

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

120 B



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

**SUBMITTAL DATE:**  
March 24, 2011

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]  
Case Nos.: CV 10-01043 [Riveroaks Enterprises Inc.]  
Subject Property: 1 Parcel North of 18010 Grand Ave., Lake Elsinore;  
APN: 381-210-004  
District: 1

**RECOMMENDED MOTION:** Move that:

Departmental Concurrence

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 1 Parcel North of 18010 Grand Ave., Lake Elsinore, Riverside County, California, APN: 381-210-004 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 (Riverside County Code Chapters 17.16 and 8.120).
2. Riveroaks Enterprises, the owner of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

*L.A. Fong*  
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: *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone and Benoit  
Nays: None  
Absent: Ashley  
Date: April 5, 2011  
xc: Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

9.1

Dept's Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Abatement of Public Nuisance

Case No. CV 10-01043 [RIVEROAKS ENTERPRISES INC.]

1 Parcel North of 18010 Grand Ave., Lake Elsinore

District: One

APN: 381-210-004

Page 2

3. If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 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 property by the Code Enforcement Officer on February 10, 2010.
2. The inspection revealed the excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: several large dead tree limbs 13 boats, 14 boat molds and 2 personal water craft.
3. Subsequent follow up inspections of the above-described real property on March 23, 2010, April 29, 2010, May 27, 2010, June 25, 2010, September 24, 2010, October 27, 2010, November 24, 2010, November 30, 2010 and March 23, 2011, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of excess outside storage and accumulated rubbish.

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

1  
2  
3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 10-01043  
4 [EXCESS OUTSIDE STORAGE AND )  
5 ACCUMULATED RUBBISH] APN: 381-210-004, ) DECLARATION OF OFFICER  
6 1 PARCEL NORTH OF 18010 GRAND AVE., ) MATT JONES  
LAKE ELSINORE, COUNTY OF RIVERSIDE, )  
STATE OF CALIFORNIA; RIVEROAKS ) [R.C.O. NO. 348, R.C.C. Chapter 17,  
ENTERPRISES, INC., OWNER. ) R.C.O. NO. 541, R.C.C. Chapter  
8.120],

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

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

13 2. On February 10, 2010, I conducted an initial inspection of the real property described as  
14 1 Parcel North of 18010 Grand Ave., Lake Elsinore, Riverside County, California and further described  
15 as Assessor's Parcel Number 381-210-004 (hereinafter referred to as "THE PROPERTY"). A true and  
16 correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto  
17 as Exhibit "A."

18 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
19 Riveroaks Enterprises, Inc. (hereinafter referred to as "OWNER"). A certified copy of the County  
20 Equalized Assessment Roll for the year 2010-2011 and a copy of the report generated from the County  
21 Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as  
22 Exhibit "B." THE PROPERTY is located within the C-1/CP (General Commercial), R-3 (General  
23 Residential), and W-1 (Watercourse, Watershed & Conservation Areas) zone classifications. THE  
24 PROPERTY is approximately 1.25 acres.

25 4. Based upon the Lot Book Reports issued by RZ Title Service on February 11, 2010, as  
26 updated on November 21, 2010, it is determined that the following parties potentially hold a legal  
27 interest in THE PROPERTY to wit: MFTDS, Inc. c/o Master Funding Company and Stephen L.  
28 Wheeler (hereinafter referred to as "INTERESTED PARTIES"). True and correct copies of the Lot

1 Book Reports are attached hereto as Exhibit "C" and are incorporated herein by reference.

2 5. On February 10, 2010, I conducted an initial inspection of THE PROPERTY. From the  
3 road right-of-way I observed excess outside storage and accumulated rubbish on THE PROPERTY. I  
4 observed boats, trailers, personal water craft, and boat hulls in various conditions. Some of the boats had  
5 holes in them and were decaying, and the trailers had flat tires.

6 6. As a result of the excess outside storage of materials and accumulated rubbish, THE  
7 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County  
8 Ordinance ("RCO") No. 348 as codified in Riverside County Code ("RCC") Chapter 17.16 and RCO  
9 No. 541, as codified in RCC Chapter 8.120.

10 7. On February 10, 2010, Notices of Violation for the excess outside storage of materials  
11 and accumulated rubbish were posted on THE PROPERTY.

12 8. On February 11, 2010, Notices of Violation were mailed to the OWNER and  
13 INTERESTED PARTIES via certified mail with return receipt requested.

14 9. On March 23, 2010, I conducted a follow-up inspection. I observed from the road right-  
15 of-way that THE PROPERTY remained in violation of RCO 348 (RCC Chapter 17.16) and 541 (RCC  
16 Chapter 8.120).

17 10. On March 23, 2010, Notices of Violation were mailed to the OWNER and  
18 INTERESTED PARTIES via certified mail with return receipt requested.

19 11. On April 29, 2010, May 27, 2010, June 25, 2010, September 24, 2010, October 27, 2010  
20 and November 24, 2010 I conducted follow-up inspections on THE PROPERTY that revealed the  
21 excess outside storage and accumulated rubbish remained on THE PROPERTY in violation of RCO 348  
22 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120). During each inspection, from the road right-of-  
23 way, I observed no reduction in the amount of rubbish or storage on THE PROPERTY.

24 12. On November 30, 2010 Senior Code Enforcement Officer Britt Starkweather, Senior  
25 Code Enforcement Officer Jose Cruz, Code Enforcement Officer Jeremy Wagner and I conducted a  
26 follow-up inspection of THE PROPERTY pursuant to an inspection warrant. I observed that the parcel  
27 was very over-grown and several large tree limbs that had fallen and died. I further observed 13  
28 boats, 14 boat molds and 2 personal water craft. Eight of the boats had trailers, and all were

1 damaged and decaying.

2 13. A site plan and photographs depicting the condition of THE PROPERTY during the  
3 above referenced inspections are attached hereto as Exhibit "D" and are incorporated herein by  
4 reference.

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

7 15. Based upon my experience, knowledge and visual observations, it is my determination  
8 that the conditions on THE PROPERTY are dangerous to the neighboring property owner and the  
9 general public.

10 16. I am informed and believe and based upon said information and belief allege that the  
11 OWNER and INTERESTED PARTIES do not have legal authority or permission to store or accumulate  
12 the above described materials on THE PROPERTY.

13 17. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County  
14 of Riverside, State of California, on April 1, 2010 as Instrument Number 2010-0149766, a true and  
15 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

16 18. On March 23, 2011, I conducted a follow-up inspection on THE PROPERTY that  
17 revealed the excess outside storage and accumulated rubbish remained on THE PROPERTY in violation  
18 of RCO 348 (RCC Chapter 17.16) and 541 (RCC Chapter 8.120).

19 19. On March 22, 2011, the second notice – "Notice to Correct County Ordinance Violations  
20 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for  
21 April 5, 2011, as required by Riverside County Ordinance No. 725, was mailed to OWNER and  
22 INTERESTED PARTIES by certified mail, return receipt requested and on March 23, 2011, was posted  
23 on THE PROPERTY. True and correct copies of the notice, returned receipt cards, together with the  
24 proof of service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and  
25 incorporated herein by reference.

26 20. The removal of all outside storage of materials and the removal of accumulated rubbish  
27 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside  
28 County Ordinance Nos. 348, 541 and the Health and Safety Code. Given the size of the parcel and

1 the zoning classification, no amount of outside storage is allowed on THE PROPERTY under RCO No.  
2 348. Under RCO No. 541, no amount of rubbish is allowed to be accumulated on THE PROPERTY.

3 21. Accordingly, the following findings and conclusions are recommended:

4 (a) the outside storage of materials and accumulated rubbish on THE PROPERTY be  
5 deemed and declared a public nuisance; and

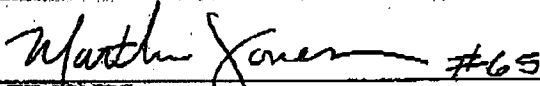
6 (b) the OWNER or whoever have possession or control of THE PROPERTY be  
7 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in  
8 accordance with the provisions of RCO Nos. 348 and 541.

9 (c) that if the materials and rubbish are not removed and disposed of in strict  
10 accordance with all Riverside County Ordinances, including but not limited to Riverside County  
11 Ordinance Nos. 348 and 541, within ninety (90) days of the date of the Order to Abate Nuisance, the  
12 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives  
13 of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon  
14 receipt of an owner's consent or a Court Order when necessary under applicable law.

15 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall  
16 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
17 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 348  
18 and 725.

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

21 Executed this 23<sup>rd</sup> day of March, 2011 at Riverside, California.

22   
23 MATT JONES  
24 Code Enforcement Officer  
25 Code Enforcement Department

