

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

206B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
March 31, 2011

SUBJECT: Statement of Expense [Case Nos. CV05-3132, CV05-3133 & CV99-2203]
Subject Property: 21877 Nance Street, Perris; LEONARD
APN: 315-152-007
District One

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish, excess outside storage of materials and abandoned, wrecked, dismantled and inoperable vehicles) in the above-referenced matter to be **eleven thousand, forty dollars and fifty-two cents (US \$11,040.52)**;
- (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.

PATTY F. SMITH, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

(Continued)

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

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

C.E.O. RECOMMENDATION: APPROVE

BY:
Tina Grande

County Executive Office Signature

- Consent Policy
- Consent Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: April 12, 2011
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

9.4

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD
FORM APPROVED COUNTY COUNCIL BY: PATTY F. SMITH 3/30/11
Departmental Concurrence

Statement of Expense [Nos. CV05-3132, CV05-3133 & CV99-2203]

Subject Property: 21877 Nance Street, Perris; LEONARD

APN: 315-152-007

District One

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 541(RCC Chapter 8.120), 348 (RCC Title 17), 520 (RCC Title 10), 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.

With regard to Case No. CV05-3132, the Riverside County Code Enforcement Department issued a Notice of Intention to Seize Abandoned, Wrecked, Dismantled and Inoperable Vehicles on April 20, 2007. Subsequently, on or about June 4, 2007, the inoperative vehicles were abated from the subject property under the direction of the Riverside County Code Enforcement Department pursuant to seizure warrant number MISC 2007-034. Also, with regard to Case No. CV05-3133, the Board of Supervisors issued an Order to Abate on Feb. 26, 2008 and recorded on Feb. 27, 2008, as document number 2008-0093740. Subsequently, on or about Jan. 11, 2011, the excess outside storage and accumulated rubbish was abated from the subject property under the direction of the Riverside County Code Enforcement Department pursuant to seizure warrant number MISC 2011-008. Additionally, administrative citations were issued for violations in Case No. CV99-2203, which remain unpaid.

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

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case Nos. CV05-3132, CV05-3133 & CV99-2203]
Subject Property: 21877 Nance Street, Perris; LEONARD
APN: 315-152-007
District One

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

Hearing Date: APRIL 12, 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, March 29, 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 29, 2011

NOTICE OF HEARING RE: STATEMENT OF EXPENSE

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

Subject Property: 21877 Nance Street, Perris
Case Nos.: CV05-3132, CV05-3133 & CV99-2203
APN: 315-152-007; LEONARD

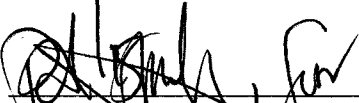
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, April 12, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved excessive outside storage of materials, abandoned, wrecked, dismantled or inoperable vehicles and accumulated rubbish on your real property commonly described as 21877 Nance Street, Perris, and more particularly described as Assessor's Parcel Number 315-152-007.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **eleven thousand, forty dollars and fifty-two cents (US \$11,040.52)**. 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 8:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
County Counsel



L. ALEXANDRA FONG
Deputy County Counsel

Enclosure: Statement of Expense

EXHIBIT NO. A



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Summary Statement As of: 2/14/2011

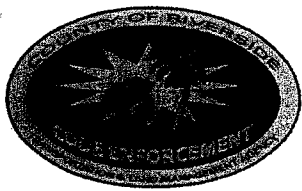
Property Reference/Mailing Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Date	Invoice Number & Amount	Amount	Balance
12/27/2010	CV053132- INV #100090. Orig. Amount \$2,747.88.	2,747.88	2,747.88
01/27/2011	CV053133- INV #100318. Orig. Amount \$7,492.64.	7,492.64	10,240.52
03/16/2000	CV992203:A00235- INV #6591. Orig. Amount \$100.00. A00235	100.00	10,340.52
05/04/2000	CV992203:A00240- INV #6592. Orig. Amount \$200.00. A00240	200.00	10,540.52
06/07/2000	CV992203:A01352- INV #6593. Orig. Amount \$500.00. A01352	500.00	11,040.52
		Balance Due	\$11,040.52

