

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

9048



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 17, 2011

**SUBJECT:** Abatement of Public Nuisance [Accumulated Rubbish]  
Case No. : CV08-01978 (GUTIERREZ & PUGA)  
Subject Property: 2 Parcels Southwest of Oleo Ranch Road, Perris;  
District: 1; APN: 317-180-022

**RECOMMENDED MOTION:** Move that:

Departmental Concurrence

1. The accumulation of rubbish on the real property located at 2 Parcels Southwest of Oleo Ranch Road, Perris, Riverside County, California, APN: 317-180-022 be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
2. Benjamin Gutierrez and Mercedes Sotelo Puga, the owners of the subject real property, be directed to abate the accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

*[Signature]*  
L. ALEXANDRA FONG, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

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

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

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

APPROVE

BY: *[Signature]*  
Tina Grande

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: March 29, 2011  
xc: Co. Co., CED, Prop. Owner, Sheriff

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

Dept. Recomm.:  
Per Exec. Ofc.:

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

9.1

Abatement of Public Nuisance  
Case No. CV 08-01978 (GUTIERREZ & PUGA)  
2 Parcels Southwest of Oleo Ranch Road, Perris  
APN: 317-180-022  
District: 1  
Page 2

3. If the owners or whoever has possession or control 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 of the owner or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the accumulation of rubbish by removing and disposing of the same from the real property.

4. The reasonable cost 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.

5. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officers on February 29, 2008. The inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The rubbish consisted of, but was not limited to: spent building materials, old clothes, broken furniture, empty metal drums, scrap wood, tires, and scrap metal.

2. Subsequent inspections of the above-described real property on March 25, 2008, May 29, 2009, August 28, 2009, February 22, 2010, March 23, 2010, April 29, 2010, May 27, 2010, August 11, 2010, September 17, 2010, October 19, 2010, November 10, 2010, December 1, 2010, December 15, 2010, December 27, 2010 and March 15, 2011, revealed the property continues to be in violation of Riverside County Ordinance No. 541.

3. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of accumulated rubbish.



1           5.     On February 29, 2008, Officer Cruz and I conducted an initial inspection of THE  
2 PROPERTY. I observed THE PROPERTY to be unimproved and unfenced. I entered onto THE  
3 PROPERTY and observed accumulation of rubbish throughout THE PROPERTY consisting of but not  
4 limited to: spent building materials, old clothes, broken furniture, empty metal drums, scrap wood, tires  
5 and scrap metal. I took measurements of the areas and based on my training and experience, I determined  
6 that the amount of accumulated rubbish on THE PROPERTY totaled fourteen thousand six hundred fifty  
7 (14,650) square feet. I posted a Notice of Violation on THE PROPERTY.

8           6.     As a result of the accumulation of rubbish, THE PROPERTY constituted a public nuisance in  
9 violation of the provisions set forth in Riverside County Ordinance No. 541, as codified in Riverside  
10 County Code Title 8.120.

11           7.     A site plan and photographs of THE PROPERTY are attached hereto and incorporated  
12 herein by reference as Exhibit "D."

13           8.     True and correct copies of each Notice issued in this matter and other supporting  
14 documentation are attached hereto as Exhibit "E" and incorporated herein by reference.

15           9.     On March 18, 2009, a Notice of Violation was mailed to OWNERS by certified mail,  
16 return receipt requested. On March 18, 2009 and December 1, 2010, a Notice of Violation was mailed to  
17 INTERESTED PARTIES by certified mail, return receipt requested.

18           10.    On March 25, 2008, May 29, 2009, August 28, 2009, February 22, 2010, March 23, 2010,  
19 April 29, 2010, May 27, 2010, August 11, 2010, September 17, 2010, October 19, 2010, November 10,  
20 2010, December 1, 2010, December 15, 2010 and December 27, 2010, I conducted follow-up inspections  
21 of THE PROPERTY. During my March 25, 2008 inspection, I observed that chain link fencing had been  
22 placed around the parcel. During each visit some progress had been made to clean THE PROPERTY.  
23 Currently, approximately five thousand (5,000) square feet of rubbish remains on THE PROPERTY in  
24 violation of Riverside County Ordinance No. 541.

25           11.    Based upon my experience, knowledge and visual observations, it is my determination that  
26 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general  
27 public.

28     ///

1           12.    A Notice of Noncompliance regarding the accumulation of rubbish was recorded in the  
2 Office of the Assessor, County Clerk & Recorder, County of Riverside, State of California, on March 26,  
3 2008, as Instrument Number 2008-0147421. A true and correct copy of the notice is attached hereto and  
4 incorporated herein by reference as Exhibit "F".

5           13.    On March 15, 2011 the second notice, "Notice to Abate Public Nuisance" providing  
6 notification of the Board of Supervisors' hearing scheduled for March 29, 2011, was mailed to OWNERS  
7 and INTERESTED PARTIES by certified mail, return receipt requested and on March 15, 2011 was  
8 posted on THE PROPERTY. True and correct copies of the notice and supporting documentation are  
9 attached hereto as Exhibit "G" and incorporated herein by reference.

10          14.    A follow-up inspection on March 15, 2011 revealed that THE PROPERTY remains in  
11 violation.

12          15.    Removal of the accumulation of rubbish on THE PROPERTY is required to bring THE  
13 PROPERTY into compliance with Riverside County Ordinance No. 541 (RCC Chapter 8.120) and the  
14 Health and Safety Code. Under RCO No. 541, no amount of rubbish is allowed to accumulate on THE  
15 PROPERTY.

16          16.    The Board of Supervisors is requested to issue an Order to Abate the Nuisance described  
17 herein. Accordingly, the following findings and conclusions are recommended:

18               (a)    the accumulation of rubbish on THE PROPERTY to be deemed and declared a  
19 public nuisance;

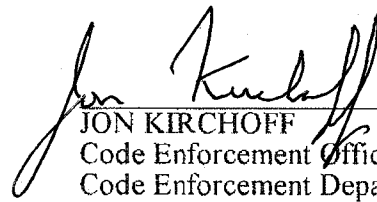
20               (b)    the OWNERS and person(s) in possession of THE PROPERTY be required to  
21 remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing of the  
22 Board's Order to Abate Nuisance, in accordance with all Riverside County Ordinances, including but not  
23 limited to the provisions of County Ordinance No. 541;

24               (c)    in the event the rubbish is not removed and disposed of according to the above  
25 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinances,  
26 including but not limited to Riverside County Ordinance No. 541 (RCC Chapter 8.120), the rubbish may  
27 be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the  
28 Sheriff's Department; and

1 (d) reasonable costs of abatement, after notice and opportunity for hearing, shall be  
2 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541  
4 (RCC Title 8.120) and 725 (RCC Title 1).

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

7 Executed this 15<sup>th</sup> day of March, 2011. at Murrieta, California.

8  
9  
10   
11 JON KIRCHOFF  
12 Code Enforcement Officer  
13 Code Enforcement Department  
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Assessment Roll For the 2010-2011 Tax Year as of January 1, 2010

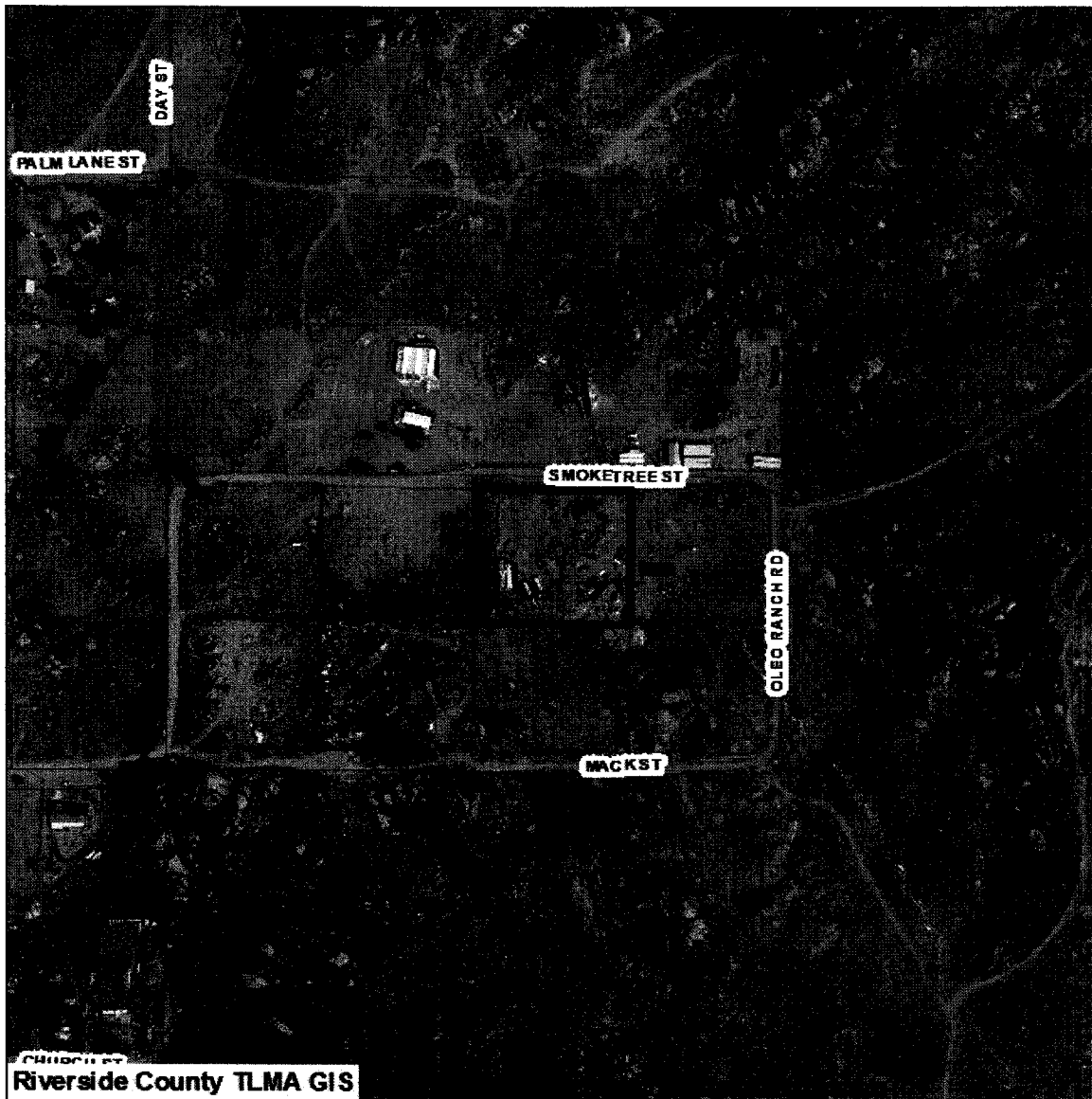
Assessment #317180022-2		Parcel # 317180022-2	
<b>Assessee:</b>	GUTIERREZ BENJAMIN	<b>Land</b>	205,754
<b>Assessee:</b>	PUGA MERCEDES SOTELO	<b>Full Value</b>	205,754
<b>Mail Address:</b>	13206 TWINFLOWER CT	<b>Total Net</b>	205,754
<b>City, State Zip:</b>	MORENO VALLEY CA 92553		
<b>Real Property Use Code:</b>	YR		
<b>Base Year</b>	2007		
<b>Conveyance Number:</b>	0105098		
<b>Conveyance (mm/yy):</b>	3/2008		
<b>PUI:</b>	R070000		
<b>TRA:</b>	98-001		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 3 PM 110/001 PM 13771		



EXHIBIT NO.     B



RIVERSIDE COUNTY GIS



Selected parcel(s):  
317-180-022

**\*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 WITH PERMITS REPORT

**APNs**

317-180-022-2

**OWNER NAME / ADDRESS**

BENJAMIN GUTIERREZ  
MERCEDES PUGA  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
13206 TWINFLOWER CT  
MORENO VALLEY CA. 92553

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

B<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 110/1  
SUBDIVISION NAME: PM 13771  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.28 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 777 GRID: A4, B4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PERRIS  
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)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR4W SEC 14

**ELEVATION RANGE**

1704/1724 FEET

**PREVIOUS APN**

317-180-016

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***PLANNING***

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

A-1-1 (CZ 6312)

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY 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**

MARCH AIR RESERVE BASE

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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)**  
Developed/Disturbed Land  
Grassland

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## **FIRE**

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

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

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## **DEVELOPMENT FEES**

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**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. CENTRAL

