

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

116B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 24, 2011

**SUBJECT:** Statement of Expense [Case No. CV08-02189]  
Subject Property: Vacant Parcel SW/O Hightower St., Lake Elsinore; EICHORN  
APN: 347-250-001  
District One

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

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish) in the above-referenced matter to be **seventeen thousand, five hundred sixty-seven dollars and fifty-nine cents (US \$17,567.59)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

*Raymond M. Mistica*

RAYMOND M. MISTICA, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

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

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

BY: *Tina Grande*  
Tina Grande

**County Executive Office Signature**

Policy  Policy  
Consent  Consent

**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

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

Dept'l Recomm.:  
Per Exec. Ofc.:

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

9.6

Statement of Expense [Case No. CV08-02189]  
Subject Property: Vacant Parcel SW/O Hightower St., Lake Elsinore; EICHORN  
APN: 347-250-001  
District One  
Page 2

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

Notices of Violation were issued. Subsequently, on or about Sept. 10, 2009, the accumulated rubbish was abated from the subject property under the direction of the Riverside County Code Enforcement Department pursuant to Seizure Warrant No. MISC 2009-083.

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

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Expense [Case No. CV08-02189]  
Subject Property: Vacant Parcel S/W of Hightower St., Lake Elsinore  
APN: 347-250-001; EICHORN  
District One

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

**Hearing Date: APRIL 5, 2011**

|   |           |
|---|-----------|
| Notice of Statement Expense Hearing (including Proofs of Service, Affidavits of Posting and Return Receipts)..... | Exhibit A |
| Statement of Expense Worksheet with Supporting Documents .....  | Exhibit B |
| Assessment-Roll For The Year 10/11 And Geographic Information System, Feb. 9, 2011 .....                          | Exhibit C |
| Lot Book Report .....   | Exhibit D |

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



KATHERINE A. LIND  
Assistant County Counsel

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

March 22, 2011

## NOTICE OF HEARING RE: STATEMENT OF EXPENSE

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

Subject Property: Vacant Parcel SW of Hightower St., Lake Elsinore  
Case No.: CV08-02189; EICHORN  
APN: 347-250-001

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, April 5, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish located on your real property commonly described as Vacant Parcel SW of Hightower St., Lake Elsinore, Riverside County, California and more particularly described as Assessor's Parcel Number 347-250-001.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **seventeen thousand, five hundred sixty-seven dollars and fifty-nine cents (US \$17,567.59)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

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

PAMELA J. WALLS  
County Counsel

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

Enclosure: Statement of Expense

EXHIBIT NO.     A



# County of Riverside Code Enforcement Department

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

## Statement of Expense

347250001  
THERESA EICHORN  
455 W NAOMI AVE.  
ARCADIA, CA 91006

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 2/7/2011 | 100379    |

|  |
|--|
| Property Address   |
| 347250001<br>THERESA EICHORN<br>VACANT PARCEL SOUTHWEST OF HIGHTOWER ST<br>LAKE ELSINORE, CA |

|             |          |       |
|-------------|----------|-------|
| Case Number | District | Class |
| CV0802189   | 1        | SOE   |