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

Code Enforcement Department

EXHIBIT NO. A2



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

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA. 92570

Date	Invoice #
12/27/2010	100090

Property Address
315152007 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053132	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
11/1/2006	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
11/2/2006	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
11/22/2006	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
3/5/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/29/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/17/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
4/18/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
4/23/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/26/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
5/25/2007	Officer Hours	Labor Charges - Officer Time	1.2	109.00	130.80
6/4/2007	Officer Hours	Labor Charges - Officer Time	3.3	109.00	359.70
12/5/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/6/2007	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
1/4/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			1,298.70
1/16/2007	Attorney Fees	Attorney Fees - County Counsel	2.4	64.00	153.60
1/17/2007	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
1/22/2007	Attorney Fees	Attorney Fees - County Counsel	0.1	64.00	6.40
			Subtotal		
			Payments/Credits		
			Total		

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

Code Enforcement Department

EXHIBIT NO. A3



County of Riverside Code Enforcement Department

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

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA. 92570

Statement of Expense

Date	Invoice #
12/27/2010	100090

Property Address
315152007 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053132	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
2/21/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
3/29/2007	Attorney Fees	Attorney Fees - County Counsel	0.25	64.00	16.00
4/9/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
4/10/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
4/26/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
5/2/2007	Attorney Fees	Attorney Fees - County Counsel	0.4	64.00	25.60
5/3/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
5/3/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	128.00	64.00
5/7/2007	Attorney Fees	Attorney Fees - County Counsel	1.5	128.00	192.00
5/8/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
5/17/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
5/21/2007	Attorney Fees	Attorney Fees - County Counsel	0.35	64.00	22.40
5/23/2007	Attorney Fees	Attorney Fees - County Counsel	0.4	64.00	25.60
5/24/2007	Attorney Fees	Attorney Fees - County Counsel	0.15	64.00	9.60
5/29/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
5/31/2007	Attorney Fees	Attorney Fees - County Counsel	0.1	64.00	6.40
6/5/2007	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
6/6/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
6/7/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			1,049.70
			Subtotal		
			Payments/Credits		
			Total		

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

Code Enforcement Department

EXHIBIT NO. A4



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

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA. 92570

Date	Invoice #
12/27/2010	100090

Property Address
315152007 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053132	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
6/4/2007	Towing & Storage	Towing & Storage	1	129.48	129.48
3/1/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
12/27/2010	Lot/Title Report	Lot/Title Report		120.00	120.00
		Subtotal Contractor Costs			399.48
Subtotal					\$2,747.88
Payments/Credits					\$0.00
Total					\$2,747.88

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

Code Enforcement Department

EXHIBIT NO. A⁵



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

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA 92570

Date	Invoice #
1/27/2011	100318

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053133	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
12/13/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	128.00	38.40
12/17/2007	Mailing Fees - County Co...	Mailing Fees - County Counsel	2	5.21	10.42
1/10/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	128.00	64.00
1/29/2008	Attorney Fees	Attorney Fees - County Counsel	0.8	128.00	102.40
2/4/2008	Attorney Fees	Attorney Fees - County Counsel	1.4	64.00	89.60
2/15/2008	Attorney Fees	Attorney Fees - County Counsel	0.7	128.00	89.60
2/29/2008	Mailing Fees - County Co...	Mailing Fees - County Counsel	2	5.43	10.86
2/29/2008	Mailing Fees - County Co...	Mailing Fees - County Counsel	2	5.43	10.86
		Subtotal County Counsel Costs			704.14
8/31/2006	Lot/Title Report	Lot/Title Report	1	95.00	95.00
1/27/2011	Demolition & Disposal	Demolition & Disposal	1	1,800.00	1,800.00
Subtotal					\$7,492.64
Payments/Credits					\$0.00
Total					\$7,492.64

