

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

404B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
April 21, 2011

SUBJECT: Abatement of Public Nuisance [Substandard Structures & Accumulated Rubbish]
Case No: CV 09-12288 [CAO]
Subject Property: 20841 Lakeridge Dr., Perris; APN: 286-140-022
District: One

RECOMMENDED MOTION: Move that:

1. The substandard structures (dwelling and pool) on the real property located at 20841 Lakeridge Dr., Perris, Riverside County, California, APN: 286-140-022 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Baohan-Leslie T. Cao, the owner of the subject real property, be directed to abate the substandard structures on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

Departmental Concurrence

(Continued)

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

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

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

C.E.O. RECOMMENDATION: APPROVE
BY: *[Signature]*
Tina Grande
County Executive Office Signature

Consent
 Policy
 Consent
 Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: May 3, 2011
 xc: Co. Co., CED, Prop. Owner, Sheriff

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

Dept Recomm.:
 Per Exec. Ofc.:

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

ATTACHMENTS FILED

9.2

Abatement of Public Nuisance
Case No.: CV09-12288 [CAO]
20841 Lakeridge Dr., Perris
APN: 286-140-022
District One
Page 2

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The accumulation of rubbish on the real property located at 20841 Lakeridge Dr., Perris, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
5. Baohan-Leslie T. Cao, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
6. If the owner of the real property does 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 substandard structures and accumulation of rubbish by removing and disposing of the same from the real property.
7. 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.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance
Case No.: CV09-12288 [CAO]
20841 Lakeridge Dr., Perris
APN: 286-140-022
District One
Page 3

BACKGROUND:

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on December 1, 2010.
2. The inspection revealed two substandard structures (dwelling and pool) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: lack of hot and cold running water to plumbing fixtures – no water no fixtures; lack of required electrical lighting – non functional no electric; lack of adequate heating facilities; faulty weather protection – deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering; general dilapidation or improper maintenance; public and attractive nuisance – abandoned/vacant; expired building permit; and construction without permit.
3. Subsequent inspections of the above-described real property on February 16, 2011, and April 21, 2011, revealed that the property remains in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures and accumulation of rubbish.

1
2
3 **BOARD OF SUPERVISORS**
4 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 09-12288
4 [SUBSTANDARD STRUCTURES AND)
5 ACCUMULATED RUBBISH]; APN 286-140-022,) DECLARATION OF OFFICER
6 20841 LAKERIDGE DR., PERRIS, COUNTY OF) CYNTHIA BLACK
7 RIVERSIDE, STATE OF CALIFORNIA;)
8 BAOHAN-LESLIE T. CAO, OWNER.) [R.C.O. No. 457, RCC Title 15]
9) [R.C.O. No. 541, RCC Chapter 8]
10)

11 I, Cynthia Black, declare that the facts set forth below are personally known to me except to
12 the extent that certain information is based on information and belief which I believe to be true and if
13 called as a witness, I could and would competently testify under oath:

14 1. I am currently employed by the Riverside County Code Enforcement Department as a
15 Senior Code Enforcement Officer. My current official duties as a Code Enforcement Officer include
16 inspecting property for violations and enforcement of the provisions of Riverside County
17 Ordinances.

18 2. On December 1, 2010, I conducted an initial inspection of the real property known as
19 20841 Lakeridge Dr., Perris, Riverside County, California, which is further described as Assessor's
20 Parcel Number 286-140-022 (hereinafter referred to as "THE PROPERTY"). A true and correct copy
21 of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is attached
22 hereto as Exhibit "A" and incorporated herein by reference.

23 3. A review of County records and documents indicate that THE PROPERTY was
24 owned by Baohan-Leslie T. Cao ("OWNER"). A certified copy of the County Equalized Assessment
25 Roll for the year 2010-2011, a copy of the County Geographic Information System ("GIS") report
26 and Deed of Trust are attached hereto as Exhibit "B" and incorporated herein by reference.

27 4. Based on the Lot Book Report from RZ Title Company dated July 2, 2010 and
28 updated on February 8, 2011, it is determined that additional parties potentially hold a legal interest
in THE PROPERTY, to wit: Riverside Savings and Loan Association, Accredited Home Lenders,
Inc., Xuong Bui and Phinga N. Bui (hereinafter collectively referred to as "INTERESTED
PARTIES"). A true and correct copy of the Lot Book Report is attached hereto as Exhibit "C" and

1 incorporated herein by this reference.

2 5. On December 1, 2010, I arrived at THE PROPERTY and executed an Inspection
3 Warrant MISC 2010-133. I inspected THE PROPERTY and observed the following violations :
4 Two (2) Substandard Structures (Dwelling and Swimming Pool), in violation of Riverside County
5 Ordinance (“RCO”) No. 457, as codified in Riverside County Code (“RCC”) Chapter 15.16, and
6 Accumulated Rubbish, in violation of RCO No. 541, as codified in RCC Chapter 8.120. The
7 Accumulated Rubbish consisted of but not limited to: construction debris, trash, water heater,
8 chicken wire and miscellaneous items which was approximately one thousand (1,000) square feet.
9 Notice of Defects, Notice of Violations and Danger Do Not Enter sign were posted on THE
10 PROPERTY. The permits for the dwelling were expired over two years and the swimming pool did
11 not show a final date.

12 #1 - Dwelling:

- 13 1) Lack of hot and cold running water to plumbing fixtures – no water no fixtures;
14 2) Lack of required electrical lighting – non-functional and no electric;
15 3) Lack of adequate heating facilities;
16 4) Faulty weather protection – deteriorated or ineffective weather proofing of exterior
17 walls, roof or floors including broken windows or doors, lack of paint or other
18 approved wall covering;
19 5) General dilapidation or improper maintenance;
20 6) Public and attractive nuisance – abandoned/vacant; and
21 7) Expired building permit.

18 #2 - Pool:

- 19 1) General dilapidation or improper maintenance;
20 2) Public and attractive nuisance – abandoned/vacant;
21 3) Construction without permit.

22 6. On December 6, 2010, Notices of Violation and Notices of Defects were mailed to
23 OWNER and INTERESTED PARTIES via certified mail with return receipt requested.

24 7. On December 22, 2010, I called OWNER and explained the violation. OWNER
25 stated that she was aware that the structure (dwelling) had expired permits when she bought THE
26 PROPERTY back in December 2009 and that she had her Engineer working on the plans to submit
27 for building permits. She also stated that her Engineer will give Senior Officer Cynthia Black a call.

28 8. On January 26, 2011, I checked the Land Management System (LMS) to check on the

1 permits and found no change in status.

2 9. On February 16, 2011, I went to THE PROPERTY for a follow-up inspection. THE
3 PROPERTY was vacant and the gate was secured with a lock. I observed the conditions of the
4 substandard structures and the accumulated rubbish to be the same. THE PROPERTY remained in
5 violation of RCC Chapters 15.16 and 8.120.

6 10. A site plan and photographs reflecting the substandard condition of the structures and
7 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated
8 herein by reference.

9 11. True and correct copies of each Notice and Inspection Warrant MISC 2010-133
10 issued in this matter and other supporting documentation are attached hereto as Exhibit "E" and
11 incorporated herein by reference.

12 12. On December 10, 2010, a Notice of Noncompliance for the substandard structures
13 and accumulated rubbish was recorded against THE PROPERTY as instrument number 2010-
14 0595060. A true and correct copy of the recorded Notice of Noncompliance is attached hereto and
15 incorporated by reference as Exhibit "F".

16 13. I am informed and believe, and based upon said information and belief, allege that
17 OWNER does not have legal authority or permission to store or accumulate the above described
18 materials on THE PROPERTY.

19 14. Based upon my experience, knowledge and visual observations, it is my
20 determination that the substandard structures and accumulation of rubbish on THE PROPERTY
21 create an extreme health, safety, fire and structural hazard to the neighbors and general public and
22 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance
23 Nos. 457 and 541.

24 15. On April 14, 2011, the "Notice to Correct County Ordinance Violations and Abate
25 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for May 3,
26 2011, as required by Riverside County Ordinance No. 725, was mailed to OWNER and
27 INTERESTED PARTIES by certified mail, return receipt requested and on April 21, 2011 was
28 posted on THE PROPERTY. True and correct copies of the notice, return receipt cards, together

1 with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G"
2 and incorporated herein by reference.

3 16. A follow-up inspection on April 21, 2011, revealed that THE PROPERTY remains in
4 violation.

5 17. Significant rehabilitation, removal and/or demolition of the substandard structures and
6 removal and disposal of all structural materials, rubbish and debris are required to abate the public
7 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number
8 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of
9 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE
10 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County
11 Ordinance No. 541.

12 18. Accordingly, the following findings and conclusions are recommended:

13 (a) The structures be condemned as a substandard building, public and attractive
14 nuisance;

15 (b) The OWNER, or whoever has possession or control of THE PROPERTY, be
16 required to rehabilitate or demolish said structures, including the removal and disposal of all
17 structural debris and materials, on THE PROPERTY in strict accordance with the provisions of
18 Riverside County Ordinance No. 457 (RCC Title 15);

19 (c) The OWNER, or whoever has possession or control of THE PROPERTY, be
20 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures
21 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside
22 County Health Department, Division of Special Services; and, prior to the abatement ordered in
23 subsection (b) above, to secure the removal and disposal of all asbestos containing materials
24 discovered through such survey and testing by contract with a duly certified and licensed contractor
25 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality
26 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

27 (d) If the substandard structures are not razed, removed and disposed of, or
28 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to

1 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days after the posting and
2 mailing of the Board's Order and Findings, the substandard structures and contents therein may be
3 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or
4 the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under
5 applicable law, authorizing entry onto THE PROPERTY; and

6 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a
7 public nuisance;


8 (f) The OWNER, or whoever has possession or control of THE PROPERTY, be
9 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of
10 Riverside County Ordinance No. 541;

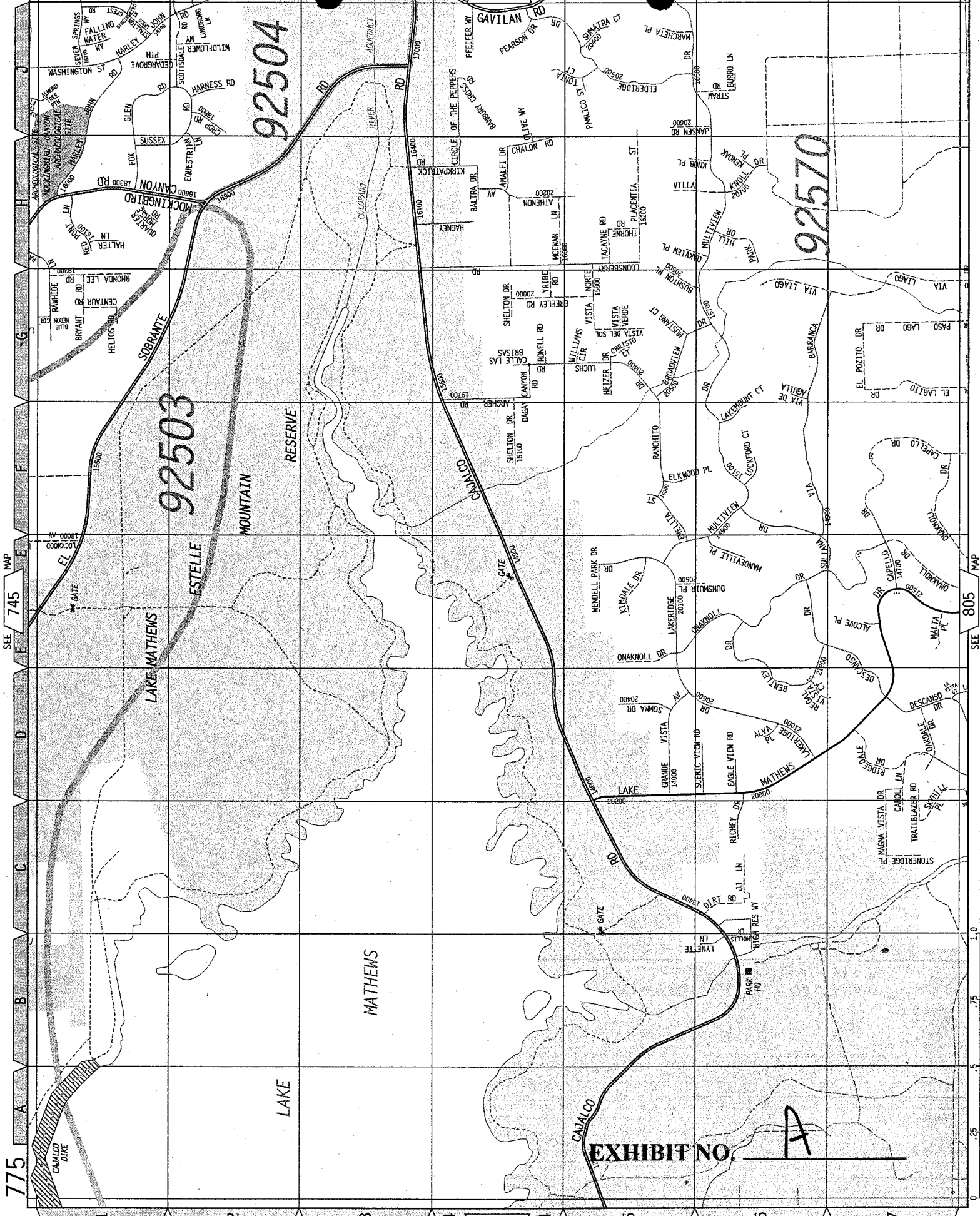
11 (g) If the materials are not removed and disposed of in strict accordance with all
12 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541
13 (RCC Title 8), within ninety (90) days after the posting and mailing of the Board's Order and
14 Findings, the rubbish may be abated by representatives of the Riverside County Code Enforcement
15 Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court
16 Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and

17 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall
18 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
19 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
20 Nos. 457 and 725 (RCC Titles 15 and 1 respectively).