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

**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

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## **TRANSPORTATION**

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

**ROAD BOOK PAGE**  
58

**TRANSPORTATION AGREEMENTS**  
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**

EMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SAN JACINTO VALLEY

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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**

NO POTENTIAL FOR LIQUEFACTION EXISTS

### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

### **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**

VAL VERDE UNIFIED

### **COMMUNITIES**

MEAD VALLEY

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

MEAD VALLEY #117 -

STREET LIGHTING

### **LIGHTING (ORD. 655)**

ZONE B, 39.99 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042904

### **FARMLAND**

OTHER LANDS

### **TAX RATE AREAS**

098-001

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND

- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0801978	ABATEMENT	Mar. 5, 2008
CV0801979	NEIGHBORHOOD ENFORCEMENT	Mar. 5, 2008

**BUILDING PERMITS****ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Fri Jan 07 10:37:22 2011  
Version 101221



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

## Lot Book Report

Order Number: **18604**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV08-01979 / Jessica Morrison

IN RE: GUTIERREZ, BENJAMIN

Order Date: 1/13/2009

Dated as of: 1/11/2009

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 317-180-022-2

**Assessments:**

Land Value:	\$224,400.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$224,400.00

### Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$1,212.85
Penalty	\$121.27
Status	NOT PAID-DELINQUENT
Second Installment	\$1,212.85
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2009)

**EXHIBIT NO.**     C



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

Order Number: 18604  
Reference: CV08-01979 / Jes

## Property Vesting

The last recorded document transferring title of said property

Dated	03/01/2008
Recorded	03/04/2008
Document No.	2008-0105098
D.T.T.	\$0.00
Grantor	Benjamin Gutierrez, an unmarried man
Grantee	Benjamin Gutierrez, an unmarried man and Mercedes Sotelo Puga, an unmarried woman, Tenants in common each to an undivided 1/2 interest

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	10/04/2006
Recorded	10/11/2006
Document No.	2006-0748996
Amount	\$211,850.00
Trustor	Benjamin Gutierrez, an unmarried man
Trustee	Appian Escrow Co., Inc.
Beneficiary	Edmond Roohinian and Marina Roohinian, husband and wife as joint tenants

Position No.	2nd
A Deed of Trust Dated	11/06/2007
Recorded	11/07/2007
Document No.	2007-0679845
Amount	\$6,500.00
Trustor	Benjamin Gutierrez, an unmarried man
Trustee	Reliable Escrow Service Corporation, a California corporation
Beneficiary	Guadalupe Vasquez



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

Order Number: 18604  
Reference: CV08-01979 / Jes

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Benjamin Gutierrez
Case No.	CV08-01978
Recorded	03/26/2008
Document No.	2008-0147421
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Benjamin Gutierrez
Case No.	CV08-01979
Recorded	04/16/2008
Document No.	2008-0188566
Abstract of Support Judgment Filed in the	Superior Court of California, County of San Bernardino, San Bernardino District
Case No.	SDA068739
Recorded	06/19/2001
Document No.	2001-277747
Debtor	Benjamin L. Gutierrez
Creditor	San Bernardino County Department of Child Support Services
A Notice of State Tax Lien Recorded	04/10/2003
Document No.	2003-253693
Amount	\$2,709.17
Account No.	387-6024-5
Certificate No.	M 357531
Debtor	Pablo Aguayo, Benjamin L. Gutierrez and Pablo Aguayo Miraloma Construction
Creditor: State of California,	Employment Development Department
A Certificate of County Tax Lien Recorded	06/28/2007
Document No	2007-0419199
Amount	\$1,431.44





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

Order Number: 18604  
Reference: CV08-01979 / Jes

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Tax Year	2005-2007
Account No.	0324040
Debtor	Benjamin Gutierrez
Creditor: Tax Collector of the County of	Riverside
A Certificate of County Tax Lien Recorded	10/29/2007
Document No	2007-0661504
Amount	\$31,098.20
Tax Year	2004, 2003, 2002 and 2001
Account No.	1108182683
Debtor	Benjamin L. Gutierrez
Creditor: Tax Collector of the County of	Riverside
A Certificate of County Tax Lien Recorded	11/13/2007
Document No	2007-0688962
Amount	\$1,494.93
Tax Year	2007-2008
Account No.	0330301
Debtor	Benjamin Gutierrez
Creditor: Tax Collector of the County of	Riverside
A Certificate of County Tax Lien Recorded	11/13/2008
Document No	2008-0602574
Amount	\$922.02
Tax Year	2008-2009
Account No.	0360521
Debtor	Benjamin Gutierrez
Creditor: Tax Collector of the County of	Riverside
A Bankruptcy filed by	Benjamin L. Gutierrez
Social Security Number(s)	553-94-5654
Date filed	12/18/2000
Case No.	MJ28124
A Bankruptcy filed by	Benjamin Gutierrez
Social Security Number(s)	Not Shown

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

Order Number: 18604

Reference: CV08-01979 / Jes

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Date filed	03/11/2008
Case No.	MJ12547

### Legal Description

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

PARCEL 3, OF PARCEL MAP NO. 13771, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN PARCEL MAP BOOK 110, PAGES 1 AND 2 OF RECORDS OF SAID COUNTY.



DOC # 2008-0105098

03/04/2008 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO: BENJAMIN GUTIERREZ MERCEDES Sotelo PUGA 13206 TWINFLOWER CT. MORENO VALLEY CA 92553

Order No.: Escrow No.: APN: 317-180-022-2

Table with columns: S, R, U, PAGE, SIZE, DA, MISC, LONG, RFD, COPY. Includes handwritten '3' and '051'.

C 051

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0. Computed on full value of property conveyed, or Computed on full value less liens and encumbrances remaining at time of sale. Unincorporated area City of

For valuable consideration, receipt of which is hereby acknowledged, Benjamin Gutierrez, An Unmarried Man

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to Benjamin Gutierrez, An Unmarried Man, and Mercedes Sotelo Puga, an unmarried woman, Tenants in Common each to an undivided 1/2 interest.

the real property situated in the County of Riverside, State of California, more particularly described as follows: Parcel 3 in the County of Riverside, State of California, as per Map recorded in Parcel Map book 110, Pages 1 and 2 of Parcel Map No. 13771, Records of Riverside County.

Property Address: Vacant Land, parcel #317-180-022-2, Ca

Dated: March 1, 2008

Handwritten signature of Benjamin Gutierrez

STATE OF CALIFORNIA ) COUNTY OF Riverside ) SS.

On March 2, 2008 before me, A. Villagran, Notary Public, personally appeared Benjamin Gutierrez

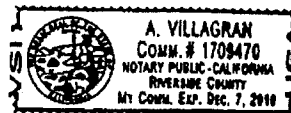
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Signature A. Villagran

MAIL TAX STATEMENTS AS DIRECTED ABOVE



Public Record

RECORDING REQUESTED BY:  
 Appian Escrow Co., Inc.  
 Escrow No. 32742SD  
 Title Order No. 33315671



When Recorded Mail Document To:  
 Edmond Roohinian and Marian Roohinia  
 3448 Orange St  
 Downey CA 90242

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APN: 317-180-022-2

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

28

THIS DEED OF TRUST, made October 4, 2006  
 Benjamin Gutierrez, An Unmarried Man

, between

, herein called TRUSTOR, whose address is

13206 Twin Flower Ct.  
 Moreno Valley, CA 92553

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Appian Escrow Co., Inc., herein called TRUSTEE, and  
 Edmond Roohinian and Marina Roohinian, Husband and Wife as Joint Tenants

, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH  
 POWER OF SALE, that property in  
 County, California, described as:

Parcel 3 in the County of Riverside, State of California, as per Map recorded in Parcel Map book 110, Pages 1 and 2  
 of Parcel Map No. 13771, Records of Riverside County.

Anything herein to the contrary notwithstanding, in the event of a voluntary sale, transfer or conveyance of all or any  
 portion of the property described herein, any indebtedness or obligation due under the note secured hereby, shall at  
 the option of the holder hereof, immediately become due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given  
 to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and  
 apply such rents, issues and profits.

**For the Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained  
 herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension  
 or renewal thereof, in the principal sum of \$211,850.00 executed by Trustor in favor of Beneficiary or order. 3.  
 Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when  
 evidenced by another note (or notes) reciting it is so secured.

INITIALS RB

APN: 317-180-022-2

To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Dal Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	388
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

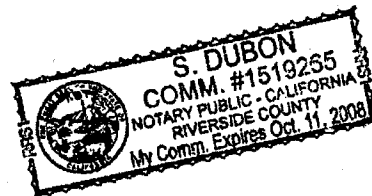
which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON 10/5/06 before me,  
S. Dubon, notary public personally appeared

Benjamin Gutierrez  
Benjamin Gutierrez

Benjamin Gutierrez  
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.

Signature S. Dubon

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary S. Dubon

Notary Identification Number 1519265

Vender Identification Number RRS1

County Where Bond Is Filed Riverside

Date Commission Exp Oct. 11, 2008

SPL, Inc. as agent

DATE: 10/11/06

[Signature]  
Signature

State of California )

County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_ personally  
appeared, \_\_\_\_\_

personally known to me (or proved to me 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 \_\_\_\_\_

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: \_\_\_/\_\_\_/\_\_\_

\_\_\_\_\_  
Signature





**DO NOT RECORD**

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

**TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:**

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.  
Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may; make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).
- (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such, rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

INITIALS Bb

APN: 317-180-022-2

**DO NOT RECORD**

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash of lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and pages where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

INITIALS BG

**REQUEST FOR FULL RECONVEYANCE**

**Appian Escrow Co., Inc., TRUSTEE:**

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Please mail Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared

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.

Signature \_\_\_\_\_

DOC # 2007-0679845

11/07/2007 08:00A Fee:25.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Guadalupe Vasquez  
7952 E. Newmark Ave  
Rosemead, Ca 91770

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A.P.N.: 317-180-022-2

Order

### LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this Sixth day of November, 2007, between

**TRUSTOR:** Benjamin Gutierrez, an unmarried man.

whose address is Vacant Land Parcel 317-180-022-2- CA, and

**TRUSTEE:** Reliable Escrow Service Corporation, a California Corporation, and

**BENEFICIARY:** Guadalupe Vasquez.

**Witnesseth:** That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Riverside, State of California, described as:

Parcel 3 in the County of Riverside, State of California, as per map recorded in Parcel Map Book 110, pages 1 and 2 of Parcel Map No. 13771. Records of Riverside County.

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$6,500.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

PAGE 1 OF 4

Public Record

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TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

A.P.N.: 317-180-022-2

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

*Benjamin Gutierrez*

Benjamin Gutierrez

Document Date: November 6, 2007

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

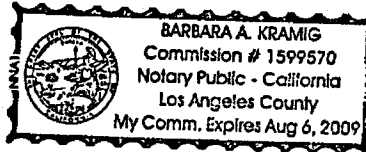
On 11-6-07 before me, BARBARA A. KRAMIG Notary Public  
personally appeared Benjamin Gutierrez

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.

Signature

*Barbara A. Kramig*



**Long Form**  
**DEED OF TRUST**  
WITH POWER OF SALE  
(INDIVIDUAL)

**Reliable Escrow Service Corporation**  
AS TRUSTEE  
6028 Whittier Blvd.  
Los Angeles, CA 90022

A.P.N.: 317-180-022-2

-----DO NOT RECORD-----  
**REQUEST FOR FULL RECONVEYANCE**  
*To be used only when note has been paid.*

To: Reliable Escrow Service Corporation, Trustee

Dated: \_\_\_\_\_

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
By \_\_\_\_\_  
By \_\_\_\_\_

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.  
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

When recorded please mail to:  
5004

DOC # 2008-0147421  
03/26/2008 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder



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NCHG CC						T:	CTY	UNI	030

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Benjamin Gutierrez

Case No. CV08-01978



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.457, (RCC Title 8.120.010) described as ACCUMULATED RUBBISH. Such Proceedings are based upon the noncompliance of such real property, located at 2 Parcels South West of Oleo Ranch Road, PERRIS, CA, and more particularly described as Assessor's Parcel Number 317-180-022 and having a legal description of 2.28 ACRES NET IN PAR 3 PM 110-001 PM 13771, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff Street, Lake Elsinore, CA 92530, and Attention Code Enforcement Officer J. Kirchoff.