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

Code Enforcement Department



County of Riverside Code Enforcement Department

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

Statement of Expense

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA 92570

Date	Invoice #
1/27/2011	100318

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053133	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
8/15/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
11/16/2006	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/28/2006	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/2/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
3/5/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/29/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/18/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/15/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/16/2007	Officer Hours	Labor Charges - Officer Time	2.3	109.00	250.70
11/9/2007	Officer Hours	Labor Charges - Officer Time	0.5	129.00	64.50
12/5/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/6/2007	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
12/17/2007	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
1/25/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
1/28/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
1/28/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
3/5/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/6/2008	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
1/21/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/24/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
Subtotal					
Payments/Credits					
Total					

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

[Signature]

A7



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

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA 92570

Date	Invoice #
1/27/2011	100318

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053133	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
5/12/2009	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
5/19/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/24/2009	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
8/5/2009	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
8/5/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/17/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.5	129.00	64.50
9/15/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/6/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/11/2010	Officer Hours	Labor Charges - Officer Time	8.7	109.00	948.30
1/11/2010	Officer Hours	Labor Charges - Officer Time	9	130.00	1,170.00
1/11/2010	Officer Hours	Labor Charges - Officer Time	7.7	129.00	993.30
	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			4,893.50
11/30/2007	Attorney Fees	Attorney Fees - County Counsel	1.1	64.00	70.40
12/4/2007	Attorney Fees	Attorney Fees - County Counsel	3.1	64.00	198.40
12/10/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
Subtotal					
Payments/Credits					
Total					

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

[Signature]
Code Enforcement Department



County of Riverside Code Enforcement Department

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

Administrative Citation

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA 92570

Citation Issue Date	Billing Date
6/7/2000	2/14/2011

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Citation Number	District	Class
A01352	1	SOE

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A01352--CV992203	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00

EXHIBIT NO. A⁹



County of Riverside Code Enforcement Department

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

Administrative Citation

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA 92570

Citation Issue Date	Billing Date
5/4/2000	2/14/2011

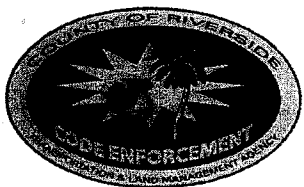
Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Citation Number	District	Class
A00240	1	SOE

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A00240--CV992203	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$200.00

EXHIBIT NO. A¹⁰



County of Riverside Code Enforcement Department

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

Administrative Citation

315152007
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA 92570

Citation Issue Date	Billing Date
3/16/2000	2/14/2011

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Citation Number	District	Class
A00235	1	SOE

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A00235--CV992203	1	100.00	100.00
			Subtotal	\$100.00

Payments/Credits	\$0.00
Total	\$100.00

EXHIBIT NO. A"

Notice List

Subject Property: 21877 Nance Street, Perris; Case Nos.: CV05-3132,
CV05-3133 & CV99-2203; APN: 315-152-007;
District One

7010 1670 0001 7232 2962

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com ®		
OFFICIAL USE		
Postage	\$	MAILED 3/30/11 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To		
Street, or PO Box	CYLDE D NANCE DECEASED	
City, State	21877 NANCE STREET	
	PERRIS CA 92570	
PS Form 3800, August 2006 See Reverse for Instructions		

7010 1670 0001 7232 2975

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com ®		
OFFICIAL USE		
Postage	\$	MAILED 3/30/11 Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To		
Street, A, or PO Box	ERNEST ROGER STEVEY	
City, State	21877 NANCE STREET	
	PERRIS CA 92570	
PS Form 3800, August 2006 See Reverse for Instructions		

EXHIBIT NO. A12

PROOF OF SERVICE

Case Nos. CV05-3132, CV05-3133 & CV99-2203

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 30, 2011, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- SUMMARY STATEMENT & STATEMENT OF EXPENSE
- ADMINISTRATIVE CIATION(S)