26 L:\Code Enforcement\Abatement\2011\2010\CV 10-01043\348 & 541 Dec.DOC

27  
28 DECLARATION OF CODE ENFORCEMENT OFFICER 4

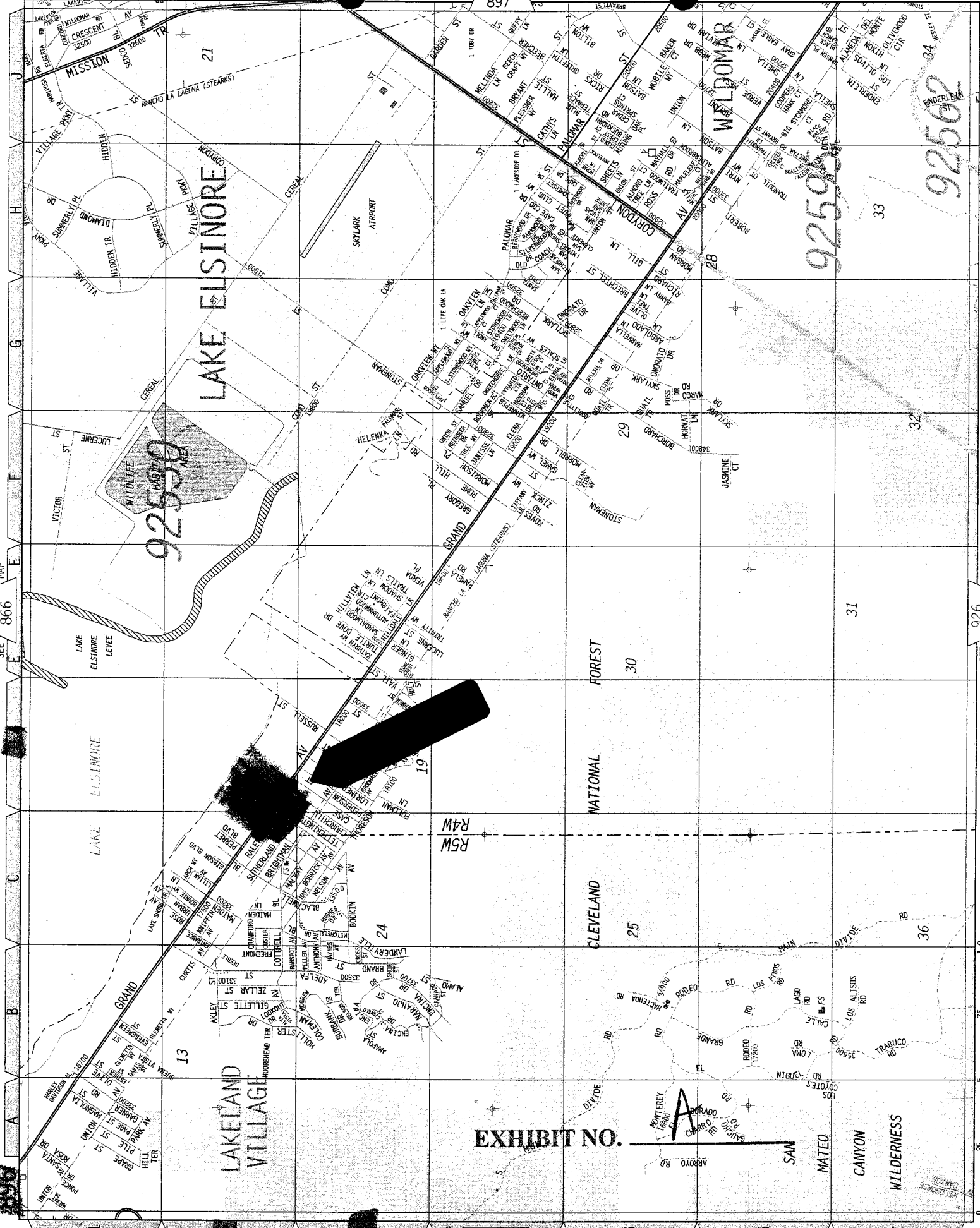


EXHIBIT NO. **A**

866

926

92530

92500

92562

LAKE ELSINORE

LAKELAND VILLAGE

WILDOMAR

NATIONAL FOREST

CLEVELAND

SAN MATEO CANYON WILDERNESS

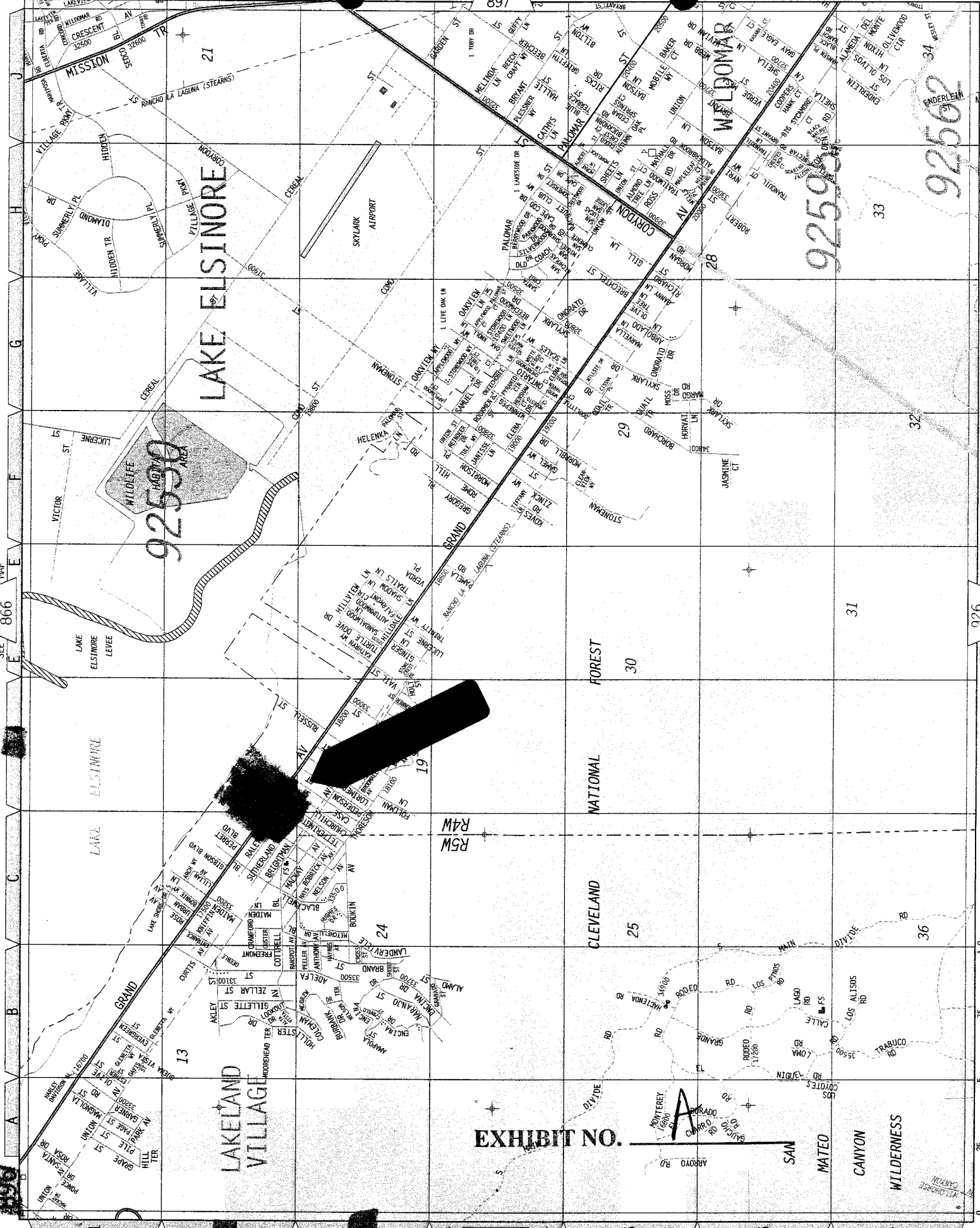


EXHIBIT NO. **A**

866

926

92530

92500

92562

LAKE ELSINORE

LAKELAND VILLAGE

WILDOMAR

NATIONAL FOREST

CLEVELAND

SAN MATEO CANYON WILDERNESS

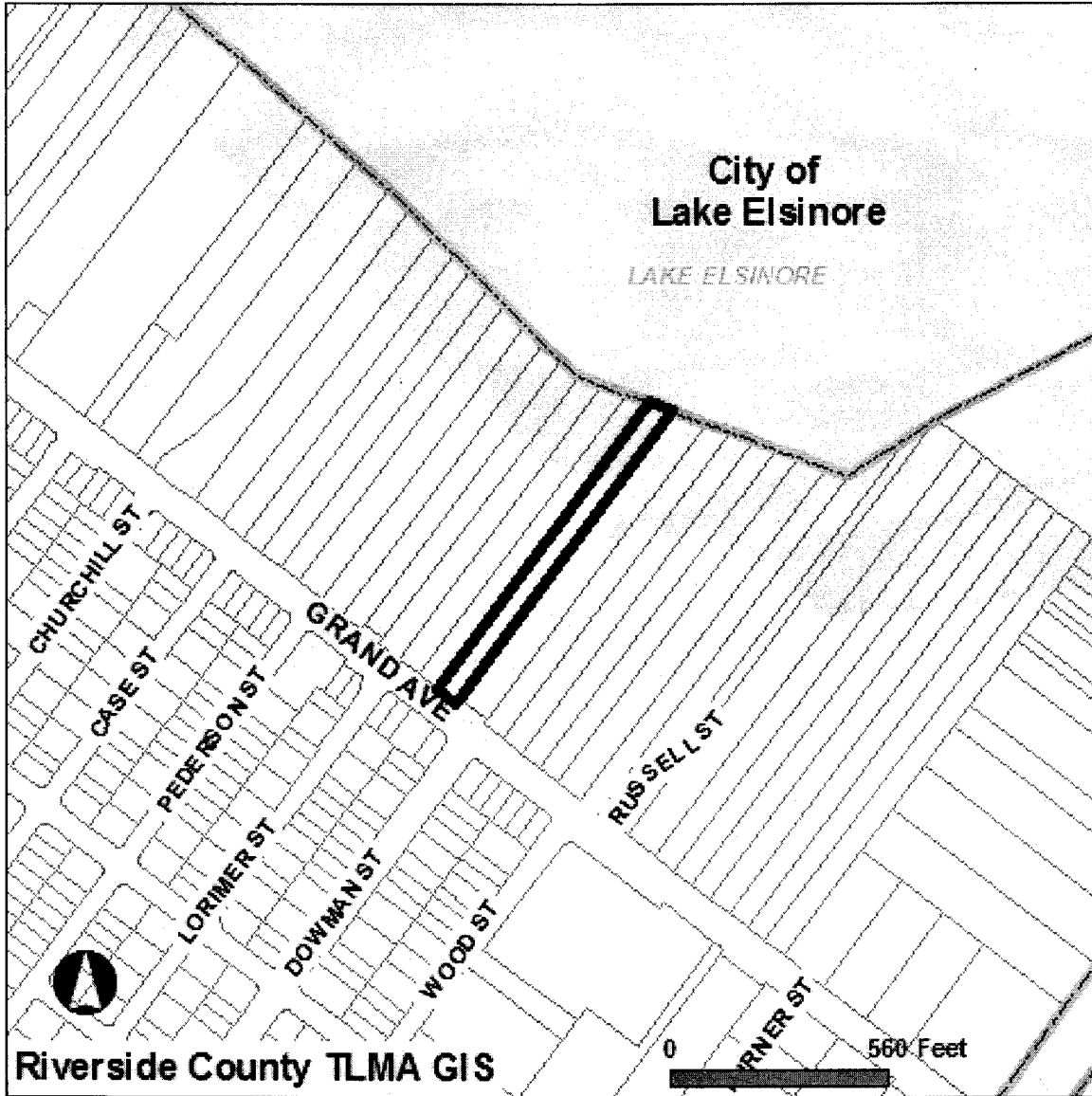
## Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #381210004-7	Parcel # 381210004-7
<b>Assessee:</b> RIVEROAKS ENTERPRISES INC	<b>Land</b> 119,067 <b>Full Value</b> 119,067
<b>Mail Address:</b> 2942 E CHAPMAN AVE NO 191	<b>Total Net</b> 119,067
<b>City, State Zip:</b> ORANGE CA 92869	
<b>Real Property Use Code:</b> YY	<b>View Parcel Map</b>
<b>Base Year</b> 2000	
<b>Conveyance Number:</b> 0413072	
<b>Conveyance (mm/yy):</b> 9/1999	
<b>PUI:</b> Y040000	
<b>TRA:</b> 65-140	
<b>Taxability Code:</b> 0-00	
<b>ID Data:</b> Lot 13 MB 006/296 RESUB OF BLK D OF ELSINORE	

EXHIBIT NO.     B



RIVERSIDE COUNTY GIS



Selected parcel(s):  
381-210-004

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**STANDARD REPORT**

**APNs**

381-210-004-7

**OWNER NAME / ADDRESS**

RIVEROAKS ENTERPRISES INC  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
2942 E CHAPMAN AVE NO 191  
ORANGE CA. 92869

**LEGAL DESCRIPTION**

EXHIBIT NO.     B<sup>2</sup>

RECORDED BOOK/PAGE: MB 6/296 SD  
SUBDIVISION NAME: RESUB OF BLK D OF ELSINORE  
LOT/PARCEL: 13, BLOCK: P  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.25 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 896 GRID: D2, D3

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: LAKE ELSINORE  
NO ANNEXATION DATE AVAILABLE  
LAFCO CASE #: 2005-18-1&5  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T6SR4W SEC 19

**ELEVATION RANGE**

1252/1268 FEET

**PREVIOUS APN**

195-200-106

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
CR  
MDR  
OS-C

**AREA PLAN (RCIP)**

ELSINORE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

LAKE ELSINORE ENVIRONS POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

C-1/C-P  
R-3  
W-1

**ZONING DISTRICTS AND ZONING AREAS**

LAKELAND VILLAGE DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: 1-1986  
SUBAREA NAME: LAKELAND VILLAGE/WILDOMAR

AMENDMENT NUMBER: 1  
 ADOPTION DATE: JUL. 20, 1999  
 ACREAGE: 2888 ACRES

**AIRPORT INFLUENCE AREAS**  
 NOT IN AN AIRPORT INFLUENCE AREA

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

## **ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
 NOT IN A CONSERVATION AREA

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

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

**WRMSHCP CELL NUMBER**  
 NOT IN A CELL

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

**VEGETATION (2005)**  
 Developed/Disturbed Land  
 Water

## **FIRE**

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

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

## **DEVELOPMENT FEES**

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

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

**ROAD & BRIDGE DISTRICT**  
 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. SOUTHWEST

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

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

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

## **TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
 IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE

TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

72

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

**FLOOD PLAIN REVIEW**

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

**WATER DISTRICT**

WMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

**GEOLOGIC**

**FAULT ZONE**

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**FAULTS**

WITHIN A 1/2 MILE OF

WILDOMAR FAULT

WILLARD FAULT

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**

MODERATE

VERY HIGH

VERY LOW

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

**MISCELLANEOUS**

**SCHOOL DISTRICT**

LAKE ELSINORE UNIFIED

**COMMUNITIES**

LAKELAND VILLAGE

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 33.38 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

046402

**FARMLAND**

LOCAL IMPORTANCE  
URBAN-BUILT UP LAND

**TAX RATE AREAS**

065-140

- COUNTY FREE LIBRARY
- COUNTY ORTEGA TRAIL REC & PK
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- PROJECT1-LAKELANDRDV AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1001043	ABATEMENT	Feb. 10, 2010

REPORT PRINTED ON...Mon Dec 20 15:36:41 2010  
Version 101124



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

## Updated Lot Book

**Customer:**  
 RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

Order Number: **22972**

4080 Lemon Street  
 Riverside CA 92501

Order Date: 11/30/2010

Dated as of: 11/21/2010

Attn: Brent Steele  
 Reference: CV10-01043/Angie Solis  
 IN RE: RIVEROAKS ENTERPRISES INC.

County Name: Riverside

FEE(s):  
 Report: \$60.00

Property Address: Vacant Land

CA

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. : 381-210-004-7

Assessments:	Land Value:	\$119,067.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$119,067.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$616.13
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$616.13
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Riveroaks Enterprises Inc.
Case No.	CV10-01043
Recorded	04/01/2010

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

C



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

Order Number: 22972

Reference: CV10-01043/Angi

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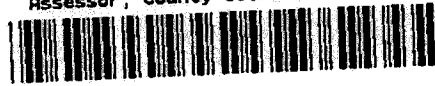
Document No.

2010-0149766

NO OTHER EXCEPTIONS

When recorded please mail to:  
Riverside County Code Enforcement Department  
(District I Office)  
117 S. Langstaff Street Lake Elsinore, CA 92530  
Mail Stop No. 5144

DOC # 2010-0149766  
04/01/2010 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**



In the matter of the Property of )  
RIVEROAKS ENTERPRISES INC. ) Case No.: CV10-01043

**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 & 541, (RCC Title 17.72.010, 17.44.010, 17.160.010 & 8.120.010) described as EXCESSIVE OUTSIDE STORAGE & ACCUMULATED RUBBISH. Such Proceedings are based upon the noncompliance of such real property, located at 1 PARCEL NORTH OF 18010 GRAND AVENUE, LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 381-210-004 and having a legal description of 1.25 ACRES IN POR LOT 13 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE, Records of Riverside County, with the requirements of Ordinance No. 348 & 541 (RCC Title 17.72.010, 17.44.010, 17.160.010 & 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff St., Lake Elsinore, CA 92530, Attention Code Enforcement Officer Matthew Jones (951) 245-3186.

**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  
DEPARTMENT OF CODE ENFORCEMENT

By: B. Starkweather  
Britt Starkweather  
Code Enforcement Department

**ACKNOWLEDGEMENT**

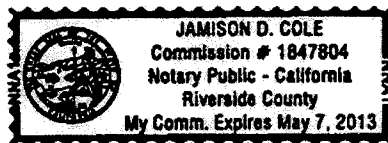
State of California )  
County of Riverside )

On 3/24/10 before me, Jamison D. Cole, 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.

Jamison D. Cole  
Commission # 1847804 Comm. Expires May 7, 2013







# INVOICE

Order Number: 21224

Order Date: 2/11/2010

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV10-01043 / Amanda Ricks  
IN RE: RIVEROAKS ENTERPRISES INC.

Product and/or Service ordered for Property known as:

**Vacant Land**

DESCRIPTION:	FEE:
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

Payment due upon receipt. Please remit to:

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



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

## Lot Book Report

Order Number: **21224**

**Customer:**

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

Order Date: 2/11/2010

Dated as of: 2/5/2010

County Name: Riverside

Attn: Brent Steele  
Reference: CV10-01043 / Amanda Ricks  
IN RE: RIVEROAKS ENTERPRISES INC.

FEE(s):  
Report: \$114.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 381-210-004-7

**Assessments:**

Land Value:	\$119,350.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$119,350.00

## Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$617.91
Penalty	\$61.77
Status	NOT PAID-DELINQUENT
Second Installment	\$617.91
Penalty	\$0.00
Status	NOT PAID-DELINQUENT



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

Order Number: 21224  
Reference: CV10-01043 / Am

## Property Vesting

The last recorded documents transferring title of said property

Dated	07/02/1999
Recorded	09/15/1999
Document No.	1999-413071
D.T.T.	\$110.00
Grantor	Jessie R. Schmidh and Shirley J. Schmidh, husband and wife as joint tenants
Grantee	Riveroaks Enterprises Inc., a wyoming corporation
Dated	07/02/1999
Recorded	09/15/1999
Document No.	1999-413072
D.T.T.	\$0.00
Grantor	Hazel F. Williams, a widow
Grantee	Riveroaks Enterprises Inc., a wyoming corporation
Property Now Vested as	Riveroaks Enterprises Inc., a wyoming corporation

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/23/2004
Recorded	11/24/2004
Document No.	2004-0937511
Amount	\$210,000.00
Trustor	Riveroaks Enterprises Inc., a wyoming corporation
Trustee	Ress Financial
Beneficiary	MFTDS Inc., a California Corporation



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

Order Number: 21224

Reference: CV10-01043 / Am

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## Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

## Legal Description

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

THE SOUTHEASTERLY 58 FEET OF THE NORTHWESTERLY 267.8 FEET OF THE LOT 13 IN BLOCK D OF ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.