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

23 Executed this 21st day of April, 2011, at Perris, CA,
24 California.

25
26 
27 _____
28 CYNTHIA BLACK
Senior Code Enforcement Officer
Code Enforcement Department



SEE 745 MAP

SEE 805 MAP

775

SEE 774 MAP

RIVERSIDE CO.

EXHIBIT NO.

A

0 .25 .5 .75 1.0 miles 1 in. = 2400 ft.

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

| Assessment #286140022-1 | | Parcel # 286140022-1 | |
|--------------------------------|---------------------------------------|----------------------|---------|
| Assessee: | CAO BAOHAN LESLIT | Land | 96,644 |
| Mail Address: | 11421 MIDWICK PL | Structure | 142,673 |
| City, State Zip: | GARDEN GROVE CA 92840 | Full Value | 239,317 |
| Real Property Use Code: | R1 | Total Net | 239,317 |
| Base Year | 2010 | | |
| Conveyance Number: | 0030347 | | |
| Conveyance (mm/yy): | 1/2010 | | |
| PUI: | R010000 | | |
| TRA: | 59-020 | | |
| Taxability Code: | 0-00 | | |
| ID Data: | Lot 24 MB 046/040 TR 2520 | | |
| Situs Address: | 20841 LAKERIDGE DR PERRIS CA 92570 | | |



EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
286-140-022

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

286-140-022-1

OWNER NAME / ADDRESS

BAOHAN LESLI T CAO
20841 LAKERIDGE DR
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
11421 MIDWICK PL
GARDEN GROVE CA. 92840

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 46/40
SUBDIVISION NAME: TR 2520
LOT/PARCEL: 24, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: 2520

LOT SIZE

RECORDED LOT SIZE IS 2.12 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2079 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(940 SQ. FT), CONST'D 1974 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 775 GRID: D6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&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

T4SR5W SEC 16

ELEVATION RANGE

1552/1596 FEET

PREVIOUS APN

286-140-018

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-EDR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-2 1/2 (CZ 5086)

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

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

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

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. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

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
32

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

HYDROLOGY

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

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.

MISCELLANEOUS

SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

LAKE MATHEWS

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

LAKE MATHEWS #128 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

ZONE B, 44.68 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042007

FARMLAND

OTHER LANDS

TAX RATE AREAS

059-020

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 128
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- RIV CO REG PARK & OPEN SPACE

- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

| Case # | Description | Start Date |
|-----------|--------------------------|---------------|
| CV0912288 | NEIGHBORHOOD ENFORCEMENT | Nov. 19, 2009 |

BUILDING PERMITS

| Case # | Description | Status |
|-----------|--|--|
| BZ429304 | ADD TO DWELLING | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BZ227456 | BARN REGISTRATION | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BZ282636 | BARN REGISTRATION | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BZ246953 | DWELLING AND ATTACHED GARAGE | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BPL050474 | REPLACE SEPTIC TANK AND LEACH LINES FOR SFR | VOID |
| BZ246820 | PLAN CHECK DWELLING & ATTACHED GARAGE | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BZ428923 | PLAN CHECK (ADD TO DWELLING) | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BRS070676 | REMOLDLED EXSITING 2877 SQ FT/ADD OF 2481 SQ FT | EXPIRED |
| BAR050290 | 1468 SF ADDITION AND REMODEL OF EXISTING SFR | WITHDRWN |
| 319245 | EXPAND BDRM/ADD GAR DWELLY1 R-3 WOOD 368 11076 PRIGRY1 M-1 WOOD 572 5662 AIRY1 R-3 R 368 883 | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 323714 | GUNITE POOL POOL POOL POOL 15000 10500 | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |

ENVIRONMENTAL HEALTH PERMITS

| Case # | Description | Status |
|-----------|---------------|---------|
| EHS052401 | NOT AVAILABLE | APPLIED |
| EHS064893 | NOT AVAILABLE | APPLIED |

PLANNING PERMITS

REPORT PRINTED ON...Wed Feb 09 15:46:37 2011
Version 101221

1

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
XUONG BUI and PHINGA N. BUI
2219 E. La Palma Ave. #217
Anaheim, CA. 92806

DOC # 2010-0066649
02/16/2010 08:00A Fee:45.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



| | | | | | | | | | |
|-----|---|---|------|------|------|------|------|------|------|
| S | K | U | FRAC | DELT | INT | INDU | UNIT | --- | COPY |
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| (M) | A | L | 455 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| | | | | | T: | CTY | UNI | 043 | |

A.P.N.: 286-140-022-1 TRA #:

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

45
C
043

THIS DEED OF TRUST, made this First day of February 2010, between

TRUSTOR: Baohan-Leslie T. Cao, a single woman

whose address is 1142 Midwick Place, Garden Grove, CA. 92840, and

TRUSTEE: Orange Coast Title, a California Corporation, and

BENEFICIARY: XUONG BUI and PHINGA N. BUI, Husband and Wife as joint tenants

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

That portion of Lot 24 of Tract 2520 in the City of Perris, County of Riverside, State of California, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

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

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

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$320,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from beneficiary, when evidenced by another note or notes reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

| County | Book | Page | County | Book | Page | County | Book | Page | County | Book | Page | County | Book | Page |
|--------------|------|------|-------------|-------|------|------------|---------------------------------|------|-----------------|------|------|------------|------|------|
| Alameda | 435 | 684 | Imperial | 1991 | 101 | Merced | 1547 | 538 | San Benito | 271 | 383 | Siskiyou | 468 | 181 |
| Alpine | 1 | 250 | Inyo | 147 | 598 | Modoc | 184 | 851 | San Bernardino | 5567 | 61 | Solano | 1105 | 182 |
| Amador | 104 | 348 | Kern | 2477 | 0 | Mono | 52 | 429 | San Francisco | A332 | 905 | Sonoma | 1851 | 689 |
| Butte | 1145 | 1 | Kings | 792 | 803 | Monterey | 2194 | 538 | San Joaquin | 2470 | 311 | Stanislaus | 1715 | 456 |
| Calaveras | 145 | 152 | Lake | 362 | 0 | Napa | 639 | 86 | San Luis Obispo | 1151 | 12 | Sutter | 572 | 297 |
| Colusa | 295 | 617 | Lassen | 171 | 471 | Nevada | 305 | 320 | San Mateo | 4078 | 420 | Tehama | 401 | 289 |
| Contra Costa | 3478 | 47 | Los Angeles | T2000 | 9 | Orange | 5889 | 611 | Santa Barbara | 1878 | 860 | Trinity | 93 | 366 |
| Del Norte | 78 | 414 | Madera | 810 | 0 | Placer | 895 | 301 | Santa Clara | 5336 | 01 | Tulare | 2294 | 275 |
| El Dorado | 568 | 456 | Marin | 1508 | 209 | Plumas | 151 | 5 | Santa Cruz | 1431 | 494 | Tuolumne | 135 | 47 |
| Fresno | 46 | 6572 | Mariposa | 77 | 2 | Riverside | 3005 | 523 | Shasta | 684 | 528 | Ventura | 2062 | 386 |
| Glenn | 422 | 184 | Mendocino | 579 | 509 | Sacramento | 4331 | 62 | Sierra | 29 | 335 | Yolo | 653 | 245 |
| Humboldt | 657 | 527 | | | | San Diego | Series 2 Book 1961, Page 183887 | | Yuba | | | | 334 | 486 |

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

PAGE 1 OF 4

Public Record

A.P.N.: 286-140-022-1

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Signature of Trustor(s)

Baohan-Leslie T. Cao
Baohan-Leslie T. Cao

Document Date: February 01, 2010

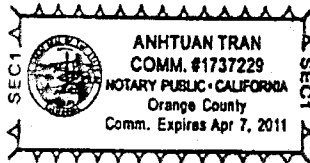
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On FEBRUARY 09, 2010 before me, ANH TUAN TRAN, a notary public in and for said state, personally appeared BAOHAN-LESLIE T. CAO 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.

Signature: *Anh Tuan Tran*



(Seal)

Exhibit "A"

That portion of Lot 24 of Tract No. 2520, as shown by map on file in Book 46 Page 40 to 42 of Maps, records of Riverside County, California, described as follows:

Beginning at the most Easterly corner of said Lot 24;

Thence North $46^{\circ} 17.12'$ West along the Northeasterly line of said Lot 24, a distance of 332.24 feet to angle point therein;

Thence South $89^{\circ} 27.08'$ West along the Northerly line of said Lot 24, a distance of 333.31 feet to the most Northwesterly corner thereof;

Thence South $53^{\circ} 11.46'$ East 660.32 feet to the Southeasterly line of said Lot 24;

Thence North $14^{\circ} 48.00'$ East along the Southeasterly line of said Lot 24 a distance of 175 feet to the point of beginning;

Excepting therefrom an undivided one-half interest in all oil, gas and mineral rights in or under the surface of said land and all rights of ownership thereof but without the right of surface entry.

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

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

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
 - (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
 - (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
 - (4) To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
 - (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
 - (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
 - (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for enforcement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
 - (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
 - (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
 - (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents concerning expenditures secured hereby.
- At or the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale or payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, with the conveyance from the Trustee hereunder, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustor or Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.
 - (13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns, the terms of which shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, wherever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
 - (14) That Trustor deems this Trust when this Deed is duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify a party hereto of pending sale under any other deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be party unless

A.P.N.: 286-140-022-1

brought by Trustee.

-----DO NOT RECORD-----

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

To: Orange Coast Title, Trustee

Dated: _____

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

Mail Reconveyance to:

By _____

By _____

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

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

Orange Coast Title
AS TRUSTEE
15575 Brookhurst Street
Westminster, CA 92683



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV09-12288 / Jessica Morrison
 IN RE: CAO, BAOHAN LESLIT

Order Number: **23142**

Order Date: 2/15/2011

Dated as of: 2/8/2011

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 20841 Lakeridge Drive
 Perris CA 92570

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. : 286-140-022-1

| | | |
|--------------|--------------------|--------------|
| Assessments: | Land Value: | \$96,644.00 |
| | Improvement Value: | \$142,673.00 |
| | Exemption Value: | \$0.00 |
| | Total Value: | \$239,317.00 |

| | |
|------------------------------------|-------------------------------------|
| Property Taxes for the Fiscal Year | 2010-2011 |
| First Installment | \$1,546.38 |
| Penalty | \$0.00 |
| Status | PAID (PAID THRU 01/31/2011) |
| Second Installment | \$1,546.38 |
| Penalty | \$0.00 |
| Status | OPEN NOT-PAID (DUE DATE 04/10/2011) |
| Notice of Non-Compliance filed by | Riverside County Code Enforcement |
| In the matter of the property of | Baohan Leslit Cao |
| Case No. | CV09-12288 |
| Recorded | 09/30/2010 |



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

Order Number: 23142

Reference: CV09-12288 / Jes

| | |
|-----------------------------------|-----------------------------------|
| Document No. | 2010-0467864 |
| Notice of Non-Compliance filed by | Riverside County Code Enforcement |
| In the matter of the property of | Baohan Leslit Cao |
| Case No. | CV09-12288 |
| Recorded | 12/10/2010 |
| Document No. | 2010-0595060 |

NO OTHER EXCEPTIONS

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

DOC # 2010-0467864

09/30/2010 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

Ⓟ
M
028

In the matter of the Property of
BAOHAN LESLI T CAO)

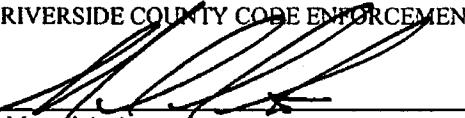
Case No. CV09-12288)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure/ Dwelling (quality lower than prescribed by law). Such proceedings are based upon the noncompliance of such real property, located at 20841 Lakeridge Drive, Perris, CA, and more particularly described as Assessor's Parcel Number 286-140-022 and having a legal description of 2.12 ACRES M/L IN POR LOT 24 MB 046/040 TR 2520, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 19450 Clark Street, Perris, CA 92570, and Attention Code Enforcement Officer Ron Welch.