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

Ernest Roger Stevey
21877 Nance Street
Perris, CA 92570

Clyde D. Nance, Deceased
21877 Nance Street
Perris, CA 92570

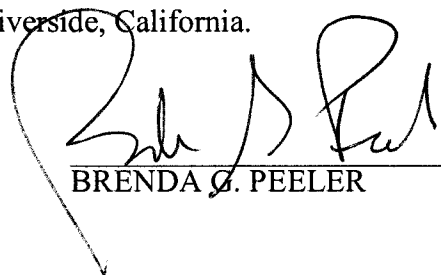
XX BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED. I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, 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 30, 2011, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. A^B



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

March 30, 2011

RE CASE NO: CV053132, CV053133, and CV992203

I, Marco Diaz, hereby declare:

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

That on 03/30/2011 at 12:06pm, I securely and conspicuously posted a NOTICE OF HEARING RE: STATEMENT OF EXPENSE at the property described as:

Property Address: 21877 NANCE ST, PERRIS

Assessor's Parcel Number: 315-152-007

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

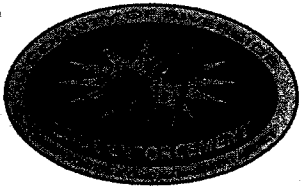
Executed on March 30, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Marco Diaz, Code Enforcement Technician

EXHIBIT NO. A14



County of Riverside

Code Enforcement Department

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

315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA. 92570

Statement of Expense

Date	Invoice #
12/27/2010	100090

Property Address
315152007 21877 NANCE ST PERRIS, CA 92570

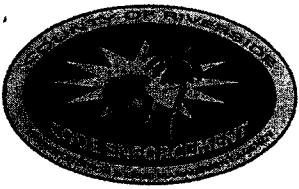
Case Number	District	Class
CV053132	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
11/1/2006	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
11/2/2006	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
11/22/2006	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
3/5/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/29/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/17/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
4/18/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
4/23/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/26/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
5/25/2007	Officer Hours	Labor Charges - Officer Time	1.2	109.00	130.80
6/4/2007	Officer Hours	Labor Charges - Officer Time	3.3	109.00	359.70
12/5/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/6/2007	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
1/4/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			1,298.70
1/16/2007	Attorney Fees	Attorney Fees - County Counsel	2.4	64.00	153.60
1/17/2007	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
1/22/2007	Attorney Fees	Attorney Fees - County Counsel	0.1	64.00	6.40
Subtotal					
Payments/Credits					
Total					

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

Code Enforcement Department

EXHIBIT NO. B²



County of Riverside

Code Enforcement Department

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

Statement of Expense

315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA. 92570

Date	Invoice #
12/27/2010	100090

Property Address
315152007 21877 NANCE ST PERRIS, CA 92570

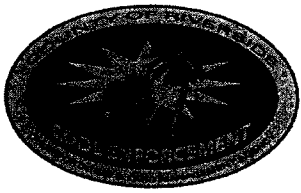
Case Number	District	Class
CV053132	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
2/21/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
3/29/2007	Attorney Fees	Attorney Fees - County Counsel	0.25	64.00	16.00
4/9/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
4/10/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
4/26/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
5/2/2007	Attorney Fees	Attorney Fees - County Counsel	0.4	64.00	25.60
5/3/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
5/3/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	128.00	64.00
5/7/2007	Attorney Fees	Attorney Fees - County Counsel	1.5	128.00	192.00
5/8/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
5/17/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
5/21/2007	Attorney Fees	Attorney Fees - County Counsel	0.35	64.00	22.40
5/23/2007	Attorney Fees	Attorney Fees - County Counsel	0.4	64.00	25.60
5/24/2007	Attorney Fees	Attorney Fees - County Counsel	0.15	64.00	9.60
5/29/2007	Attorney Fees	Attorney Fees - County Counsel	0.2	64.00	12.80
5/31/2007	Attorney Fees	Attorney Fees - County Counsel	0.1	64.00	6.40
6/5/2007	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
6/6/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
6/7/2007	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			1,049.70
Subtotal					
Payments/Credits					
Total					

