Statement of Expense [Case Nos. CV06-0672 & CV06-2869]
Subject Property: 14791 Van Buren Blvd., Riverside; KOSKA
APN: 271-050-012
District: One
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 (RCC Title 17), 541(RCC Chapter 8.120) and 725 (RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

The Board of Supervisors issued an Order to Abate in this case on March 27, 2007 and recorded on March 29, 2007, as document number 2007-0212482. Subsequently, the property was brought into compliance.

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

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case Nos. CV06-0672 & CV06-2869]
Subject Property: 14791 Van Buren Blvd., Riverside; KOSKA
APN: 271-050-012
District One

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

Hearing Date: FEBRUARY 15, 2011

Notice of Statement Expense Hearing (including Proofs of Service, Affidavits of Posting and Return Receipts).....	Exhibit A
Statement of Expense Worksheet with Supporting Documents	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, Jan. 31, 2011.....	Exhibit C

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 31, 2011

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

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

Subject Property: 14791 Van Buren Blvd., Riverside
Case Nos.: CV06-0672 & CV06-2869; KOSKA
APN: 271-050-012


NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, February 15, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish and excessive outside storage located on your real property commonly described as 14791 Van Buren Blvd., Riverside, Riverside County, California and more particularly described as Assessor's Parcel Number 271-050-012.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **three thousand, three hundred sixty-six dollars and forty-two cents, (US \$3,366.42)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense or would like to see additional documents in support of costs set forth on the Statement of Expense Worksheet, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

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


L. ALEXANDRA FONG
Deputy County Counsel

Enclosure: Statement of Expense

EXHIBIT NO. A



COUNTY OF RIVERSIDE CODE ENFORCEMENT


P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Summary Statement
As of: 1/14/2011

Property Reference/Mailing Address
271050012 DARRELL E KOSKA DEANNA KOSKA 14791 VAN BUREN BLV RIVERSIDE, CA. 92504

Date	Invoice Number & Amount	Amount	Balance
01/03/2011	CV060672- INV #100139. Due 01/03/2011. Orig. Amount \$1,706.72.	1,706.72	1,706.72
01/03/2011	CV062869- INV #100141. Due 01/03/2011. Orig. Amount \$1,659.70.	1,659.70	3,366.42
Balance Due			\$3,366.42

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



Code Enforcement Department

EXHIBIT NO. A²

NOTICE LIST

Subject Property: 14791 Van Buren Blvd., Riverside; Case Nos.: CV06-0672 & CV06-2869;
APN: 271-050-012; District One

DARRELL E & DEANA KOSKA
14791 VAN BUREN BLVD
RIVERSIDE CA 92504

DEANA KOSKA
C/O CRISTY HRISKO
5245 MARLATT STREET
MIRA LOMA CA 91752

CIT FINANCIAL SERVICES INC
PO BOX 3593 ARLINGTON AVE STE C
RIVERSIDE CA 92516

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

Postage	\$.66	MAILED 1/31/11 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.76	

Sent To DEANA KOSKA

Street, Apt. 1 or PO Box # C/O CRISTY HRISKO

City, State, Z 5245 MARLATT STREET
MIRA LOMA CA 91752

PS Form 3800, August 2006 See Reverse for Instructions

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

Postage	\$.66	MAILED 1/31/11 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.76	

Sent To DARRELL E & DEANA KOSKA

Street, Apt. 1 or PO B 14791 VAN BUREN BLVD

City, State RIVERSIDE CA 92504

PS Form 3800, August 2006 See Reverse for Instructions

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

Postage	\$.66	MAILED 1/31/11 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.76	

Sent To CIT FINANCIAL SERVICES INC

Street, or PO B PO BOX 3593 ARLINGTON AVE STE C

City, State RIVERSIDE CA 92516

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. A³

PROOF OF SERVICE
Case Nos. CV06-0672 & CV06-2869

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 31, 2011, I served the following document(s):

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

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

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

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

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

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

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

EXECUTED ON January 31, 2011, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. A⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

February 1, 2011

RE CASE NO: CV060672

I, Jamison Cole, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 2/1/11 at 12:10 p.m., I securely and conspicuously posted Notice of Hearing Re: Statement of Expense at the property described as:

Property Address: 14791 VAN BUREN BLV, RIVERSIDE

Assessor's Parcel Number: 271-050-012

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

Executed on February 1, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: J. Cole
Jamison Cole, Code Enforcement Officer

EXHIBIT NO. A⁵



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

February 1, 2011

RE CASE NO: CV062869

I, Jamison Cole, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 2/1/11 at 12:10 p.m., I securely and conspicuously posted Notice of Hearing Re: Statement of Expense at the property described as:

Property Address: 14791 VAN BUREN BLV, RIVERSIDE

Assessor's Parcel Number: 271-050-012

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

Executed on February 1, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Jamison Cole, Code Enforcement Officer

EXHIBIT NO. A6



COUNTY OF RIVERSIDE CODE ENFORCEMENT


P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
271050012 DARRELL E KOSKA DEANNA KOSKA 14791 VAN BUREN BLV RIVERSIDE, CA. 92504

Summary Statement
As of: 1/14/2011

Date	Invoice Number & Amount	Amount	Balance
01/03/2011	CV060672- INV #100139. Due 01/03/2011. Orig. Amount \$1,706.72.	1,706.72	1,706.72
01/03/2011	CV062869- INV #100141. Due 01/03/2011. Orig. Amount \$1,659.70.	1,659.70	3,366.42
		Balance Due	\$3,366.42

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



Code Enforcement Department

EXHIBIT NO. B



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

271050012
DARRELL E KOSKA
DEANNA KOSKA
14791 VAN BUREN BLV
RIVERSIDE, CA. 92504

Date	Invoice #
1/3/2011	100141

Case Number	District	Class
CV062869	1	SOE

Property Address
271050012 14791 VAN BUREN BLV RIVERSIDE, CA 92504

Date	Item	Description	Hours/Qty	Rate	Amount
5/9/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
5/9/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
5/9/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
5/16/2006	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
5/23/2006	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
7/12/2006	Officer Hours	Labor Charges - Officer Time	0.1	103.00	10.30
7/13/2006	Officer Hours	Labor Charges - Officer Time	0.7	103.00	72.10
7/31/2006	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
8/10/2006	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
2/5/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/6/2007	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
6/7/2007	Officer Hours	Labor Charges - Officer Time	0.4	129.00	51.60
7/10/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/10/2007	Officer Hours	Labor Charges - Officer Time	1.1	109.00	119.90
7/24/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/30/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/6/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/16/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/22/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
1/3/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			974.90
			Subtotal		
			Payments/Credits		
			Total		

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

Code Enforcement Department

EXHIBIT NO. B²



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

271050012
DARRELL E KOSKA
DEANNA KOSKA
14791 VAN BUREN BLV
RIVERSIDE, CA. 92504

Date	Invoice #
1/3/2011	100141

Property Address
271050012 14791 VAN BUREN BLV RIVERSIDE, CA 92504

Case Number	District	Class
CV062869	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
9/26/2006	Attorney Fees	Attorney Fees - County Counsel	0.2	128.00	25.60
10/10/2006	Attorney Fees	Attorney Fees - County Counsel	0.8	128.00	102.40
11/28/2006	Attorney Fees	Attorney Fees - County Counsel	0.2	128.00	25.60
12/14/2006	Attorney Fees	Attorney Fees - County Counsel	1.8	64.00	115.20
12/18/2006	Attorney Fees	Attorney Fees - County Counsel	0.4	64.00	25.60
1/23/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
3/1/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	128.00	38.40
3/12/2007	Attorney Fees	Attorney Fees - County Counsel	0.6	128.00	76.80
3/13/2007	Attorney Fees	Attorney Fees - County Counsel	0.7	128.00	89.60
3/14/2007	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
3/16/2007	Attorney Fees	Attorney Fees - County Counsel	0.7	128.00	89.60
		Subtotal County Counsel Costs			684.80
Subtotal					\$1,659.70
Payments/Credits					\$0.00
Total					\$1,659.70

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



 Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

271050012
DARRELL E KOSKA
DEANNA KOSKA
14791 VAN BUREN BLV
RIVERSIDE, CA. 92504

Date	Invoice #
1/3/2011	100139

Case Number	District	Class
CV060672	1	SOE

Property Address
271050012 14791 VAN BUREN BLV RIVERSIDE, CA 92504

Date	Item	Description	Hours/Qty	Rate	Amount
5/9/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
5/9/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
5/9/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
5/16/2006	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
7/12/2006	Officer Hours	Labor Charges - Officer Time	0.1	103.00	10.30
11/30/2006	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
12/18/2006	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/5/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/6/2007	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/10/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/7/2007	Officer Hours	Labor Charges - Officer Time	0.4	129.00	51.60
7/10/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
7/10/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/12/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/12/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/24/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/15/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/16/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
11/30/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/6/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/22/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
			Subtotal		
			Payments/Credits		
			Total		