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

RIVERSIDE COUNTY CODE ENFORCEMENT

By 
Manuel A. Acuto
Code Enforcement Department

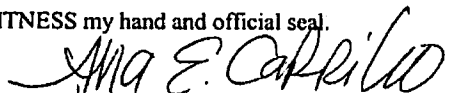
ACKNOWLEDGEMENT

State of California)
County of Riverside)

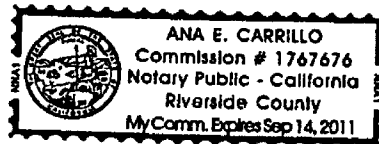
On 09/21/10 before me, Ana E. Carrillo, Notary Public, personally appeared Manuel A. Acuto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Commission # 1767676 Comm. Expires Sep. 14, 2011



Public Record



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

| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
|----------|---|---|------|------|------|------|------|--------|------|
| 1 | | | 1 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | (NCHG) | EXAM |
| NOV 6 CE | | | | | | T: | CTY | UNI | 030 |

NOTICE OF NONCOMPLIANCE



In the matter of the Property of
CAO,BAOHAN LESLI T


Case No. CV09-12288

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16) described as Substandard Sturcture and Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such proceedings are based upon the noncompliance of such real property, located at 20841 LAKERIDGE DRIVE , PERRIS, CA, and more particularly described as Assessor's Parcel Number 286-140-022 and having a legal description of 2.12 ACRES M/L IN POR LOT 24 MB 046/040 TR 2520, Records of Riverside County, with the requirements of Ordinance No. 457 and Ordinance No. 541 (RCC Title 15.16 and RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 19450 Clark Street, Perris, CA 92570, and Attention Code Enforcement Officer Cyndi Black.

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

RIVERSIDE COUNTY CODE ENFORCEMENT

By 
Manuel A. Acueto
Code Enforcement Department

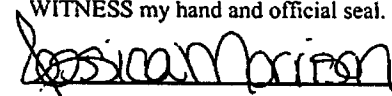
ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 12/10/10 before me, Jessica Morrison, Notary Public, personally appeared Manuel A. Acueto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


Commission # 1904280 Comm. Expires Sep. 17, 2014





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

Lot Book Report

Order Number: **21149**

Customer:

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

Order Date: 1/19/2010
Dated as of: 1/21/2010
County Name: Riverside

Attn: Brent Steele
Reference: CV09-12288/Jessica Morrison
IN RE: CAO, BAOHAN-LESLIE T.

FEE(s):
Report: \$114.00

Property Address: 20841 Lakeridge Drive
Perris CA 92570

Assessor's Parcel No. : 286-140-022-1

Assessments:

| | |
|--------------------|--------------|
| Land Value: | \$150,000.00 |
| Improvement Value: | \$104,000.00 |
| Exemption Value: | \$0.00 |
| Total Value: | \$254,000.00 |

Tax Information

| | |
|------------------------------------|-------------------------------------|
| Property Taxes for the Fiscal Year | 2009-2010 |
| First Installment | \$1,479.07 |
| Penalty | \$147.89 |
| Status | NOT PAID-DELINQUENT |
| Second Installment | \$1,479.07 |
| Penalty | \$0.00 |
| Status | OPEN NOT-PAID (DUE DATE 04/10/2010) |



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

Order Number: 21149
Reference: CV09-12288/Jessi

Property Vesting

The last recorded document transferring title of said property

| | |
|--------------|--|
| Dated | 12/10/2009 |
| Recorded | 12/28/2009 |
| Document No. | 2009-0663001 |
| D.T.T. | \$269.50 |
| Grantor | PNC Bank, National Association successor by merger to National City Bank |
| Grantee | Baohan-Leslie T. Cao, a single woman |

Deeds of Trust

| | |
|-----------------------|---|
| Position No. | 1st |
| A Deed of Trust Dated | 09/26/1975 |
| Recorded | 10/06/1975 |
| Document No. | 122185 |
| Amount | \$41,000.00 |
| Trustor | Jerry L. Stewart and Stephanie L. Stewart, his wife |
| Trustee | Able Agency, Inc., a California corporation |
| Beneficiary | Riverside Savings and Loan Association, a corporation, of Riverside, California |

| | |
|-----------------------|---|
| Position No. | 2nd |
| A Deed of Trust Dated | 06/27/2003 |
| Recorded | 07/02/2003 |
| Document No. | 2003-491526 |
| Amount | \$103,000.00 |
| Trustor | James G. Carter Jr. and Carla M. Carter, husband and wife as joint tenants |
| Trustee | First American Title |
| Beneficiary | Mortgage Electronic Registration Systems, Inc., acting as a nominee for Accredited Home Lenders, Inc., a California Corporation |



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

Order Number: 21149
Reference: CV09-12288/Jessi

Additional Information

| | |
|-----------------------------------|-----------------------------------|
| Notice of Non-Compliance filed by | Riverside County Code Enforcement |
| In the matter of the property of | National Cty Bk. |
| Case No. | CV09-12288 |
| Recorded | 01/21/2010 |
| Document No. | 2010-0025162 |

Legal Description

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

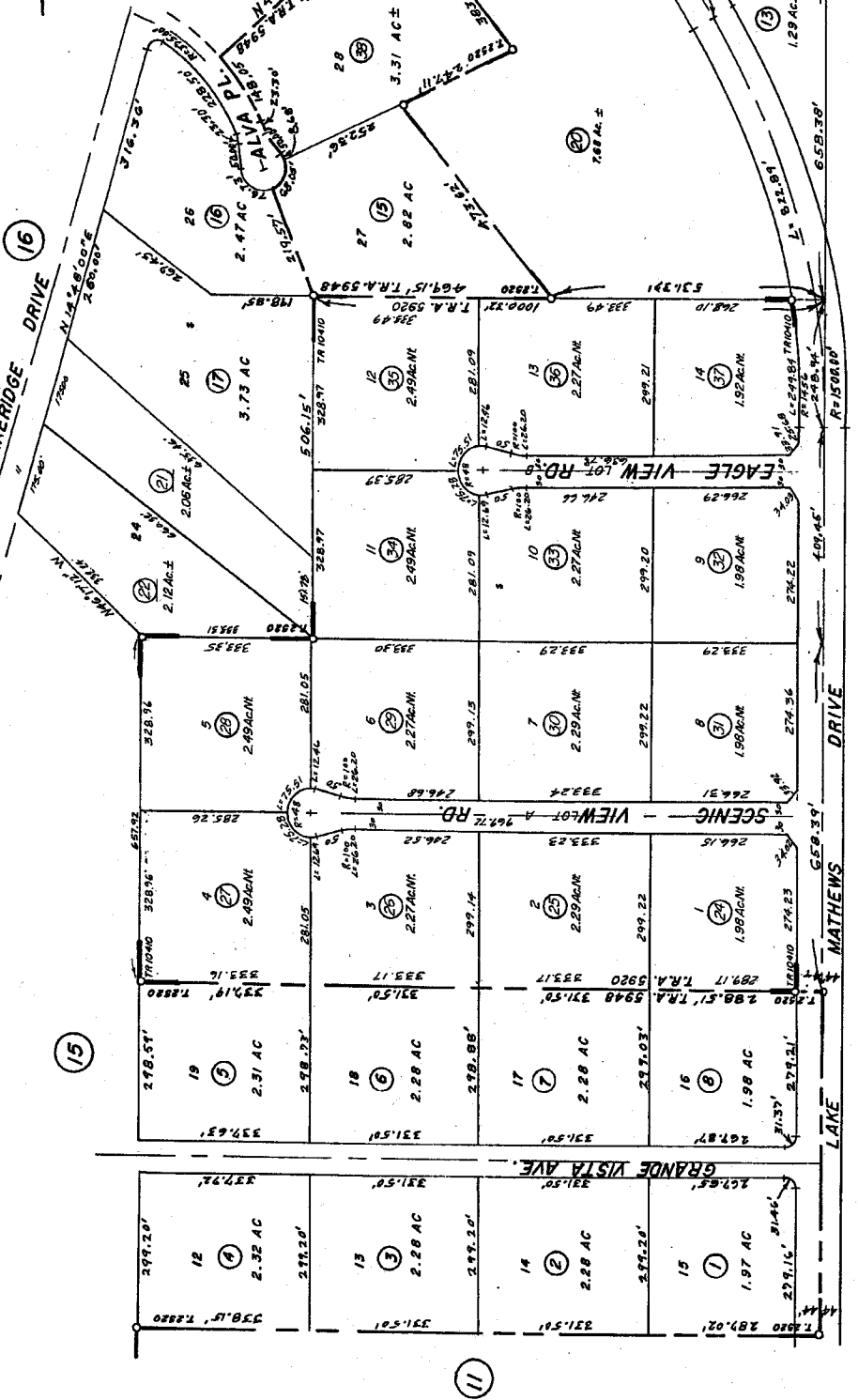
THAT PORTION OF LOT 24 OF TRACT NO. 2520, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 46 PAGES 40 TO 42 OF MAPS, RECORDS OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 24; THENCE NORTH 46° 17. 12" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 332.24 FEET TO ANGLE POINT THEREIN; THENCE SOUTH 89° 27. 08" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 333.31 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 53° 11. 46" EAST, 660.32 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 24; THENCE NORTH 14° 48. 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

10-24-2
286-14

T.R.A. 5920, 5929, 5948

POR. SEC. 16 T.4S.R.5W.
(POR. RO. EL SOBRANTE DE SAN JACINTO)



THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

| DATE | OLD NO. | NEW NO. |
|------|---------|---------|
| 3/74 | 18 | 20 |
| 5/74 | 18 | 21 |
| 4/82 | 23 | 23 |
| 4/82 | 23 | 24 |
| 4/82 | 23 | 25 |
| 8/25 | 18 | 20 |
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| | | |

M.B. 46/40 42 Tract No. 2520
M.B. 125/5-6 " " 10410

ASSESSOR'S MAP BK. 286 PG. 14
RIVERSIDE COUNTY, CALIF.

AUG 1973

DATA M.S. 1/10 S.S.

DOC # 2009-0663001

12/28/2009 08:00A Fee:15.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

ASAP Escrow Company *WBS*

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Baohan-Leslie T. Cao
11421 Midwick Pl.
Garden Grove, CA 92840

| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
|---|---|---|------|------|------|------|------|------------|------|
| | | | 3 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| | | | | | T: | CTY | UNI | <i>029</i> | |

Order No.: 4165

Escrow No: 52534-T

APN: 286-140-022-1

Order No. 1134797-11

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRA-059-020

GRANT DEED

15
T
029

THE UNDERSIGNED

DOCUMENTARY TRANSFER TAX IS \$ 269.50

Computed on full value of property conveyed, or

Computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated area City of Perris

For valuable consideration, receipt of which is hereby acknowledged,

PNC Bank, National Association successor by merger to National City Bank

hereby GRANT(S) to **Baohan-Leslie T. Cao, a single woman.**

the real property situated in the County of Riverside, State of California, more particularly described as follows:

THAT PORTION OF LOT 24 OF TRACT NO. 2520, AS SHOWN BY MAP ON FILE IN BOOK 46 PAGES 40 TO 42 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 24; THENCE NORTH 46° 17. 12" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 332.24 FEET TO ANGLE POINT THEREIN; THENCE SOUTH 89° 27. 08" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 333.31 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 53° 11. 46 " EAST, 660.32 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 24; THENCE NORTH 14° 48. 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS IN, ON OR UNDER THE SURFACE OF SAID LAND AND ALL RIGHTS OF OWNERSHIP THEREOF BUT WITHOUT THE RIGHT OF SURFACE ENTRY.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Public Record

PNC Bank, National Association successor by merger to National City Bank

Dated: 12/10/2009

By: Michael D. Ferguson, VP

Its: _____

State of OHIO

County of Montgomery

On 12/10/2009 before me, Jill Fortney, Notary Public (here insert name and title of the officer), personally appeared Michael D. Ferguson, VP

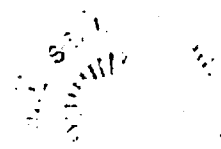
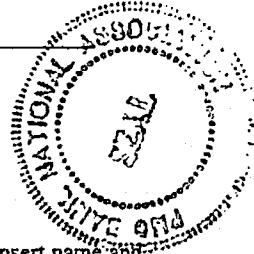
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

WITNESS my hand and official seal.