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

Code Enforcement Department

EXHIBIT NO. B³



County of Riverside

Code Enforcement Department

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

315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA. 92570

Statement of Expense

Date	Invoice #
12/27/2010	100090

Property Address
315152007 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053132	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
6/4/2007	Towing & Storage	Towing & Storage	1	129.48	129.48
3/1/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
12/27/2010	Lot/Title Report	Lot/Title Report		120.00	120.00
		Subtotal Contractor Costs			399.48
Subtotal					\$2,747.88
Payments/Credits					\$0.00
Total					\$2,747.88

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

 Code Enforcement Department

EXHIBIT NO. BA

Expenditure Transactions

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

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund										
Account 527820 -- Towing-Non County Vehicle										
7/19/2007	AP01149211	10000	3140100000	527820		ZCV053132		129.48	VEHICLE ABATEMENTINV CV05-31	E129381
								<u>129.48</u>		
Total Towing-Non County Vehicle								<u>129.48</u>		
Total General Fund								<u>129.48</u>		

EXHIBIT NO. _____

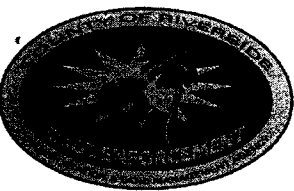
B⁵

Expenditure Transactions

Criteria: Post On = 7/1/2002...12/31/2010

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund										
Account 525440 -- Professional Services										
10/14/2008	AP01258892	10000	3140100000	525440		ZCV053132		150.00	REPORTS ON PARCELS/LOTS: MARCH	E221241
								150.00		
Total Professional Services								150.00		
Total General Fund								150.00		

EXHIBIT NO. 36



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

315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA 92570

Date	Invoice #
1/27/2011	100318

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

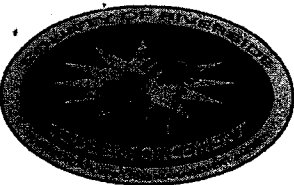
Case Number	District	Class
CV053133	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
12/13/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	128.00	38.40
12/17/2007	Mailing Fees - County Co...	Mailing Fees - County Counsel	2	5.21	10.42
1/10/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	128.00	64.00
1/29/2008	Attorney Fees	Attorney Fees - County Counsel	0.8	128.00	102.40
2/4/2008	Attorney Fees	Attorney Fees - County Counsel	1.4	64.00	89.60
2/15/2008	Attorney Fees	Attorney Fees - County Counsel	0.7	128.00	89.60
2/29/2008	Mailing Fees - County Co...	Mailing Fees - County Counsel	2	5.43	10.86
2/29/2008	Mailing Fees - County Co...	Mailing Fees - County Counsel	2	5.43	10.86
		Subtotal County Counsel Costs			704.14
8/31/2006	Lot/Title Report	Lot/Title Report	1	95.00	95.00
1/27/2011	Demolition & Disposal	Demolition & Disposal	1	1,800.00	1,800.00
Subtotal					\$7,492.64
Payments/Credits					\$0.00
Total					\$7,492.64

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

 Code Enforcement Department

EXHIBIT NO. B7



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

315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA 92570

Date	Invoice #
1/27/2011	100318

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Case Number	District	Class
CV053133	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
8/15/2006	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
11/16/2006	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/28/2006	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/2/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
3/5/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/29/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/18/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/15/2007	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/16/2007	Officer Hours	Labor Charges - Officer Time	2.3	109.00	250.70
11/9/2007	Officer Hours	Labor Charges - Officer Time	0.5	129.00	64.50
12/5/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/6/2007	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
12/17/2007	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
1/25/2008	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
1/28/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
1/28/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
3/5/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/6/2008	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
1/21/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/24/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80

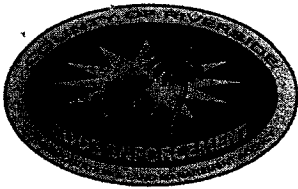
Subtotal
Payments/Credits
Total

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

[Signature]