RECORDING REQUESTED BY  
**ORANGE COAST TITLE CO.**  
 AND WHEN RECORDED MAIL TO:  
**RIVEROAKS ENTERPRISE INC.**  
 3510 EAST YORBA LINDA #384  
 FULLERTON, CA 92831

**DOC # 1999-413071**

06/18/1999 08:00 Fee: \$6.00  
 Page 1 of 1 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Green  
 Assessor, County Clerk & Recorder

M	R	U																		

A.P.N.: 381-210-004 TRA #: 063083

Order No.: R-179278-3

Escrow No.: 12826-MP

**GRANT DEED**

T  
CZ

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$110.00.  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale,  
 unincorporated area; [ ] City of LAKE ELSINORE, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**JESSIE R. SCHMIDT** and **SHIRLEY J. SCHMIDT**, Husband and Wife as Joint Tenants

herby GRANT(S) to **RIVEROAKS ENTERPRISES INC., A WYOMING CORPORATION**

the following described property in the <sup>AREA</sup> City of LAKE ELSINORE, County of Riverside State of California:

THE SOUTHEASTERLY 58 FEET OF THE NORTHWESTERLY 267.8 FEET OF LOT 13 IN BLOCK D OF ELSINORE AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

1740 Dell Raney  
 Parcel # 439  
 Cheyenne way  
 92009

*Jessie R. Schmidt*  
 JESSIE R. SCHMIDT

*Shirley J. Schmidt*  
 SHIRLEY J. SCHMIDT

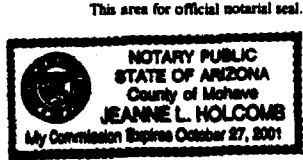
Document Date: July 2, 1999

ARIZONA  
 STATE OF CALIFORNIA )  
 COUNTY OF Mohave )

On July 28, 1999 before me, JEANNE L. HOLCOMB

personally appeared JESSIE R. SCHMIDT AND SHIRLEY J. SCHMIDT  
 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: *Jeanne L. Holcomb*



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

J-M-C-A-R

9 15 99

ORANGE COAST TITLE CO.  
 3510 EAST YORBA LINDA #384  
 FULLERTON, CA 92831  
 (714) 991-1111

RIVERSIDE

P-10101-17

①

②

1.6

RECORDING REQUESTED BY  
**ORANGE COAST TITLE CO.**  
 AND WHEN RECORDED MAIL TO:  
**RIVEROAKS ENTERPRISE INC.**  
 3310 EAST YORBA LINDA #384  
 FULLERTON, CA 92831

DOC # 1999-413072

09/15/1999 09:09A Fee:25.00  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Bree  
 Assessor, County Clerk & Recorder



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36

A.P.N.: 361-210-004 TRA #: 060003

**GRANT DEED**

T  
CZ

Escrow #12830-mp

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY  computed on full value of property conveyed, or  computed on full value less value of liens or encumbrances remaining at time of sale, unincorporated area;  City of LAKE ELSINORE, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**HAZEL F. WILLIAMS**, a widow  
 hereby GRANT(S) to **RIVEROAKS ENTERPRISES INC., A WYOMING CORPORATION**

the following described property in the <sup>AREA</sup> City of LAKE ELSINORE, County of Riverside State of California:

THE SOUTHEASTERLY 38 FEET OF THE NORTHWESTERLY 267.8 FEET OF LOT 13 IN BLOCK D OF ELSINORE AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

2002061-2

Hazel F. Williams  
 HAZEL F. WILLIAMS

Document Date: July 2, 1999

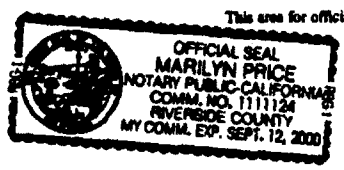
STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE )

On SEPTEMBER 14, 1999 before me, MARILYN PRICE

personally appeared HAZEL F. WILLIAMS  
 personally (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 Marilyn Price  
 MARILYN PRICE



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

F-M-C-R-N

9 15 99

RIVERSIDE COUNTY CLERK & RECORDER

RIVERSIDE

DO

Recording Requested By:

When Recorded Mail To:

Master Funding Company  
P.O. Box 2467  
Temecula, CA 92593

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Loan No. 17583-LH

**DEED OF TRUST WITH ABSOLUTE ASSIG**  
(This Deed of Trust contains an Acce

This DEED OF TRUST made November 23, 2004, by  
Riveroaks Enterprises Inc. A Wyoming Corporation

herein called TRUSTOR, whose address is: 3310 E. Yorba Lind  
Fullerton, CA 928

and Ress Financial

MFTDS Inc., A California Corporation

*Stephen L. Wheeler (1)*  
*ENTRY # C1921137*

*28636 Old town Fron*  
*Temecula*

herein called BENEFICIARY;

WITNESSETH: The Trustor irrevocably GRANTS, TRANSFERS AND /  
OF SALE, that property in the State of California, in the City of       
Riverside, described as:

Complete legal description attached hereto and made  
exhibit "A".  
APN # 381-210-004-7

Together with all rights and interest of Trustor, to all appurtenances, ease  
to oil, mineral, gas, water, water certificates, and hydrocarbon rights, le:  
of these, whether appurtenant, riparian or appropriative.





Recording Requested By:

When Recorded Mail To:

Master Funding Company  
P.O. Box 2457  
Temecula, CA 92593

③

Loan No. 17583-LH

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**DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF RENTS RIDER**  
(This Deed of Trust contains an Acceleration Clause)

41

This DEED OF TRUST made November 23, 2004, between:  
Riveroaks Enterprises Inc. A Wyoming Corporation

herein called TRUSTOR, whose address is: 3310 E. Yorba Linda Blvd. # 384  
Fullerton, CA 92831-

and **Ress Financial**  
MFTDS Inc., A California Corporation

herein called TRUSTEE, and

*Stephen L. Wheeler* ④  
Entry # C1921137

*28636 Old town Front St Ste 202  
Temecula CA 92590*

herein called BENEFICIARY;

WITNESSETH: The Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE in trust, with POWER OF SALE, that property in the State of California, in the City of Lake Elsinore, County of Riverside, described as:

Complete legal description attached hereto and made a part thereof as exhibit "A".  
APN # 381-210-004-7

Together with all rights and interest of Trustor, to all appurtenances, easements, community interests and licenses, and to oil, mineral, gas, water, water certificates, and hydrocarbon rights, leases, and overriding royalties therein, and all of these, whether appurtenant, riparian or appropriative.

*REI*

FOR THE PURPOSE OF SECURING:

- (1) Performance of each agreement of Trustor incorporated by
- (2) Payment of the indebtedness evidenced by one promissory note become due thereunder, and all extensions, modifications \$ 210,000.00 executed by Trustor
- (3) Payment of all sums of money, with interest thereon, which may be due to Trustee or Beneficiary under any provision of this

In the event of sale or transfer, conveyance or alienation of said real estate therein, whether voluntary or involuntary, Beneficiary shall have the right to the Note secured by the Deed of Trust, irrespective of the maturity date and immediately due and payable. No waiver of this right shall be effective as to Beneficiary to one such transaction shall not constitute waiver of this right in other transactions.

To Protect the security of this Deed of Trust, and with respect to the performance of each of all of the agreements, and adopts and agrees to perform all the provisions set forth as follows:

1. To keep said property in good condition and repair; not to remove or demolish any building and workmanlike manner any building which may be constructed, damaged or destroyed; to make improvements now or hereafter situated on the above described property at all times and any other destructive insects or elements; to pay when due all claims for labor and all laws affecting said property or requiring any alterations or improvements to be made; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, improve and use said property in a manner consistent with the character of the property from the character or use of said property may be reasonably necessary, the specific powers of Beneficiary or Trustee, or both, at any time during the continuation of this Deed of Trust, the exercise of which is reasonable as to time and manner.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory and with a fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereunder; to determine, or at option of Beneficiary the entire amount so collected or any part thereof shall not cure or waive any Default or Notice of Default hereunder or invalidate any
3. To appear in and defend any action or proceeding purporting to affect the security hereof or to pay all costs and expenses, including cost of evidence of title and attorney's fees which Beneficiary or Trustee may appear, or in any action or proceeding instituted hereunder of this Deed of Trust or the obligations secured hereby.
4. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property hereunder; all costs, fees and expenses of this Trust.
5. Should Trustor fail to make any payments or to do any act as herein provided, then without notice to or demand upon Trustor and without releasing Trustor from any obligations and to such extent as either may deem necessary to protect the security hereof, Beneficiary may take any action or proceeding purporting to affect the security hereof, or to pay all costs and expenses, including cost of evidence of title and attorney's fees which Beneficiary or Trustee may appear, or in any action or proceeding instituted hereunder of this Deed of Trust or the obligations secured hereby; pay, purchase, contest or compromise any encumbrance, charge or lien prior or superior hereto; and, in exercising any such powers, pay necessary expenses.
6. To pay immediately and without demand all sums so expended by Beneficiary or Trustee as prescribed in the Note. Should any additional funds be advanced on any note secured hereunder made in the time or manner of paying such note, or should any other action be taken to protect the security herein provided for shall be impaired in any manner whatsoever, then the amount so advanced shall immediately become due and payable.
7. Any award of damages or sums received in settlement in connection with any condemnation of any part thereof from any cause, is hereby assigned and shall be paid to Beneficiary in the same manner and with the same effect as above provided for disposition of property.

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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 any amounts that may become due thereunder, and all extensions, modifications, or renewals thereof, in the principal sum of \$ 210,000.00 executed by Trustor and payable to Beneficiary or order;
- (3) Payment of all sums of money, with interest thereon, which may be paid out or advanced by or may otherwise be due to Trustee or Beneficiary under any provision of this Deed of Trust.

In the event of sale or transfer, conveyance or alienation of said real property, or any part thereof, or any interest therein, whether voluntary or involuntary, Beneficiary shall have the right of acceleration, at it's option, to declare the Note secured by the Deed of Trust, irrespective of the maturity date expressed therein, and without demand or notice, immediately due and payable. No waiver of this right shall be effective unless it is in writing. Consent by the Beneficiary to one such transaction shall not constitute waiver of the right to require such consent to succeeding transactions.

To Protect the security of this Deed of Trust, and with respect to the property described above, Trustor expressly makes each of all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth as follows:

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; to keep all buildings, structures and other improvements now or hereafter situated on the above described property at all times entirely free of dry rot, fungus, rust, decay, termites, beetles, and any other destructive insects or elements; 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. Either Beneficiary or Trustee, or both, at any time during the continuation of this Deed of Trust, may enter upon and inspect said property, provided such entry is reasonable as to time and manner.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory 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, or in any action or proceeding instituted by Beneficiary or Trustee to protect or enforce the security of this Deed of Trust or the obligations secured hereby.
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 encumbrances, 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.
5. Should Trustor fail to make any payments 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 encumbrance, 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.
6. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate prescribed in the Note. Should any additional funds be advanced on any note secured by a trust deed now of record, or should any change be made in the time or manner of paying such note, or should any other action be taken by the undersigned with respect to such note whereby the security herein provided for shall be impaired in any manner whatsoever, then the Note secured hereby shall, at the option of the lender, immediately become due and payable.
7. Any award of damages or sums received in settlement in connection with any condemnation for public use of or any injury to said property or any part thereof from any cause, 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.

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11/24/2004 08:09A  
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8. 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.

Notwithstanding any provision herein or in the Note secured hereby to the contrary, Beneficiary or Trustee shall have the absolute right to direct the manner, order and amount in which payments shall be applied upon or allocated among the various items composing Trustor's indebtedness secured hereby.

In the event of default in the payment of any of the moneys to be paid under the terms of the Note(s) secured hereby or in the performance of any of the covenants and obligations of this Deed of Trust, then any funds in the possession of the Beneficiary, or other credits to which the Trustor would otherwise be entitled may, at the option of the Beneficiary, be applied to the payment of any obligation secured hereby in such order as the Beneficiary may, in its sole discretion determine.

9. At any time or from time to time, without liability therefor and without notice upon written request of Beneficiary and presentation of this Deed of 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 thereof. Trustee may, but shall be under no obligation or duty to, appear in or defend any action or proceeding purporting to affect said property or the title thereto, or purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee.
10. 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". The Trustee may destroy said Note, this Deed of Trust (and any other documents related thereto) upon the first to occur of the following: 5 years after issuance of a full reconveyance; or, recordation of the Note and Deed of Trust in a form or medium which permits their reproduction for 5 years following issuance of a full reconveyance.
11. 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. Trustee shall be entitled to rely upon the correctness of such notice. Beneficiary also shall deposit with trustee this Deed, said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as then may 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 (but subject to any statutory right of Trustor to direct the order in which said property, if consisting of several lots or parcels, shall be sold), 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, expressed 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.

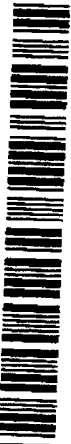
After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the rate prescribed in the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

12. 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. As used herein, "fixtures" includes but is not limited to carpeting, built-in appliances, draperies and drapery rods, shrubs, water tanks, plumbing, machinery, air conditioners, ducts, and the like.
13. 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.
14. 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 page where this Deed is recorded and the name and address of the new Trustee.

If Notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustees shall not be exclusive of other provisions for substitution provided by law.

PG



15. Trustor agrees to pay Beneficiary the maximum legal charge for a statement regarding the Trust Deed obligation herein.
16. Acceptance by Beneficiary of a partial payment on account, after Notice of Default has been recorded, shall not be construed as curing the default nor as a waiver of past or future delinquencies of Trust Deed payment.
17. If the security under this Deed of Trust is a condominium or a community apartment or planned development project, Trustor agrees to perform each and every obligation of the owner of such condominium or interest in such project under the declaration of covenants, conditions and restrictions or bylaws or regulations pertaining to such condominium or project. Upon the request of Beneficiary, Trustor agrees to enforce against other owners in such condominium or project each and every obligation to be performed by them, if the same have not been performed or if valid legal steps have not been taken to enforce such performance within ninety (90) days after such request is made.
18. If the security for this Deed of Trust is a leasehold estate, Trustor agrees not to amend, change or modify his leasehold interest, or any of the terms thereof, or agree to do so, without the written consent of Beneficiary being first obtained. In the event of a violation of this provision, Beneficiary shall have the right, at its option, to declare all sums secured hereby immediately due and payable.
19. THE FOLLOWING PROVISIONS MAY RESULT IN THE COMPOUNDING OF INTEREST ON YOUR LOAN: At the option of the Beneficiary, if any payment should be insufficient to pay the interest then due, the balance of interest remaining shall be added to principal and will bear interest at the Note rate as the principal.

At the option of the Beneficiary, if any principal and/or interest installments, late charges, advances and/or costs should be repaid through or by any forbearance, bankruptcy plan or similar repayment plan, the total sum of these amounts will bear interest at the Note rate from the date due or advanced until the date repaid.

20. [ ] MULTIPLE LENDER LOANS: Pursuant to Civil Code Section 2941.9, this deed of trust is subject to a signed agreement between all of the beneficiaries to be governed by the beneficiaries holding more than 50% of the record beneficial interest.

IT IS AGREED BY THE UNDERSIGNED TRUSTOR THAT THE ATTACHED "ABSOLUTE ASSIGNMENT OF RENTS RIDER" IS INCORPORATED HERETO AND IS MADE A PART HEREOF.

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

Signature of Trustor

Signature of Trustor

Riveroaks Enterprises, Inc.  
 A Wyoming Corporation  
 State of California

County of Riverside } ss.