Signature Jill Fortney (Seal)

**JILL A. FORTNEY, Notary Public
for and For the State of Ohio
My Commission Expires Mar. 30, 2011**



**CALIFORNIA NOTARY/ILLEGIBLE NOTARY SEAL/ILLEGIBLE DOCUMENT
3-IN-ONE FORM**

STATE OF CALIFORNIA }SS
COUNTY OF _____ }SS

On _____ before me, _____ A NOTARY PUBLIC, personally appeared _____, 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 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 _____ THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS my hand and official seal

Signature _____ (This area for official notary seal)

GOVERNMENT CODE 27361.7

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

NAME OF NOTARY: Jill A FORTNEY
DATE COMMISSION EXPIRES: MAR 30, 2011
COUNTY WHERE BOND IS FILED: STATE OF OHIO
COMMISSION NUMBER: N/A
PLACE OF EXECUTION: RIVERSIDE DATE: 12/28/2009
SIGNATURE: R Espinoza

I certify under penalty of perjury under the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows: **ATTACHED FOR CLARITY**

OHIO Montgomery JILL FORTNEY NOTARY public
IN AND FOR STATE
OF OHIO MY
MICHAEL D. FERGUSON VP Commission Expires
MAR 30, 2011
NOTARY SEAL STATE OF OHIO PNC BANK
NATIONAL ASSOCIATION SEAL
PLACE OF EXECUTION: RIVERSIDE DATE: 12/28/2009
SIGNATURE OF DECLARANT R Espinoza
(08/12/99):TC (S:\wd\forms\pi3 in 1)

RECORDING REQUESTED BY

122185

When Recorded Mail to
RIVERSIDE SAVINGS AND LOAN ASSOCIATION

3985 UNIVERSITY AVE. P. O. BOX 786
RIVERSIDE, CALIFORNIA

RECEIVED FOR RECORD
OCT 6 1975
AT 9:00 O'CLOCK A.M.
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1975, Page 122185
Approved by Official Records
of Riverside County, California
W.D. Balogh Recorder
FEE \$ 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, Made this 26th day of September, 1975, between

Jerry L. Stewart and Stephanie L. Stewart, his wife, herein called TRUSTOR,

whose address is 23221 Via Mirlo, Mission Viejo, California 92675
ABLE AGENCY, INC., a California corporation, herein called Trustee, and RIVERSIDE SAVINGS AND LOAN ASSOCIATION,
a corporation, of Riverside, California, herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocably grants, transfers and assigns to trustee in trust, with power of sale, that property
in RIVERSIDE County, California, described as:

149 6642 - 1

THAT PORTION OF LOT 24 of TRACT NO. 2520, as shown by map on file in Book 46 pages 40 to 42, inclusive, of maps, Records of Riverside County, California, described as follows:
BEGINNING at the most Easterly corner of said Lot Lot 24;
THENCE North 46°17'12" West, along the Northeasterly line of said Lot 24, a distance of 332.24 feet to angle point therein; THENCE South 89°27'08" West, along the Northerly line of said Lot 24, a distance of 333.31 feet to the most Northwesterly corner thereof;
THENCE South 53°11'46" East, 660.32 feet, to the Southeasterly line of said Lot 24;
THENCE North 14°48'00" East, along the Southeasterly line of said Lot 24, a distance of 175 feet to the POINT OF BEGINNING.

PROPERTY ADDRESS: 20841 Lakeridge Drive, Ferris, California 92370

TOGETHER WITH all buildings and improvements now or hereafter placed thereon, and any water rights and/or stock of any water company, which rights and/or stock are appurtenant or pertain to said land, it being understood and agreed that all classes of property attached or unattached used in connection therewith shall be deemed fixtures, and the rents, issues and profits thereof, and all sums of money payable on the purchase price of said property secured by a lien thereon or payable under any agreement for the sale thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits, and all sums of money payable on the purchase price of said property secured by a lien thereon or payable under any agreement for the sale thereof.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the sum of \$ 41,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith, made by Trustor, payable to the order of the Beneficiary and extensions or renewals thereof. 3. Payment of such additional sums with interest thereon, as may be hereafter borrowed from the Beneficiary by the then record owner or owners of said property when evidenced by another promissory note or notes. 4. Payment, with interest thereon, of any other present or future indebtedness or obligation of the Trustor (or of any successor in interest of the Trustor to said property) to the Beneficiary, whether created directly or acquired by assignment, whether absolute or contingent, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Deed of Trust, or arising thereafter. 5. Performance of each agreement of Trustor contained in any building loan agreement, entered into between Trustor and Beneficiary, for the construction of improvements on the above described property.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (17), inclusive, of the fictitious deed of trust recorded on the date and in the book and on the page of Official Records in the office of the county where said property is located, as follows:

- Orange County, November 9, 1961, in Book 5908 at Page 350
- San Bernardino County, November 9, 1961, in Book 5582 at Page 406
- Riverside County, November 9, 1961, in Book 3017 at Page 260
- San Diego County, November 9, 1961, File No. 195186, Series 2, Book 1961
- Los Angeles County, November 13, 1961, in Book 12089 at Page 787

(which provisions, identical in all counties, are printed on the reverse hereof) shall be, and they hereby are, incorporated herein and made an integral part hereof for all purposes as though set forth herein at length; that he will observe and perform said provisions; that the note and other obligations therein referred to shall be deemed to mean the obligations secured by this Deed of Trust, that the property therein referred to shall be deemed to mean the property affected by this Deed of Trust; that the terms "Trustor", "Beneficiary", and "Trustee", as used therein shall be deemed to mean the Trustor, Beneficiary and Trustee, respectively, under this Deed of Trust, and Trustor acknowledges that he has read the copy of said provisions (1) to (17), inclusive, set forth on the reverse and understands the same. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his address hereinafter set forth.

Should Trustor sell, convey, transfer, dispose of or further encumber said property, or any part thereof, or any interest therein, or agree so to do, without the written consent of Beneficiary being first obtained, then Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions. If this Deed of Trust or any note secured hereby provides any penalty for prepayment of any indebtedness secured hereby, Trustor agrees to pay said penalty if any of said indebtedness shall be paid prior to the due date thereof stated in said note or this Deed of Trust, even if and notwithstanding Trustor shall have defaulted in payment thereof, or in performance of any agreement hereunder, and Beneficiary, by reason thereof, shall have declared all sums secured hereby immediately due and payable.

DATED September 26, 1975

Jerry L. Stewart
Jerry L. Stewart

Stephanie L. Stewart
Stephanie L. Stewart

STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On October 2, 1975 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jerry L. Stewart and Stephanie L. Stewart

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal.
Judith L. Talley
Notary Public in and for said County and State



END RECORDED DOCUMENT

W. D. BALOGH, COUNTY RECORDER

Recording Requested By
First American Title Company

DOC # 2003-491526

07/02/2003 08:00A Fee:30.00

Page 1 of 8

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



Recording Requested By:

Return To:

Accredited Home Lenders, Inc.,
A California Corporation
15030 Avenue of Science, Suite 100
San Diego, CA 92128

Prepared By:

Accredited Home Lenders, Inc.
A California Corporation
15030 Avenue of Science #100
San Diego CA 92128

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105/161-3

~~DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT~~

T
LW

MIN 100176103061393813

THIS DEED OF TRUST is made this 27th day of June, 2003, among the Trustor,
JAMES G. CARTER JR. AND CARLA M. CARTER, HUSBAND AND WIFE AS JOINT TENANTS

whose address is 20841 LAKERIDGE DRIVE

20841 LAKERIDGE DRIVE PERRIS, CA 92570
FIRST AMERICAN TITLE

(herein "Borrower"),

(herein "Trustee"), and the Beneficiary,
Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. Accredited Home Lenders, Inc.
A California Corporation

("Lender") is organized and

existing under the laws of the State of California, and has an address of
15030 Avenue of Science #100, San Diego CA 92128

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of RIVERSIDE, State of California:

See Legal Description Addendum Page Attached

which has the address of

20841 LAKERIDGE DRIVE
PERRIS

[City], California 92570

[Street],
[ZIP Code] (herein "Property Address");
0306139381

CALIFORNIA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

VMP-76N(CA) (0204)

Page 1 of 7

Form 3805

Amended 8/99

Initials: *AC*

VMP MORTGAGE FORMS - (800)621-7291

Public Record

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THAT PORTION OF LOT 24 OF TRACT NO. 2520, AS SHOWN BY MAP ON FILE IN BOOK 46 PAGES 40 TO 42 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 24;
THENCE NORTH 46° 17' 12" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 332.24 FEET TO ANGLE POINT THEREIN;
THENCE SOUTH 89° 27' 08" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 333.31 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF;
THENCE SOUTH 53° 11' 46 " EAST, 660.32 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 24;
THENCE NORTH 14° 48' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS IN, ON OR UNDER THE SURFACE OF SAID LAND AND ALL RIGHTS OF OWNERSHIP THEREOF BUT WITHOUT THE RIGHT OF SURFACE ENTRY.

APN: 286-140-022-1



2003-491526
07/02/2003 08:00A
2 of 8

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated June 27, 2003 and extensions and renewals thereof (herein "Note"), in the principal sum of U.S. \$103,000.00, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2018; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.


4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

0306139381

MAP 78N(CA) (0204)

Page 2 of 7

Initials  Form 3805



2003-491526
07/02/2003 08:00A
3 of 8

Public Record

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has a priority over this Deed of Trust.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Deed of Trust, but does not execute the Note, (a) is co-signing this Deed of Trust only to grant and convey that Borrower's interest in the Property to Trustee under the terms of this Deed of Trust, (b) is not personally liable on the Note or under this Deed of Trust, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Deed of Trust or the Note, without that Borrower's consent and without releasing that Borrower or modifying this Deed of Trust as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Deed of Trust shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Deed of Trust. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict

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Initials: *MC* *LC*
Form 3005

WMP-76N(CA) (0204)

Page 3 of 7



2003-491526
07/02/2003 08:06A
4 of 8

Public Record

shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Deed of Trust and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and this Deed of Trust at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Deed of Trust. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Deed of Trust.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Deed of Trust. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Deed of Trust without further notice or demand on Borrower.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, including the covenants to pay when due any sums secured by this Deed of Trust, Lender, prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each county in which the Property or some part thereof is located. Lender or Trustee shall mail copies of such notice in the manner prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the lapse of such time as may be required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or Lender's designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property so sold without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees and costs of title evidence; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Deed of Trust due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Deed of Trust discontinued at any time prior to five days before sale of the Property pursuant to the power of sale contained in this Deed of Trust or at any time prior to entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays Lender all sums which would be then due under this Deed of Trust and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Deed of Trust; (c) Borrower pays all reasonable expenses incurred by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust, and in enforcing Lender's and Trustee's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees;

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Initials: 
Form 3805

76N(CA) (0204)

Page 4 of 7



2003-491526
07/02/2003 08:08A
5 of 8

Public Record

and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

20. Reconveyance. Upon payment of all sums secured by this Deed of Trust, Lender shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty and to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation, if any.

21. Substitute Trustee. Lender, at Lender's option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county where the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Instrument is recorded and the name and address of the successor trustee. The successor trustee shall, without conveyance of the Property, succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. The procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

22. Request for Notices. Borrower requests that copies of the notice of default and notice of sale be sent to Borrower's address which is the Property Address. Lender requests that copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust be sent to Lender's address, as set forth on page one of this Deed of Trust, as provided by Section 2924(b) of the Civil Code of California.

23. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

- See Rider
Addendum attached

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance and of any sale or other foreclosure action.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust (or mortgage) recorded _____, in Book _____, Page _____, records of _____ County, or filed for record with recorder's serial number _____, California, executed by _____ County,

as trustor (or mortgagor) in which **Accredited Home Lenders, Inc.** is named
A California Corporation
as beneficiary (or mortgagee) and _____

be mailed to **Accredited Home Lenders, Inc.** as trustee
at 15030 Avenue of Science #100
San Diego CA 92128



2003-491526
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6 of 8

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Initials *MLL CCB*
Form 3845

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

State of California
County of RIVERSIDE
On JUNE 27, 2003

, before me STACY ANN WINTERS, NOTARY PUBLIC
, personally appeared

JAMES G CARTER, CARLA M CARTER

, 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.

Stacy Ann Winters



IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

James G Carter, Jr

(Seal)
JAMES G CARTER, JR -Borrower

Carla M Carter

(Seal)
CARLA M CARTER -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Lender's CFL License # _____

[Sign Original Only]

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LAND-76N(CA) (0204)

Page 6 of 7

Form 3805



2003-491526
07/02/2003 08:00A
7 of 8

Public Record

State of California
County of RIVERSIDE

On JUNE 27, 2003

, before me STACY ANN WINTERS, NOTARY PUBLIC
, personally appeared

JAMES G CARTER, CARLA M CARTER

, 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.