| Date      | Item            | Description                     | Hours/Qty | Rate                    | Amount   |
|-----------|-----------------|---------------------------------|-----------|-------------------------|----------|
| 5/21/2008 | Officer Hours   | Labor Charges - Officer Time    | 1.8       | 109.00                  | 196.20   |
| 6/25/2008 | Officer Hours   | Labor Charges - Officer Time    | 2         | 109.00                  | 218.00   |
| 8/12/2008 | Officer Hours   | Labor Charges - Officer Time    | 2         | 109.00                  | 218.00   |
| 8/12/2008 | Officer Hours   | Labor Charges - Officer Time    | 0.5       | 109.00                  | 54.50    |
| 6/15/2009 | Officer Hours   | Labor Charges - Officer Time    | 1.7       | 109.00                  | 185.30   |
| 7/2/2009  | Officer Hours   | Labor Charges - Officer Time    | 0.5       | 129.00                  | 64.50    |
| 7/23/2009 | Officer Hours   | Labor Charges - Officer Time    | 0.4       | 129.00                  | 51.60    |
| 9/4/2009  | Officer Hours   | Labor Charges - Officer Time    | 0.3       | 129.00                  | 38.70    |
| 9/8/2009  | Officer Hours   | Labor Charges - Officer Time    | 0.8       | 129.00                  | 103.20   |
| 9/10/2009 | Officer Hours   | Labor Charges - Officer Time    | 0.4       | 129.00                  | 51.60    |
| 2/7/2011  | SOE Preparation | Prepare Statement of Expense    |           | 65.00                   | 65.00    |
|           |                 | Subtotal Code Enforcement Costs |           |                         | 1,246.60 |
| 8/10/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 0.9       | 139.5111                | 125.56   |
| 8/11/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 1.6       | 139.5125                | 223.22   |
| 8/12/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 0.4       | 69.75                   | 27.90    |
| 8/19/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 0.25      | 69.76                   | 17.44    |
| 8/20/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 0.5       | 69.76                   | 34.88    |
| 8/25/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 0.3       | 69.76667                | 20.93    |
| 8/27/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 1         | 69.76                   | 69.76    |
| 8/31/2009 | Attorney Fees   | Attorney Fees - County Counsel  | 1         | 69.76                   | 69.76    |
| 9/1/2009  | Attorney Fees   | Attorney Fees - County Counsel  | 0.5       | 69.76                   | 34.88    |
|           |                 |                                 |           | <b>Subtotal</b>         |          |
|           |                 |                                 |           | <b>Payments/Credits</b> |          |
|           |                 |                                 |           | <b>Total</b>            |          |

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

*[Signature]*  
\_\_\_\_\_  
Code Enforcement Department

EXHIBIT NO. AR



# County of Riverside Code Enforcement Department

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

## Statement of Expense

347250001  
THERESA EICHORN  
455 W NAOMI AVE.  
ARCADIA, CA 91006

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 2/7/2011 | 100379    |

|  |
|--|
| Property Address   |
| 347250001<br>THERESA EICHORN<br>VACANT PARCEL SOUTHWEST OF HIGHTOWER ST<br>LAKE ELSINORE, CA |

|             |          |       |
|-------------|----------|-------|
| Case Number | District | Class |
| CV0802189   | 1        | SOE   |

| Date      | Item                       | Description                                   | Hours/Qty | Rate      | Amount    |
|-----------|----------------------------|---|-----------|-----------|-----------|
| 9/3/2009  | Attorney Fees              | Attorney Fees - County Counsel                | 0.8       | 69.7625   | 55.81     |
| 9/8/2009  | Attorney Fees              | Attorney Fees - County Counsel                | 0.3       | 69.76667  | 20.93     |
| 9/14/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.1       | 139.50    | 13.95     |
| 9/14/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 1.25      | 69.76     | 87.20     |
| 9/15/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.4       | 69.75     | 27.90     |
| 9/16/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.3       | 69.76667  | 20.93     |
| 9/17/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 1         | 69.76     | 69.76     |
| 9/22/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.5       | 69.76     | 34.88     |
| 2/7/2011  | Prepare Case for SOE He... | Prepare case for Statement of Expense Hearing |           | 125.55    | 125.55    |
|           | Attend SOE Hearing         | Attend SOE Hearing with Board of Supervisors  |           | 69.75     | 69.75     |
|           |                            | Subtotal County Counsel Costs                 |           |           | 1,150.99  |
| 4/7/2008  | Lot/Title Report           | Lot/Title Report                              | 1         | 150.00    | 150.00    |
| 9/11/2009 | Demolition & Disposal      | Demolition & Disposal                         | 1         | 14,900.00 | 14,900.00 |
| 2/7/2011  | Lot/Title Report           | Lot/Title Report                              | 1         | 120.00    | 120.00    |

|                         |             |
|-------------------------|-------------|
| <b>Subtotal</b>         | \$17,567.59 |
| <b>Payments/Credits</b> | \$0.00      |
| <b>Total</b>            | \$17,567.59 |