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

Code Enforcement Department

EXHIBIT NO. B⁴



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

271050012
DARRELL E KOSKA
DEANNA KOSKA
14791 VAN BUREN BLV
RIVERSIDE, CA. 92504

Date	Invoice #
1/3/2011	100139

Case Number	District	Class
CV060672	1	SOE

Property Address
271050012 14791 VAN BUREN BLV RIVERSIDE, CA 92504

Date	Item	Description	Hours/Qty	Rate	Amount
10/3/2008	Officer Hours SOE Preparation	Labor Charges - Officer Time Prepare Statement of Expense Subtotal Code Enforcement Costs	0.4	82.00 65.00	32.80 65.00 929.50
12/14/2006	Attorney Fees	Attorney Fees - County Counsel	1	128.00	128.00
1/3/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
1/30/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	128.00	25.60
3/1/2007	Attorney Fees	Attorney Fees - County Counsel	0.4	128.00	51.20
8/9/2007	Attorney Fees	Attorney Fees - County Counsel	0.9	128.00	115.20
8/10/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	128.00	25.60
1/31/2007	Mailing Fees - Counsel	Mailing Fees - County Counsel	6	4.64	27.84
4/3/2007	Mailing Fees - Counsel	Mailing Fees - County Counsel	6	4.88	29.28
	Prepare Case for SOE He...			125.55	125.55
	Attend hearing	Attend Statement of Expense hearing with Board of Supervisors		69.75	69.75
		Subtotal County Counsel Costs			617.22
5/31/2006	Lot/Title Report	Lot/Title Report	1	20.00	20.00
11/30/2006	Lot/Title Report	Lot/Title Report	1	20.00	20.00
1/3/2011	Lot/Title Report	Lot/Title Report		120.00	120.00
		Subtotal Contractor Costs			160.00
Subtotal					\$1,706.72
Payments/Credits					\$0.00
Total					\$1,706.72

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

Code Enforcement Department

Expenditure Transactions

Criteria: Post On = 10/1/2002..12/31/2010

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator	
Fund 10000 -- General Fund											
Account 525440 -- Professional Services											
6/22/2006	AP01016329	10000	3110200000	525440		ZCV060672		20.00	REPORTS ON PARCELS/LOTS	E129381	
1/17/2007	AP01092457	10000	3110200000	525440		ZCV060672		20.00	REPORTS ON PARCELS/LOTS	E152528	
									40.00		
Total Professional Services									40.00		
Total General Fund									40.00		

EXHIBIT NO. 36



INVOICE

Order Number: 23086	Order Date: 1/25/2011
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Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV06-0672 & CV06-2869 / Brenda Peeler
IN RE: KOSKA, DARRELL E.

Product and/or Service ordered for Property known as:	
14791 Van Buren Blvd. Riverside , CA 92504	
DESCRIPTION: Lot Book Report	FEE: \$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. B7