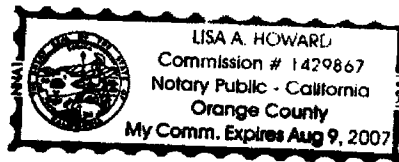
On 11/23/04 before me, LISA A. HOWARD  
 Notary Public, personally appeared:

Rachelle Grach

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 HIS/HER/THEIR signature(s) on the instrument the person or entity upon behalf of which person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lisa A. Howard  
 Notary Public



2004-0937511  
 11/24/2004 08:00A  
 4 of 9

## ABSOLUTE ASSIGNMENT OF RENTS RIDER

This ABSOLUTE ASSIGNMENT OF RENTS made November 23, 2004 between:  
Riveroaks Enterprises Inc. A Wyoming Corporation

hereinafter referred to as "Assignor" (also known as Trustor under the Deed of Trust of same date of which this document is a rider thereto) and:

MFTDS Inc., A California Corporation

hereinafter referred to as "Assignee" (also known as Beneficiary under the Deed of Trust of same date of which this document is a rider thereto) hereby agree to the following:

- A. Assignor is the record fee owner of the certain real property (the "Property" hereinafter), consisting of an improved rental unit building located in the County of Riverside, State of California described as:

Complete legal description attached hereto and made a part thereof as exhibit "A".

APN # 381-210-004-7

- B. Assignor, as Trustor, has executed a Deed of Trust in favor of Assignee, as Beneficiary, to secure a loan made by Assignee to Assignor. Said Deed of Trust incorporates this document by reference.

NOW THEREFORE, FOR VALUABLE CONSIDERATION, the parties hereto agree as follows:

1. Assignor grants, transfers and assigns to Assignee all rents, issues and profits from the Property, as well as Assignor's interest in all leases, oral or written, now in effect or hereinafter entered into concerning the Property.
2. Assignor reserves the right to collect the rents, issues and profits from the Property only for so long as Assignor is not in default under the terms of the Deed of Trust.
3. In the event of a default by Assignor under the terms of the Deed of Trust, Assignee shall be entitled to accelerate all sums due under the loan secured said Deed of Trust in accordance with the terms thereof and is authorized to enter into and upon the Property, by itself or through an agent, for the purpose of collecting the rents, issues and profits from the Property. In such event Assignee may, in its sole discretion, take and hold possession of the Property, operate and manage the Property and take such other action as it may deem necessary to protect its security interest in the Property and its rents, issues and profits. Assignor appoints Assignee its true, lawful and irrevocable attorney to demand, receive and enforce payment, to give receipts, releases and satisfactions, and to sue, either in the name of the Assignor or in the name of the Assignee, for all such rents.



2004-0937511  
11/24/2004 08:00A  
5 of 8

Page 1 of 3

RG

Public Record

4. In addition to the rights set forth in paragraph 3 above, Assignee may exercise any other remedy it has at law or pursuant to the terms of the Deed of Trust. Without in any way limiting the foregoing, Assignee shall have the right, in its sole discretion, to seek the appointment of a receiver to take possession of the property, manage same, and collect the rents, issues and profits on behalf of Assignee.
5. Assignor agree not to collect any rent, issues or profits accruing under the leases, rental agreements or otherwise from the Property in advance of the time when they shall become due without the prior written consent of Assignee.
6. Assignee does not assume any of the Assignor's obligations under any lease or any other agreement assigned hereunder, and Assignor agrees to keep and perform all obligations thereunder and to save Assignee harmless from the consequences of any failure to do so.
7. Assignor agrees that it will not assign any interest in any lease, or any other agreement to pay any rent assigned hereunder; and that notice of this Assignment may be given to any lessee or party to any such agreement at any time at Assignee's option.
8. This Assignment is intended by Assignor and Assignee to create an absolute assignment to Assignee, rather than an assignment for security purposes only. Any sums collected by or on behalf of Assignee pursuant to the provisions of this Assignment shall be applied first to the payment of any costs incurred for management of the property and collection of rents (including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees), and then to other sums secured by the Deed of Trust. All notices, requests, demands and other communications hereunder shall be deemed to have been duly given if delivered in person or by United States mail, certified or registered, return receipt requested, or otherwise actually delivered to the corresponding notice addresses listed below.

Notice Address for Assignor (Trustor):

3310 E. Yorba Linda Blvd. # 384  
Fullerton, CA 92831-

*DDP*

Notice Address for Assignee (Beneficiary):

Master Funding Company  
P.O. Box 2467  
Temecula, CA 92593-

*DDP*

9. If Assignor has retained any of the executed instruments or indentures evidencing the leases, then such retention is agreed to be for the convenience only of Assignor, and shall not in any way be deemed to defeat or diminish any right Assignee under this Agreement. Assignor further covenants, in such case, at any time, on demand of Assignee, to deliver all such lease instruments to Assignee.
10. Time is of the essence under this Absolute Assignment and any amendment, modification, or revision of it.

IN WITNESS WHEREOF, this absolute assignment of rents rider has been duly executed by Assignor.

Signature of Trustor

Signature of Trustor

*Riveroaks Enterprises, Inc.*  
\_\_\_\_\_  
Riveroaks Enterprises, Inc.  
A Wyoming Corporation

See Next Page for Notary



2004-0937511  
11/24/2004 08:08A  
6 of 9



State of California

County of Riverside } ss.

On 11/23/04 before me, LISA A. HOWARD  
Notary Public, personally appeared:

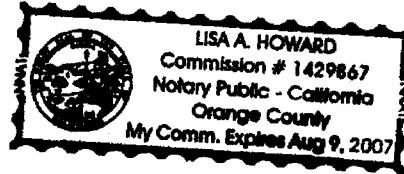
Rachelle Coach

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 HIS/HER/THEIR signature(s)  
on the instrument the person or entity upon behalf of which person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lisa A. Howard

Notary Public



2004-0937511  
11/24/2004 08:00A  
7 of 9

EXHIBIT "A"

The Southeasterly 58 feet of the Northwesterly 267.8 feet of Lot 13 in Block D of Elsinore, as shown by Map on file in Book 6, Page(s) 296 of Maps, Records of San Diego County, California.

APN# 381-210-004-7



2004-0937511  
11/24/2004 08:00A  
8 of 9

GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
<http://riverside.asrclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: LISA A HOWARD

Commission #: 1429867

Place of Execution: Riverside

Date Commission Expires: 8-9-07

Date: 11-24-04

Signature: [Handwritten Signature]

Print Name: LISA HOWARD

ACR 186P-AS4RE0 (Est. 05/2003)



2004-0937511  
11/24/2004 08:00A  
9 of 9

<b>Owner Name</b>	<b>Parcel Number / Property Tax ID</b>	<b>Site Address</b>	<b>Mail Address</b>
RIVEROAKS ENTERPRISES INC	381-210-004	CA	2942 E CHAPMAN AVE UNIT# 191 ORANGE, CA 92869-3745

**Property Profile**  
**Ownership Information**

<b>Primary Owner</b>	RIVEROAKS ENTERPRISES INC
<b>Secondary Owner</b>	
<b>Ownership Description</b>	CO-OWNER
<b>Site Address</b>	
<b>Site City, St Zip</b>	CA
<b>Mail Address</b>	2942 E CHAPMAN AVE UNIT# 191
<b>Mail City, St Zip</b>	ORANGE, CA 92869-3745
<b>Telephone</b>	
<b>Census Tract</b>	0430.00
<b>Legal Description</b>	1.25 ACRES IN POR LOT 13 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE
<b>Lot/Block</b>	13/D
<b>Housing Tract / Subdivision Name</b>	ELSINORE OF RESUB

**Property Details**

<b>Use Description</b>	VACANT MISCELLANEOUS	
<b>State</b>	CALIFORNIA	<b>County/Municipality</b> RIVERSIDE
<b>RTSQ</b>		<b>Total Rooms</b>
<b>Zoning</b>	C1	<b>Bedrooms</b>
<b>Number Of Units</b>		<b>Bathrooms</b>
<b>Year Built/Effect Yr Built</b>		<b>Basement Square Feet</b>
<b># Of Stories</b>		<b>Basement Description(s)</b>
<b>Lot Size</b>	54,450 SQFT / 1.2500 Acres	<b>View</b>
<b>Usable Lot Size</b>		<b>Pool</b>
<b>Lot Depth</b>		<b>FirePlace</b>
<b>Lot Width</b>		<b>HT/AC</b>
<b>Square Feet</b>		<b>Cooling Detail</b>
<b>Square Ft 1st Flr</b>		<b>Heating Detail</b>
<b>Square Ft 2nd Flr</b>		<b>Roof Type</b>
<b>Square Ft 3rd Flr</b>		<b>Construction Quality</b>
<b>Additions - Square Feet</b>		<b>Construction Type</b>
<b>Parking</b>		<b>Exterior</b>
<b>Parking Square Feet</b>		<b>Foundation</b>
<b>New Page Grid</b>		<b>Building Shape</b>
<b>Map Page Grid</b>		

**Tax Information**

<b>Assessor's Parcel Number / Tax ID</b>	381-210-004	<b>Assessor's Market Value</b>	\$0
<b>Alt Assessor's Parcel Number</b>		<b>Exemption</b>	
<b>Assessed Total</b>	\$119,350	<b>Tax Amount</b>	\$1,235.82
<b>Land Total</b>	\$119,350	<b>Tax Status</b>	Delinquent
<b>Improvement Percent Improvement</b>		<b>Year Delinquent</b>	2006
		<b>Tax Rate Area</b>	65140

**Sale Information**

<b>Last Sales Date</b>	September 15, 1999	<b>1st Loan Amount</b>	
<b>Document Number</b>	0000413071	<b>First Loan Type</b>	
<b>Sale Value</b>	\$100,000 (Full)	<b>2nd Loan Amount</b>	
<b>Last Transaction W/O \$</b>	September 15, 1999	<b>Cost / Square feet</b>	
<b>Last Transaction W/O \$ Doc</b>	0000413072		
<b>Title Company</b>	ORANGE COAST TITLE		

© 2003 DataQuick Information Systems  
This information is compiled from public documents and is not guaranteed.



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

CASES#: CV10-0143 PROPERTY SITUS: No Street Address

A.P.N.: 381-210-004 DRAWN ON (date) 11-30-2010 DRAWN BY: M. JONES

Provide North Arrow



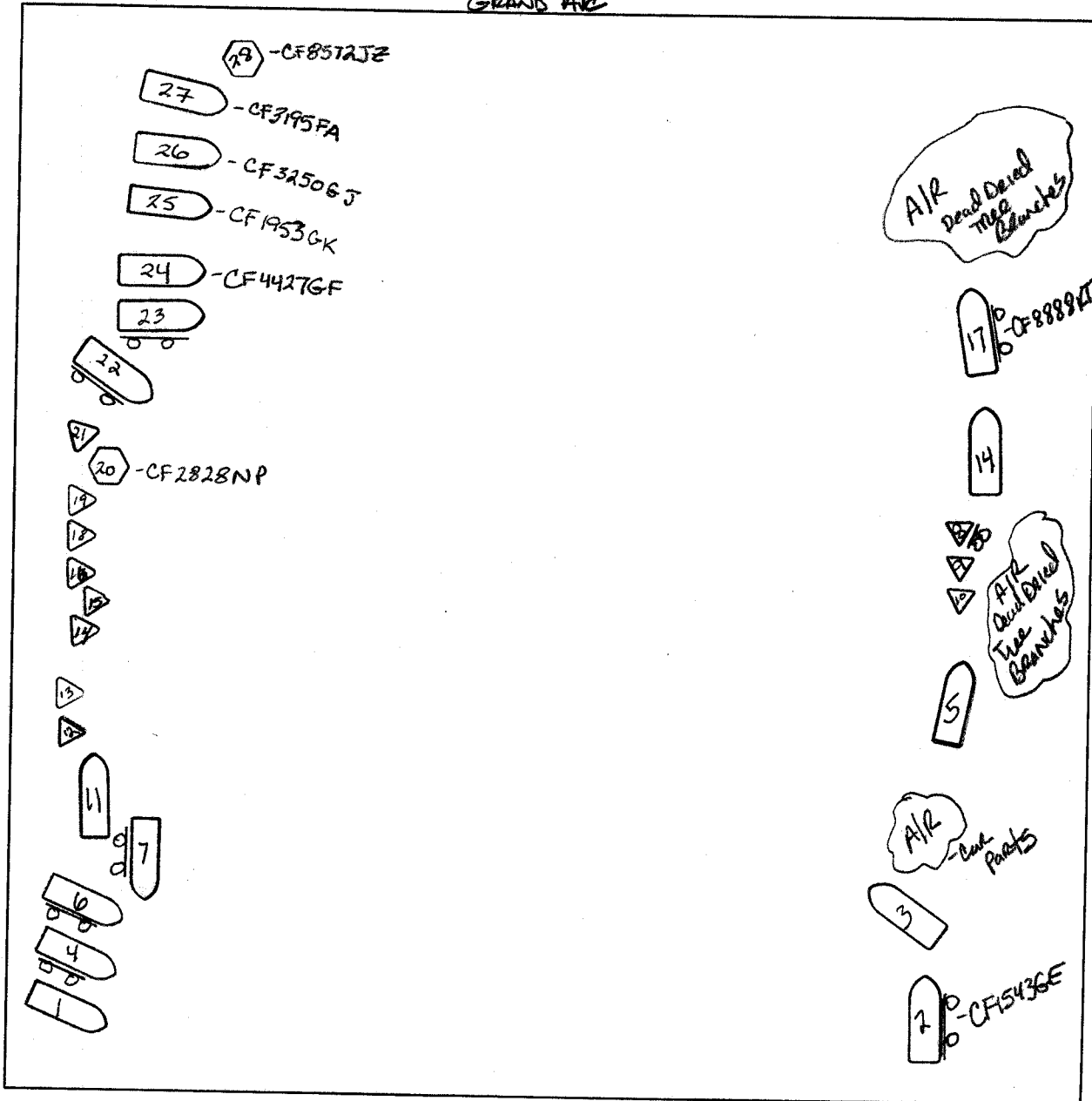
= Boat    = Boat MOLD    = Personal Water Craft