Stacy Ann Winters



2003-491526
07/02/2003 08:00A
8 of 8

0306139381

Initials:

Form 3805

L2MP-76N(CA) (0204)

Page 7 of 7

Public Record

When recorded please mail to:
Riverside County Code Enforcement
Lake Elsinore District Office
117 S. Langstaff Street
Lake Elsinore, CA 92530
Mail Stop # 5004



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| Notice | | | | | | T: | CTY | UNI | 026 |

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
National Cty Bk

Case No. CV09-12288



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure/ Dwelling (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 20841 Lakeridge Drive, Perris, CA, and more particularly described as Assessor's Parcel Number 286-140-022 and having a legal description of 2.12 ACRES /L IN POR LOT 24 MB 046/040, TR 2520, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

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

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

RIVERSIDE COUNTY CODE ENFORCEMENT

By Britt Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGMENT

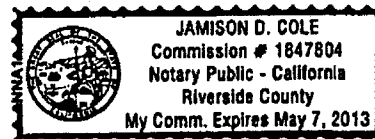
State of California)
County of Riverside)

On 1/13/10 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





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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV09-12288 / Jessica Morrison
 IN RE: CAO, BAOHAN-LESLIE T.

Property Address: 20841 Lakeridge Dr.
 Lake Mathews CA 92570

Order Number: **21645**

Order Date: 7/12/2010
 Dated as of: 7/2/2010
 County Name: Riverside

FEE(s):
 Report: \$57.00

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 286-140-022-1

| | | |
|--------------|--------------------|--------------|
| Assessments: | Land Value: | \$150,000.00 |
| | Improvement Value: | \$104,000.00 |
| | Exemption Value: | \$0.00 |
| | Total Value: | \$254,000.00 |

| | |
|------------------------------------|------------|
| Property Taxes for the Fiscal Year | 2009-2010 |
| Total Annual Tax | \$2,958.14 |
| Status: Paid through | 06/30/2010 |

The last recorded document transferring title of said property

| | |
|--------------|--|
| Dated | 01/04/2010 |
| Recorded | 01/25/2010 |
| Document No. | 2010-0030347 |
| D.T.T. | \$0.00 |
| Grantor | PNC Bank, National Association successor by merger to National City Bank |
| Grantee | Baohan-Leslie T. Cao, a single woman |



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

Order Number: 21645

Reference: CV09-12288 / Jes

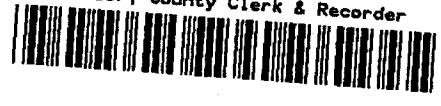
| | |
|-----------------------|--|
| Position No. | 3rd |
| A Deed of Trust Dated | 02/05/2010 |
| Recorded | 02/16/2010 |
| Document No. | 2010-0066649 |
| Amount | \$320,000.00 |
| Trustor | Baohan-Leslie T. Cao, a single man |
| Trustee | Orange Coast Title, a California Corporation |
| Beneficiary | Xuong Bui and Phinga N. Bui, husband and wife as joint tenants |

NO OTHER EXCEPTIONS

385

DOC # 2010-0030347
01/25/2010 08:00A Fee:28.00
Page 1 of 3

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
ASAP Escrow Company

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Baohan-Leslie T. Cao
11421 Midwick Pl.
Garden Grove, CA.
92840
TRA-059-020
Order No.: 4165
Escrow No: 52534-T
APN: 286-140-022-1

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This document is being recorded to establish the actual and correct transfer of said land, which recorded prematurely on December 28, 2009 as instrument no*

GRANT DEED

061

*09-663001

THE UNDERSIGNED

DOCUMENTARY TRANSFER TAX IS \$ 0 *No Consideration*
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances remaining at time of sale.
 Unincorporated area City of Perris

For valuable consideration, receipt of which is hereby acknowledged,

PNC Bank, National Association successor by merger to National City Bank

hereby GRANT(S) to **Baohan-Leslie T. Cao**, a **single woman**

the real property situated in the County of Riverside, State of California, more particularly described as follows:

THAT PORTION OF LOT 24 OF TRACT NO. 2520, AS SHOWN BY MAP ON FILE IN BOOK 46 PAGES 40 TO 42 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 24; THENCE NORTH 46° 17. 12" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 332.24 FEET TO ANGLE POINT THEREIN; THENCE SOUTH 89° 27. 08" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 333.31 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 53° 11. 46 " EAST, 660.32 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 24; THENCE NORTH 14° 48. 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING;
EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS IN, ON OR UNDER THE SURFACE OF SAID LAND AND ALL RIGHTS OF OWNERSHIP THEREOF BUT WITHOUT THE RIGHT OF SURFACE ENTRY.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Public Record

PNC Bank, National Association successor by merger to National City Bank

Dated: 01-04-2010

By: Michael D. Ferguson
Michael D. Ferguson, VP

Its: _____

State of OHIO

County of Montgomery ^{JAF}

On 01-04-2010 before me, Jill Fortney, Notary Public (here insert name and title of the officer), personally appeared Michael D. Ferguson

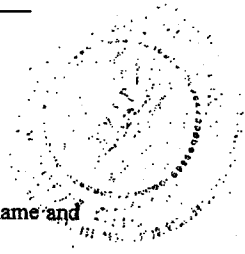
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

WITNESS my hand and official seal.

Signature Jill Fortney (Seal)

JILL A. FORTNEY, Notary Public
Licensed For the State of Ohio
My Commission Expires **Mar. 30, 2011**



**CALIFORNIA NOTARY/ILLEGIBLE NOTARY SEAL/ILLEGIBLE DOCUMENT
3-IN-ONE FORM**

STATE OF CALIFORNIA }SS
COUNTY OF _____ }SS

On _____ before me _____ A NOTARY PUBLIC, personally appeared _____, 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 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 _____ THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS my hand and official seal

Signature _____ (This area for official notary seal)

GOVERNMENT CODE 27361.7

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

NAME OF NOTARY: Jill A FORTNEY
DATE COMMISSION EXPIRES: MAR 30, 2011
COUNTY WHERE BOND IS FILED: STATE OF OHIO
COMMISSION NUMBER: NIA
PLACE OF EXECUTION: RIVERSIDE DATE: 1 125 12010
SIGNATURE: R Espinoza

I certify under penalty of perjury under the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows: **ATTACHED FOR CLARITY**

*PNC BANK NATIONAL ASSOCIATION
NOTARY Seal. STATE OF OHIO OHIO MONTGOMERY
01-04-2010 JILL A. FORTNEY
MICHAEL D. FERGUNSON VP*

PLACE OF EXECUTION: RIVERSIDE DATE: 1 125 12010

SIGNATURE OF DECLARANT R Espinoza

(08/12/99):TC

(S:\wd\forms\pi3 in 1)

①

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
XUONG BUI and PHINGA N. BUI
2219 E. La Palma Ave. #217
Anaheim, CA. 92806

DOC # 2010-0066649
02/16/2010 08:00A Fee:45.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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A.P.N.: 286-140-022-1 TRA #:

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

45
C
043

THIS DEED OF TRUST, made this First day of February 2010, between

TRUSTOR: Baohian-Leslie T. Cao, a single woman

whose address is 1142 Midwick Place, Garden Grove, CA. 92840, and

TRUSTEE: Orange Coast Title, a California Corporation, and

BENEFICIARY: XUONG BUI and PHINGA N. BUI, Husband and Wife as joint tenants

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

That portion of Lot 24 of Tract 2520 in the City of Perris, County of Riverside, State of California, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

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

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

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$320,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

| County | Book | Page | County | Book | Page | County | Book | Page | County | Book | Page | County | Book | Page |
|--------------|--------|------|-------------|-------|------|------------|---------------------------------|------|-----------------|------|------|------------|------|------|
| Alameda | 435 | 684 | Imperial | 1991 | 201 | Merced | 1547 | 538 | San Benito | 271 | 383 | Siskiyou | 468 | 181 |
| Alpine | 1 | 250 | Inyo | 142 | 298 | Modoc | 184 | 851 | San Bernardino | 5567 | 61 | Solano | 1105 | 182 |
| Amador | 104 | 348 | Kern | 3427 | 60 | Mono | 52 | 429 | San Francisco | A332 | 905 | Sonoma | 1851 | 689 |
| Butte | 1145 | 1 | Kings | 792 | 853 | Monterey | 2194 | 538 | San Joaquin | 2470 | 311 | Stanislaus | 1715 | 456 |
| Calaveras | 145 | 152 | Lake | 362 | 29 | Napa | 639 | 86 | San Luis Obispo | 1151 | 12 | Sutter | 572 | 297 |
| Colusa | 295 | 617 | Lassen | 171 | 471 | Nevada | 305 | 320 | San Mateo | 4078 | 420 | Tehama | 401 | 289 |
| Contra Costa | 3978 | 47 | Los Angeles | T2655 | 29 | Orange | 5889 | 611 | Santa Barbara | 1878 | 860 | Trinity | 93 | 366 |
| Del Norte | 78 | 414 | Madera | 816 | 20 | Placer | 895 | 301 | Santa Clara | 5336 | 01 | Tulare | 2294 | 275 |
| El Dorado | 568 | 456 | Marin | 1508 | 259 | Plumas | 151 | 5 | Santa Cruz | 1431 | 494 | Tuolumne | 135 | 47 |
| Fresno | 466572 | | Mariposa | 77 | 291 | Riverside | 3005 | 523 | Shasta | 684 | 528 | Ventura | 2062 | 386 |
| Glenn | 422 | 184 | Mendocino | 579 | 580 | Sacramento | 4331 | 62 | Sierra | 29 | 335 | Yolo | 653 | 245 |
| Humboldt | 657 | 527 | | | | San Diego | Series 2 Book 1961, Page 183887 | | Yuba | 334 | 486 | | | |

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

A.P.N.: 286-140-022-1

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Signature of Trustor(s)

[Handwritten Signature]
Baohan-Leslie T. Cao

Document Date: February 01, 2010

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On FEBRUARY 09, 2010 before me, ANH TUAN TRAN, a notary public in and for said state, personally appeared BAOHAN-LESLIE T. CAO 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.

Signature: [Handwritten Signature]



(Seal)

Exhibit "A"

That portion of Lot 24 of Tract No. 2520, as shown by map on file in Book 46 Page 40 to 42 of Maps, records of Riverside County, California, described as follows:

Beginning at the most Easterly corner of said Lot 24:

Thence North 46° 17.12" West along the Northeasterly line of said Lot 24, a distance of 332.24 feet to angle point therein;

Thence South 89° 27.08" West along the Northerly line of said Lot 24, a distance of 333.31 feet to the most Northwesterly corner thereof;

Thence South 53° 11.46" East 660.32 feet to the Southeasterly line of said Lot 24;

Thence North 14° 48.00" East along the Southeasterly line of said Lot 24 a distance of 175 feet to the point of beginning;

Excepting therefrom an undivided one-half interest in all oil, gas and mineral rights in or under the surface of said land and all rights of ownership thereof but without the right of surface entry.

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

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

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
 - (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
 - (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
 - (4) To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
 - (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
 - (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
 - (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
 - (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
 - (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
 - (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable to Trustee by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
- At or the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all his title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee or Beneficiary hereunder, the book and page where his deed is recorded and the name and address of the new Trustee.
 - (13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, Beneficiary in the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
 - (14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be party unless

A.P.N.: 286-140-022-1

brought by Trustee.