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

*[Handwritten Signature]*

A<sup>3</sup>

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

# NOTICE LIST

Subject Property: Vacant Parcel S/W of Hightower St., Lake Elsinore;  
Case No.: CV08-02189; APN: 347-250-001; District One

THERESA EICHORN, AS TRUSTEE  
455 W NAOMI AVE  
ARCADIA CA 91006

7010 1670 0001 7232 2067

|  |                             |  |
|--|-----------------------------|--|
| <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  | \$                          | Mailed 3/22/11<br><br>Postmark<br>Here |
| Certified Fee  | 2.80                        |  |
| Return Receipt Fee<br>(Endorsement Required)   | 2.30                        |  |
| Restricted Delivery Fee<br>(Endorsement Required)  |                             |  |
| Total Postage & Fees   | \$                          |  |
| Sent To  |                             |  |
| Street,<br>or PO   | THERESA EICHORN, AS TRUSTEE |  |
| City, S  | 455 W NAOMI AVE             |  |
|  | ARCADIA CA 91006            |  |
| PS Form 3800, August 2006  |                             |  |
| See Reverse for Instructions   |                             |  |

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

AT

**PROOF OF SERVICE**

Case No. CV08-02189

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

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

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

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

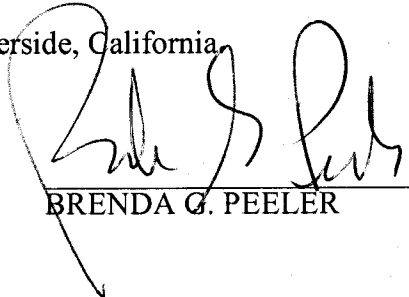
XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California,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

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

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

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

EXECUTED ON March 22, 2011, at Riverside, California.

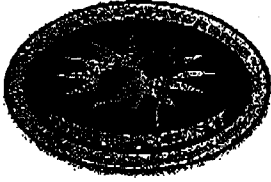


\_\_\_\_\_  
BRENDA G. PEELER

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

AS





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.: CV08-02189**

**I, David Jurden, hereby declare:**

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

County of Riverside  
 Code Enforcement Department  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557

- 2. That on **March 23, 2011 at 0948 AM**, I securely and conspicuously posted a **Statement of Expense, Notice List and Proof of Service** at the property described as:

**Property Address: Vacant parcel SW of Hightower Street, Lake Elsinore**

**Assessor's Parcel Number: 347-250-001**

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

Executed on **March 23, 2011** at Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By:

**David Jurden, Code Enforcement Technician**

**EXHIBIT NO.**           A6



# County of Riverside Code Enforcement Department

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

## Statement of Expense

347250001  
THERESA EICHORN  
455 W NAOMI AVE.  
ARCADIA, CA 91006

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 2/7/2011 | 100379    |

|  |
|--|
| Property Address   |
| 347250001<br>THERESA EICHORN<br>VACANT PARCEL SOUTHWEST OF HIGHTOWER ST<br>LAKE ELSINORE, CA |

|             |          |       |
|-------------|----------|-------|
| Case Number | District | Class |
| CV0802189   | 1        | SOE   |