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 B. Starkweather  
Britt Starkweather  
Code Enforcement Department

**ACKNOWLEDGMENT**

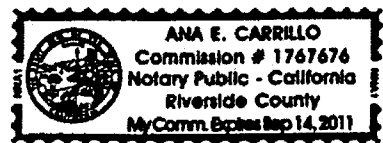
State of California )  
County of Riverside )

On 03/19/08 before me, Ana E. Carrillo, Notary Public, personally appeared Britt Starkweather, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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



When recorded please mail to:  
5004

DOC # 2008-0188566

04/16/2008 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
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**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
BENJAMIN GUTIERREZ

Case No. CV08-01979

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 17.120.010) described as EXCESSIVE OUTSIDE STORAGE - PROHIBITED STORAGE OF 3 MOBILEHOMES AND 1 RECREATIONAL VEHICLE. Such Proceedings are based upon the noncompliance of such real property, located at 2 PARCELS SOUTH WEST OF OLEO RANCH ROAD, PERRIS, CA, and more particularly described as Assessor's Parcel Number 317-180-022 and having a legal description of 2.28 ACRES NET IN PAR 3 PM 110/001 PM 13771, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.120.010).

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, 117 S. Langstaff Street, Lake Elsinore, CA 92530, and Attention Code Enforcement Officer J. KIRCHOFF.

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 Britt Starkweather  
Britt Starkweather  
Code Enforcement Department

**ACKNOWLEDGMENT**

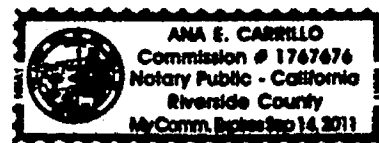
State of California )  
County of Riverside )

On 04/12/08 before me, Ana E. Carrillo, Notary Public, personally appeared Britt Starkweather, 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.

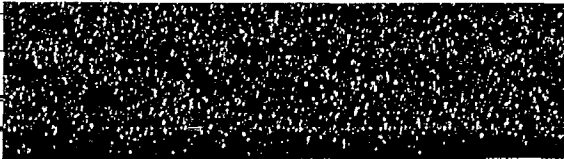
WITNESS my hand and official seal.

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



Public Record





PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:  
SAN BERNARDINO COUNTY  
DEPARTMENT OF CHILD SUPPORT SERVICES

AND WHEN RECORDED MAIL TO:  
SAN BERNARDINO COUNTY  
DEPARTMENT OF CHILD SUPPORT SERVICES  
10417 MOUNTAIN VIEW AVE  
LOMA LINDA, CA 92354-2030

CS CASE: 000088646

DOC # 2001-277747

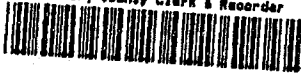
08/10/2001 08:00 Fee:NC

Page 1 of 2

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



THIS SPACE FOR RECORDER'S USE ONLY

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M

R

ABSTRACT OF SUPPORT JUDGMENT

Title of Document



RW

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) <input checked="" type="checkbox"/> Recording requested by and return to: <b>SAN BERNARDINO COUNTY</b> <b>DEPARTMENT OF CHILD SUPPORT SERVICES</b> 10417 MOUNTAIN VIEW AVE LOMA LINDA, CA 92354-2030		TELEPHONE NO. ( 800 ) 788 - 1780	FOR RECORDER'S USE ONLY          2881-27747 66-19-28819-888
<input type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD <b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO</b> STREET ADDRESS: 361 N. ARROWHEAD AVENUE MAILING ADDRESS: 361 N. ARROWHEAD AVENUE CITY AND ZIP CODE: SAN BERNARDINO, CA 92415-0242 BRANCH NAME: SAN BERNARDINO DISTRICT			
PETITIONER/PLAINTIFF: THE COUNTY OF SAN BERNARDINO RESPONDENT/DEFENDANT: BENJAMIN L GUTIERREZ			
<b>ABSTRACT OF SUPPORT JUDGMENT</b>		CASE NUMBER <b>8DA068738</b>	
1. The <input checked="" type="checkbox"/> judgment creditor <input type="checkbox"/> assignee of record applies for an abstract of a support judgment and represents the following: a. Judgment debtor's Name and last known address [ BENJAMIN L GUTIERREZ P.O. BOX 3928 RIVERSIDE, CA 92518-3928 ]  [ ] b. Driver's license No. and state: E07B9123 CA <input type="checkbox"/> unknown c. Social Security No.: 553 - 84 - 5654 <input type="checkbox"/> unknown d. Birthdate: 04/01/51 <input type="checkbox"/> unknown		FOR COURT USE ONLY          	

Date: 04/27/01

STEPHEN A. GLASSER, DEPUTY DA  
 (TYPE OR PRINT NAME)

*Stephen A. Glasser*  
 (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):  
**SAN BERNARDINO COUNTY**  
**DEPARTMENT OF CHILD SUPPORT SERVICES**  
 whose address appears on this form above the court's name.

4.  The support is ordered to be paid to the following county officer (name and address):  
**SAN BERNARDINO Child Support Payments**  
 Post Office Box 19011  
 San Bernardino, CA 92433-9011

5. Judgment debtor (full name as appears in judgment):  
**BENJAMIN L GUTIERREZ**

6. a. A judgment was entered on (date): 02/05/98  
 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):  
**SAN BERNARDINO COUNTY**  
**DEPARTMENT OF CHILD SUPPORT SERVICES**  
 10417 MOUNTAIN VIEW AVE  
 LOMA LINDA, CA 92354-2030



This abstract issued on  
 (date): **MAY 14 2001**

8. A stay of enforcement has  
 a.  not been ordered by the court  
 b.  been ordered by the court effective until (date)  
 9.  This judgment is an installment judgment.

Clerk, by *[Signature]* Deputy

Form Adopted for Mandatory Use  
 Judicial Council of California  
 1285-80 (Rev. July 1, 1999)

**ABSTRACT OF SUPPORT JUDGMENT**  
 (Family Law)

YVETTE GUISPOA, CCP 488 480, 674,  
 697 320, 700 190

CS CASE: 000098666



Recording Requested By  
State of California  
Employment Development Department  
(916) 464-0646

When recorded mail to:  
**STATE OF CALIFORNIA**  
**EMPLOYMENT DEVELOPMENT DEPARTMENT**  
**LIEN GROUP, MIC 92G**  
**P.O. BOX 826880**  
**SACRAMENTO, CALIFORNIA 94280-0001**

M	S	U	PAGE	WILL	WR	FRONT	TRUCK	WTR	TRUCK
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# NOTICE OF EXTENSION OF STATE TAX LIEN

(Filed pursuant to Section 7172 of the Government Code)

PABLO AGUAYO  
BENJAMIN L. GUTIERREZ  
PABLO AGUAYO  
MIRALOMA CONSTRUCTION  
24108 WEBSTER AVE  
MORENO VALLEY, CA 92553

555-19-2951  
553-94-5654

RIVERSIDE

**M**  
**SW**

Account No. 387-6024-5

Certificate No. **M 357531**

CERTIFICATE NO.	RECORDED IN COUNTY OF	DATE	BOOK	PAGE	IN THE AMOUNT OF
W931124036	RIVERSIDE	4/30/93	160087		\$2,709.17

The Director of the Employment Development Department hereby certifies the above is liable to the State of California for amounts due and required to be paid as determined under the provisions of the Unemployment Insurance Code, the Revenue and Taxation Code, or both, as evidenced by the Certificate(s) or Notice(s) of State Tax Lien described above on which there is a balance owing of:

TAX \$443.40 PENALTIES \$475.59 INTEREST AMOUNT \$2,411.88 TOTAL \$3,330.87

Interest computed through 4/6/03

THE AMOUNT OF DELINQUENCY ABOVE SET FORTH SHALL BE A LIEN UPON ALL REAL OR PERSONAL PROPERTY AND RIGHTS TO SUCH PROPERTY, INCLUDING ALL AFTER-ACQUIRED PROPERTY AND RIGHTS TO PROPERTY BELONGING TO THE ABOVE NAMED.

Date March 17, 2003 T940K  
At Sacramento, California



The Director of the Employment Development Department has complied with all provisions of the Unemployment Insurance Code in the computation and levy of the amount assessed and has caused this notice of lien to be issued by a duly authorized representative.

By *Johnson*  
Authorized Representative

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

BENJAMIN GUTIERREZ  
28886 PHOENIX WAY  
SUN CITY CA CA 925860000

Doc #. 2007-0419199  
06/28/2007 08:00A Fee: NC  
Page 1 of 1

Recorded in Official Records

County of Riverside  
= Larry W Ward =

Assessor, County Clerk and Recorder

\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

**CERTIFICATE OF LIEN**

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS  
COUNTY OF RIVERSIDE

No. 0324040

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

**NAME AND ADDRESS**

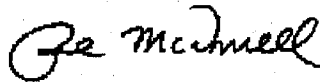
~~GUTIERREZ BENJAMIN  
28886 PHOENIX WAY  
SUN CITY CA CA 925860000~~

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2005-2007	054-065	052539080-6	\$1,431.44	\$143.14		\$11.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 06/25/2007



Paul McDonnell, Tax Collector

Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952

DOC # 2007-0661504

10/29/2007 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF STATE TAX LIEN

030  
2



FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 07290302374

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : BENJAMIN L GUTIERREZ

FTB Account Number : 1108182683

Social Security Number(s) : XXX-XX-5654

Last Known Address : 13206 TWINFLOWER CT  
: MORENO VALLEY CA 92553-6817

For Taxable Years : 2004,2003,2002,2001

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
15951.00	8642.13	6068.07	437.00	0.00	0.00	31098.20

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 10/17/07

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By:

\*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 M ARCS (REV 06-2007)

Public Record

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

BENJAMIN GUTIERREZ  
25211 SUNNYMEAD BLV NO A3  
MORENO VALLEY CA 92553

Doc # 2007-0688962  
11/13/2007 08:00A Fee: NC  
Page 1 of 1

Recorded in Official Records

County of Riverside  
== Larry W Ward ==  
Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

**CERTIFICATE OF LIEN**

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS  
COUNTY OF RIVERSIDE

No. 0330301

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

**NAME AND ADDRESS**

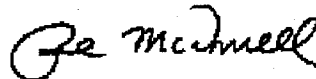
GUTIERREZ BENJAMIN  
25211 SUNNYMEAD BLV NO A3  
MORENO VALLEY CA 92553

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2007-2008	021-350	000227750-5	\$1,494.93	\$149.49		\$11.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 10/31/2007



Paul McDonnell, Tax Collector

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

BENJAMIN GUTIERREZ  
25211 SUNNYMEAD BLV NO G12  
MORENO VALLEY CA 92553

Doc # 2008-0602574  
11/13/2008 08:00A Fee: NC  
Page 1 of 1

Recorded in Official Records

County of Riverside

= Larry W Ward =

Assessor, County Clerk and Recorder

\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

### CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS  
COUNTY OF RIVERSIDE

No. 0360521

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

#### NAME AND ADDRESS

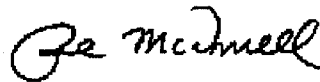
GUTIERREZ BENJAMIN  
25211 SUNNYMEAD BLV NO G12  
MORENO VALLEY CA 92553

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2008-2009	021-350	000236803-8	\$922.02	\$92.20		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 10/30/2008



Paul McDonnell, Tax Collector

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: CV08-01978/Jessica Morrison  
 IN RE: GUTIERREZ, BENJAMIN

Property Address: Vacant Land

CA

Order Number: **22911**

Order Date: 11/15/2010

Dated as of: 11/16/2010

County Name: Riverside

FEE(s):  
 Report: \$60.00

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. : 317-180-022-2

Assessments:	Land Value:	\$205,754.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$205,754.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$1,104.02
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$1,104.02
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)
Notice of Default Recorded	01/22/2010
Document No.	2010-0028306
Substitution of Trustee Recorded	05/19/2010





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

Order Number: 22911

Reference: CV08-01978/Jessi

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Document No.	2010-0230159
Trustee	MTC Financial Inc. dba Trustee Corps.
Notice of Non-Compliance filed by	Riverside County Code Enforcement
In the matter of the property of	Benjamin Gutierrez; Mercedes Sotelo Puga
Case No.	CV10-05302
Recorded	10/29/2010
Document No.	2010-0518836
A Notice of State Tax Lien Recorded	04/03/2009
Document No.	2009-0163156
Amount	\$2,349.12
Account No.	1215067163
Certificate No.	09079416113
Debtor	Benjamin Gutierrez
Creditor: State of California,	Franchise Tax Board
A Notice of State Tax Lien Recorded	05/05/2010
Document No.	2010-0205204
Amount	\$4,462.34
Account No.	1108182683
Certificate No.	10110687665
Debtor	Benjamin L Gutierrez
Creditor: State of California,	Franchise Tax Board
A Release Recorded:	05/07/2010
Document No.	2010-0210990
of a Lien Recorded	11/13/2007
Document No.	20070688962
A Release Recorded:	05/07/2010
Document No.	2010-0211016
of a Lien Recorded	11/13/2008
Document No.	20080602574