Code Enforcement Department

EXHIBIT NO. B⁸



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

315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA 92570

Date	Invoice #
1/27/2011	100318

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

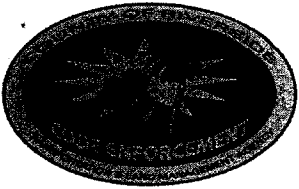
Case Number	District	Class
CV053133	1	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
5/12/2009	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
5/19/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/24/2009	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
8/5/2009	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
8/5/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/17/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
8/9/2010	Officer Hours	Labor Charges - Officer Time	0.5	129.00	64.50
9/15/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/6/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/11/2010	Officer Hours	Labor Charges - Officer Time	8.7	109.00	948.30
1/11/2010	Officer Hours	Labor Charges - Officer Time	9	130.00	1,170.00
1/11/2010	Officer Hours	Labor Charges - Officer Time	7.7	129.00	993.30
	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			4,893.50
11/30/2007	Attorney Fees	Attorney Fees - County Counsel	1.1	64.00	70.40
12/4/2007	Attorney Fees	Attorney Fees - County Counsel	3.1	64.00	198.40
12/10/2007	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
Subtotal					
Payments/Credits					
Total					

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

Code Enforcement Department

EXHIBIT NO. B9



County of Riverside Code Enforcement Department

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

Administrative Citation

Citation Issue Date	Billing Date
5/4/2000	2/14/2011

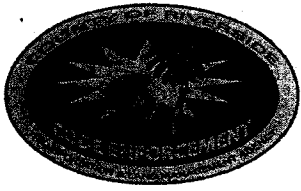
315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA 92570

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Citation Number	District	Class
A00240	1	SOE

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A00240--CV992203	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Credits	\$0.00
			Total	\$200.00

EXHIBIT NO. B¹¹



County of Riverside

Code Enforcement Department

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

Administrative Citation

315152007
 CLYDE D LEONARD
 21877 NANCE ST
 PERRIS, CA 92570

Citation Issue Date	Billing Date
3/16/2000	2/14/2011

Property Address
315152007 CLYDE D LEONARD 21877 NANCE ST PERRIS, CA 92570

Citation Number	District	Class
A00235	1	SOE

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A00235--CV992203	1	100.00	100.00
			Subtotal	\$100.00
			Payments/Credits	\$0.00
			Total	\$100.00

EXHIBIT NO. B¹²

Expenditure Transactions

Criteria: Post On = 7/1/2002..1/31/2011

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund										
Account 525440 -- Professional Services										
10/1/2006	AP01065349	10000	3110200000	525440		ZCV053133		95.00	REPORTS ON PARCELS/LOTS	E129381
								95.00		
Total Professional Services								95.00		
Total General Fund								95.00		

EXHIBIT NO. _____

BB



ENVIRONMENTAL KLEAN-UP

Invoice

INVOICE #
208-583

DOSH #595 * Contractor's License #684979
 19069 Van Buren Blvd. Suite 114 PMB 385,
 Riverside CA 92508
 Tel: 951.685.5314 * Fax 951.681.5559

BILL TO
County of Riverside TLMA-Administration P.O.Box 1605 Riverside, CA 92502

DATE	TERMS	DUE DATE	PROJECT LOCATION
1/27/2011	Due on receipt	1/27/2011	21877 Nance Street

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
0333/Nuisance ...	Nuisance Abatement performed on 01/11/2011 at:		1,800.00	1,800.00
Purchase Prder...	Purchase Order Number: TLA0051485			
	Single Family Residence 21877 Nance Street Perris, CA			
2110/APN	APN# 315-152-007			
CV-Number	Case Number: CV05-3133			

Thank you for your business.	Total	\$1,800.00
------------------------------	--------------	-------------------

EXHIBIT NO. B



INVOICE

Order Number: 23193

Order Date: 2/28/2011

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV05-3132 & CV05-3133 / Angela Sarmiento
IN RE: LEONARD, CLYDE D.