| Date                    | Item            | Description                     | Hours/Qty | Rate     | Amount   |
|-------------------------|-----------------|---------------------------------|-----------|----------|----------|
| 5/21/2008               | Officer Hours   | Labor Charges - Officer Time    | 1.8       | 109.00   | 196.20   |
| 6/25/2008               | Officer Hours   | Labor Charges - Officer Time    | 2         | 109.00   | 218.00   |
| 8/12/2008               | Officer Hours   | Labor Charges - Officer Time    | 2         | 109.00   | 218.00   |
| 8/12/2008               | Officer Hours   | Labor Charges - Officer Time    | 0.5       | 109.00   | 54.50    |
| 6/15/2009               | Officer Hours   | Labor Charges - Officer Time    | 1.7       | 109.00   | 185.30   |
| 7/2/2009                | Officer Hours   | Labor Charges - Officer Time    | 0.5       | 129.00   | 64.50    |
| 7/23/2009               | Officer Hours   | Labor Charges - Officer Time    | 0.4       | 129.00   | 51.60    |
| 9/4/2009                | Officer Hours   | Labor Charges - Officer Time    | 0.3       | 129.00   | 38.70    |
| 9/8/2009                | Officer Hours   | Labor Charges - Officer Time    | 0.8       | 129.00   | 103.20   |
| 9/10/2009               | Officer Hours   | Labor Charges - Officer Time    | 0.4       | 129.00   | 51.60    |
| 2/7/2011                | SOE Preparation | Prepare Statement of Expense    |           | 65.00    | 65.00    |
|                         |                 | Subtotal Code Enforcement Costs |           |          | 1,246.60 |
| 8/10/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 0.9       | 139.5111 | 125.56   |
| 8/11/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 1.6       | 139.5125 | 223.22   |
| 8/12/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 0.4       | 69.75    | 27.90    |
| 8/19/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 0.25      | 69.76    | 17.44    |
| 8/20/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 0.5       | 69.76    | 34.88    |
| 8/25/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 0.3       | 69.76667 | 20.93    |
| 8/27/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 1         | 69.76    | 69.76    |
| 8/31/2009               | Attorney Fees   | Attorney Fees - County Counsel  | 1         | 69.76    | 69.76    |
| 9/1/2009                | Attorney Fees   | Attorney Fees - County Counsel  | 0.5       | 69.76    | 34.88    |
| <b>Subtotal</b>         |                 |                                 |           |          |          |
| <b>Payments/Credits</b> |                 |                                 |           |          |          |
| <b>Total</b>            |                 |                                 |           |          |          |

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

*[Handwritten Signature]*  
Code Enforcement Department

EXHIBIT NO.     B



# County of Riverside Code Enforcement Department

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

## Statement of Expense

347250001  
THERESA EICHORN  
455 W NAOMI AVE.  
ARCADIA, CA 91006

|          |           |
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| Date     | Invoice # |
| 2/7/2011 | 100379    |

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| Property Address   |
| 347250001<br>THERESA EICHORN<br>VACANT PARCEL SOUTHWEST OF HIGHTOWER ST<br>LAKE ELSINORE, CA |

|             |          |       |
|-------------|----------|-------|
| Case Number | District | Class |
| CV0802189   | 1        | SOE   |

| Date      | Item                       | Description                                   | Hours/Qty | Rate      | Amount    |
|-----------|----------------------------|---|-----------|-----------|-----------|
| 9/3/2009  | Attorney Fees              | Attorney Fees - County Counsel                | 0.8       | 69.7625   | 55.81     |
| 9/8/2009  | Attorney Fees              | Attorney Fees - County Counsel                | 0.3       | 69.76667  | 20.93     |
| 9/14/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.1       | 139.50    | 13.95     |
| 9/14/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 1.25      | 69.76     | 87.20     |
| 9/15/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.4       | 69.75     | 27.90     |
| 9/16/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.3       | 69.76667  | 20.93     |
| 9/17/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 1         | 69.76     | 69.76     |
| 9/22/2009 | Attorney Fees              | Attorney Fees - County Counsel                | 0.5       | 69.76     | 34.88     |
| 2/7/2011  | Prepare Case for SOE He... | Prepare case for Statement of Expense Hearing |           | 125.55    | 125.55    |
|           | Attend SOE Hearing         | Attend SOE Hearing with Board of Supervisors  |           | 69.75     | 69.75     |
|           |                            | Subtotal County Counsel Costs                 |           |           | 1,150.99  |
| 4/7/2008  | Lot/Title Report           | Lot/Title Report                              | 1         | 150.00    | 150.00    |
| 9/11/2009 | Demolition & Disposal      | Demolition & Disposal                         | 1         | 14,900.00 | 14,900.00 |
| 2/7/2011  | Lot/Title Report           | Lot/Title Report                              | 1         | 120.00    | 120.00    |