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

Order Number: 22911  
Reference: CV08-01978/Jessi

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Abstract of Judgment Filed in the	Superior Court of California, County of Sacramento - Sacramento - Limited Civil
Case No.	34-2010-90010443
Recorded	05/12/2010
Document No.	2010-0219568
Amount	\$1,381.91
Debtor	Benjamin S. Gutierrez
Creditor	State of California Employment Development Department

Abstract of Judgment Filed in the	Superior Court of California, County of Riverside - Riverside Judicial District
Case No.	RIC533481
Recorded	09/08/2010
Document No.	2010-0429221
Amount	\$18,444.94
Debtor	Benjamin Arellano aka Benjamin Gutierrez
Creditor	Ford Motor Credit Company LLC

NO OTHER EXCEPTIONS

Recording Requested By  
and When Recorded Mail to:



Trustee Corps  
30 Corporate Park, Suite 400  
Irvine, CA 92606

DUP

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
								T:	CTY
								UNI	006

Trustee Sale No: CA01000005-10-1    Loan No: 32742SD    Title Order No: 278344

21

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006

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST  
IMPORTANT NOTICE**

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND  
IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION,**

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$27,187.20 as of January 22, 2010, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact :

EDMOND ROOHINIAN AND MARINA ROOHINIAN, HUSBAND AND WIFE AS JOINT TENANTS  
c/o Trustee Corps  
30 Corporate Park, Suite 400  
Irvine, CA 92606  
Phone: 949-252-8300 REF# CA01000005-10-1

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

**NOTICE IS HEREBY GIVEN THAT:**

Default has been declared under a Deed of Trust dated as of October 4, 2006, executed by BENJAMIN GUTIERREZ, AN UNMARRIED MAN, as trustor, to secure obligations in favor of EDMOND ROOHINIAN AND MARINA ROOHINIAN, HUSBAND AND WIFE AS JOINT TENANTS, as Beneficiary, recorded October 11, 2006, as Instrument No. 2006-0748996 of the Official Records in the office of the Recorder of Riverside County, California, and is subject to the terms and conditions contained therein and that the payment has not been made of.

THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 06/01/2008 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES. PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED LOAN DOCUMENTS.

The Deed of Trust encumbers certain property more particularly described therein (the "Trust Property"), and that failed to pay payments which became due;

The Deed of Trust secures the payment of and the performance of certain obligations, including but not limited to, the obligations set forth in a promissory note(s) with a face amount of \$211,850.00, and that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the trustor has failed to perform obligations pursuant to or under the Note and/or the Deed of Trust, specifically: failed to pay payments which became due; and that by reason thereof, the present beneficiary under such Deed of Trust, has delivered to TRUSTEE CORPS said Trustee a Declaration and Demand for Sale, and has deposited with said duly appointed Trustee such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the Trust Property to be sold to satisfy the obligations secured thereby.

Date: January 22, 2010

Trustee Corps, as Agent for the Beneficiary  
By: STEWART TITLE OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, as authorized signatory Through SPL, Inc. as authorized agent for Stewart Title

By: 

Public Record

Stewart Title

DOC # 2010-0230159  
05/19/2010 08:00A Fee:21.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry H. Ward  
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

MTC FINANCIAL Inc dba Trustee Corps  
30 Corporate Park, Suite 400  
Irvine, CA 92606



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2	426	1				
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI 026

Trustee Sale No. CA01000005-10 Loan No. 32742SD Title Order No. 278344

# SUBSTITUTION OF TRUSTEE

21  
T  
026

WHEREAS, BENJAMIN GUTIERREZ, AN UNMARRIED MAN, was the original Trustor, APPIAN ESCROW CO., INC., was the original Trustee, and EDMOND ROOHINIAN AND MARINA ROOHINIAN, HUSBAND AND WIFE AS JOINT TENANTS, was the original Beneficiary under that certain Deed of Trust dated 10/04/2006 and Recorded on 10/11/2006 as Instrument No. 2006-0748996 of official records in the Office of the Recorder of Riverside County, California, and

WHEREAS, the undersigned, the current beneficiary, desires to substitute a new Trustee under said Deed of Trust in place of and instead of said original Trustee, or Successor Trustee, thereunder in the manner in said Deed of Trust provided,

Now, THEREFORE, the undersigned hereby substitutes MTC FINANCIAL Inc dba Trustee Corps, whose address is 30 Corporate Park, Suite 400, Irvine, CA 92606, as Trustee under said Deed of Trust.

DATE: 01/22/2010

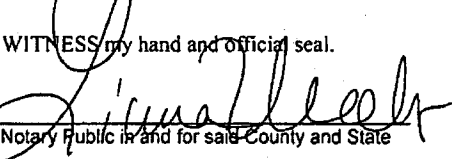
Beneficiary:  
EDMOND ROOHINIAN AND MARINA ROOHINIAN, HUSBAND AND WIFE AS JOINT TENANTS

  
By: EDMOND ROOHINIAN, as an individual

STATE OF California  
COUNTY OF Los Angeles

On 5-6-10 before me, Liana Munden, a notary public personally appeared Edmond Roohinian, 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.  
  
Notary Public in and for said County and State



Marina Roohinian  
By: MARINA ROOHINIAN, as an individual

STATE OF California  
COUNTY OF Los Angeles

On 5-6-10 before me, Liana Munden, a notary public personally appeared Marina Roohinian 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.  
Liana Munden  
Notary Public in and for said County and State





When recorded please mail to:  
Riverside County Code Enforcement  
District I Mead Valley Office  
19450 Clark Street  
Perris, CA 92570  
Mail Stop # 5004

S	R	U	PAGE	SIZE	JA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHS	EXAM
NCHS						T:	CTY	UNI	026

**NOTICE OF NONCOMPLIANCE**

M  
026

In the matter of the Property of  
GUTIERREZ, BENJAMIN  
PUGA, MERCEDES SOTELO

Case No. CV10-05302

**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.520, (RCC Title 10.04) described as Vehicle Abatement. Such proceedings are based upon the noncompliance of such real property, located at 1 Parcel South of (20320 Day Street), Perris, CA, and more particularly described as Assessor's Parcel Number 317-180-022 and having a legal description of 2.28 ACRES NET IN PAR 3 PM 110/001 PM 13771, Records of Riverside County, with the requirements of Ordinance No. 520 (RCC Title 10.04).

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, 19450 Clark Street, Perris, CA 92570, and Attention Code Enforcement Officer M. Diaz.

**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.

**RIVERSIDE COUNTY CODE ENFORCEMENT**

By:   
Manuel A. Acueto  
Code Enforcement Department

**ACKNOWLEDGEMENT**

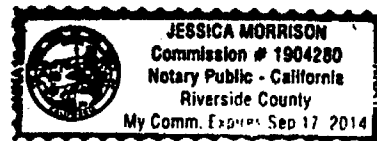
State of California )  
County of Riverside )

On 10/21/10 before me, Jessica Morrison, Notary Public, personally appeared Manuel A. Acueto, 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.

Commission # 1904280 Comm. Expires Sep. 17, 2014



Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

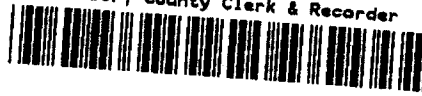
Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952

DOC # 2010-0205204

05/05/2010 08:00A Fee:NC  
Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF STATE TAX LIEN

500  
W  
09

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 10110687665

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : BENJAMIN L GUTIERREZ

FTB Account Number : 1108182683

Social Security Number(s) : XXX-XX-5654

Last Known Address : 13206 TWINFLOWER CT  
: MORENO VALLEY CA 92553-6817

For Taxable Years : 2006

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$2,440.00	\$1,220.00	\$676.34	\$126.00	\$0.00	\$0.00	\$4,462.34

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 04/23/10

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By:

\*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 03-2008)

Public Record



Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952

DOC # 2009-0163156

04/03/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF STATE TAX LIEN

002 M  
062

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 09079416113

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : BENJAMIN GUTIERREZ

FTB Account Number : 1215067163

Social Security Number(s) : XXX-XX-0566

Last Known Address : 28886 PHOENIX WA  
: SUN CITY CA 92586-3859

For Taxable Years : 2006,2005

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$1,502.00	\$334.75	\$404.37	\$13.00	\$777.00	\$-682.00	\$2,349.12

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 03/25/09

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By:

\*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 03-2008)

Public Record

(After recording, mail to)

DOC # 2010-0210990

05/07/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Return to  
Don Kent  
Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, CA 92502-2205

ASSESSMENT CANCELLED R & T CODE 2191.6  
RELEASE FREE PER DEPUTY TAX COLLECTOR

*of 2/29*



Space above this line for Recorder's use

PURSUANT TO SECTION 2196 OF THE REVENUE AND TAXATION CODE ERRONEOUSLY FILED  
FOR RECORDATION REMOVAL OF INVALID LIEN

### RELEASE OF LIEN

(Recorded without acknowledgement pursuant to Section 27282 Government Code)

Lien Number: 0330301

I, Don Kent, Tax Collector of the County of Riverside, State of California, do hereby  
remise, release and discharge all personal property and real property from the lien imposed  
by the recordation of the "Certificate of Lien" shown below in the official records of  
the County of RIVERSIDE

<u>Date</u>	<u>Instrument Number</u>	<u>Book</u>	<u>Page</u>
11-13-2007	000020070688962		

**Name and Address**

GUTIERREZ BENJAMIN  
25211 SUNNYMEAD BLV NO A3  
MORENO VALLEY CA 92553

<u>Fiscal Year</u>	<u>Tax Rate Area</u>	<u>Assessment Number</u>	<u>Tax</u>	<u>Penalty</u>	<u>Cost</u>
2007-2008	021-350	000227750-5	\$1,494.93	\$149.49	\$13.00

Dated APRIL 28, 2010

Don Kent, Tax Collector

TC 110 (04/98a) 39

Public Record

(After recording, mail to)

DOC # 2010-0211016

05/07/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Return to  
Don Kent  
Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, CA 92502-2205

ASSESSMENT CANCELLED R & T CODE 2191.6  
RELEASE FREE PER DEPUTY TAX COLLECTOR

829



Space above this line for Recorder's use

PURSUANT TO SECTION 2196 OF THE REVENUE AND TAXATION CODE ERRONEOUSLY FILED  
FOR RECORDATION REMOVAL OF INVALID LIEN

### RELEASE OF LIEN

(Recorded without acknowledgement pursuant to Section 27282 Government Code)

Lien Number: 0360521

I, Don Kent, Tax Collector of the County of Riverside, State of California, do hereby  
remise, release and discharge all personal property and real property from the lien imposed  
by the recordation of the "Certificate of Lien" shown below in the official records of  
the County of RIVERSIDE

<u>Date</u>	<u>Instrument Number</u>	<u>Book</u>	<u>Page</u>
11-13-2008	00020080602574		

Name and Address

GUTIERREZ BENJAMIN  
25211 SUNNYMEAD BLV NO G12  
MORENO VALLEY CA 92553

<u>Fiscal Year</u>	<u>Tax Rate Area</u>	<u>Assessment Number</u>	<u>Tax</u>	<u>Penalty</u>	<u>Cost</u>
2008-2009	021-350	000236803-8	\$922.02	\$92.20	\$13.00

Dated APRIL 28, 2010

Don Kent, Tax Collector

TC 110 (04/98a) 67

Public Record

S100410443

RECORDING REQUESTED BY:

STATE OF CALIFORNIA  
EMPLOYMENT DEVELOPMENT DEPARTMENT  
BENEFIT OVERPAYMENT COLLECTION  
SECTION, MIC 91  
P.O. BOX 826218, SACRAMENTO, CA 94230-6218  
TELEPHONE NO: 1-800-676-5737

DOC # 2010-0219568

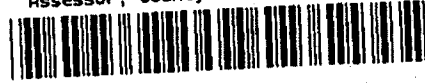
05/12/2010 08:00A Fee:NC

Page 1 of 3

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

STATE OF CALIFORNIA  
EMPLOYMENT DEVELOPMENT DEPARTMENT  
BENEFIT OVERPAYMENT COLLECTION  
SECTION, MIC 91  
P.O. BOX 826218, SACRAMENTO, CA 94230-6218