-----DO NOT RECORD-----

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

To: Orange Coast Title, Trustee

Dated: _____

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

Mail Reconveyance to:

By _____

By _____

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

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

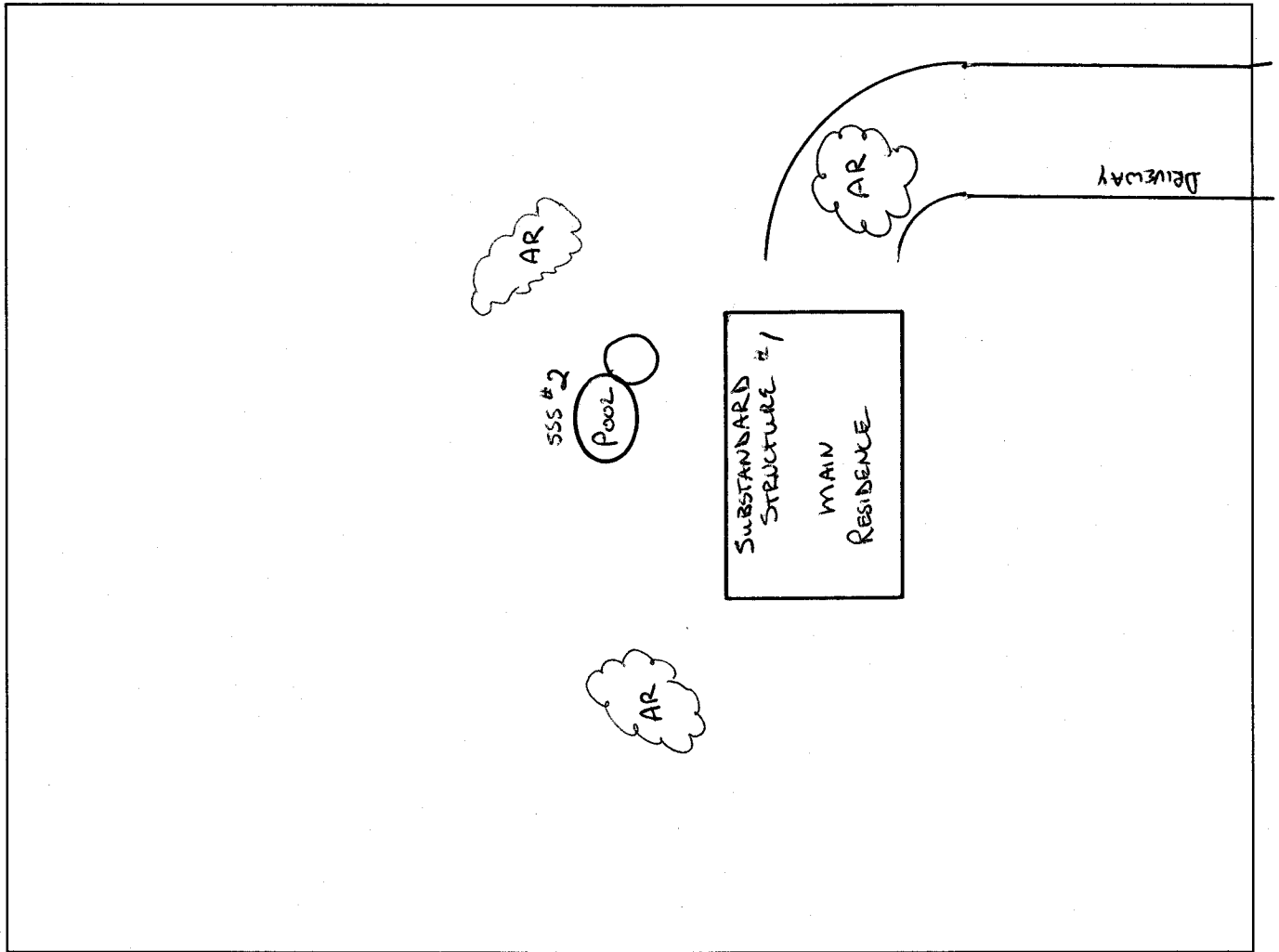
Orange Coast Title
AS TRUSTEE
15575 Brookhurst Street
Westminster, CA 92683

SITE PLAN: Case # CV-0912288

OWNER(S): BAOHAN LESLI T CAO
SITE ADDRESS: 20841 LAKERIDGE DR, PERRIS
ASSESSOR'S PARCEL: 286-140-022
ACREAGE: 2.119999



REAR PROPERTY LINE



20841 LAKERIDGE DR, PERRIS

PREPARED BY: C. Black DATE: 12/1/10

EXHIBIT NO. D

Code Enforcement Case: CV0912288

Printed on: 02/22/2011

Photographs



Photo #1 - entry made through fence that was loosely secured by wire - 12/01/2010

EXHIBIT NO. D²



Photo #2 - vacant attractive public nuisance defects 12,13,14,17,19 - 12/01/2010

EXHIBIT NO. D³



Photo #3 - entry missing door - defect #13 - 12/01/2010

EXHIBIT NO. D⁴



Photo #4 - no roof tiles, bare exterior walls - defect 13 - 12/01/2010

EXHIBIT NO. DS



Photo #5 - defects 12 and 13 - 12/01/2010

EXHIBIT NO. D⁶



Photo #6 - defects 12 and 13 - 12/01/2010

EXHIBIT NO. D7



Photo #7 - defect 17 - 12/01/2010

EXHIBIT NO. D8



Photo #8 - defect 5 and 7 - 12/01/2010

EXHIBIT NO. D9



Photo #9 - defect 13 - 12/01/2010

EXHIBIT NO. D10

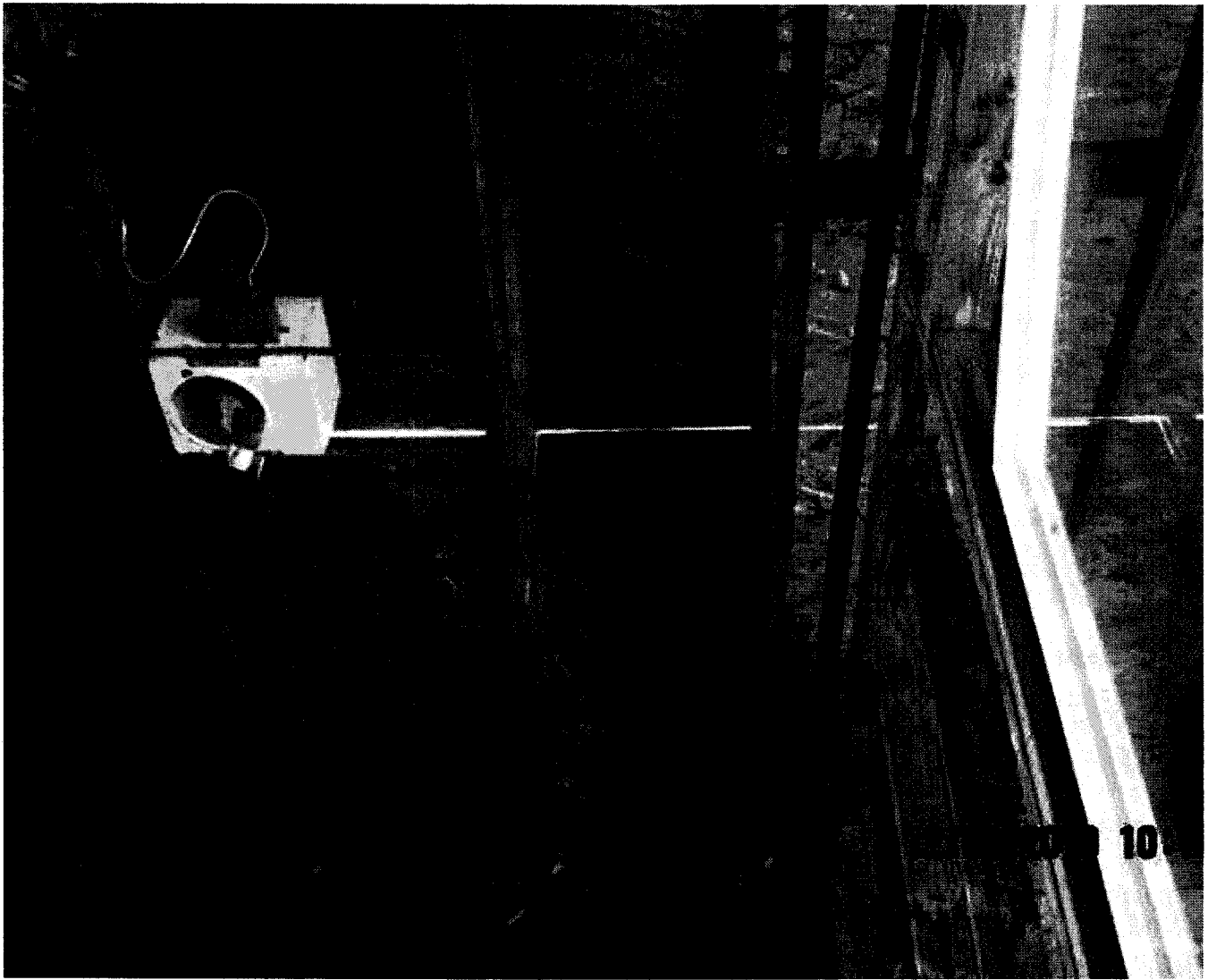


Photo #10 - defect 17 - 12/01/2010

EXHIBIT NO. D¹¹



Photo #11 - defect 2 - 12/01/2010

EXHIBIT NO. D/2



Photo #12 - defect 2 - 12/01/2010

EXHIBIT NO. D^B



Photo #13 - defect 2 - 12/01/2010

EXHIBIT NO. D1A



Photo #14 - defect 2 - 12/01/2010

EXHIBIT NO. D15

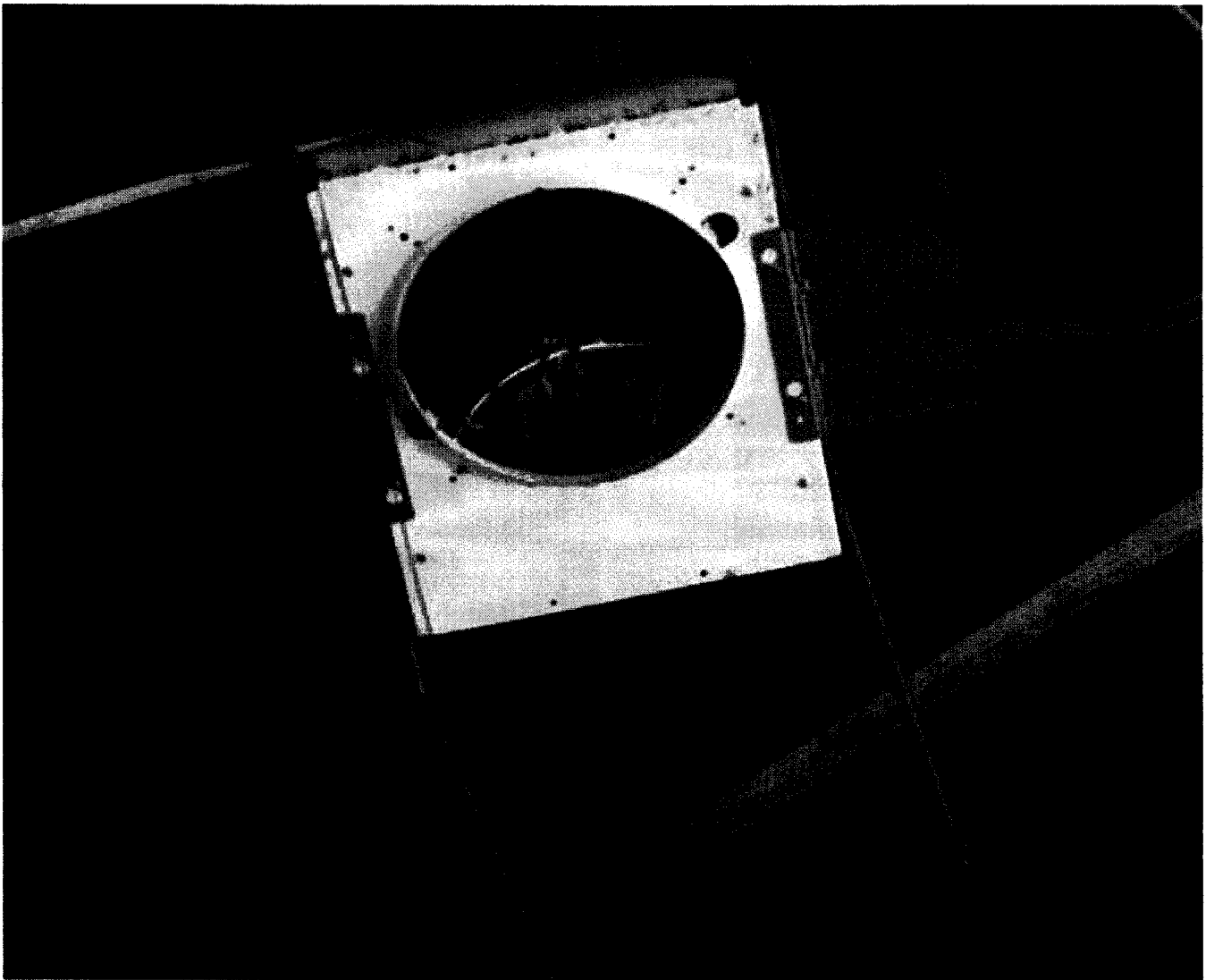


Photo #15 - bird's nest in light fixture cover - defect 14 - 12/01/2010

EXHIBIT NO. D16



Photo #16 - animal droppings/fecal matter on floor - defects 14 and 17 - 12/01/2010