Product and/or Service ordered for Property known as:

**21877 Nance Street
Perris, CA 92570**

DESCRIPTION:	FEE:
Lot Book Report	\$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. _____

B15

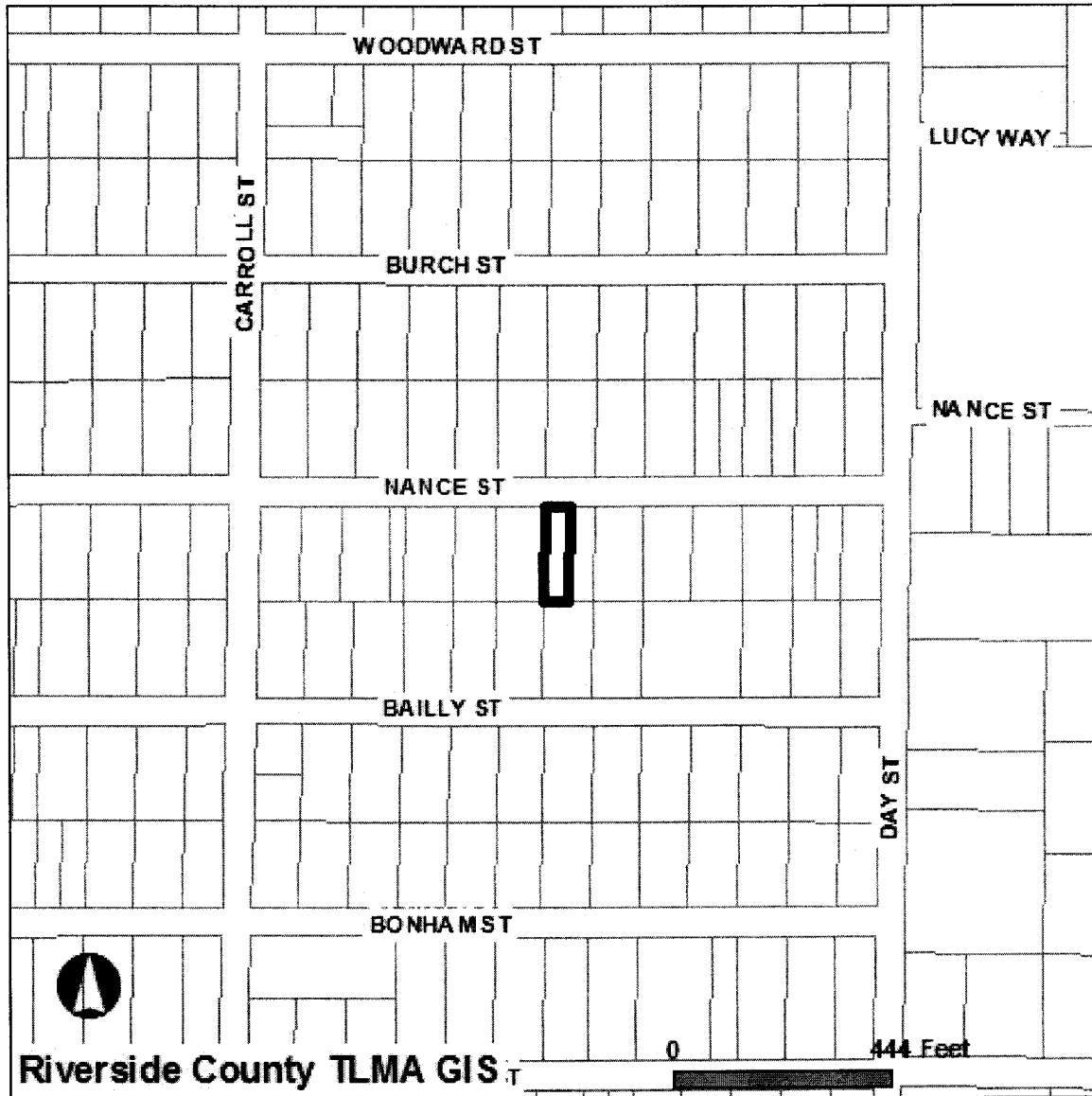
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #315152007-8		Parcel # 315152007-8	
Assessee:	LEONARD CLYDE D	Land	11,792
Mail Address:	21877 NANCE ST PERRIS CA 92570	Structure	43,285
Real Property Use Code:	MO	Full Value	55,077
Base Year	1986	Homeowners' Exemption	7,000
Conveyance Number:	0132799	Total Net	48,077
Conveyance (mm/yy):	4/1998		
PUI:	M030000		
TRA:	98-044		
Taxability Code:	0-00		
Assessment Description:	REMIC WOODCREST		
ID Data:	Lot 228 MB 014/099 UPTON ACRES 6		
Situs Address:	21877 NANCE ST PERRIS CA 92570		