*043*  
M  
043

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ABSTRACT OF JUDGMENT

DOCUMENT TITLE

SEPARATE PAGE, PURSUANT TO GOVT. CODE 27361.6

Public Record

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number): 1-800-676-5737  
Recording requested by and return to: S100410443

STATE OF CALIFORNIA, EMPLOYMENT DEVELOPMENT DEPARTMENT  
BENEFIT OVERPAYMENT COLLECTION SECTION, MIC 91  
800 CAPITOL MALL, P.O. BOX 826218, SACRAMENTO, CA 94230-6218

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SACRAMENTO

STREET ADDRESS: 720 NINTH STREET, ROOM 104  
MAILING ADDRESS: 720 NINTH STREET, ROOM 104  
CITY AND ZIP CODE: SACRAMENTO, CA 95814

BRANCH NAME: SACRAMENTO - LIMITED CIVIL

FOR RECORDER'S USE ONLY

PLAINTIFF: STATE OF CALIFORNIA, EMPLOYMENT DEVELOPMENT DEPARTMENT  
DEFENDANT: BENJAMIN S. GUTIERREZ

CASE NUMBER:  
34-2010-90010443

ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS  Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

BENJAMIN S. GUTIERREZ  
901 S SMITH AVE APT 106  
CORONA CA 92882-3038

b. Driver's license no. (last 4 digits) and state:

Unknown

c. Social security no. (last 4 digits): XXX-XX-4956

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): (Same as line 1.a. above)

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):  
State of California  
Employment Development Department  
P.O. Box 826218, Sacramento, CA 92430-6218

5.  Original abstract recorded in this county:  
a. Date:  
b. Instrument No.:

Date: 4/27/2010

S. Allen

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ \$1,381.91

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

b. In favor of (name and address):

8. a. Judgment entered on (date): 04/27/10  
b. Renewal entered on (date):

9.  This judgment is an installment judgment.

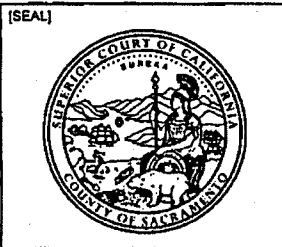
11. A stay of enforcement has

a.  not been ordered by the court.

b.  been ordered by the court effective until (date):

12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.

b.  A certified copy of the judgment is attached.



This abstract issued on (date):

04/27/10

Clerk, by \_\_\_\_\_ Deputy

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. January 1, 2008)

ABSTRACT OF JUDGMENT --- CIVIL AND SMALL CLAIMS

Page 1 of 2  
Code of Civil Procedure §§ 488, 490,  
674, 700, 1150

American LegalNet, Inc.  
www.FormsWorkNet.com

PLAINTIFF:	CASE NUMBER:
DEFENDANT: BENJAMIN S. GUTIERREZ	

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):
14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

<p>16. Name and last known address</p> <div style="border: 1px solid black; width: 100px; height: 60px; margin: 5px 0;"></div> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>17. Name and last known address</p> <div style="border: 1px solid black; width: 100px; height: 60px; margin: 5px 0;"></div> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
---	---

<p>18. Name and last known address</p> <div style="border: 1px solid black; width: 100px; height: 60px; margin: 5px 0;"></div> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>19. Name and last known address</p> <div style="border: 1px solid black; width: 100px; height: 60px; margin: 5px 0;"></div> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
---	---

20.  Continued on Attachment 20.

PLEASE COMPLETE THIS INFORMATION  
RECORDING IS REQUESTED BY:

FORD MOTOR CREDIT COMPANY LLC

AND WHEN RECORDED MAIL TO:

*Reese Law Group*  
Harlan M. Reese, Esq. (Bar #118226)  
P.O. Box 720010  
San Diego, CA 92172-0010  
File #1067549

DOC # 2010-0429221

09/08/2010 08:00A Fee:26.00

Page 1 of 3

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



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			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT					T:		CTY	UNI	26

ABSTRACT OF JUDGMENT

Title of Document

M  
043

THIS PAGE IS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):  
 Recording requested by and return to:  
**REESE LAW GROUP** 1067549  
 Harlan M. Reese, Esq. (CA Bar No. 118226)  
 Joseph M. Pleasant, Esq. (CA Bar No. 179571)  
 6725 Mesa Ridge Road, Ste. 240  
 San Diego, CA 92121  
 Tel. 858/550-0389

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
 STREET ADDRESS: 4050 Main Street  
 MAILING ADDRESS: 4050 Main Street  
 CITY AND ZIP CODE: Riverside, CA 92501  
 BRANCH NAME: RIVERSIDE JUDICIAL DISTRICT

FOR RECORDER'S USE ONLY

PLAINTIFF: FORD MOTOR CREDIT COMPANY LLC  
 DEFENDANT: BENJAMIN ARELLANO, et al.

CASE NUMBER:  
 RIC533481

**ABSTRACT OF JUDGMENT— CIVIL**  Amended  
**AND SMALL CLAIMS**

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's  
 Name and last known address  
 BENJAMIN ARELLANO  
 aka BENJAMIN GUTIERREZ  
 1720 S VINCENTIA AVE  
 CORONA CA 92882

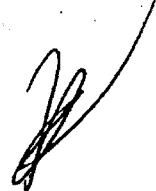
b. Driver's license no. (last 4 digits) and state:  Unknown  
 c. Social security no. (last 4 digits): \*\*\*-\*\*-2202  Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
 BENJAMIN ARELLANO aka BENJAMIN GUTIERREZ  
 1720 S. VICENTIA AVE CORONA, CA 92882

2.  Information on additional judgment debtors is shown on page 2.  
 3. Judgment creditor (name and address):  
 FORD MOTOR CREDIT COMPANY LLC

4.  Information on additional judgment creditors is shown on page 2.  
 5.  Original abstract recorded in this county:  
 a. Date:  
 b. Instrument No.:

1335 S Clearview Ave Mesa, Arizona 85209  
 Date: Aug 10, 2010  
 Harlan M. Reese, Esq.

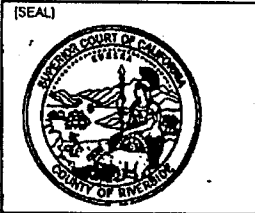


\_\_\_\_\_  
 (TYPE OR PRINT NAME) (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
 \$18,444.94  
 7. All judgment creditors and debtors are listed on this abstract.  
 8. a. Judgment entered on (date): March 2, 2010  
 b. Renewal entered on (date):  
 9.  This judgment is an installment judgment.

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

11. A stay of enforcement has  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):  
 12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
 b.  A certified copy of the judgment is attached.



This abstract issued on (date):  
**AUG 17 2010**

Clerk, by \_\_\_\_\_, Deputy

Form Adopted for Mandatory Use  
 Judicial Council of California  
 EJ-001 (Rev. January 1, 2008)

**ABSTRACT OF JUDGMENT— CIVIL  
 AND SMALL CLAIMS**





### SITE PLAN: Case # CV-0801978

OWNER(S): BENJAMIN GUTIERREZ / MERCEDES SOTELO PUGA

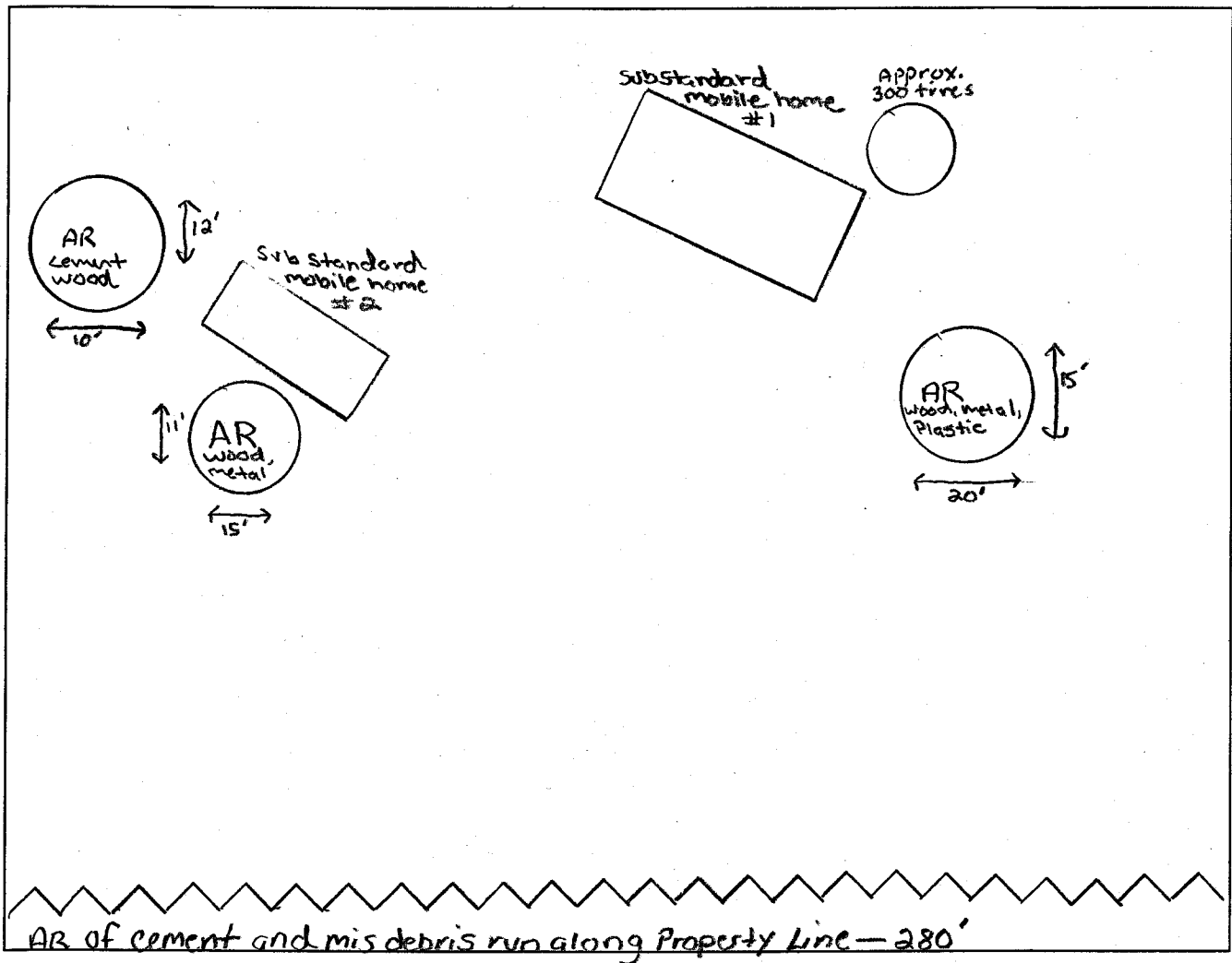
SITE ADDRESS: 2 PARCELS S/W of Oleo Ranch Rd., Perris

ASSESSOR'S PARCEL: 317-180-022

ACREAGE: 2.279999

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 2 PARCELS S/W of Oleo Ranch Rd., Perris

PREPARED BY: J. Kirchoff DATE: 11-12-10

The property IS covered with AR The measurements are approximate.

