

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

807B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 10, 2011

**SUBJECT:** Statement of Expense [Case No. CV09-00313]  
Subject Property: 1 Parcel S/O 16420 Avenida Manzana, Desert Hot Springs; ABDI  
APN: 657-152-023  
District Five

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

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish) in the above-referenced matter to be **one thousand, seven hundred eighty-nine dollars and thirty cents (US \$1,789.30)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

*Raymond M. Mistica*

RAYMOND M. MISTICA, 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 ☐

Requires 4/5 Vote ☐

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

APPROVE

BY:

*Tina Grande*  
Tina Grande

County Executive Office Signature

Consent ☐ Policy ☒  
Consent ☐ Policy ☒

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$1,420.30.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley

Nays: None

Absent: None

Date: March 22, 2011

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

Kecia Harper-Ihem

Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

9.6

Statement of Expense [Case No. CV09-00313]

Subject Property: 1 Parcel S/O 16420 Avenida Manzana, Desert Hot Springs; ABDI

APN: 657-152-023

District Five

Page 2

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

On March 31, 2009 and June 10, 2009, Notices of Violation and Orders to Remove Accumulated Rubbish were issued. Subsequently, on or about April 13, 2010, the accumulated rubbish was abated from the subject property under the direction of the Riverside County Code Enforcement Department.

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 No. CV09-00313]  
Subject Property: 1 Parcel S/O 16420 Avenida Manzana, Desert Hot Springs  
APN: 657-152-023; ABDI  
District Five

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

**Hearing Date: MARCH 22, 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, February 8, 2011 .....	Exhibit C
Lot Book Report .....	Exhibit D

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

March 2, 2011

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

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

Subject Property: 1 Parcel S/O 16420 Avenida Manzana,  
Desert Hot Springs  
Case No.: CV09-00313; ABDI  
APN: 657-152-023

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, March 22, 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 located on your real property commonly described as 1 Parcel S/O 16420 Avenida Manzana, Desert Hot Springs, Riverside County, California and more particularly described as Assessor's Parcel Number 657-152-023.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, seven hundred eighty-nine dollars and thirty cents (US \$1,789.30)**. 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, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 7:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
County Counsel

*Raymond M. ... for*  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Expense

EXHIBIT NO.   A



# 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

657152023  
FRANCIS ABDI  
325 S ABERDEEN  
ANAHEIM CA. 92807

Date	Invoice #
1/27/2011	100323

Case Number	District	Class
CV0900313	5	SOE

Property Address
657152023 FRANCIS ABDI 1 PAR S/O (16420 AVENIDA MANZANA) DESERT HOT SPRINGS, CA

Date	Item	Description	Hours/Qty	Rate	Amount
3/9/2009	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
3/31/2009	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
5/6/2009	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
6/10/2009	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
7/30/2009	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/9/2010	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
3/26/2010	Officer Hours	Labor Charges - Officer Time	0.3	129.00	38.70
1/27/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
1/27/2011		Subtotal Code Enforcement Costs			174.00
1/20/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
4/15/2010	Demolition & Disposal	Demolition & Disposal	1	1,300.00	1,300.00
1/27/2011	Lot/Title Report	Lot/Title Report		120.00	120.00
		Subtotal Contractor Costs			1,420.00
			<b>Subtotal</b>		<b>\$1,789.30</b>
			<b>Payments/Credits</b>		<b>\$0.00</b>
			<b>Total</b>		<b>\$1,789.30</b>

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. A<sup>2</sup>

# NOTICE LIST

Subject Property: 1 Parcel S/O 16420 Avenida Manzana, Desert Hot Springs;  
Case No.: CV09-00313; APN: 657-152-023;  
District Five

FRANCIS ABDI  
325 SOUTH ABERDEEN  
ANAHEIM CA 92807

FRANCIS ABDI  
7044 DUME DRIVE  
MALIBU CA 90265

WESTERN WORLD DEV CORP  
A CALIFORNIA CORP  
702 WASHINGTON STREET #4015  
MARINA DEL REY CA 90292

7010 1670 0001 7232 8816

U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Postmark Here	
Sent To	
Street, Apt. or PO Box	FRANCIS ABDI
City, State	325 SOUTH ABERDEEN ANAHEIM CA 92807
PS Form 3800, August 2006	
See Reverse for Instructions	