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
315-152-007

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
315-152-007-8

OWNER NAME / ADDRESS
CLYDE D LEONARD
21877 NANCE ST
PERRIS, CA. 92570

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

EXHIBIT NO. C²

RECORDED BOOK/PAGE: MB 14/99
SUBDIVISION NAME: UPTON ACRES 6
LOT/PARCEL: 228, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.22 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 896 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1981 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 747 GRID: A7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PERRIS
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T4SR4W SEC 3

ELEVATION RANGE

1714 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R-1/2 (CZ 6312)

ZONING DISTRICTS AND ZONING AREAS

MEAD VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: MEAD VALLEY
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 23, 1986
ACREAGE: 2580 ACRES

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)

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. CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

MEAD VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

58A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

EMWD

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

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

VAL VERDE UNIFIED

COMMUNITIES

MEAD VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
MEAD VALLEY #117 -
STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 41.89 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042010

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

098-044

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL

- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- PROJECT 5-MEAD VALLEY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	undefined	undefined

REPORT PRINTED ON...Tue Mar 29 10:33:52 2011
Version 101221



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

Lot Book Report

Order Number: **23193**

Customer:

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

Order Date: 2/28/2011
 Dated as of: 2/23/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV05-3132 & CV05-3133 / Angela Sarmiento
 IN RE: LEONARD, CLYDE D.

FEE(s):
 Report: \$120.00

Property Address: 21877 Nance Street
 Perris CA 92570

Assessor's Parcel No. : 315-152-007-8

Assessments:

Land Value:	\$11,792.00
Improvement Value:	\$43,285.00
Exemption Value:	\$7,000.00
Total Value:	\$48,077.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$488.44
Penalty	\$48.82
Status	NOT PAID-DELINQUENT
Second Installment	\$488.44
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)



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Order Number: 23193

Reference: CV05-3132 & CV0

Property Vesting

The last recorded document(s) transferring title of said property

Dated	10/01/1985
Recorded	01/31/1986
Document No.	25000
D.T.T.	\$6.05
Grantor	Lowell Voge and Betty Voge, hwjt as to undiv. 20% interest, and Douglas L. Coward and Nancy L. Coward, hwjt as to undiv. 70% int
Grantee	Clyde D. Leonard and Jessie L. Leonard, husband and wife as joint tenants

Affidavit - Death of	Joint Tenants
Dated	06/12/1987
Recorded	06/18/1987
Document No.	173833
Decedent	Jessie L. Leonard
Property now vested as	Clyde D. Leonard, widow

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Clyde D. Leonard
Case No.	CV 99-2203
Recorded	07/28/2000
Document No.	2000-292181



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Order Number: 23193
Reference: CV05-3132 & CV0

Document Type	Findings of Fact, Conclusions and Order to Abate Nuisance
Document No.	11-16-00
Recorded	2000-457152
Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Clyde D. Leonard
Case No.	CV02-2371
Recorded	02/26/2003
Document No.	2003-131880
Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Clyde D. Leonard
Case No.	CV05-3133
Recorded	12/11/2006
Document No.	2006-0906176
Document Type	Finding of Fact, Conclusions and Order to Abate Nuisance
Document No.	2008-0093740
Recorded	02/27/2008
Notice of Power to Sell Tax-Defaulted Property	
Recorded	08/24/2010
Document No.	2010-0403036

Legal Description

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

THE WEST HALF OF LOT 228 OF UPTON ACRES TRACT NO. 6, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 99 OF MAPS, RECORDS OF SAID COUNTY.