EXHIBIT NO. D

CV08-01978 Officer J. Kirchoff #109

02/29/08

Photo #1

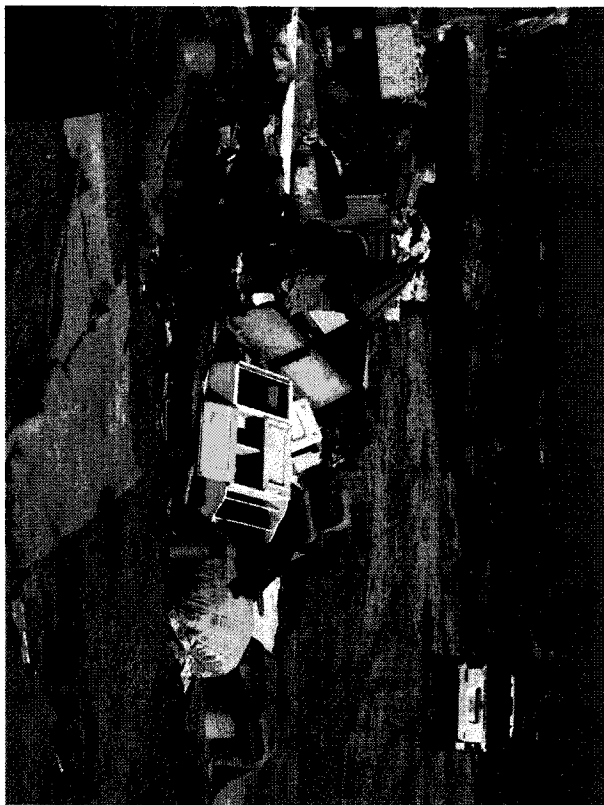
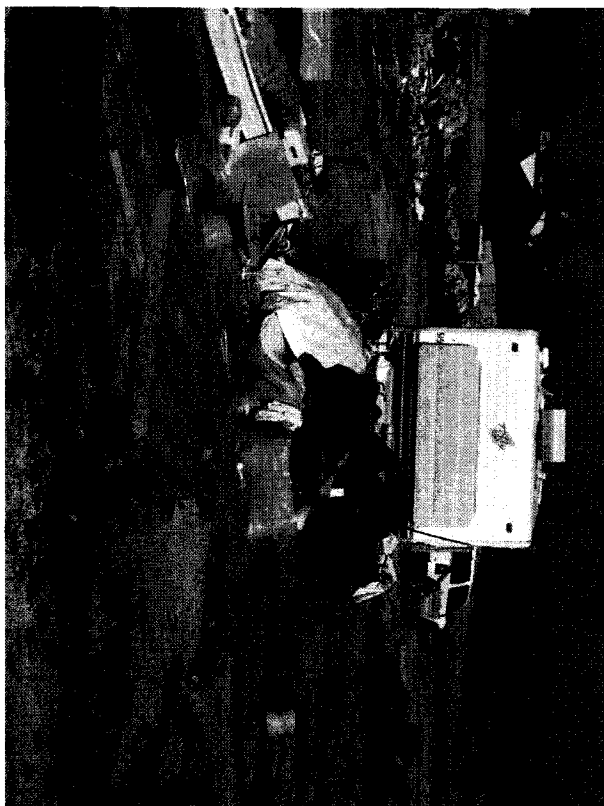


EXHIBIT NO. D<sup>2</sup>





CV08-01978 Officer J. Kirchoff #109 02/29/08  
Photo #7 Photo #8



EXHIBIT NO. DS

Code Enforcement Case: CV0801978

Printed on: 12/09/2010

*Photographs*



RUBBISH ON PARCEL. J. KIRCHOFF - 02/22/2010

EXHIBIT NO.     D6



Photo #1 - progress made. J. Kirchoff.032310 - 03/23/2010

EXHIBIT NO.     D<sup>7</sup>





Photo #3 - progress made. J. Kirchoff.04.29.10 - 04/29/2010

EXHIBIT NO. D8



Photo #1 - No change AR remains -wood, metal, tires, etc J. Kirchoff - 08/10/2010

EXHIBIT NO.     D<sup>9</sup>



Photo #2 - PIX.09.17.10 009.jpg - 09/17/2010

EXHIBIT NO. D<sup>10</sup>



Photo #1 - Rubbish remains on parcel. J. Kirchoff - 10/19/2010

EXHIBIT NO. D<sup>11</sup>



Photo #1 - rubbish piles remain on the property. J. Kirchoff - 11/10/2010

EXHIBIT NO. DR

Code Enforcement Case: CV0801978

Printed on: 01/06/2011

*Photographs*



PIC #1 DISCARDED TIRES LINE THE SOUTH PARCEL LINE. J.KIRCHOFF.12.27.10 006.jpg - 12/

EXHIBIT NO. D<sup>13</sup>



PIC#3 RUBBISH PILE ABOUT 15'X15' WITH SMALLER RUBBISH PILES IN BACKGROUND SOUTH SIDE OF PARCEL. J. KIRCHOFF.12.27.10 002.jpg - 12/27/2010

EXHIBIT NO.       D<sup>1A</sup>

A 1

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO. TBA APN 317-180-022

THE PROPERTY AT 2 Parcels S/w of Olea Ranch RD.  
WAS INSPECTED AT 1000 am/pm ON 2-29-08  
BY OFFICER J. Kirchoff #109

(Name of Inspector or Investigator/ Badge No.)

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

CODE RCC 8 SECTION .120.010

Accumulated Rubbish: Broken Furniture, Building  
materials, Green waste, Tires, Scrap wood, Scrap Metal,  
Auto parts, Bicycle parts, Cool board, 2 M.H. Sheds

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY

Remove all Rubbish and Dispose of in an  
approved land fill.

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED  
ON OR ABOUT 4-1-08. FAILURE TO COMPLY BY THIS DATE  
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE  
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR  
THE ABATEMENT AND ENFORCEMENT COSTS.

**PENALTY FOR FAILURE TO COMPLY**

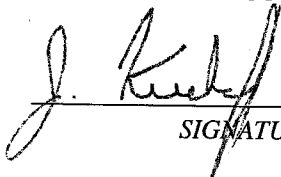
A FINE MAY BE ASSESSED AT THE RATE OF:

\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE

\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE

\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS  
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS  
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN  
HOURLY RATE OF \$ 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 BUILDING & SAFETY WITHIN TEN (10) DAYS OF  
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION  
C. OF RIVERSIDE COUNTY CODE 1.16.080



SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

EXHIBIT NO. E

RECEIVED BY:

Posted

DATE: 2-29-08





JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

4080 LEMON STREET, 12TH FLOOR  
RIVERSIDE, CALIFORNIA 92501  
(951) 955-2004 • FAX (951) 955-2023

MICHAEL O'CONNOR  
DEPUTY DIRECTOR

BRIAN BLACK  
STEVE BLOOMQUIST  
JOHN BOYD  
JAMES P. MONROE  
DIVISION MANAGERS

## AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-01978

I, Jon Kirchoff, the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Department  
19450 Clark Street Perris, Ca. 92504

2. That on February 29, 2008 at 1000 Hrs, I securely and conspicuously posted a Notice of Violation of RCC 8.120.010, Accumulated Rubbish, at the property described as:

**Property Address: Two Parcels south west of Oleo Ranch Road Perris, Ca. 92570**  
**Assessor's Parcel Number: 317-180-022**

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

Executed on March 12, 2008 at Perris, California

CODE ENFORCEMENT DEPARTMENT

By: \_\_\_\_\_

Jon Kirchoff  
Code Enforcement Officer

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

E<sup>2</sup>



John Boyd  
DIRECTOR

Code Enforcement Department  
County Of Riverside  
Lake Elsinore District Office  
117 S. Langstaff Street  
Lake Elsinore, California 92530  
(951) 245-3186 – Fax (951) 245-3205

---

## NOTICE OF VIOLATION

March 18, 2009

SEE ATTACHED NOTICE LIST

RE CASE NO.: CV08-01978

**NOTICE IS HEREBY GIVEN** that properties owned or controlled by you described as 2 Parcels South West of Oleo Ranch Road, Perris, California, Assessor's Parcel Number 317-180-022, are in violation of Riverside County Code Chapter 8.120 and constitutes a public nuisance. The subject properties are dangerous or injurious to the public because of the unauthorized accumulation of rubbish, trash and/or debris, specifically including but not limited to the following: VEGETATION WASTE, APPLIANCES, FURNITURE, HOUSEHOLD WASTE, ETC.

AS OWNER OF RECORD, you are required to abate the public nuisance by removal of all rubbish, trash, or debris from the subject properties within thirty (30) days of the date of this notice. ANY OTHER PARTY WITH INTEREST IN THE SUBJECT PROPERTY may thereafter abate the public nuisance within (15) days after expiration of the thirty (30) day period.

**NOTICE IS HEREBY GIVEN THAT YOUR FAILURE TO COMPLY TO THIS NOTICE WILL RESULT IN FURTHER CIVIL, CRIMINAL OR ADMINISTRATIVE PROCEEDINGS FOR THE ABATEMENT OF THE PUBLIC NUISANCE AND COULD RESULT IN THE IMPOSITION OF A LIEN ON THE SUBJECT PROPERTIES FOR COSTS, INCLUDING ATTORNEYS' FEES, RELATED TO THE ENFORCEMENT OF THE ORDINANCES AND ABATEMENT OF THE VIOLATIVE CONDITIONS. A "NOTICE OF NONCOMPLIANCE" HAS BEEN RECORDED AGAINST THE SUBJECT PROPERTIES.**

**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 number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**NOTICE IS ADDITIONALLY GIVEN** that in accordance with § § 17274 and 24426.5 of the Revenue and Tax Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

CODE ENFORCEMENT DEPARTMENT

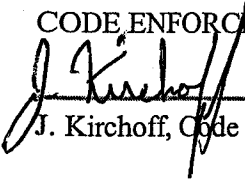
  
\_\_\_\_\_  
J. Kirchoff, Code Enforcement Officer III

EXHIBIT NO.       E<sup>3</sup>

**PROOF OF SERVICE BY MAIL**

**Case No: CV08-01978**

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 117 S. Langstaff Street, Lake Elsinore, CA 92530.

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

That on the 18th day of MARCH, 2009 I served a copy of the papers to which this proof of service is attached, entitled:

**IMPORTANT NOTICE (regarding Summary of Costs)  
NOTICE LIST/ INTERESTED PARTIES  
NOTICE OF VIOLATION  
NOTICE OF VIOLATION**

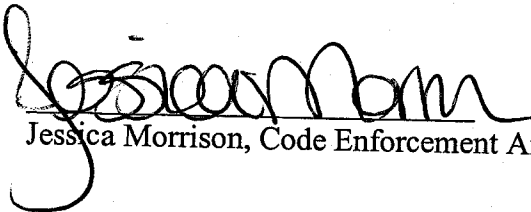
By depositing a copy thereof in an envelope for deposit in the United States Postal Service via Regular Mail & Certified Mail, return receipt requested, and addressed as follows:

SEE ATTACHED NOTICE LIST

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

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

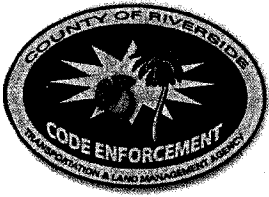
Executed this 18th of MARCH, 2009 at RIVERSIDE, CALIFORNIA.

  
Jessica Morrison, Code Enforcement Aide

Article #:	7008 0500 0001 9995 2766	7008 0500 0001 9995 2780
	7008 0500 0001 9995 3701	7008 0500 0001 9995 2735
	7008 0500 0001 9995 2742	7008 0500 0001 9995 2797
	7008 0500 0001 9995 2759	7008 0500 0001 9995 2803
	7008 0500 0001 9995 2773	7008 0500 0001 9995 3695
	7008 0500 0001 9995 2728	

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

E4



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Lake Elsinore District Office  
117 S. Langstaff Street  
Lake Elsinore, California 92530  
(951) 245-3186 – Fax (951) 245-3205

## NOTICE LIST / INTERESTED PARTIES

RE: Case No.: CV08-01978  
APN No.: 317-180-022  
Address: 2 P/SW of Oleo Ranch Road  
Perris, CA 92570

1. Benjamin Gutierrez  
Mercedes Sotelo Puga  
13206 Twinflower Court  
Moreno Valley, CA 92553
2. Edmond Roohinian and Marian Roohinian  
8448 Orange St.  
Downey, CA 90242
3. Guadalupe Vasquez  
7952 E. Newark Ave  
Rosemead, CA 91770
4. San Bernardino County  
Department of Child Support Services  
10417 Mountain View Ave.  
Loma Linda, CA 92354-2030
5. Superior Court of California, County of San Bernardino  
351N. Arrowhead Avenue  
San Bernardino, CA 92415-0242
6. Benjamin Gutierrez  
Po Box 3928  
Riverside, CA 92415-0242

Code Enforcement Department  
**County Of Riverside**  
Lake Elsinore District Office  
117 S. Langstaff Street  
Lake Elsinore, California 92530  
(951) 245-3186 – Fax (951) 245-3205

7. **Pablo Aguayo**  
**Benjamin Gutierrez**  
**Pablo Aguayo**  
**Mira Loma Construction**  
**24108 Webster AVE**  
**Moreno Valley, CA 92553**
  