|                         |             |
|-------------------------|-------------|
| <b>Subtotal</b>         | \$17,567.59 |
| <b>Payments/Credits</b> | \$0.00      |
| <b>Total</b>            | \$17,567.59 |

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

*[Signature]*  
Code Enforcement Department

EXHIBIT NO.     B<sup>2</sup>

**Expenditure Transactions**

| Journal Date                                   | Journal ID | Fund  | Department | Account | Program | Project    | Class | Amount | Description                    |
|--|------------|-------|------------|---------|---------|------------|-------|--------|--------------------------------|
| <b>Fund 10000 -- General Fund</b>              |            |       |            |         |         |            |       |        |                                |
| <b>Account 525440 -- Professional Services</b> |            |       |            |         |         |            |       |        |                                |
| 9/23/2009                                      | AP01337001 | 10000 | 3140100000 | 525440  |         | ZCV0802189 |       | 14900  | VACANT PARCEL LOCATED SOUTH WE |
|  |            |       |            |         |         |            |       | 14900  |                                |
|  |            |       |            |         |         |            |       | 14900  |                                |
|  |            |       |            |         |         |            |       | 14900  |                                |

EXHIBIT NO. B3



# INVOICE

Order Number: 23184

Order Date: 2/28/2011

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV08-02189 / Angela Sarmiento  
IN RE: EICHORN, THERESA

Product and/or Service ordered for Property known as:

**Vacant Land**

| DESCRIPTION:      | FEE:            |
|-------------------|-----------------|
| Lot Book Report   | \$120.00        |
| <b>TOTAL DUE:</b> | <b>\$120.00</b> |

Payment due upon receipt. Please remit to:

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

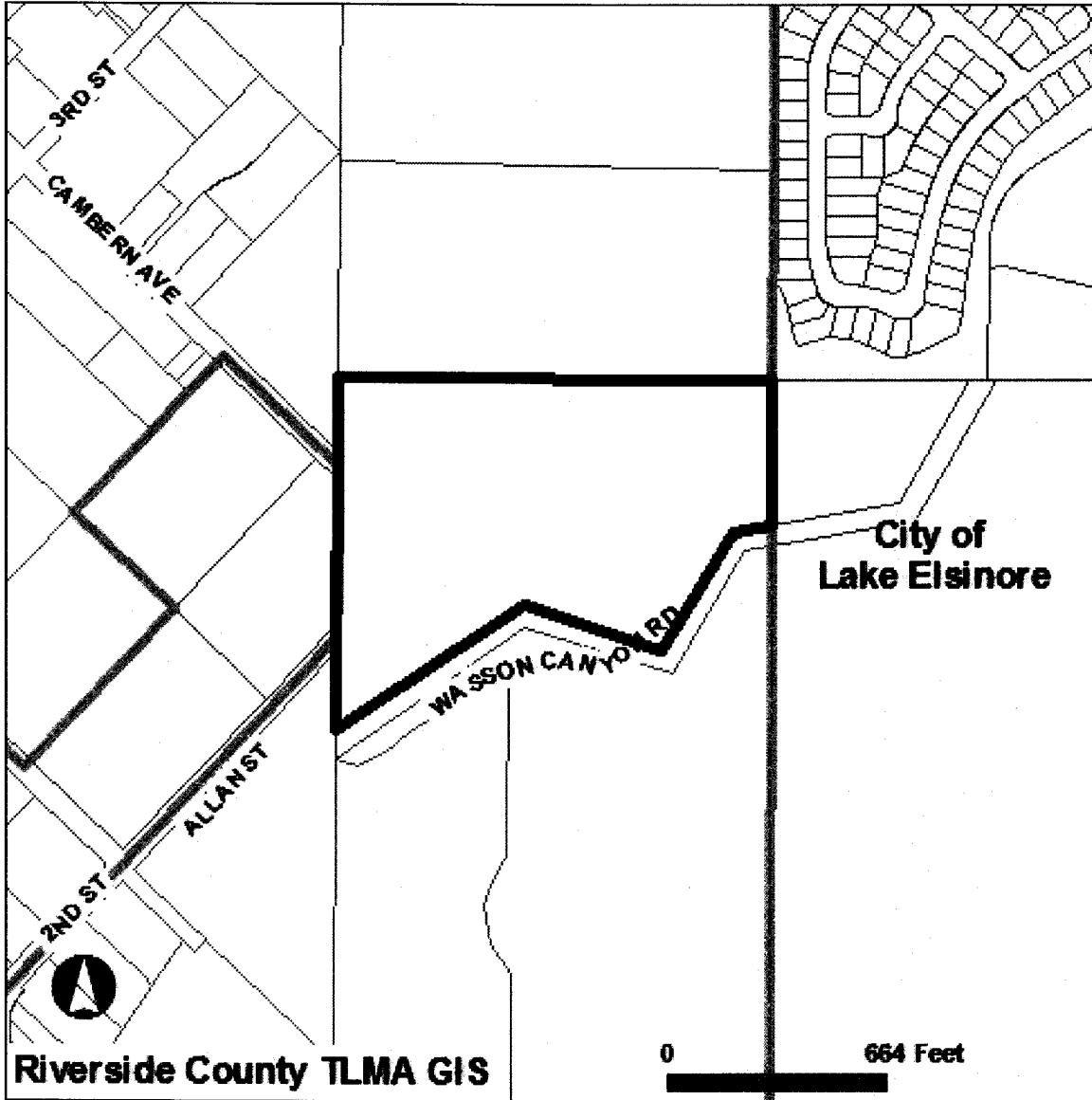
EXHIBIT NO. B4

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

| Assessment #347250001-8        |                   | Parcel # 347250001-8 |        |
|--------------------------------|-------------------|----------------------|--------|
| <b>Assessee:</b>               | EICHORN THERESA   | <b>Land</b>          | 35,081 |
| <b>Mail Address:</b>           | 455 W NAOMI AVE   | <b>Full Value</b>    | 35,081 |
| <b>City, State Zip:</b>        | ARCADIA, CA 91006 | <b>Total Net</b>     | 35,081 |
| <b>Real Property Use Code:</b> | YY                |                      |        |
| <b>Base Year</b>               | 1975              |                      |        |
| <b>Conveyance Number:</b>      | 0346562           |                      |        |
| <b>Conveyance (mm/yy):</b>     | 9/1990            |                      |        |
| <b>PUI:</b>                    | Y040000           |                      |        |
| <b>TRA:</b>                    | 65-001            |                      |        |
| <b>Taxability Code:</b>        | 0-00              |                      |        |
| <b>ID Data:</b>                | SEE ASSESSOR MAPS |                      |        |

[View Parcel Map](#)EXHIBIT NO.     C

RIVERSIDE COUNTY GIS



Selected parcel(s):  
347-250-001

**\*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**

347-250-001-8

**OWNER NAME / ADDRESS**

THERESA EICHORN  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
455 W NAOMI AVE  
ARCADIA CA. 91006

**LEGAL DESCRIPTION**

EXHIBIT NO.     C<sup>2</sup>

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 24.01 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 866 GRID: E2, F2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

NOT WITHIN A CITY SPHERE

NO ANNEXATION DATE AVAILABLE

LAFCO CASE #: 2007-68-1

PROPOSALS: ANNEXATION TO THE CITY OF LAKE ELSINORE

**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**

T5SR4W SEC 32

**ELEVATION RANGE**

1308/1420 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.