= Boat Mold w/ TRAILER

WEST PROPERTY LINE

= Boat w/ Trailer

GRAND AVE



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NOT TO SCALE

EAST PROPERTY LINE

SIT.05 - Code Enforcement 10.07

↓ LAKE ELSINORE

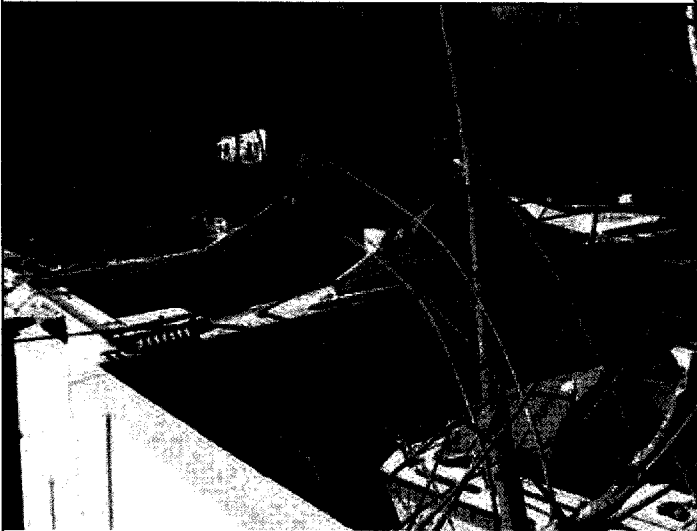
EXHIBIT NO. D



Google Earth as of 9/30/2010

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

*Photographs*



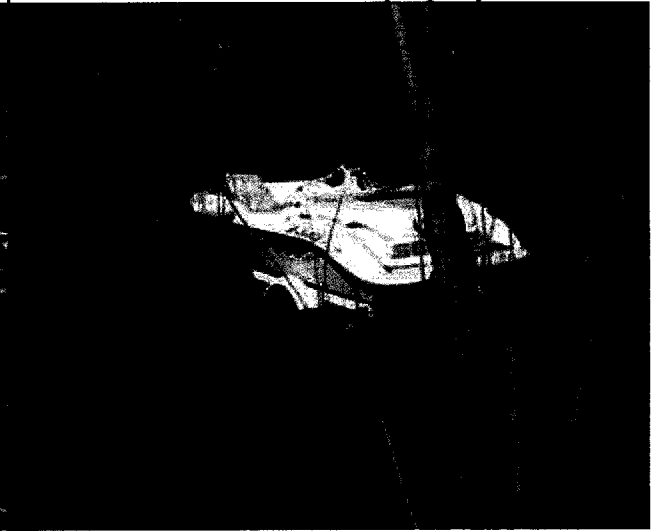
Boat on the property



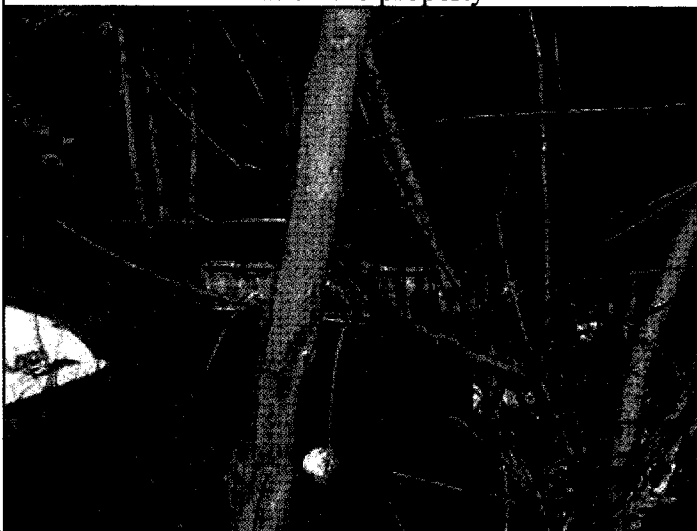
Boat on the property



Boat on the property



Boat on the property



Boat on the property



Boat on the property

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



Boat on the property

Boat on the property



Boat on the property

Boat on the property

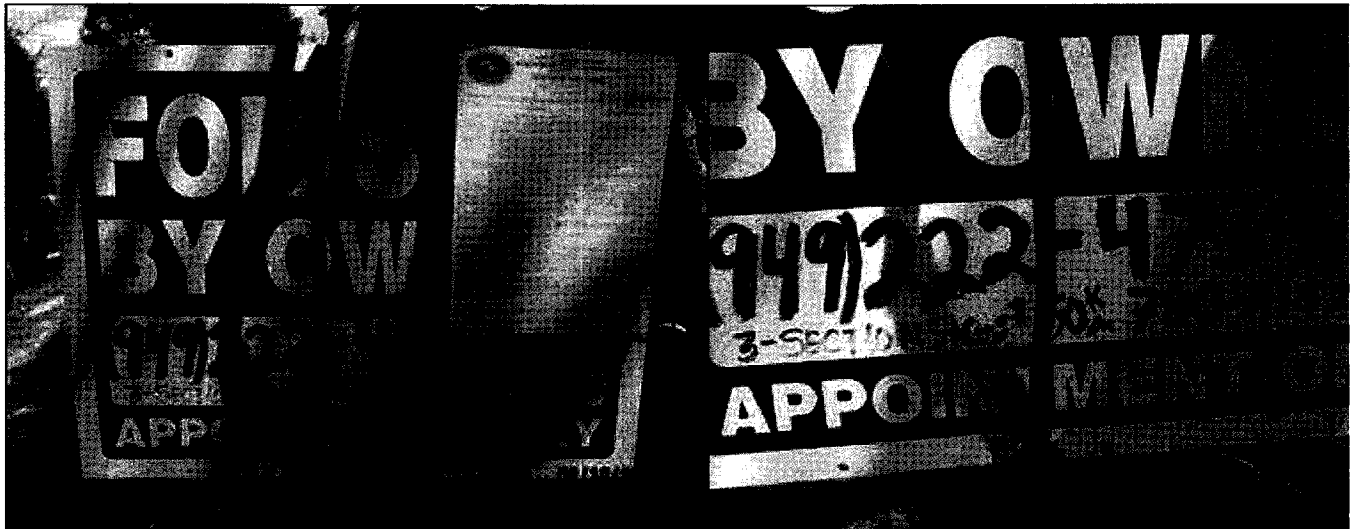


Boat on the property

Boat on the property

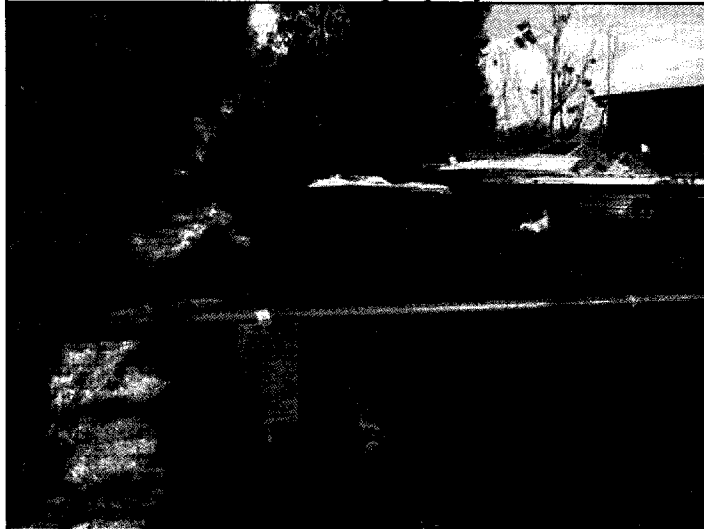
EXHIBIT NO. DA





Boat on the property

Posted NOV on for sale sign



Posted Admin Cite #A30695

Violation continues



Violation continues

Violation continues

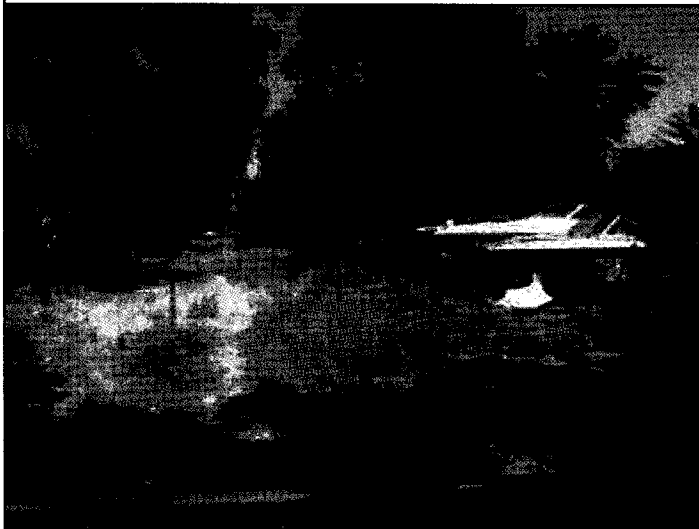
EXHIBIT NO.     D<sup>5</sup>



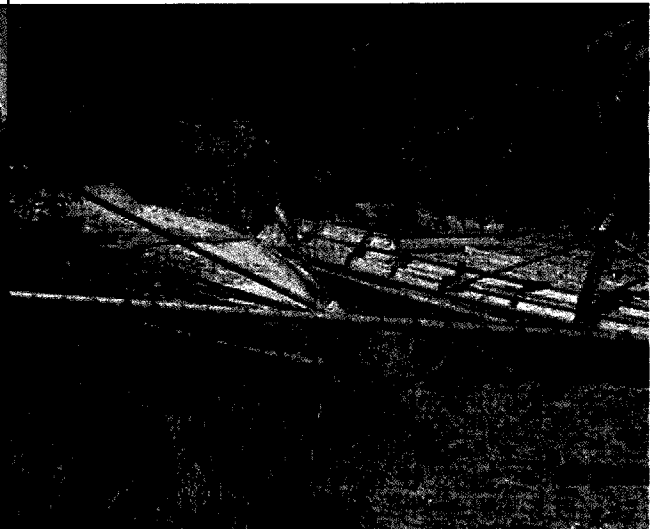
Posted Admin Cite



POsted Admin Cite #A36466



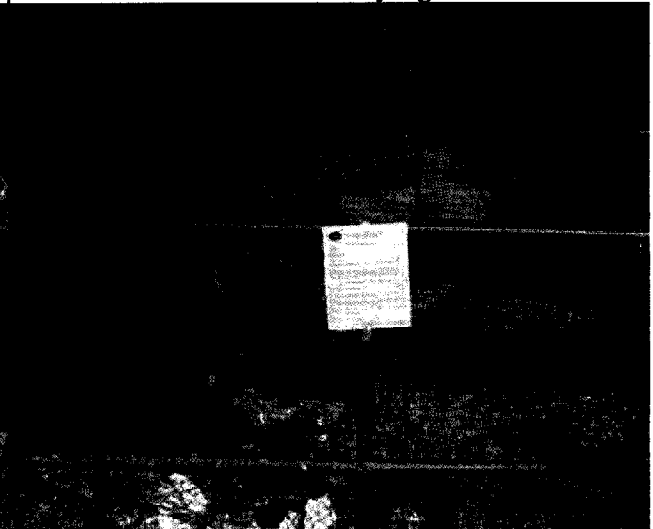
Boats still present as of 9/24/10



9/24/10 decaying boats

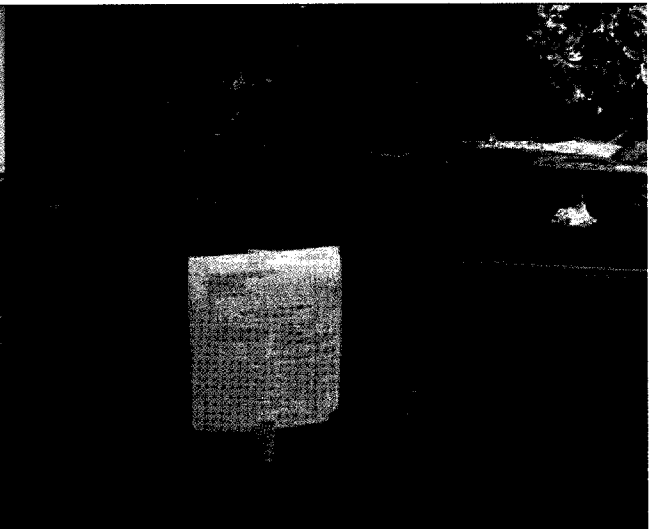


9/24/10 decaying boats and hulls



Posted NOI-Inspect

EXHIBIT NO.       D<sub>4</sub>



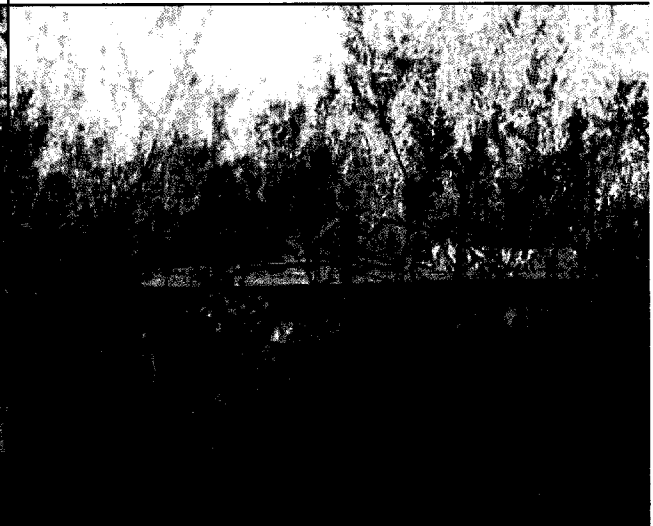
Front of property as of 10/27/2010

Posted 24 Hour Notice



INSPECTION WARRANT- Posted Inspection Warrant

INSPECTION WARRANT- Boat



INSPECTION WARRANT- Boats and boat molds

INSPECTION WARRANT- Rubbish, vehicle ho

EXHIBIT NO.  D1



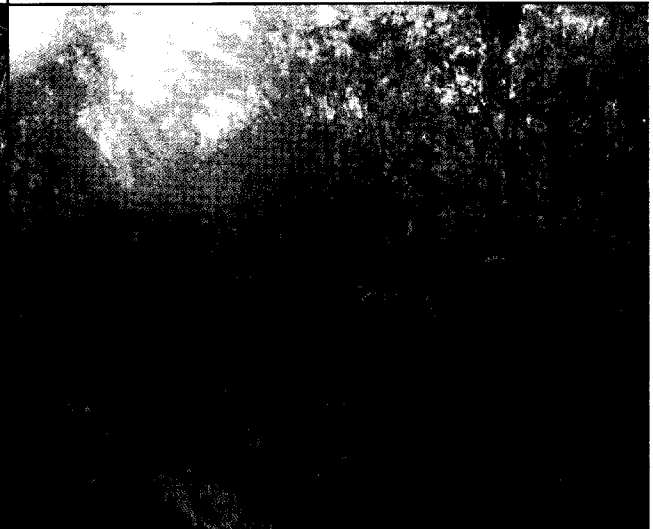
INSPECTION WARRANT-



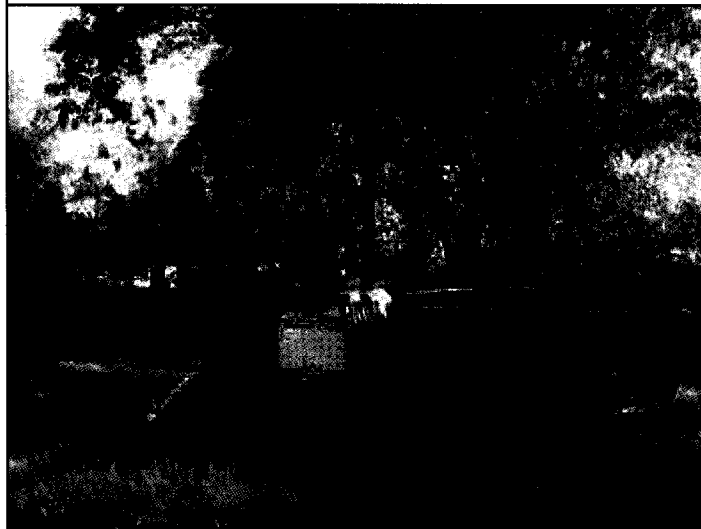
INSPECTION WARRANT-Boat molds



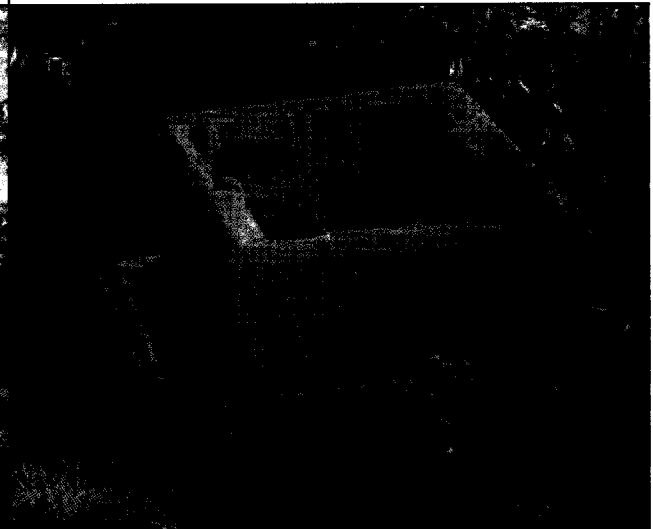
INSPECTION WARRANT-Boat molds



INSPECTION WARRANT-Boat molds

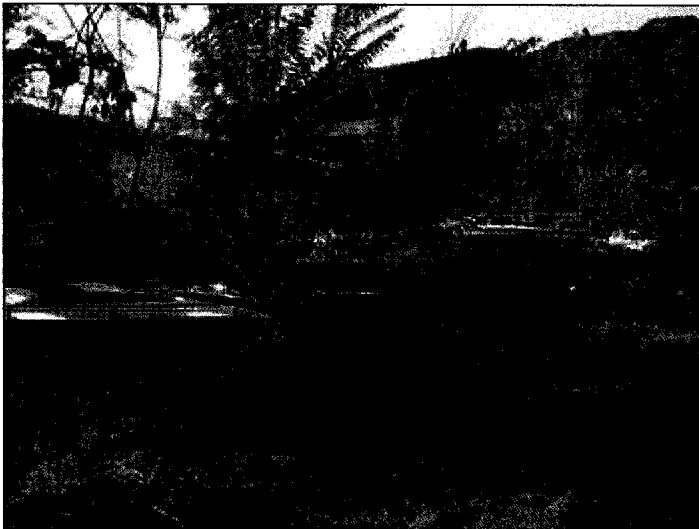


INSPECTION WARRANT- Boat molds

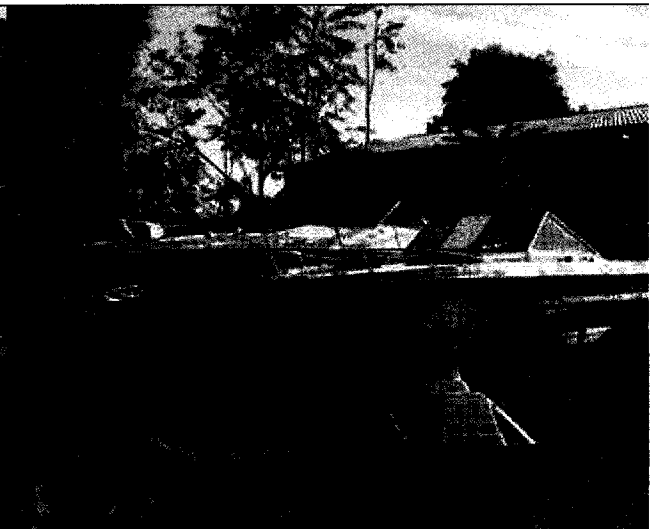


INSPECTION WARRANT- A spa

EXHIBIT NO.     D<sup>8</sup>



INSPECTION WARRANT- Several boats



INSPECTION WARRANT- Boat and PWC



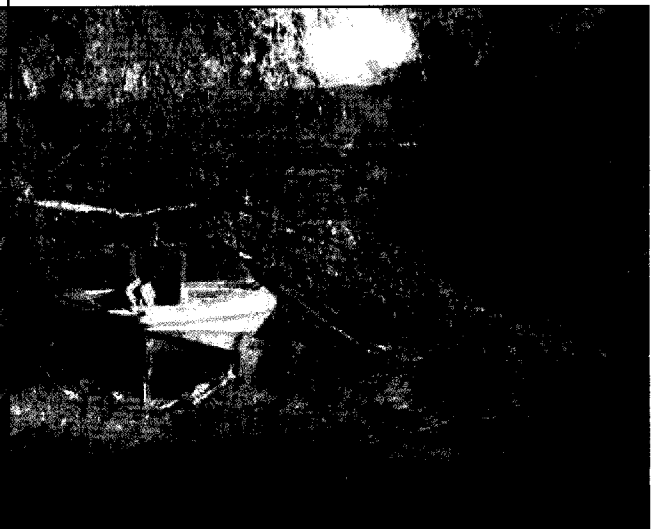
INSPECTION WARRANT- Boats and boat molds



INSPECTION WARRANT-Rubbish, dead dried branch



INSPECTION WARRANT- Rubbish, 5 gal paint can & vegetation



INSPECTION WARRANT- Rubbish, dead dried branch

EXHIBIT NO. D<sup>9</sup>



INSPECTION WARRANT- Chain reattached with zip ties

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



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10-01043

THE PROPERTY AT: 1 Parcel North of 18010 Grand Ave, LAKE ELISINORE APN#: 381-210-004

WAS INSPECTED BY OFFICER: M. JONES ID#: 65 ON 2/10/2010 AT 11:30 am/pm

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

Table with 2 columns: Code/Description and Violation/Description. Includes items like Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish, Unpermitted Construction, Unpermitted Outdoor Advertising Display, Prohibited Fencing, etc.

COMMENTS: ZONES C1-CP, R-3, W-1

\* Remove ALL Rubbish & EOS From property

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 3/10/2010. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION.

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.

Signature and Name fields: SIGNATURE, PRINT NAME, DATE, CDL/CID#, D.O.B. Includes checkboxes for PROPERTY OWNER, TENANT, EXHIBIT NO., and POSTED.



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

May 11, 2010

RE CASE NO: CV1001043

I, Matt Jones, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 2/10/2010 at 1130 AM, I securely and conspicuously posted Notice of Violation of RCC 8.120.010, RCC 17.72.010, RCC 17.44.010 and RCC 17.160.010 at the property described as:

**Property Address:** 0 , LAKELAND VILLAGE

**Assessor's Parcel Number:** 381-210-004

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

Executed on May 11, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Matt Jones, Code Enforcement Officer

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





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

February 11, 2010

RIVEROAKS ENTERPRISES INC  
2942 E CHAPMAN AVE NO 191  
ORANGE, CA 92869

RE CASE NO: CV1001043

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 0 , California, Assessor's Parcel Number 381-210-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY March 12, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Matt Jones, Code Enforcement Officer III

EXHIBIT NO.       E<sup>3</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**JOHN BOYD**  
Director

**PROOF OF SERVICE**

Case No. CV1001043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 February 11, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation**

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

RIVEROAKS ENTERPRISES INC 2942 E CHAPMAN AVE NO 191, ORANGE, CA 92869

XX **BY CERTIFIED-RETURN RECEIPT REQUESTED 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 at 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 February 11, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

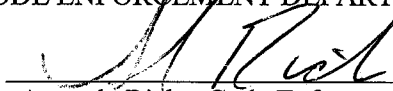
  
By: Amanda Ricks, Code Enforcement Aide

EXHIBIT NO.       E<sup>4</sup>

7007 1490 0003 4241 6062

**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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee		

RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE NO 191  
 ORANGE, CA 92869  
 CV10-01043 / MJ 381

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Addressee <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <i>S. Key</i></p> <p>C. Date of Delivery <i>2/27/10</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No        If YES, enter delivery address below:</p>	
<p>1. Article Addressed to:</p> <p>RIVEROAKS ENTERPRISES INC          2942 E CHAPMAN AVE NO 191          ORANGE, CA 92869          CV10-01043 / MJ 381</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> P.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p>	<p>7007 1490 0003 4241 6062</p>	
PS Form 3811, August 2001	Domestic Return Receipt	102595-02-M-1540

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

E<sup>5</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

March 23, 2010

RIVEROAKS ENTERPRISES INC  
2942 E CHAPMAN AVE NO 191  
ORANGE, CA 92869

RE CASE NO: CV1001043 at 0 , , California, Assessor's Parcel Number 381-210-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 0 , California, Assessor's Parcel Number 381-210-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY April 17, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Matt Jones, Code Enforcement Officer

EXHIBIT NO.                     E4



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

March 23, 2010

RIVEROAKS ENTERPRISES INC  
3310 East Yorba Linda #384  
Fullerton, CA 92831