8. Benjamin Gutierrez  
28886 Phoenix Way  
Sun City, CA 925860000
  
9. State of California  
Franchise Tax Board  
Special Procedures Section  
PO BOX 2952  
Sacramento, CA 95812-2952
  
10. Benjamin Gutierrez  
25211 Sunnymead Blvd. NO A3  
Moreno Valley, CA 92553
  
11. Benjamin Gutierrez  
25211 Sunnymead Blvd. NO G12  
Moreno Valley, CA 92553

E6

7000 10 0001 9995 2728

U.S. Postal Service™  
CERTIFIED MAIL™ REC  
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

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

Postmark

BENJAMIN GUTIERREZ  
MERCEDES SOTELO PUGA  
13206 TWINFLOWER COURT  
MORENO VALLEY, CA 92553  
CV08-01978 JK

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BENJAMIN GUTIERREZ  
MERCEDES SOTELO PUGA  
13206 TWINFLOWER COURT  
MORENO VALLEY, CA 92553  
CV08-01978 JK

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
Monica Gutierrez 3/20/09

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label) 7008 0500 0001 9995 2728

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E7

U.S. Postal Service™  
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**OFFICIAL USE**

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

Postmark  
Here

BENJAMIN GUTIERREZ  
 28886 PHOENIX WAY  
 SUN CITY, CA 92586-0000  
 CV08-01978 JK

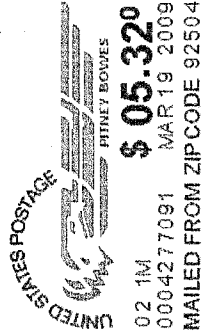
PS Form 3800, August 2006 See Reverse for Instructions

0001 9995 2766



NOT DELIVERABLE  
 AS ADDRESSEE  
 UNABLE TO FORWARD

County of Riverside  
 Code Enforcement Department  
 117 S. Langstaff  
 Lake Elsinore, CA 92530

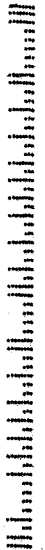


BENJAMIN GUTIERREZ  
 28886 PHOENIX WAY  
 SUN CITY, CA 92586-0000  
 CV08-01978 JK

MAR 19 2009  
 UTK

UTF

E8



92586+3859 0017

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

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

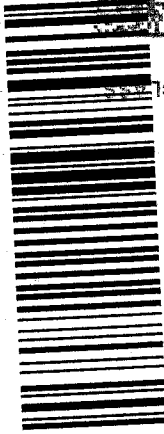
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

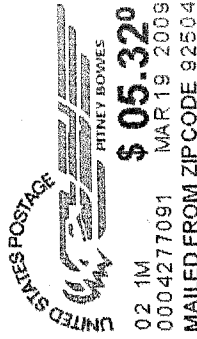
BENJAMIN GUTIERREZ  
 25211 SUNNYMEAD BLVD NO A3  
 MORENO VALLEY, CA 92553  
 CV08-01978 JK

© 2006, August 2006

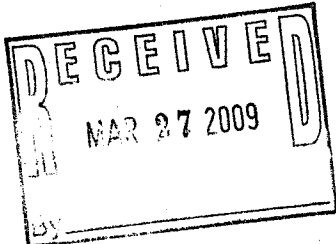
See Reverse for Instructions



7008 0500 0001 9995 2



County of Riverside  
 Code Enforcement Department  
 117 S. Langstaff  
 Lake Elsinore, CA 92530



**NOT THIS ADDRESS**  
 BENJAMIN GUTIERREZ  
 25211 SUNNYMEAD BLVD NO A3  
 MORENO VALLEY, CA 92553  
 CV08-01978 JK

NIXIE 923 SE 1 05 03/24/09

RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD

BC: 92530371917 \*1877-01080-24-45

925304100 0015  
 92530003719

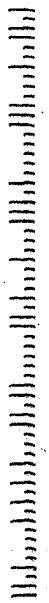


EXHIBIT NO. \_\_\_\_\_

E9



U.S. Postal Service™  
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**OFFICIAL USE**

0001 9995 3701

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

Postmark  
Here

STATE OF CALIFORNIA, FRANCHISE TAX BOARD  
 SPECIAL PROCEDURES SECTION  
 PO BOX 2952  
 SACRAMENTO, CA 95812-2952  
 CV08-01978 JK

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STATE OF CALIFORNIA, FRANCHISE TAX BOARD  
 SPECIAL PROCEDURES SECTION  
 PO BOX 2952  
 SACRAMENTO, CA 95812-2952  
 CV08-01978 JK

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature Kenneth Eudy  Agent  Addressee
- B. Received by (Printed Name) Kenneth Eudy C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) 7008 0500 0001 9995 3701

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E 10

**U.S. Postal Service™**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7008 0500 0001 9995 2735

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

Postmark  
Here

SAN BERNARDINO COUNTY, DPSS  
 10417 MOUNTAIN VIEW AVE  
 LOMA LINDA, CA 92354-2030  
 CV08-01978 JK

PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Kim Hood*  Agent  Addressee

B. Received by (Printed Name) *Kim Hood* C. Date of Delivery *3/20/09*

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

1. Article Addressed to:  
  
 SAN BERNARDINO COUNTY, DPSS  
 10417 MOUNTAIN VIEW AVE  
 LOMA LINDA, CA 92354-2030  
 CV08-01978 JK

Express Mail  
 Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) **7008 0500 0001 9995 2735**

EXHIBIT NO. E11



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

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

**OFFICIAL USE**

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

Postmark  
Here

GUADALUPE VASQUEZ  
 7952 E. NEWARK AVENUE  
 ROSEMEAD, CA 91770  
 CV08-01978 JK

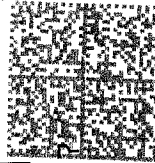
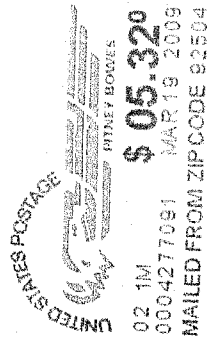
PS Form 3800, August 2006

See Reverse for Instructions

7008 0500 0001 9995 2797



7008 0500 0001 9995 2797  
 FIRST CLASS



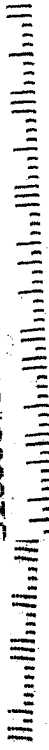
GUADALUPE VASQUEZ  
 7952 E. NEWARK AVENUE  
 ROSEMEAD, CA 91770  
 CV08-01978 JK

1st NOTICE  
 2nd NOTICE 3/7/09  
 RETURNED 3/7/09

917 4E 1 201108 04/11/09

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

5283087070 \*0918-03931-16-38



9177083152 0041

County of Riverside  
 Code Enforcement Department  
 117 S. Langstaff  
 Lake Elsinore, CA 92530

**UNCLAIMED**  
 APR 17 2009  
**UNCLAIMED**

EXHIBIT NO.                     

E13

7008 0500 0001 9995 2759

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**OFFICIAL USE**

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

EDMOND ROOHINIAN AND MARIAN ROOHINIAN  
8448 ORANGE STREET  
DOWNEY, CA 90242  
CV08-01978 JK

See Reverse for Instructions



7008 0500 0001 9995 2759  
FIRST CLASS



02 1M  
0004277091 MAR 19 2009  
MAILED FROM ZIP CODE 92504

NAME Edmond Roohinian  
1st Notice 330  
2nd Notice 426  
Return

County of Riverside  
Code Enforcement Department  
117 S. Langstaff  
Lake Elsinore, CA 92530

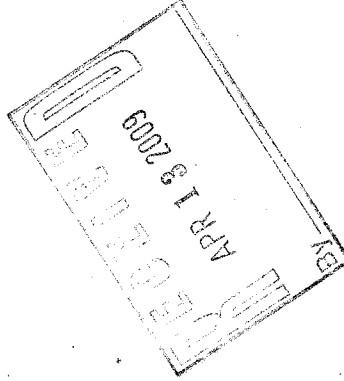


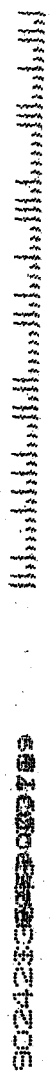
EXHIBIT NO. \_\_\_\_\_

**E14**

EDMOND ROOHINIAN AND MARIAN ROOHINIAN  
8448 ORANGE STREET  
DOWNEY, CA 90242  
CV08-01978 JK

NIXIE 900 SE 1 02 04/10/09  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92530271917 \*2262-05095-10-26



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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

BENJAMIN GUTIERREZ  
 PO BOX 3928  
 RIVERSIDE, CA 92415-0242  
 CV08-01978 JK

August 2006

See Reverse for Instructions

UNITED STATES POSTAGE  
 PITNEY BOWES  
 02 1M **\$ 05.320**  
 0004277091 MAR 19 2009  
 MAILED FROM ZIP CODE 92504



7008 0500 0001 9995 028 031  
 FIRST CLASS

BENJAMIN GUTIERREZ  
 PO BOX 3928  
 RIVERSIDE, CA 92415-0242  
 CV08-01978 JK

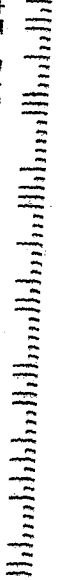
*LINK*

NIXIE 923 SC 1 05 03/24/09

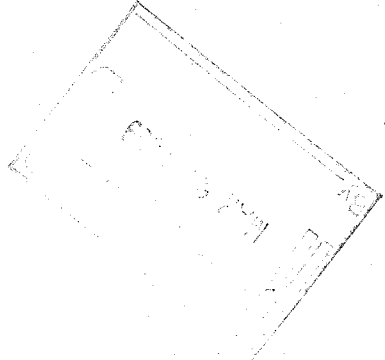
RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD

EC: 92530371917 \*1977-03875-24-38

9253003719



County of Riverside  
 Code Enforcement Department  
 117 S. Langstaff  
 Lake Elsinore, CA 92530



*E/S*

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

7008 0500 0001 9995 2803

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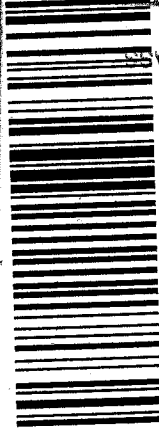
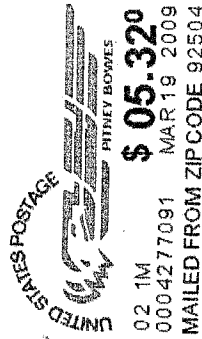
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

BENJAMIN GUTIERREZ  
 PABLO AGUAYO  
 MIRA LOMA CONSTRUCTION  
 24108 WEBSTER AVENUE  
 MORENO VALLEY, CA 92553  
 CV08-01978 JK

PS Form 3800, August 2006

See Reverse for Instructions



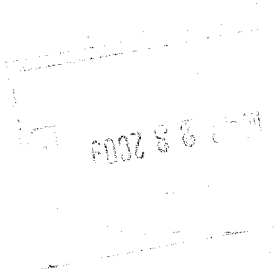
7008 0500 0001 9995 027  
 FIRST CLASS



wk

County of Riverside  
 Code Enforcement Department  
 117 S. Langstaff  
 Lake Elsinore, CA 92530

BENJAMIN GUTIERREZ  
 PABLO AGUAYO  
 MIRA LOMA CONSTRUCTION  
 24108 WEBSTER AVENUE  
 MORENO VALLEY, CA 92553  
 CV08-01978 JK



NIXIE 928 SE 1 06 03/21/09  
 RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD  
 BC: 925300371917 \*1977-07001-21-35  
 9253003719

EXHIBIT NO.                      **E16**

7008 0500 0001 9995 3695

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**OFFICIAL USE**

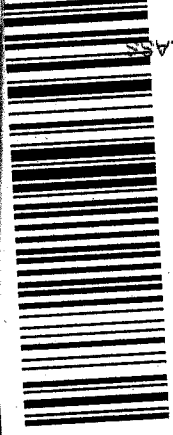
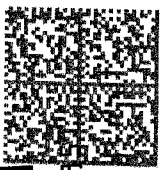
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

BENJAMIN GUTIERREZ  
25211 SUNNYMEAD BLVD NO G12  
MORENO VALLEY, CA 92553  
CV08-01978 JK

PS Form 3800, August 2006

UNITED STATES POSTAGE  
  
 PITNEY BOWES  
 \$ 05.32<sup>0</sup>  
 02 1M MAR 19 2009  
 0004277091 MAILED FROM ZIP CODE 92504




7008 0500 0001 9995 3695  
FIRST CLASS

CHANGE ADDRESS  
BENJAMIN GUTIERREZ  
25211 SUNNYMEAD BLVD NO G12  
MORENO VALLEY, CA 92553  
CV08-01978 JK

ANK

County of Riverside  
Code Enforcement Department  
117 S. Langstaff  
Lake Elsinore, CA 92530

**RECEIVED**  
MAR 30 2009  
By

  
 RETURN TO SENDER  
 ADDRESSEE UNKNOWN

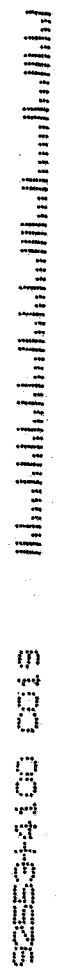


EXHIBIT NO.       E17





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

December 1, 2010

MTC FINANCIAL INC. DBA TRUSTEE CORP  
30 CORPORATE PARK, SUITE 400  
IRVINE, CA 92606

RE CASE NO: CV0801978 at 2 PARCELS S/W of Oleo Ranch Rd., in the community of Perris, California, Assessor's Parcel Number 317-180-022

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 2 PARCELS S/W of Oleo Ranch Rd., in the community of Perris California, Assessor's Parcel Number 317-180-022, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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.