VLDR

**AREA PLAN (RCIP)**

ELSINORE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

WARM SPRINGS POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R (CZ 5845)

**ZONING DISTRICTS AND ZONING AREAS**

MEADOWBROOK AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE



**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)**  
Coastal Sage Scrub  
Developed/Disturbed Land  
Grassland***FIRE*****HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA***DEVELOPMENT FEES*****CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
EL SINORE**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA***TRANSPORTATION*****CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
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**  
65**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.**WATER DISTRICT**  
WMWD**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**  
SANTA ANA RIVER**GEOLOGIC****FAULT ZONE**  
NOT IN A FAULT ZONE**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**  
MODERATE**SUBSIDENCE**  
SUSCEPTIBLE**PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH A).  
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

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**  
NORTH ELSINORE**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**  
ZONE B, 34.97 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**  
042715**FARMLAND**  
LOCAL IMPORTANCE  
OTHER LANDS**TAX RATE AREAS**

- 065-001
- COUNTY FREE LIBRARY
  - COUNTY ORTEGA TRAIL REC & PK
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 152
  - ELS MURRIETA ANZA RESOURCE CONS
  - ELSINORE AREA ELEM SCHOOL FUND
  - ELSINORE VAL MUN WTR IMP DIST 1
  - ELSINORE VALLEY CEMETERY
  - ELSINORE VALLEY MUNICIPAL WATER
  - 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
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

REPORT PRINTED ON...Wed Feb 09 10:46:04 2011  
Version 101221



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

## Lot Book Report

Order Number: **23184**

**Customer:**

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

Order Date: 2/28/2011  
 Dated as of: 2/22/2011  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV08-02189 / Angela Sarmiento  
 IN RE: EICHORN, THERESA

FEE(s):  
 Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 347-250-001-8

**Assessments:**

|                    |             |
|--------------------|-------------|
| Land Value:        | \$35,081.00 |
| Improvement Value: | \$0.00      |
| Exemption Value:   | \$0.00      |
| Total Value:       | \$35,081.00 |

### Tax Information

|                                    |                             |
|------------------------------------|-----------------------------|
| Property Taxes for the Fiscal Year | 2010-2011                   |
| Total Annual Tax                   | \$1,067.10                  |
| Status: Paid through               | PAID (PAID THRU 06/30/2011) |

### Property Vesting

The last recorded document transferring title of said property

|          |            |
|----------|------------|
| Dated    | 09/13/1990 |
| Recorded | 09/18/1990 |

EXHIBIT NO.           D



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

Order Number: 23184

Reference: CV08-02189 / Ang

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|              |  |
|--------------|--|
| Document No. | 346562   |
| D.T.T.       | \$0.00   |
| Grantor      | Theresa Eichorn, a widow   |
| Grantee      | Theresa Eichorn as trustee under the Eichorn Living Trust Dated Sept. 12, 1990 |

Affects Property in Question and Other Property

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

|                                   |   |
|-----------------------------------|---|
| Notice of Non-Compliance filed by | County of Riverside Code Enforcement Department |
| In the matter of the property of  | Theresa Eichorn Trust                           |
| Case No.                          | CV08-02189                                      |
| Recorded                          | 06/30/2008                                      |
| Document No.                      | 2008-0355916                                    |

## Legal Description

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

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE PORTION LYING SOUTHERLY FROM THE MOST NORTHERLY LINE OF A PUBLIC ROAD ACROSS THE NORTHERLY PORTION OF SAID PREMISES.