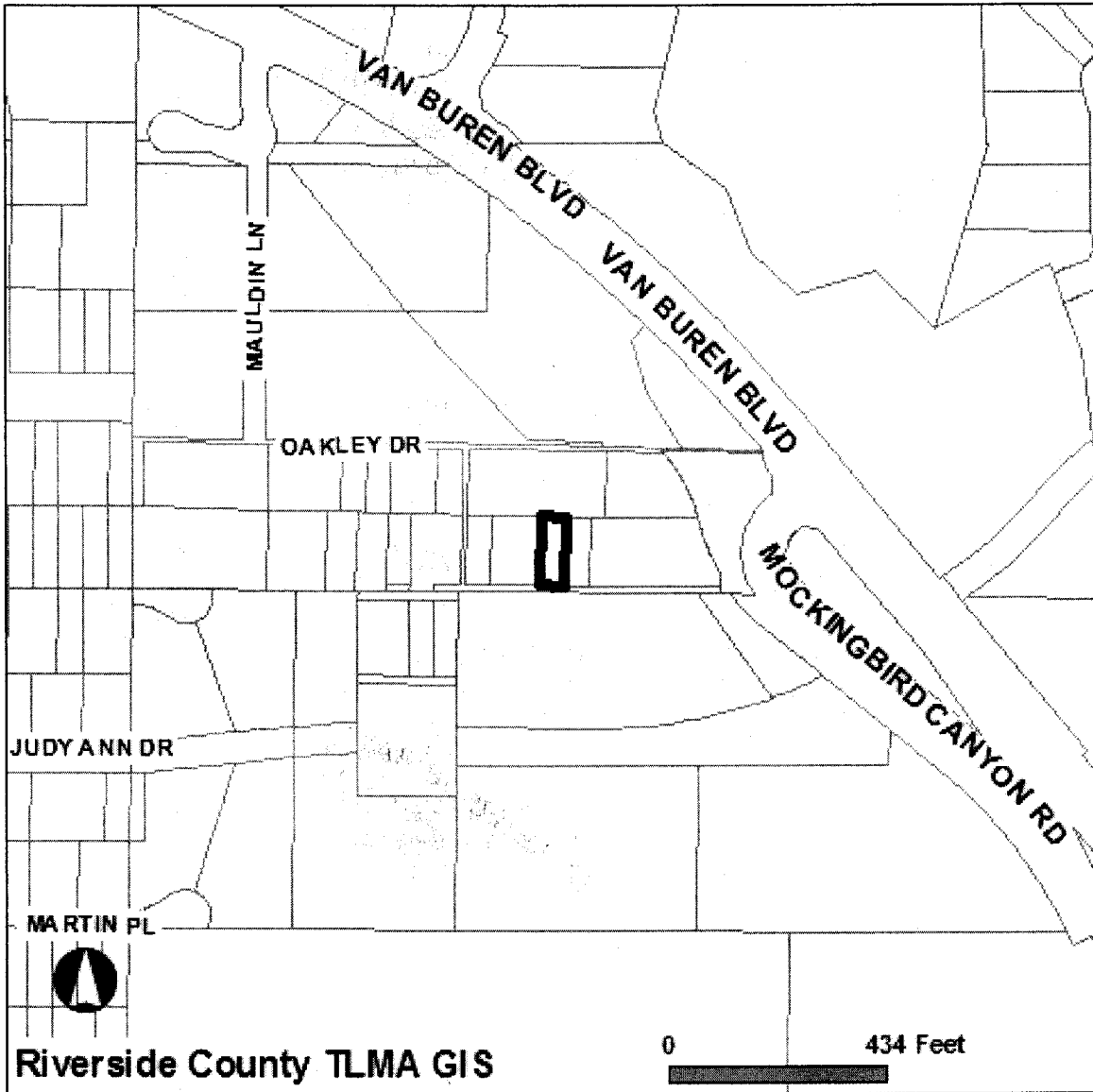
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #271050012-6		Parcel # 271050012-6	
Assessee:	KOSKA DARRELL E	Land	13,081
Assessee:	KOSKA DEANNA S	Structure	28,636
Mail Address:	14791 VAN BUREN BLV RIVERSIDE CA 92504	Full Value	41,717
Real Property Use Code:	R1	Homeowners' Exemption	7,000
Base Year	1983	Total Net	34,717
Conveyance Number:	0154556		
Conveyance (mm/yy):	9/1982		
PUI:	R010000		
TRA:	88-014		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	14791 VAN BUREN BLV RIVERSIDE CA 92504		

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
271-050-012

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

271-050-012-6

OWNER NAME / ADDRESS

DARRELL E KOSKA
DEANNA KOSKA
14791 VAN BUREN BLV
RIVERSIDE, CA. 92504

MAILING ADDRESS

(SEE OWNER)
14791 VAN BUREN BLV
RIVERSIDE CA.. 92504

EXHIBIT NO. C²

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.14 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 972 SQFT., 2 BDRM/ 0.5 BATH, 1 STORY, DETACHED GARAGE(576 SQ. FT), CONST'D 1936COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 745 GRID: D4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: RIVERSIDE

ANNEXATION DATE: OCT. 26, 2006

LAFCO CASE #: 2005-17-1,2&5

NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR5W SEC 28

ELEVATION RANGE

1036/1036 FEET

PREVIOUS APN

100-101-029

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

RC-VLDR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS 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
NOT IN A CONSERVATION AREA

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
26

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

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

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

HIGH

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

RIVERSIDE UNIFIED

COMMUNITIES

WOODCREST

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 47.92 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042008

FARMLAND

OTHER LANDS

TAX RATE AREAS

088-014

- COUNTY FREE LIBRARY
 - COUNTY STRUCTURE FIRE PROTECTION
 - COUNTY WASTE RESOURCE MGMT DIST
 - CSA 152
 - FLOOD CONTROL ADMINISTRATION
 - FLOOD CONTROL ZONE 2
 - GENERAL
 - GENERAL PURPOSE
 - METRO WATER WEST 1302999
 - N.W. MOSQUITO & VECTOR CONT DIST
 - RIV CO REG PARK & OPEN SPACE
 - RIV. CO. OFFICE OF EDUCATION
 - RIVERSIDE CITY COMMUNITY COLLEGE
 - RIVERSIDE CORONA RESOURCE CONSER
 - RIVERSIDE UNIFIED SCHOOL
 - WESTERN MUN WATER IMP DIST 1
-

• WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1004679	ABATEMENT	Jun. 8, 2010

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