7010 1670 0001 7232 8793

U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .44
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Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Postmark Here	
Sent To	
Street, Apt. or PO Box	WESTERN WORLD DEV CORP
City, State	A CALIFORNIA CORP 702 WASHINGTON STREET #4015 MARINA DEL REY CA 90292
PS Form 3800, August 2006	
See Reverse for Instructions	

7010 1670 0001 7232 8809

U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ .44
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54
Postmark Here	
Sent To	
Street, Apt. or PO Box	FRANCIS ABDI
City, State	7044 DUME DRIVE MALIBU CA 90265
PS Form 3800, August 2006	
See Reverse for Instructions	

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

**PROOF OF SERVICE**

Case No. CV09-00313

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 March 2, 2011, I served the following document(s):

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

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

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

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

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

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

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

EXECUTED ON March 2, 2011, at Riverside, California.

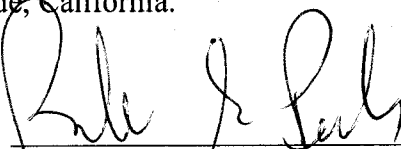
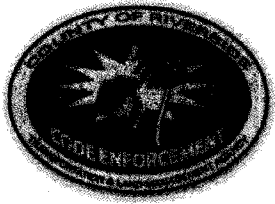
  
BRENDA G. PEELER

EXHIBIT NO. A4



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 4, 2011

RE CASE NO: CV0900313

I, Hector Herrera, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276 .

That on 03/04/2011 at 9:45 am, I securely and conspicuously posted Notice of hearing Re: statement of expense. at the property described as:

**Property Address:** 1 Parcel South of (16420 Avenida Manzana), Desert Hot Springs

**Assessor's Parcel Number:** 657-152-023

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

Executed on March 4, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

H. Herrera  
By: Hector Herrera, Sr. Code Enforcement Officer

EXHIBIT NO. AS





# County of Riverside

## Code Enforcement Department

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

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			<b>Payments/Credits</b>		<b>\$0.00</b>
			<b>Total</b>		<b>\$1,789.30</b>

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

REVISED

Invoice Number: 002  
Invoice Date: 04/15/10  
P.O.# TLA0049071  
APN# 657-152-023

0342 GRANGEHILL DR  
RIVERGIDE, GA 32500  
PII#. (951) 258-7775  
FAX.# (951) 485-7790

<b>Billing Address:</b>		<b>Service Location:</b>	
Company:	County of Riverside	Job Site:	Parcel South
Name:	TLMA Administration	Address:	16420 Avenida Mazana
Address:	P.O. Box 1605	City/State/Zip	Desert Hot Springs, CA
		Case#	CV09-00313
City/State/Zip	Riverside, CA 92502		

[illegible]

EXHIBIT NO.

 $B^2$ 

Fund 10000  
DeptID 3140100000  
Account 525440  
Project ZC0090033  
Amount Paid \$1,300.00  
Signature \_\_\_\_\_  
Date 4/24/10

RECEIVED APR 19 2010



## INVOICE

Order Number: 23152

Order Date: 2/17/2011

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV09-00313 / Angela Sarmiento  
IN RE: ABDI, FRANCIS

Product and/or Service ordered for Property known as:

**Vacant Land**

**DESCRIPTION:**

Lot Book Report

**FEE:**

\$120.00

**TOTAL DUE:**

\$120.00

Payment due upon receipt. Please remit to:

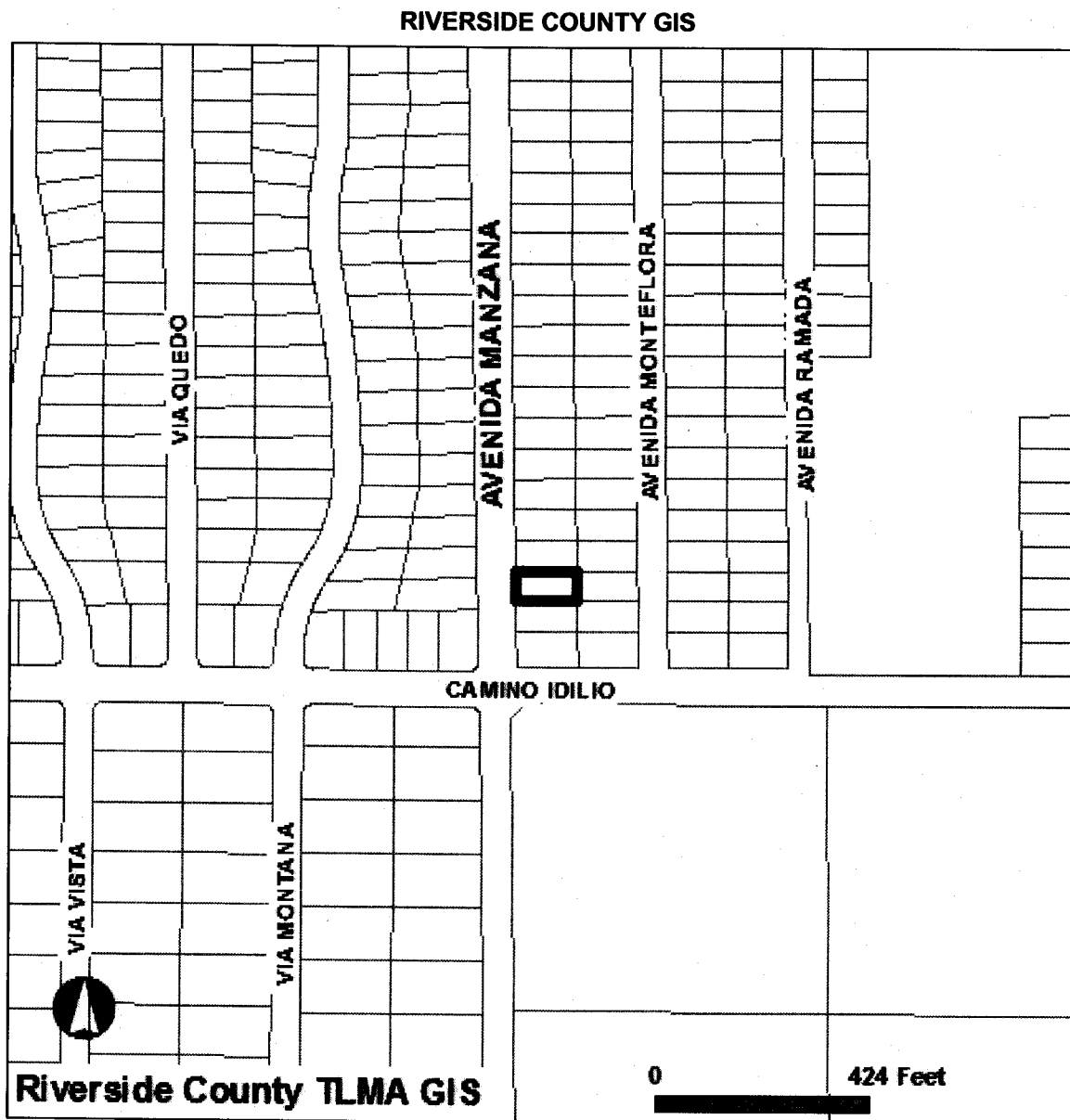
RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609

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

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

Assessment #657152023-1		Parcel # 657152023-1	
Assessee:	ABDI FRANCIS	Land	5,802
Mail Address:	325 S ABERDEEN	Full Value	5,802
City, State Zip:	ANAHEIM CA 92807	Total Net	5,802
Real Property Use Code:	YR		
Base Year	1989		
Conveyance Number:	0043365	<div>View Parcel Map</div>	
Conveyance (mm/yy):	2/1989		
PUI:	R070000		
TRA:	61-074		
Taxability Code:	0-00		
ID Data:	Lot 1777 MB 037/016 DOS PALMAS TR UNIT 14		