COMPLIANCE MUST BE COMPLETED BY January 15, 2011. 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: Jon Kirchoff, Code Enforcement Officer

EXHIBIT NO.           E 18



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

December 1, 2010

Edmond Roohinian & Mariana Roohinian c/o Trustee Corp.ref#CA01000005-10-1  
30 Corporate Park, sUITE 400  
Irvine, CA 92606

RE CASE NO: CV0801978 at 2 PARCELS S/W of Oleo Ranch Rd., in the community of Perris, California, Assessor's Parcel Number 317-180-022

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 2 PARCELS S/W of Oleo Ranch Rd., in the community of Perris California, Assessor's Parcel Number 317-180-022, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

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COMPLIANCE MUST BE COMPLETED BY January 15, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

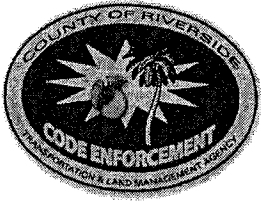
**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

**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: Jon Kirchoff, Code Enforcement Officer

EXHIBIT NO. EM



CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

GLENN BAUDE  
Director

PROOF OF SERVICE

Case No. CV0801978

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jessica Morrison, 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 at the footer of this notice.

That on December 1, 2010, I served the following documents(s):

NOTICE RE: NOTICE OF VIOLATION

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND REGULAR MAIL** addressed as follows:

Edmond Roohinian & Mariana Roohinian c/o Trustee Corp.ref#CA01000005-10-1 30 Corporate Park, sUTTE 400, Irvine, CA 92606

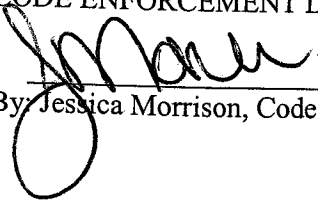
MTC FINANCIAL INC. DBA TRUSTEE CORP 30 CORPORATE PARK, SUITE 400, IRVINE, CA 92606

XX **By First Class Mail.** 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 with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON December 1, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By Jessica Morrison, Code Enforcement Aide

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark Here

MTC FINANCIAL INC. DBA TRUSTEE CORP  
30 CORPORATE PARK, SUITE 400  
IRVINE, CA 92606  
CV08-01978 JK 317

7010 1060 0000 4541 8681  
7010 1060 0000 4541 8698

EXHIBIT NO. 20

19450 CLARK STREET, PEI  
(951) 657-0122 • FA

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

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

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

MTC FINANCIAL INC. DBA TRUSTEE CORP  
 30 CORPORATE PARK, SUITE 400  
 IRVINE, CA 92606  
 CV08-01978 JK 317

Express Mail  
 Return Receipt for Merchandise  
 C.O.D.  
 any? (Extra Fee)  Yes

2. Article Number  
 (Transfer from serv) 7010 1060 0000 4541 8698

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

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

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

Edmond Roohinian & Mariana Roohinian  
 c/o Trustee Corp.ref#CA01000005-10-1  
 30 Corporate Park, SUITE 400  
 Irvine, CA 92606  
 CV08-01978 JK 317

Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) 7010 1060 0000 4541 8681

EXHIBIT NO. E<sup>21</sup>

When recorded please mail to.  
5004

OC # 2008-0147421  
03/26/2008 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
			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	030

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Benjamin Gutierrez

Case No. CV08-01978

M  
030

**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.457, (RCC Title 8.120.010) described as ACCUMULATED RUBBISH. Such Proceedings are based upon the noncompliance of such real property, located at 2 Parcels South West of Oleo Ranch Road, PERRIS, CA, and more particularly described as Assessor's Parcel Number 317-180-022 and having a legal description of 2.28 ACRES NET IN PAR 3 PM 110-001 PM 13771, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff Street, Lake Elsinore, CA 92530, and Attention Code Enforcement Officer J. Kirchoff.

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 Britt Starkweather  
Britt Starkweather  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 03/13/08 before me, Ana E. Carrillo, Notary Public, personally appeared Britt Starkweather, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676      Comm. Expires Sep. 14, 2011

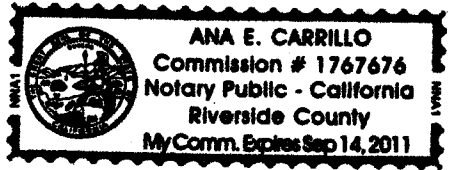


EXHIBIT NO. F

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

March 14, 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.: CV08-01978  
APN: 317-180-022; GUTIERREZ  
Property: 2 Parcels S/W of Oleo Ranch Road, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 541 (RCC Title 8) and 725 (RCC Title 1) to consider the abatement of the accumulated rubbish located on the SUBJECT PROPERTY described as 2 Parcels S/W of Oleo Ranch Road, Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 317-180-022.

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 accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, March 29, 2011, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> 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 Manuel Acueto at (951) 657-0122 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 the lobby of the 1<sup>st</sup> floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

L. Alexandra Fong  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 2 Parcels Southwest of Oleo Ranch Road, Perris  
Case No.: CV 08-01978 APN: 317-180-022; District 1

BENJAMIN GUTIERREZ  
MERCEDES SOLTELO PUGA  
13206 TWINFLOWER CT.  
MORENO VALLEY, CA 92553

EDMOND ROOHINIAN  
MARINA ROOHINIAN  
C/O TRUSTEE CORPS  
30 CORPORATE PARK, SUITE 400  
IRVINE, CA 92606

EDMOND ROOHINIAN  
MARINA ROOHINIAN  
8448 ORANGE STREET  
DOWNEY, CA 90242

GUADALUPE VASQUEZ  
7952 E. NEWARK AVE.  
ROSEMEAD, CA 91770

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
PO BOX 2952  
SACRAMENTO, CA 95812

STATE OF CALIFORNIA EDD  
LIEN GROUP, MIC 92G  
PO BOX 826880  
SACRAMENTO, CA 94280

7010 1670 0001 7232 9271

<b>U.S. Postal Service™</b>												
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OFFICIAL USE												
Postage	\$ <u>.44</u>	MAILED 3/14/11  Postmark Here										
Certified Fee	<u>2.80</u>											
Return Receipt Fee (Endorsement Required)	<u>2.30</u>											
Restricted Delivery Fee (Endorsement Required)												
<b>Total Postage &amp; Fees</b>	<b>\$ <u>5.54</u></b>											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"><i>Sent To</i></td> <td>EDMOND ROOHINIAN</td> </tr> <tr> <td><i>Street, Ap or PO Box</i></td> <td>MARINA ROOHINIAN</td> </tr> <tr> <td><i>City, State</i></td> <td>C/O TRUSTEE CORPS</td> </tr> <tr> <td></td> <td>30 CORPORATE PARK, SUITE 400</td> </tr> <tr> <td></td> <td>IRVINE CA 92606</td> </tr> </table>			<i>Sent To</i>	EDMOND ROOHINIAN	<i>Street, Ap or PO Box</i>	MARINA ROOHINIAN	<i>City, State</i>	C/O TRUSTEE CORPS		30 CORPORATE PARK, SUITE 400		IRVINE CA 92606
<i>Sent To</i>	EDMOND ROOHINIAN											
<i>Street, Ap or PO Box</i>	MARINA ROOHINIAN											
<i>City, State</i>	C/O TRUSTEE CORPS											
	30 CORPORATE PARK, SUITE 400											
	IRVINE CA 92606											
PS Form 3800, August 2006		See Reverse for Instructions										

7010 1670 0001 7232 9301

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OFFICIAL USE										
Postage	\$ <u>.44</u>	MAILED 3/14/11  Postmark Here								
Certified Fee	<u>2.80</u>									
Return Receipt Fee (Endorsement Required)	<u>2.30</u>									
Restricted Delivery Fee (Endorsement Required)										
<b>Total Postage &amp; Fees</b>	<b>\$ <u>5.54</u></b>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"><i>Sent To</i></td> <td>BENJAMIN GUTIERREZ</td> </tr> <tr> <td><i>Street, Ap or PO Box</i></td> <td>MERCEDES SOLTELO PUGA</td> </tr> <tr> <td><i>City, State</i></td> <td>13206 TWINFLOWER CT</td> </tr> <tr> <td></td> <td>MORENO VALLEY CA 92553</td> </tr> </table>			<i>Sent To</i>	BENJAMIN GUTIERREZ	<i>Street, Ap or PO Box</i>	MERCEDES SOLTELO PUGA	<i>City, State</i>	13206 TWINFLOWER CT		MORENO VALLEY CA 92553
<i>Sent To</i>	BENJAMIN GUTIERREZ									
<i>Street, Ap or PO Box</i>	MERCEDES SOLTELO PUGA									
<i>City, State</i>	13206 TWINFLOWER CT									
	MORENO VALLEY CA 92553									
PS Form 3800, August 2006		See Reverse for Instructions								

EXHIBIT NO. 6<sup>2</sup>

# NOTICE LIST

Subject Property: 2 Parcels Southwest of Oleo Ranch Road, Perris  
Case No.: CV 08-01978 APN: 317-180-022; District 1

7010 1670 0001 7232 9318

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
OFFICIAL USE		
Postage	\$ .44	Mailed 3/14/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	
Sent To _____ Street, Apt. N _____ or PO Box N _____ City, State, Z _____ EDMOND ROOHINIAN MARINA ROOHINIAN 8448 ORANGE STREET DOWNEY CA 90242		
PS Form 3800, August 2006		See Reverse for Instructions

7010 1670 0001 7232 9349

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
OFFICIAL USE		
Postage	\$ .44	Mailed 3/14/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	
Sent To _____ Street, Apt _____ or PO Box _____ City, State _____ STATE OF CALIFORNIA EDD LIEN GROUP MIC 92G PO BOX 826880 SACRAMENTO CA 94280		
PS Form 3800, August 2006		See Reverse for Instructions

7010 1670 0001 7232 9325

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
OFFICIAL USE		
Postage	\$ .44	Mailed 3/14/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	
Sent To _____ Street, Apt. N _____ or PO Box N _____ City, State, Z _____ GUADALUPE VASQUEZ 7952 E. NEWARK AVE ROSEMEAD CA 91770		
PS Form 3800, August 2006		See Reverse for Instructions

7010 1670 0001 7232 9332

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
OFFICIAL USE		
Postage	\$ .44	Mailed 3/14/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	
Sent To _____ Street, Apt _____ or PO _____ City, S _____ STATE OF CALIFORNIA FRANCHISE TAX BOARD PO BOX 2952 SACRAMENTO CA 95812		
PS Form 3800, August 2006		See Reverse for Instructions

EXHIBIT NO. 6<sup>3</sup>



1 **PROOF OF SERVICE**

2 Case No. CV08-01978

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 March 14, 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 March 14, 2011, at Riverside, California.

24   
25 \_\_\_\_\_  
26 BRENDA PEELER  
27  
28

EXHIBIT NO. 64



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 15, 2011

RE CASE NO: CV0801978

I, Jon Kirchoff, 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 03/15/2011 at 0800 hours, I securely and conspicuously posted The \"Notice To Correct County Ordinance Violations And Abate Public Nuisance\" at the property described as:

**Property Address:** 2 PARCELS S/W of Oleo Ranch Rd., Perris

**Assessor's Parcel Number:** 317-180-022

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

Executed on March 15, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jon Kirchoff, Code Enforcement Officer

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

6<sup>5</sup>