EXHIBIT NO. D17



Photo #17 - defects 14 and 17 - 12/01/2010

EXHIBIT NO. D¹⁸



Photo #18 - defects 14 and 17 - 12/01/2010

EXHIBIT NO. D¹⁹

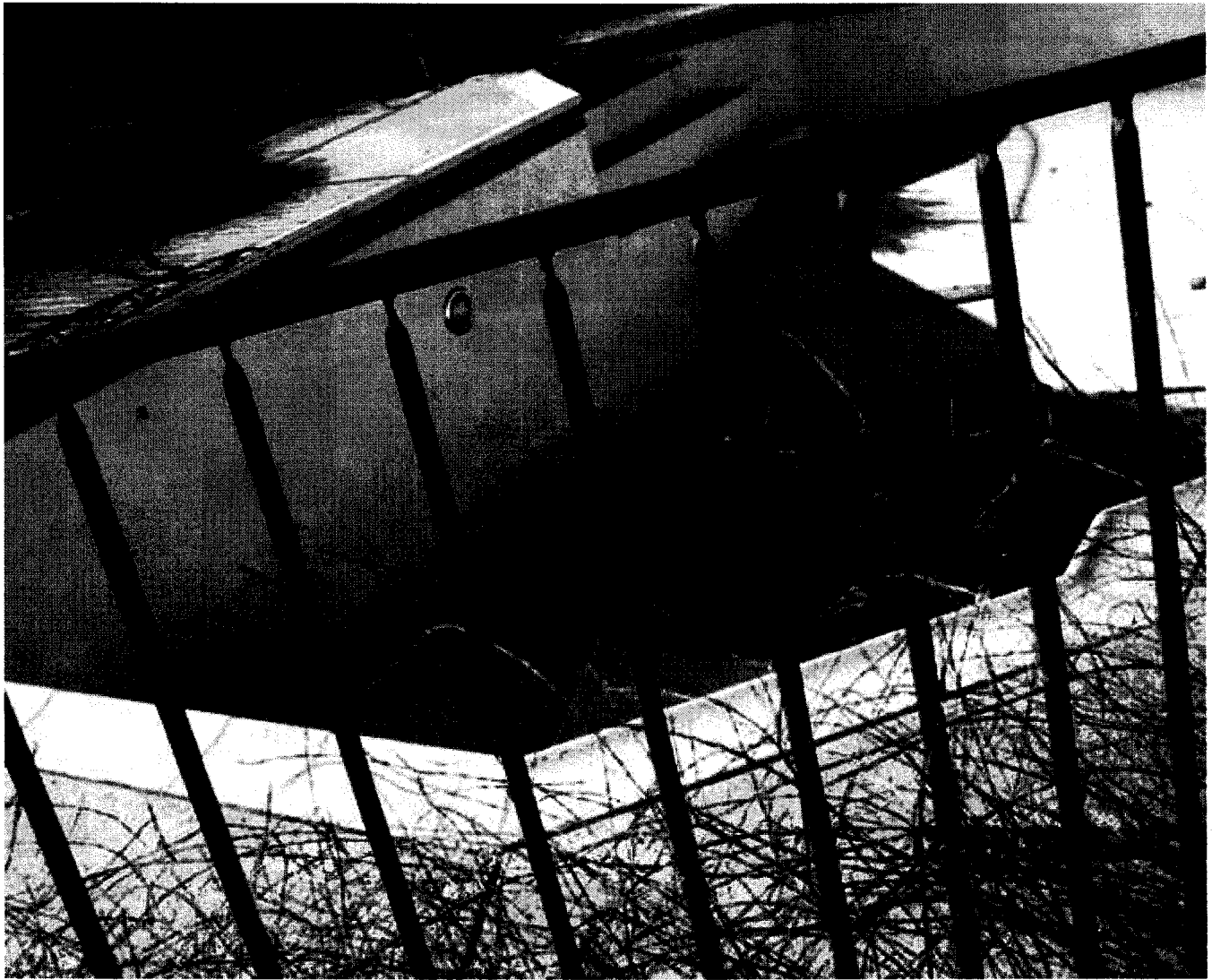


Photo #19 - defect 14 and 17 - 12/01/2010

EXHIBIT NO. D²⁰



Photo #20 - accumulated rubbish - 12/01/2010

EXHIBIT NO. D²¹



Photo #21 - accumulated rubbish - 12/01/2010

EXHIBIT NO. D²²



Photo #22 - accumulated rubbish - 12/01/2010

EXHIBIT NO. D²³



Photo #23 - accumulated rubbish - 12/01/2010

EXHIBIT NO. D²⁴



Photo #24 - accumulated rubbish - 12/01/2010

EXHIBIT NO. D²⁵



Photo #25 - secured the fence closed - 12/01/2010

EXHIBIT NO. D²⁶

Code Enforcement Case: CV0912288

Printed on: 02/22/2011

Photographs



Photo #1 - Substandard structure and rubbish remain the same - 02/16/2011

EXHIBIT NO. D²⁷



Photo #2 - rubbish remains - 02/16/2011

EXHIBIT NO. D²⁸



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-12288

THE PROPERTY AT: 20841 Lakeridge Dr, Perris APN#: 286-140-022

WAS INSPECTED BY OFFICER: C Black ID#: 12 ON 12/1/10 AT 10:10 am/pm

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

| | | | | | |
|-------------------------------------|------------------------------|--|--------------------------|-------------------------|--|
| <input type="checkbox"/> | 5.28.040 (RCO 593) | Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year. | <input type="checkbox"/> | 17.252.030 (RCO 348) | Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display. |
| <input type="checkbox"/> | 8.28.030 (RCO 821) | Unfenced Pool - Install or provide adequate fencing to secure the pool. | <input type="checkbox"/> | 17.172.205 (RCO 348) | Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences. |
| <input checked="" type="checkbox"/> | 8.120.010 (RCO 541) | Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill. | <input type="checkbox"/> | 17. _____ (RCO 348) | Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property. |
| <input type="checkbox"/> | 15.08.010 (RCO 457) | Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____. | <input type="checkbox"/> | 17. _____ (RCO 348) | Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer. |
| <input type="checkbox"/> | 15.12.020(J)(2) (RCO 457) | Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment. | <input type="checkbox"/> | 17. _____ (RCO 348) | Excessive Animals - Remove or reduce the number of _____ to less than _____. |
| <input checked="" type="checkbox"/> | 15.16.020 (RCO 457) | Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure. <u>x 2 Dwelling Pool</u> | <input type="checkbox"/> | 17. _____ (RCO 348) | Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations. |
| <input type="checkbox"/> | 15.48.010 (RCO 457) | Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home. | <input type="checkbox"/> | 17. _____ (RCO 348) | Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property. |
| <input type="checkbox"/> | 15.48.040 (RCO 457) | Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV. | <input type="checkbox"/> | | |

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 1/1/11. 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. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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 \$ 129.00 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

PROPERTY OWNER TENANT

EXHIBIT NO. E

CDL/CID#

D.O.B.

TEL. NO.

POSTED

Dwelling

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

- | | | | |
|---|---|--------------|-----------------|
| 1. <input type="checkbox"/> | Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input checked="" type="checkbox"/> | Lack of hot and cold running water to plumbing fixtures. <i>No water no fixtures</i> | 1001(b)4,5 | 17920.3(a)4,5 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> | Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input type="checkbox"/> | Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input checked="" type="checkbox"/> | Lack of required electrical lighting. <i>NON-FUNCTIONAL NO DEFECT</i> | 1001(b)10 | 17920.3(a)10 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 6. <input type="checkbox"/> | Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input checked="" type="checkbox"/> | Lack of adequate heating facilities. <i>NONE</i> | 1001(o)6 | 17920.3(a)6 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> | Deteriorated or inadequate foundation..... | 1001(c)1 | 17920.3(b)1 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> | Defective or deteriorated flooring or floor supports..... | 1001(c)2 | 17920.3(b)2 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10. <input type="checkbox"/> | Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... | 1001(c)4 | 17920.3(b)4 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11. <input type="checkbox"/> | Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6 | 17920.3(b)6 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12. <input checked="" type="checkbox"/> | Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13. <input checked="" type="checkbox"/> | Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| | A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. | | |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14. <input checked="" type="checkbox"/> | General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15. <input type="checkbox"/> | Fire hazard..... | 1001(i) | 17920.3(h) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16. <input type="checkbox"/> | Extensive fire damage..... | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17. <input checked="" type="checkbox"/> | Public and attractive nuisance - abandoned/vacant..... | | |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18. <input type="checkbox"/> | Improper occupancy..... | 1001(n) | 17920.3(n) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19. <input checked="" type="checkbox"/> | <i>PER 15.08 Expired building permit</i> | | |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20. <input type="checkbox"/> | | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV09-12288 Address 20841 Lakeridge Dr, Perris

Date 12/1/10 Officer C. Black

EXHIBIT NO. E²

Pool

12

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

- | | | |
|---|--------------|-----------------|
| 1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input type="checkbox"/> Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input type="checkbox"/> Lack of required electrical lighting..... | 1001(b)10 | 17920.3(a)10 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 6. <input type="checkbox"/> Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input type="checkbox"/> Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation..... | 1001(c)1 | 17920.3(b)1 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports..... | 1001(c)2 | 17920.3(b)2 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... | 1001(c)4 | 17920.3(b)4 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11. <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6 | 17920.3(b)6 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12. <input type="checkbox"/> Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13. <input type="checkbox"/> Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15. <input type="checkbox"/> Fire hazard..... | 1001(i) | 17920.3(h) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16. <input type="checkbox"/> Extensive fire damage..... | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant..... | | |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18. <input type="checkbox"/> Improper occupancy..... | 1001(n) | 17920.3(n) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19. <input checked="" type="checkbox"/> <i>Rec 15.08 construction w/o permit</i> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20. <input type="checkbox"/> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. C109-12288 Address 20841 Lakeview Dr, Perris

Date 12/1/02 Officer C Black

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

December 1, 2010

RE CASE NO: CV0912288

I, Cynthia Black, 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 12/01/2010 at 10:10, I securely and conspicuously posted Notice of Violations, Notice of Defects and Danger signage at the property described as:

Property Address: 20841 LAKERIDGE DR, PERRIS

Assessor's Parcel Number: 286-140-022

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

Executed on December 1, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

C. Black
By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. E⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 6, 2010

Xuong Bui, Phinga N. Bui
2219 E. La Palma Ave #217
Anahiem, Ca 92806

RE CASE NO: CV0912288 at 20841 LAKERIDGE DR, in the community of PERRIS, California, Assessor's Parcel Number 286-140-022

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20841 LAKERIDGE DR, in the community of PERRIS California, Assessor's Parcel Number 286-140-022, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY December 31, 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: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO.

Ep



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 6, 2010

Baohan-Leslie T Cao
11421 Midwick Pl.
Garden Grove, Ca. 92840

RE CASE NO: CV0912288 at 20841 LAKERIDGE DR, in the community of PERRIS, California, Assessor's Parcel Number 286-140-022

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20841 LAKERIDGE DR, in the community of PERRIS California, Assessor's Parcel Number 286-140-022, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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

COMPLIANCE MUST BE COMPLETED BY December 31, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

19450 CLARK STREET, PERRIS, CALIFORNIA 92570
(951) 657-0122 • FAX (951) 943-1160

EXHIBIT NO. E⁷

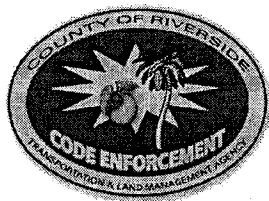
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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. E⁸



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 6, 2010

BAOHAN-LESLIE T. CAO
20841 LAKERIDGE DR
PERRIS, CA 92570

RE CASE NO: CV0912288 at 20841 LAKERIDGE DR, in the community of PERRIS, California, Assessor's Parcel Number 286-140-022

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20841 LAKERIDGE DR, in the community of PERRIS California, Assessor's Parcel Number 286-140-022, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

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19450 CLARK STREET, PERRIS, CALIFORNIA 92570
(951) 657-0122 • FAX (951) 943-1160

EXHIBIT NO. _____

E9

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. _____

E¹⁰



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 6, 2010

Accredited Home Lender, Inc. A California Corporation
15030 Avenue of Science, Ste 100
San Diego, Ca. 92128

RE CASE NO: CV0912288 at 20841 LAKERIDGE DR, in the community of PERRIS, California, Assessor's Parcel Number 286-140-022

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20841 LAKERIDGE DR, in the community of PERRIS California, Assessor's Parcel Number 286-140-022, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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19450 CLARK STREET, PERRIS, CALIFORNIA 92570
(951) 657-0122 • FAX (951) 943-1160

EXHIBIT NO. _____

E¹¹

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. E12



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 6, 2010

Riverside Savings and Loan Association
3985 University Ave, P.O. Box 786
Riverside, Ca 92507

RE CASE NO: CV0912288 at 20841 LAKERIDGE DR, in the community of PERRIS, California, Assessor's Parcel Number 286-140-022

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20841 LAKERIDGE DR, in the community of PERRIS California, Assessor's Parcel Number 286-140-022, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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19450 CLARK STREET, PERRIS, CALIFORNIA 92570
(951) 657-0122 • FAX (951) 943-1160

EXHIBIT NO. _____

E^B

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. EA



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 6, 2010

BAOHAN LESLI T CAO
11421 MIDWICK PL
GARDEN GROVE, CA 92840

RE CASE NO: CV0912288 at 20841 LAKERIDGE DR, in the community of PERRIS, California, Assessor's Parcel Number 286-140-022

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20841 LAKERIDGE DR, in the community of PERRIS California, Assessor's Parcel Number 286-140-022, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 8.120.010 (Ord. 541), of the Riverside County Code.