RE CASE NO: CV1001043 at 0 , , California, Assessor's Parcel Number 381-210-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 0 , California, Assessor's Parcel Number 381-210-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY April 17, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Matt Jones, Code Enforcement Officer

EXHIBIT NO.       E<sup>7</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

March 23, 2010

Master Funding Company  
PO Box 2467  
Temecula, CA 92593

RE CASE NO: CV1001043 at 0 , , California, Assessor's Parcel Number 381-210-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 0 , California, Assessor's Parcel Number 381-210-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY April 17, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Matt Jones, Code Enforcement Officer

EXHIBIT NO.       E<sup>8</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

March 23, 2010

STEPHEN L WHEELER  
MFTDS, INC./ C1921137  
28636 OLD TOWN FRONT ST STE 202  
TEMECULA, CA 92590

RE CASE NO: CV1001043 at 0 , , California, Assessor's Parcel Number 381-210-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 0 , California, Assessor's Parcel Number 381-210-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY April 17, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Matt Jones, Code Enforcement Officer

EXHIBIT NO.     E<sup>9</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

March 23, 2010

Riveroaks Enterprises Inc.  
1740 Dell Range Blvd # 439  
Cheyenne, WY 82009

RE CASE NO: CV1001043 at 0 , , California, Assessor's Parcel Number 381-210-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 0 , California, Assessor's Parcel Number 381-210-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY April 17, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Matt Jones, Code Enforcement Officer

EXHIBIT NO.           E<sup>10</sup>





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV1001043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 March 23, 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 **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND REGULAR MAIL** addressed as follows:

RIVEROAKS ENTERPRISES INC 2942 E CHAPMAN AVE NO 191, ORANGE, CA 92869  
RIVEROAKS ENTERPRISES INC 3310 East Yorba Linda #384, Fullerton, CA 92831  
Master Funding Company PO Box 2467, Temecula, CA 92593  
STEPHEN L WHEELER MFTDS, INC./ C1921137 28636 OLD TOWN FRONT ST STE 202, TEMECULA, CA 92590  
Riveroaks Enterprises Inc. 1740 Dell Range Blvd # 439, Cheyenne, WY 82009

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 March 23, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Amanda Ricks, Code Enforcement Aide

EXHIBIT NO.     E11

7007 1490 0003 4241 7106

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	

Postmark Here

RIVEROAKS ENTERPRISES INC  
2942 E CHAPMAN AVE NO 191  
ORANGE, CA 92869  
CV10-01043 / MJ 381

7007 1490 0003 4241 7106

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	

Postmark Here

RIVEROAKS ENTERPRISES INC  
3310 East Yorba Linda #384  
Fullerton, CA 92831  
CV10-01043 / MJ 381

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent   
 B. Received by (Printed Name) SKA  Addressee   
 C. Date of Delivery 3/23/10  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes  No

**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:  
 RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE NO 191  
 ORANGE, CA 92869  
 CV10-01043 / MJ 381



2. Article Number (transfer from service label) 7007 1490 0003 4241 7106  
 PS Form 3811, February 2004  
 Domestic Return Receipt  
 102585-02-M-1540

USPS ON NEXT PAGE

EXHIBIT NO. E12



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

[Track & Confirm](#)   [FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7007 1490 0003 4241 7113**  
Status: **Delivered**

Your item was delivered at 12:11 pm on March 25, 2010 in FULLERTON, CA 92831. A proof of delivery record may be available through your local Post Office for a fee.

Additional information for this item is stored in files offline.

[Restore Offline Details >](#)



[Return to USPS.com Home >](#)

### Track & Confirm

Enter Label/Receipt Number.

[Site Map](#)   [Customer Service](#)   [Forms](#)   [Gov't Services](#)   [Careers](#)   [Privacy Policy](#)   [Terms of Use](#)   [Business Customer Gateway](#)

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

EB  
E

7007 1490 0003 4241 7120

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

Tot  
Sent  
Street or P.O. Box  
City, State, ZIP+4®

Master Funding Company  
PO Box 2467  
Temecula, CA 92593  
CV10-01043 / MJ 381

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

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

**OFFICIAL USE**

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

Postmark Here

STEPHEN L WHEELER  
MFTDS, INC./ C1921137  
28636 OLD TOWN FRONT ST STE 202  
TEMECULA, CA 92590  
CV10-01043 / MJ 381

PS Form 3800, August 2006

See Reverse for Instructions

7007 1490 0003 4241 7137

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) S. WHEELER C. Date of Delivery 3-26-10

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

3. Service Type  Certified Mail  Express Mail  Return Receipt for Merchandise

Registered  Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

7007 1490 0003 4241 7120

102595-02-M-1540

Domestic Return Receipt

2. Article Number (Transfer from service label)  
PS Form 3811, February 2004

**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:

Master Funding Company  
PO Box 2467  
Temecula, CA 92593  
CV10-01043 / MJ 381

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

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

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

**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:

STEPHEN L WHEELER  
MFTDS, INC./ C1921137  
28636 OLD TOWN FRONT ST STE 202  
TEMECULA, CA 92590  
CV10-01043 / MJ 381

2. Article Number (Transfer from service label)  
PS Form 3811, February 2004

7007 1490 0003 4241 7137

102595-02-M-1540

Domestic Return Receipt

EXHIBIT NO.       

*FA*

7007 1490 0003 4241 7144

**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 \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

To: Riveroaks Enterprises Inc.  
 1740 Dell Range Blvd # 439  
 Cheyenne, WY 82009  
 CV10-01043 / MJ 381

PS Form 3800, August 2006 See Reverse for Instructions

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature]  Agent  Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery 3/24/10

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

7007 1490 0003 4241 7144  
 Domestic Return Receipt 102555-02-M-1540

**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:  
 Riveroaks Enterprises Inc.  
 1740 Dell Range Blvd # 439  
 Cheyenne, WY 82009  
 CV10-01043 / MJ 381

2. Article Number (Transfer from service label)  
 PS Form 3811, February 2004

EXHIBIT NO.       