EXHIBIT NO. C



**Selected parcel(s):**  
657-152-023

**\*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**

657-152-023-1

**OWNER NAME / ADDRESS**

FRANCIS ABDI  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
325 S ABERDEEN  
ANAHEIM CA. 92807

**LEGAL DESCRIPTION**

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

RECORDED BOOK/PAGE: MB 37/16  
SUBDIVISION NAME: DOS PALMAS TR UNIT 14  
LOT/PARCEL: 1777, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.17 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 727 GRID: A1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: DESERT HOT SPRINGS  
ANNEXATION DATE: FEB. 22, 2007  
LAFCO CASE #: 2006-25-4&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)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T3SR5E SEC 8

**ELEVATION RANGE**

831 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

W-2

**ZONING DISTRICTS AND ZONING AREAS**

PASS & DESERT DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: MCPA  
SUBAREA NAME: GARNET - SUB AREA  
AMENDMENT NUMBER: 0  
ADOPTION DATE: MAY. 13, 2010  
ACREAGE: 2588 ACRES

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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**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)**  
NO DATA AVAILABLE

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## **FIRE**

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

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

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## **DEVELOPMENT FEES**

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**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)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
WESTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.

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

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## **TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**  
171

NOT IN A TRANSPORTATION AGREEMENT

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

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## **HYDROLOGY**

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**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
DWA

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

**WATERSHED**  
WHITEWATER

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## **GEOLOGIC**

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**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.

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## **MISCELLANEOUS**

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**SCHOOL DISTRICT**  
PALM SPRINGS UNIFIED

**COMMUNITIES**  
SOUTHEAST DESERT HOT SPRINGS

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

**LIGHTING (ORD. 655)**  
ZONE B, 44.91 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
044506

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
061-074  
• CITRUS PEST CONTROL 2  
• COACHELLA VALLEY RESOURCE CONSER  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• CV MOSQ & VECTOR CONTROL  
• DESERT COMMUNITY COLLEGE  
• DESERT HOSPITAL  
• DESERT WATER AGENCY 5TH FRINGE  
• FLOOD CONTROL ADMINISTRATION



- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- MISSION SPRINGS IMP G
- MISSION SPRINGS WATER DISTRICT
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

REPORT PRINTED ON...Tue Feb 08 10:31:01 2011  
Version 101221



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

## Lot Book Report

Order Number: **23152**

**Customer:**

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

Order Date: 2/17/2011

Dated as of: 2/9/2011

County Name: Riverside

Attn: Brent Steele  
Reference: CV09-00313 / Angela Sarmiento  
IN RE: ABDI, FRANCIS

FEE(s):  
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 657-152-023-1

**Assessments:**

Land Value:	\$5,802.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$5,802.00

## Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$400.66
Status: Paid through	PAID (PAID THRU 06/30/2011)

## Property Vesting

The last recorded document transferring title of said property

Dated 11/15/1988

Recorded 02/10/1989

EXHIBIT NO. D



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Order Number: 23152

Reference: CV09-00313 / Ang

Document No.	43365
D.T.T.	\$6.60
Grantor	Western World Development Corp., a California Corporation
Grantee	Francis Abdi, a single man

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	10/16/1988
Recorded	02/10/1989
Document No.	43366
Amount	\$4,500.00
Trustor	Francis Abdi, a single man
Trustee	G&S Reconveyance Company, a California corporation
Beneficiary	Western World Development Corp., a California Corporation

## Additional Information

Document Type	Notice of Assessment
Document No.	2004-0559888
Recorded	07/20/2004
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Francis Abdi
Case No.	CV09-00313
Recorded	03/27/2009
Document No.	2009-0150399

## Legal Description

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

LOT 1777, DOS PALMAS TRACT UNIT NO. 14, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 37, PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY



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RECORDER OF SAID COUNTY.