*EL*



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

June 25, 2010

Elizabeth Larocque, ESQ  
GOE & Forrsythe LLC RE: Riveroaks Enterprises  
18101 Von Karman Ave, ST 510  
Irvine, CA 92612

RE CASE NO: CV1001043 at 1 Parcel North of 18010 Grand Avenue, Lake Elsinore, California, Assessor's Parcel Number 381-210-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 Parcel North of 18010 Grand Avenue, Lake Elsinore, California, Assessor's Parcel Number 381-210-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY July 25, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Matt Jones, Code Enforcement Officer

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

Elk



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV1001043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Angie Solis, 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 June 25, 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** addressed as follows:

Elizabeth Larocque, ESQ GOE & Forrsythe LLC RE: Riveroaks Enterprises 18101 Von Karman Ave, ST 510, Irvine, CA 92612

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 June 25, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

\_\_\_\_\_  
By: Angie Solis, Code Enforcement Aide

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

E17

**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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Elizabeth Larocque, ESQ  
 GOE & Forsythe LLC RE: Riveroaks Enterprises  
 18 101 Von Karman Ave, ST 510  
 Irvine, CA 92612  
 CV10-01043 M.JONES 381-210-004

PS Form 3800, August 2006 See Reverse for Instructions

7009 1410 0002 4427 9224

**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  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 S. Stein 6-29-10

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

1. Article Addressed to:  
 Elizabeth Larocque, ESQ  
 GOE & Forsythe LLC RE: Riveroaks Enterprises  
 8101 Von Karman Ave, ST 510  
 Irvine, CA 92612  
 CV10-01043 M.JONES 381-210-004

Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) 7009 1410 0002 4427 9224

EXHIBIT NO. E18



COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A30695**

DATE:	TIME:	AM <input checked="" type="checkbox"/> PM	CASE NUMBER:
3/22/2010	1200		CV10-01043
NAME: (FIRST, MIDDLE, LAST)			DOB:
Riveroaks Enterprises INC			
MAILING ADDRESS:		CITY:	STATE: ZIP:
2942 E. CHAPMAN AV # 191, ORANGE CA			92667
LOCATION OF VIOLATION:			DISTRICT:
APN # 381-210-004			
<input type="checkbox"/> BUSINESS OWNER <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OTHER			
The following conditions exist on the property listed above:			<b>PENALTY AMOUNT</b>
<b>RIVERSIDE COUNTY CODE VIOLATION</b>			1ST PENALTY \$100.00    2ND PENALTY \$200.00    3RD PENALTY \$500.00
RCC Title 17	UNPERMITTED CANOISE.		
Sec. 2.010	EXCESSIVE OUTSIDE STORAGE	X	
RCC Title 17	EXCESSIVE OUTSIDE STORAGE.		
Sec. 44.010		X	
RCC Title 17	EXCESSIVE ANIMALS.		
Sec. _____			
RCC Title 15	CONSTRUCTION W/O A PERMIT.		
Sec. _____			
RCC Title 15	MOBILE HOME INSTALL W/O A PERMIT.		
Sec. _____			
RCC Title 15	GRADING W/O A PERMIT.		
Sec. _____			
RCC Title 17	EXCESSIVE OUTSIDE STORAGE	X	
Sec. 100.010			
RCC Title 5	Accumulated Lubbish	X	
Sec. 120.010			
COMMENTS:			<b>TOTAL PENALTY</b>
			\$ 400.00
NAME OF CITING OFFICER		BADGE NO.	
M. JONES		65	

**PAYMENT INFORMATION:** Payment of penalty must be made within twenty (20) days by mail. Make your check or money order payable to: COUNTY OF RIVERSIDE, CODE ENFORCEMENT DEPARTMENT. **DO NOT SEND CASH.** Please write the citation number on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored" by your bank. Mail in the attached envelope to:

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
P.O. Box 7275  
Newport Beach, CA 92658-7275

To pay this citation electronically, please go to: [www.citationinfo.com](http://www.citationinfo.com)

**SEE REVERSE SIDE:** for information concerning your rights to appeal this citation and the consequences of failing to pay the administrative penalty.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

Signature X \_\_\_\_\_

Posted

Distribution: PROCESSING COMPANY - White; OFFICER - Green; DEFENDANT - Yellow

IMAGE PRINTING (949) 754-9000

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

EA



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

May 11, 2010

RE CASE NO: CV1001043

I, Matt Jones, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 03/22/2010 at 1200 PM, I securely and conspicuously posted Administrative Citation #A30695 at the property described as:

**Property Address:** 0 , LAKELAND VILLAGE

**Assessor's Parcel Number:** 381-210-004

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

Executed on May 11, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

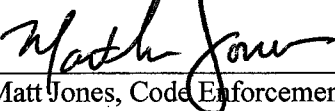
  
By: Matt Jones, Code Enforcement Officer

EXHIBIT NO. E-20



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV1001043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 March 23, 2010, I served the following documents(s):

**NOTICE RE: ADMINISTRATIVE CITATION, A30695**

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

RIVEROAKS ENTERPRISES INC 2942 E CHAPMAN AVE NO 191, ORANGE, CA 92869

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 March 23, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Amanda Ricks, Code Enforcement Aide

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

E21

**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 (Extra) _____	Postmark Here
---	------------------

RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE NO 191  
 ORANGE, CA 92869  
 CV10-01043 / MJ 381

PS Form 3800, August 2006 See Reverse for Instructions

7007 1490 0003 4241 7182

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="font-size: 1.2em; font-weight: bold;">RIVEROAKS ENTERPRISES INC            2942 E CHAPMAN AVE NO 191            ORANGE, CA 92869            CV10-01043 / MJ 381</p> </div>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent</span>  <input checked="" type="checkbox"/> <i>[Signature]</i> <span style="float: right;"><input type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span>  <i>Skay</i> <span style="float: right;"><i>3/5/10</i></span></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes        If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>3. Service Type</p> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number            (Transfer from service label) <span style="float: right; font-size: 1.2em; font-weight: bold;">7007 1490 0003 4241 7182</span></p>	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO.                       
E22

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A30696**

4/28  
DATE: ~~4/18~~ 4/28 TIME: 1:45 AM PM CASE NUMBER: CUI0-01043  
NAME (FIRST, MIDDLE, LAST): RIVEROAKS ENTERPRISES INC. DOB:  
MAILING ADDRESS: 2942 E. Chapman Av #191, Orange CA 92869 CITY: STATE: ZIP:  
LOCATION OF VIOLATION: APN# 381-210-004 DISTRICT: 1  
 BUSINESS OWNER  PROPERTY OWNER  
 TENANT  CONTRACTOR  OTHER

The following conditions exist on the property listed above:		PENALTY AMOUNT		
RIVERSIDE COUNTY CODE VIOLATION		1ST PENALTY \$100.00	2ND PENALTY \$200.00	3RD PENALTY \$500.00
RCC Title 17 Sec. <u>72.01D</u>	<del>UNPERMITTED LANDUSE</del> EXCESSIVE OUTSIDE STORAGE		X	
RCC Title 17 Sec. <u>44.01D</u>	EXCESSIVE OUTSIDE STORAGE.		X	
RCC Title 17 Sec. _____	EXCESSIVE ANIMALS.			
RCC Title 15 Sec. _____	CONSTRUCTION W/O A PERMIT.			
RCC Title 15 Sec. _____	MOBILE HOME INSTALL W/O A PERMIT.			
RCC Title 15 Sec. _____	GRADING W/O A PERMIT.			
RCC Title <input type="checkbox"/> Sec. <u>162.01D</u>	EXCESSIVE OUTSIDE STORAGE		X	
RCC Title <input type="checkbox"/> Sec. <u>00.01D</u>	Accumulated Rubbish		X	

COMMENTS: TOTAL PENALTY  
\$ 800 .00  
NAME OF CITING OFFICER: N. JONES BADGE NO. 65

**PAYMENT INFORMATION:** Payment of penalty must be made within twenty (20) days by mail. Make your check or money order payable to: COUNTY OF RIVERSIDE, CODE ENFORCEMENT DEPARTMENT. DO NOT SEND CASH. Please write the citation number on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored" by your bank. Mail in the attached envelope to:

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
P.O. Box 7275  
Newport Beach, CA 92658-7275

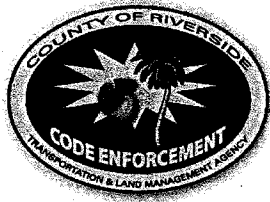
To pay this citation electronically, please go to: [www.citationinfo.com](http://www.citationinfo.com)  
**SEE REVERSE SIDE:** for information concerning your rights to appeal this citation and the consequences of failing to pay the administrative penalty.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.  
Signature X \_\_\_\_\_ A Posted

Distribution: PROCESSING COMPANY - White; OFFICER - Green; DEFENDANT - Yellow

IMAGE PRINTING (949) 754-9000





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

May 11, 2010

RE CASE NO: CV1001043

I, Matt Jones, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 04/29/2010 at 1043 AM, I securely and conspicuously posted Administrative Citation #A30696 at the property described as:

**Property Address:** 0 , LAKELAND VILLAGE

**Assessor's Parcel Number:** 381-210-004

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

Executed on May 11, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

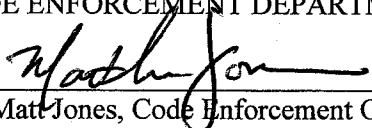
  
By: Matt Jones, Code Enforcement Officer

EXHIBIT NO.     E<sup>24</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**JOHN BOYD**  
Director

**PROOF OF SERVICE**

Case No. CV1001043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 April 29, 2010, I served the following documents(s):

**NOTICE RE: ADMINISTRATIVE CITATION, A30696**

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


RIVEROAKS ENTERPRISES INC 2942 E CHAPMAN AVE NO 191, ORANGE, CA 92869

**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 April 29, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Amanda Ricks, Code Enforcement Aide

**EXHIBIT NO.** E25

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**

7007 1490 0003 4241 7892

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

RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE NO 191  
 ORANGE, CA 92869  
 CV10-01043 / MJ 381

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:

RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE NO 191  
 ORANGE, CA 92869  
 CV10-01043 / MJ 381

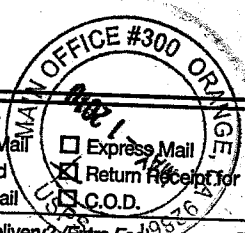
2. Article Number  
 (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  
 Addressee  
 B. Received By (Printed Name) *SKen* C. Date of Delivery *5/1/10*  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes



7007 1490 0003 4241 7892

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO.         

*FL*



COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A 36461**

DATE:	TIME:	AM	PM	CASE NUMBER:
5/27/2010	9:30			CVID-01043
NAME: (FIRST, MIDDLE, LAST)				DOB:
Riveroaks Enterprises Inc				
MAILING ADDRESS:		CITY:	STATE:	ZIP:
2942 E. CHAPMAN AVE # 191		Orange	CA	92869
LOCATION OF VIOLATION:				DISTRICT:
AA# 381-210-004				1
<input type="checkbox"/> BUSINESS OWNER <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OTHER				
The following conditions exist on the property listed above:			PENALTY AMOUNT	
<b>RIVERSIDE COUNTY CODE VIOLATION</b>			1ST PENALTY \$100.00	2ND PENALTY \$200.00
RCC Title 17	UNPERMITTED LANDUSE			
Sec. 72.010	EXCESSIVE Outside Storage			X
RCC Title 17	EXCESSIVE OUTSIDE STORAGE.			X
Sec. 44.010				
RCC Title 17	EXCESSIVE ANIMALS.			
Sec. _____				
RCC Title 15	CONSTRUCTION W/O A PERMIT.			
Sec. _____				
RCC Title 15	MOBILE HOME INSTALL W/O A PERMIT.			
Sec. _____				
RCC Title 15	GRADING W/O A PERMIT.			
Sec. _____				
RCC Title 17	EXCESSIVE Outside Storage			X
Sec. 110.010				
RCC Title 0	Accumulated Rubbish			X
Sec. 110.010				
COMMENTS:			TOTAL PENALTY	
Plz call Me at 951-600-6650			\$ 2000 .00	
NAME OF CITING OFFICER			BADGE NO.	
M. JONES			65	

PAYMENT INFORMATION: Payment of penalty must be made within twenty (20) days by mail. Make your check or money order payable to: COUNTY OF RIVERSIDE, CODE ENFORCEMENT DEPARTMENT. **DO NOT SEND CASH.** Please write the citation number on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored" by your bank. Mail in the attached envelope to:

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
P.O. Box 7275  
Newport Beach, CA 92658-7275

To pay this citation electronically, please go to: [www.citationinfo.com](http://www.citationinfo.com)

SEE REVERSE SIDE: for information concerning your rights to appeal this citation and the consequences of failing to pay the administrative penalty.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

Signature X \_\_\_\_\_ Posted

Distribution: PROCESSING COMPANY - White; OFFICER - Green; DEFENDANT - Yellow

IMAGE PRINTING (949) 754-9000

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

E21



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

September 30, 2010

RE CASE NO: CV1001043

I, Matt Jones, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 05/27/2010 at 0930, I securely and conspicuously posted Administrative Citation #A36461 at the property described as:

**Property Address:** 0 , LAKELAND VILLAGE

**Assessor's Parcel Number:** 381-210-004

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

Executed on September 30, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

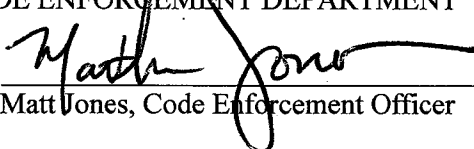
  
By: Matt Jones, Code Enforcement Officer

EXHIBIT NO.       E 28



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV1001043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 June 1, 2010, I served the following document(s):

**NOTICE RE: ADMINISTRATIVE CITATION, A36461**

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

RIVEROAKS ENTERPRISES INC 2942 E CHAPMAN AVE NO 191, ORANGE, CA 92869

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 June 1, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

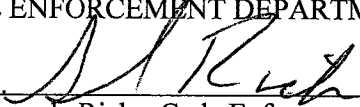
  
By: Amanda Ricks, Code Enforcement Aide

EXHIBIT NO. EA

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**

7007 1490 0003 4241 8615

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

St  
St  
or  
Cit

RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE., NO 191  
 ORANGE, CA 92869  
 CV10-01043 / MJ 381

PS Form 3811, August 2003 See Reverse for Instructions

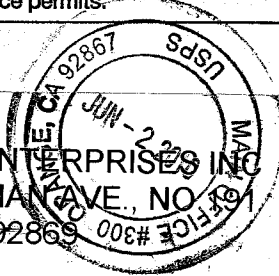
SENDER COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>RIVEROAKS ENTERPRISES INC                  2942 E CHAPMAN AVE., NO 191                  ORANGE, CA 92869                  CV10-01043 / MJ 381</p> 	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number                  (Transfer from service label)</p> <p>7007 1490 0003 4241 8615</p>	

EXHIBIT NO. E30

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A 36466**

DATE: **6/24/2010** TIME: **225** AM  PM CASE NUMBER: **CVID-01043**

NAME (FIRST, MIDDLE, LAST) **Riveroaks Enterprises Inc** DOB:

MAILING ADDRESS: **2942 E. Chapman Ave #191 Orange CA 92669** CITY: STATE: ZIP:

LOCATION OF VIOLATION: **APN# 381-210-004** DISTRICT: **1**

BUSINESS OWNER  PROPERTY OWNER  
 TENANT  CONTRACTOR  OTHER

The following conditions exist on the property listed above:

PENALTY AMOUNT

RIVERSIDE COUNTY CODE VIOLATION		1ST PENALTY \$100.00	2ND PENALTY \$200.00	3RD PENALTY \$500.00
RCC Title 17 Sec. <b>2.010</b>	UNPERMITTED LANDUSE: <b>EXCESSIVE Outside Storage</b>			X
RCC Title 17 Sec. <b>44.010</b>	EXCESSIVE OUTSIDE STORAGE.			X
RCC Title 17 Sec. _____	EXCESSIVE ANIMALS.			
RCC Title 15 Sec. _____	CONSTRUCTION W/O A PERMIT.			
RCC Title 15 Sec. _____	MOBILE HOME INSTALL W/O A PERMIT.			
RCC Title 15 Sec. _____	GRADING W/O A PERMIT.			
RCC Title <b>17</b> Sec. <b>44.010</b>	<b>EXCESSIVE Outside Storage</b>			X
RCC Title <b>17</b> Sec. <b>44.010</b>	<b>Accumulated Rubbish</b>			X
COMMENTS: <b>Pls Call Me AT 951-600-6650</b>		TOTAL PENALTY <b>\$ 2000.00</b>		
NAME OF CITING OFFICER <b>M. JONES</b>		BADGE NO. <b>65</b>		

PAYMENT INFORMATION: Payment of penalty must be made within twenty (20) days by mail. Make your check or money order payable to: COUNTY OF RIVERSIDE, CODE ENFORCEMENT DEPARTMENT. DO NOT SEND CASH. Please write the citation number on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored" by your bank. Mail in the attached envelope to:

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
P.O. Box 7275  
Newport Beach, CA 92658-7275

To pay this citation electronically, please go to: [www.citationinfo.com](http://www.citationinfo.com)

SEE REVERSE SIDE: for information concerning your rights to appeal this citation and the consequences of failing to pay the administrative penalty.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

Signature X \_\_\_\_\_ Posted

Distribution: PROCESSING COMPANY - White; OFFICER - Green; DEFENDANT - Yellow

IMAGE PRINTING (949) 754-9000

ADMINISTRATIVE CITATION - Riverside County Code Chapter 1.16 (Ordinance 725) provides for the issuance of administrative citations for Riverside County Ordinance Violations. Citations may be issued for each day the violation exists.

TO APPEAL THIS CITATION - Within 20 days of the date of this citation, write a written request to appeal the citation. Write your citation number on your written appeal. Please include your reasons for the appeal. Include a check or money order as a deposit for the total penalty amount as shown on the reverse side of the citation. Appeals received without the full deposit cannot be accepted. If your appeal is successful, the full penalty amount placed on deposit will be refunded to you. Mail the above items to:

County of Riverside  
Code Enforcement Department  
Citation Processing Center  
P.O. Box 7275  
Newport Beach, CA 92658-7275

HOW TO PAY THE PENALTY AMOUNT - The penalty amount is indicated on the front side of this citation. Prior to receiving an invoice from the Revenue Collector, you may pay by mail, in the envelope provided. Payment should be made by personal check, cashier's check, or money order payable to the COUNTY OF RIVERSIDE. Please write the citation number on your check or money order. DO NOT SEND CASH.

TO PAY THIS CITATION ELECTRONICALLY - You may pay this citation online via the internet by logging onto [www.citationinfo.com](http://www.citationinfo.com)

CONSEQUENCES OF FAILURE TO PAY THE PENALTY AMOUNT - The failure of any person to pay the penalty assessed by the administrative citation within the time specified on the citation or on the invoice from the Revenue Collector may result in the Notification to the State Franchise Tax Board, or the County pursuing any legal remedies to collect the civil penalties. The County may also move to recover its collection costs. Each and every day a violation of Riverside County Ordinances exists constitutes a separate and distinct offense and shall be subject to citation. Another Administrative Citation may be issued to you for the same violation(s) if the violations are not corrected for the same or an increased penalty amount. A criminal citation or an administrative abatement action may also be taken against you.

IF YOU NEED FURTHER CLARIFICATION about payment of this citation, please call 1-800-861-7422. To obtain the status of your citation online please go to [www.citationinfo.com](http://www.citationinfo.com)

IF YOU NEED FURTHER INFORMATION ABOUT HOW TO COMPLY with Riverside County Ordinances, please contact the Code Enforcement Officer listed on the front of this citation.

E-31

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

June 25, 2010

RE CASE NO: CV1001043

I, Matt Jones, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 06/24/2010 at 225 PM, I securely and conspicuously posted Administrative Citation #A36466 at the property described as:

**Property Address:** 0 , LAKELAND VILLAGE

**Assessor's Parcel Number:** 381-210-004

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

Executed on June 25, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Matt Jones, Code Enforcement Officer

EXHIBIT NO. E<sup>32</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV1001043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Angie Solis, 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 June 25, 2010, I served the following documents(s):

**NOTICE RE: ADMINISTRATIVE CITATION #A36466 (\$2000.00), RCC  
17.72.010, 17.44.010, 17.160.010, 8.120.010.**

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

RIVEROAKS ENTERPRISES INC 2942 E CHAPMAN AVE NO 191, ORANGE, CA 92869

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 June 25, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Angie Solis, Code Enforcement Aide

EXHIBIT NO. E<sup>33</sup>

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**

7009 1410 0002 4427 9200

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

RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE NO 191  
 ORANGE, CA 92869  
 CV10-01043 M.JONES 381-210-004

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:

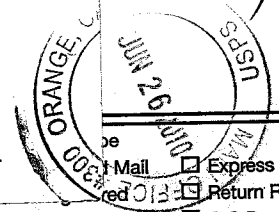
RIVEROAKS ENTERPRISES INC  
 2942 E CHAPMAN AVE NO 191  
 ORANGE, CA 92869  
 CV10-01043 M.JONES 381-210-004

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *Stacy* C. Date of Delivery *6/26/06*

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



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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from sender) 7009 1410 0002 4427 9200

EXHIBIT NO. E3A



**GOE & FORSYTHE, LLP**

18101 Von Karman Avenue, Suite 510  
Irvine, CA 92612  
(949) 798-2460

Robert P. Goe  
California State Bar No. 137019

Direct Dial (949) 798-2461  
Facsimile (949) 955-9437  
rgoe@goeforlaw.com

July 6, 2010

**Via Facsimile (951) 600-6190  
And First Class Mail**

**Matt Jones, Code Enforcement Officer  
COUNTY OF RIVERSIDE  
39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563**

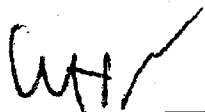
**Re: Case No. CV1001043 at 1 Parcel North of 18010 Grand Avenue,  
Lake Elsinore, California – Assessor's Parcel Number 381-210-004**

Dear Officer Jones:

This correspondence confirms, pursuant to your voice-mail message left for me on July 2, 2010, that the only reason my firm received the Notice of Violation ("Notice"), regarding the above-referenced matter is that we, at one time, represented an entity known as Riveroaks, and not that my firm is in any way responsible for the above-referenced property. Your voice-mail message stated that you sent the Notice to us in the hopes that we would be able to forward the same to Riveroaks to have them handle taking care of correcting the violation. At this time, this firm does not represent Riveroaks, nor do we have a current address for it.

Very truly yours,

GOE & FORSYTHE, LLP

By:   
Robert P. Goe

RPG/kam

EXHIBIT NO. E<sup>35</sup>



**GOE & FORSYTHE, LLP**

Robert P. Goe  
California State Bar No. 137019

18101 Von Karman Avenue, Suite 510  
Irvine, CA 92612  
(949) 798-2460

Direct Dial (949) 798-2461  
Facsimile (949) 955-9437  
rgoe@goeforlaw.com

June 30, 2010

**Via Facsimile (951) 600-6190  
And First Class Mail**

**Matt Jones, Code Enforcement Officer  
COUNTY OF RIVERSIDE  
39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563**

**Re: Case No. CV1001043 at 1 Parcel North of 18010 Grand Avenue,  
Lake Elsinore, California – Assessor's Parcel Number 381-210-004**

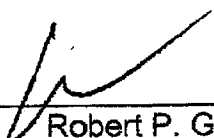
Dear Officer Jones:

This firm is in receipt of a Notice of Violation ("Notice"), regarding the above-referenced matter. Please inform me as to why we were sent the Notice, as this firm does not own any property in the County of Riverside, and cannot figure out why we were sent this Notice. I am enclosing a copy of the Notice for your convenience.

I look forward to hearing back from you regarding this matter. Thank you.

Very truly yours,

GOE & FORSYTHE, LLP

By:   
Robert P. Goe

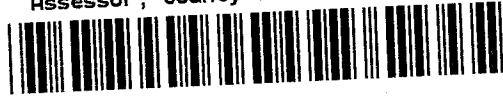
RPG/kam

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

E37

When recorded please mail to:  
Riverside County Code Enforcement Department  
(District I Office)  
117 S. Langstaff Street Lake Elsinore, CA 92530  
Mail Stop No. 5144

DOC # 2010-0149766  
04/01/2010 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**

051 M 059

In the matter of the Property of )  
RIVEROAKS ENTERPRISES INC. )

Case No.: CV10-01043

**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 & 541, (RCC Title 17.72.010, 17.44.010, 17.160.010 & 8.120.010) described as EXCESSIVE OUTSIDE STORAGE & ACCUMULATED RUBBISH. Such Proceedings are based upon the noncompliance of such real property, located at 1 PARCEL NORTH OF 18010 GRAND AVENUE, LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 381-210-004 and having a legal description of 1.25 ACRES IN POR LOT 13 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE, Records of Riverside County, with the requirements of Ordinance No. 348 & 541 (RCC Title 17.72.010, 17.44.010, 17.160.010 & 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff St., Lake Elsinore, CA 92530, Attention Code Enforcement Officer Matthew Jones (951) 245-3186.

**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  
DEPARTMENT OF CODE ENFORCEMENT  
By: B. Starkweather  
Britt Starkweather  
Code Enforcement Department

**ACKNOWLEDGEMENT**

State of California )  
County of Riverside )

On 3/24/10 before me, Jamison D. Cole, 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.

Jamison D. Cole  
Commission # 1847804 Comm. Expires May 7, 2013

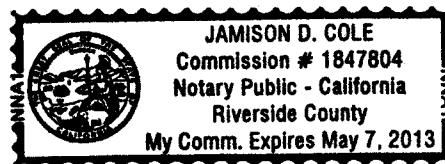


EXHIBIT NO. F

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 22, 2011

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

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

Case No.: CV10-01043  
APN: 381-210-004; RIVEROAKS ENT., INC.  
Property: 1 Parcel N/O 18010 Grand Ave., Lake Elsinore

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 & 541 (RCC Titles 17 and 8) and 725 (RCC Title 1) to consider the abatement of the excess outside storage and accumulated rubbish located on the SUBJECT PROPERTY described as 1 Parcel N/O 18010 Grand Ave., Lake Elsinore, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 381-210-004.

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 excess outside storage and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, April 5, 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 Britt Starkweather at (951) 600-6650 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1<sup>st</sup> floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

*Raymond M. Mutsaers for*  
L. Alexandra Fong  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 1 parcel North of 18010 Grand Ave., Lake Elsinore  
Case No.: CV 10-01043; APN: 381-210-004; District 1

RIVEROAKS ENTERPRISES INC.  
2942 E. CHAPMAN AVE. NO. 191  
ORANGE, CA 92869

RIVEROAKS ENTERPRISES, INC.  
3310 E. YORBA LINDA BLVD., #384  
FULLERTON, CA 92831

MFTDS INC  
C/O MASTER FUNDING COMPANY  
PO BOX 2467  
TEMECULA, CA 92593

STEPHEN L. WHEELER  
28636 OLD TOWN FRONT ST. STE. 202  
TEMECULA, CA 92590

RIVEROAKS ENTERPRISES INC  
1740 DELL RANGE BLVD #439  
CHEYENNE WY 82009

7010 1670 0001 7232 1947

<b>U.S. Postal Service™</b>		
<b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
<b>OFFICIAL USE</b>		
Postage	\$ 1.44	Mailed 3/22/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.44	

<i>Sent To</i>	
<i>Street, Apt. No. or PO Box No</i>	RIVEROAKS ENTERPRISES INC 2942 E CHAPMAN AVE NO 191
<i>City, State, Zi</i>	ORANGE CA 92869

7010 1670 0001 7232 1952

<b>U.S. Postal Service™</b>		
<b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
<b>OFFICIAL USE</b>		
Postage	\$ .44	Mailed 3/22/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	

<i>Sent To</i>	
<i>Street, Apt. No. or PO Box</i>	RIVEROAKS ENTERPRISES INC 3310 E YORBA LINDA BLVD #384
<i>City, State</i>	FULLERTON CA 92831

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0001 7232 1985

<b>U.S. Postal Service™</b>		
<b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
<b>OFFICIAL USE</b>		
Postage	\$ .44	Mailed 3/22/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	

<i>Sent To</i>	
<i>Street, Apt. No. or PO Box</i>	RIVEROAKS ENTERPRISES INC 1740 DELL RANGE BLVD #439
<i>City, State</i>	CHEYENNE WY 82009

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0001 7232 1978

<b>U.S. Postal Service™</b>		
<b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®		
<b>OFFICIAL USE</b>		
Postage	\$ 1.44	Mailed 3/22/11  Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	

<i>Sent To</i>	
<i>Street, Apt. No. or PO Box</i>	STEPHEN L WHEELER 28636 OLD TOWN FRONT ST STE 202
<i>City, State</i>	TEMECULA CA 92590

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. 62

**PROOF OF SERVICE**

Case No. CV10-01043

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on March 22, 2011, I served the following document(s):

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

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

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

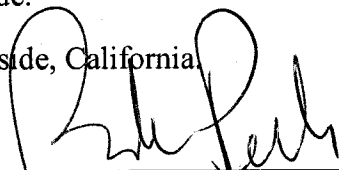
XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California,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

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

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

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

EXECUTED ON March 22, 2011, at Riverside, California

  
BRENDA PEELER

7010 1670 0000 7232 1961

<b>U.S. Postal Service™</b>		
<b>CERTIFIED MAIL™ RECEIPT</b>		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>		
<b>OFFICIAL USE</b>		
Postage	\$ 1.44	MAY 20 3/22/11  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	MFTDS INC
Street, Apt. No. or PO Box No.	C/O MASTER FUNDING COMPANY
City, State, Zip	PO BOX 2467 TEMECULA CA 92593

EXHIBIT NO. 63



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 24, 2011

RE CASE NO: CV1001043

I, Matt Jones, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 03/23/2011 at 1230 PM, I securely and conspicuously posted Notice To Correct County Ordinance Violations And Abate Public Nuisance at the property described as:

**Property Address:** 1 PARCEL NORTH OF 18010 GRAND AVENUE , LAKE ELSINORE

**Assessor's Parcel Number:** 381-210-004

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

Executed on March 24, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Matt Jones, Code Enforcement Officer

EXHIBIT NO. 64