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E15

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THE 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: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. _____

E16

Dwelling

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- 1. Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... 1001(b)1,2,3 17920.3(a)1,2,3
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 2. Lack of hot and cold running water to plumbing fixtures *No water no fixtures*..... 1001(b)4,5 17920.3(a)4,5
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 3. Lack of connection to required sewage system..... 1001(b)14 17920.3(a)14
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 4. Hazardous plumbing..... 1001(f) 17920.3(e)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 5. Lack of required electrical lighting..... *NON FUNCTIONAL NO FLUORESCENT*..... 1001(b)10 17920.3(a)10
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 6. Hazardous Wiring..... 1001(e) 17920.3(d)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 7. Lack of adequate heating facilities..... *N.C.N.E.*..... 1001(o)6 17920.3(a)6
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 8. Deteriorated or inadequate foundation..... 1001(c)1 17920.3(b)1
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 9. Defective or deteriorated flooring or floor supports..... 1001(c)2 17920.3(b)2
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 10. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... 1001(c)4 17920.3(b)4
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 11. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... 1001(c)6 17920.3(b)6
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 12. Dampness of habitable rooms..... 1001(b)11 17920.3(a)11
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 13. Faulty weather protection..... 1001(h)1-4 17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 14. General dilapidation or improper maintenance..... 1001(b)13 17920.3(a)13
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 15. Fire hazard..... 1001(i) 17920.3(h)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 16. Extensive fire damage.....
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 17. Public and attractive nuisance - abandoned/vacant.....
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 18. Improper occupancy..... 1001(n) 17920.3(n)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 19. *PER 15.08 Expired building permit*
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 20.
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV09-12288 Address 20841 Lakeridge Dr., Perris

Date 12/1/10 Officer C. Black

EXHIBIT NO. E 17

Pool

**RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT
NOTICE OF DEFECTS**

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

| | |
|---|---|
| <p>1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>3. <input type="checkbox"/> Lack of connection to required sewage system.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>4. <input type="checkbox"/> Hazardous plumbing.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>5. <input type="checkbox"/> Lack of required electrical lighting.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>6. <input type="checkbox"/> Hazardous Wiring.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>7. <input type="checkbox"/> Lack of adequate heating facilities.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>8. <input type="checkbox"/> Deteriorated or inadequate foundation.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>11 <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>12 <input type="checkbox"/> Dampness of habitable rooms.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>13 <input type="checkbox"/> Faulty weather protection.....</p> <p style="padding-left: 20px;">A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.</p> <p style="padding-left: 40px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>14 <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>15 <input type="checkbox"/> Fire hazard.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>16 <input type="checkbox"/> Extensive fire damage.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>17 <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>18 <input type="checkbox"/> Improper occupancy.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>19 <input checked="" type="checkbox"/> <u>REC 15.08 Construction w/o permit</u></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>20 <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> | <p>1001(b)1,2,3 17920.3(a)1,2,3</p> <p>1001(b)4,5 17920.3(a)4,5</p> <p>1001(b)14 17920.3(a)14</p> <p>1001(f) 17920.3(e)</p> <p>1001(b)10 17920.3(a)10</p> <p>1001(e) 17920.3(d)</p> <p>1001(o)6 17920.3(a)6</p> <p>1001(c)1 17920.3(b)1</p> <p>1001(c)2 17920.3(b)2</p> <p>1001(c)4 17920.3(b)4</p> <p>1001(c)6 17920.3(b)6</p> <p>1001(b)11 17920.3(a)11</p> <p>1001(h)1-4 17920.3(g)1-4</p> <p>1001(b)13 17920.3(a)13</p> <p>1001(i) 17920.3(h)</p> <p>1001(n) 17920.3(n)</p> |
|---|---|

***** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. C009-12288 Address 20841 Lake ridge Dr, Perris

Date 12/1/07 Officer C Black

EXHIBIT NO. E18



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0912288

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jessica Morrison, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on December 6, 2010, I served the following document(s):

NOTICE RE: NOTICE OF VIOLATION & (2) NOTICE OF DEFECTS

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

BAOHAN LESLI T CAO 11421 MIDWICK PL, GARDEN GROVE, CA 92840

BAOHAN LESLI T CAO 20841 LAKERIDGE DR, PERRIS, CA 92570

Baohan-Leslie T Cao 11421 Midwick Pl., Garden Grove, Ca. 92840

Riverside Savings and Loan Association 3985 University Ave, P.O. Box 786, Riverside, Ca 92507

Accredited Home Lender, Inc. A California Corporation 15030 Avenue of Science, Ste 100, San Diego, Ca. 92128

Xuong Bui, Phinga N. Bui 2219 E. La Palma Ave #217, Anahiem, Ca 92806

XX By First Class Mail. I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON December 6, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

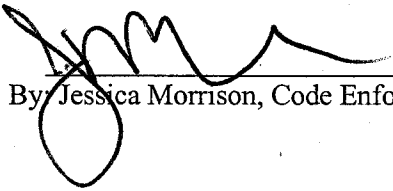

By: Jessica Morrison, Code Enforcement Aide

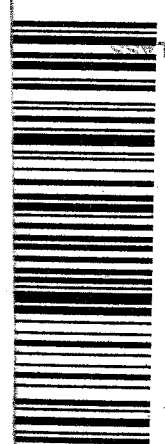
EXHIBIT NO. E19

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

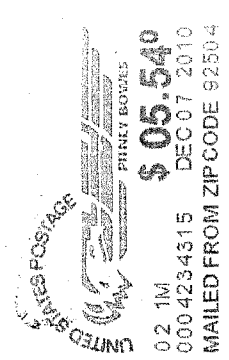
7010 1060 0000 4541 8476
 7010 1060 0000 4541 8476
 7010 1060 0000 4541 8476
 7010 1060 0000 4541 8476
 7010 1060 0000 4541 8476
 7010 1060 0000 4541 8476

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

Xuong Bui, Phinga N. Bui
2219 E. La Palma Ave #217
Anahiem, Ca 92806
CV09-12288 cb 286



7010 1060 0000 4541 8476
 FIRST CLASS



COUNTY OF RIVERSIDE
 CODE ENFORCEMENT
 DISTRICT 1 MEAD VALLEY
 19450 CLARK STREET
 PERRIS, CA 92570

RECEIVED
 FEB 09 2011
 BY

BAOHAN LESLIE CAO
 1142 MIDWICK PL
 GARDEN GROVE, CA 92840
 CV09-12288 cb 286

13/8
 1/10

EXHIBIT NO. E20

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:

Xuong Bui, Phinga N. Bui
2219 E. La Palma Ave #217
Anahiem, Ca 92806
CV09-12288 cb 286

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

D. Is delivery address different from item 1? Yes
 delivery address below: No

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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service) 7010 1060 0000 4541 8421

EXHIBIT NO. E21

COUNTY OF RIVERSIDE
CODE ENFORCEMENT
DISTRICT 1 MEAD VALLEY
19450 CLARK STREET
PERRIS, CA 92570

RECEIVED
FEB 09 2011
BY

COUNTY OF RIVERSIDE
CODE ENFORCEMENT
DISTRICT 1 MEAD VALLEY
19450 CLARK STREET
PERRIS, CA 92570

RECEIVED
DEC 14 2010
BY

Bao Han-Leslie T. Cao
11421 Meadow Pl.
Garden Grove, CA 92840
CV09-42288 cb 286

7010 1060 0000 4541 545E
FIR CLASS

UNITED STATES POSTAGE
PRIORITY MAIL
\$ 05.54⁰
0004234315 DEC 07 2010
MAILED FROM ZIP CODE 92504

12/8

FD

EXHIBIT NO.

BAOHAN-LESLIE T. CAO
20841 LAKERIDGE DR
PERRIS, CA 92570
CV09-12288 cb 286

7010 1060 0000 4541 545E
FIR CLASS

UNITED STATES POSTAGE
PRIORITY MAIL
\$ 05.54⁰
0004234315 DEC 07 2010
MAILED FROM ZIP CODE 92504

NIXIE 923 DE 1 00 12/11/10

RETURN TO SENDER
ATTEMPTED TO FORWARD

BC: 92370738830 *0704-02779-07-42

92370738830

|||||

COUNTY OF RIVERSIDE
CODE ENFORCEMENT
DISTRICT I MEAD VALLEY
19450 CLARK STREET
PERRIS, CA 92570

RECEIVED
DEC 20 2010
BY

COUNTY OF RIVERSIDE
CODE ENFORCEMENT
DISTRICT I MEAD VALLEY
19450 CLARK STREET
PERRIS, CA. 92570

RECEIVED
DEC 20 2010
BY



7010 1060 0000 4541 584

FIRST CLASS PERMIT NO. 895 PERRIS, CA



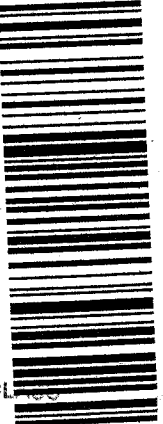
UNITED STATES POSTAGE
FIRST CLASS
\$05.540
0004234315 DEC 07 2010
MAILED FROM ZIP CODE 92504

Accredited Home Lender, Inc. A California Corporation
15030 Avenue of Science, Ste 100
San Diego, Ca. 92128
CV09-12288 cb 286

NIXIE 921 DE 1 00 12/12/10
NOT DELIVERABLE TO ADDRESSEE
RETURN TO SENDER
UNABLE TO FORWARD

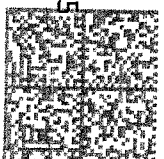
BC: 92570756650 *0704-02776-07-42

92128889374344
|||hhhhhhhhhh|||hhhhhhhhhh|||hhhhhhhhhh|||



7010 1060 0000 4541 584

FIRST CLASS PERMIT NO. 895 PERRIS, CA



UNITED STATES POSTAGE
FIRST CLASS
\$05.540
0004234315 DEC 07 2010
MAILED FROM ZIP CODE 92504

Riverside Savings and Loan Association
3985 University Ave, P.O. Box 786
Riverside, Ca 92507
CV09-12288 cb 286

NIXIE 921 DE 1 00 12/13/10
NOT DELIVERABLE TO ADDRESSEE
RETURN TO SENDER
UNABLE TO FORWARD

BC: 92570756650 *0704-02777-07-42

9250238443209355
|||hhhhhhhhhh|||hhhhhhhhhh|||hhhhhhhhhh|||

EXHIBIT NO. **F23**

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

DEC 08 2010

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 PATTI F. SMITH, Deputy County Counsel (SBN 158397)
3 3960 Orange Street, Suite 500
4 Riverside, CA 92501
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363

7 Attorneys for County of Riverside

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF RIVERSIDE

10
11 In the Matter of an Application for an Inspection)
12 Warrant for the Property located at 20841)
13 Lakeridge Drive, Perris, Riverside County,)
14 California; Lesli T. Cao Baohan, Owner.)
15)
16)

WARRANT NO. MISC 2010-133
(CE Case No. CV 09-12288)
**EXECUTION AND RETURN OF
WARRANT**
[RCO No. 457 (RCC Title 15)]

17 TO THE HONORABLE LEGARY B. TRANBARGER, JUDGE OF THE SUPERIOR COURT:

18 I, Cynthia Black, Senior Code Enforcement Officer of the Riverside County Code Enforcement
19 Department, hereby certify that the execution of the attached Extension of Inspection Warrant occurred on
20 December 1, 2010, between the hours of 8:00 a.m. and 5:00 p.m.

21 During the execution of the Inspection Warrant, the following violations of Riverside County
22 Ordinances were observed on the real property listed above:

23 (a) Substandard structure and swimming pool in violation of Riverside County Ordinance
24 ("RCO") No. 457, as codified in Riverside County Code ("RCC") Chapter 15.16 and (b) accumulated
25 rubbish in violation of RCO No. 541, as codified in RCC Chapter 8.120.

26 The Inspection Warrant, which is attached hereto as Exhibit "A", has been fully executed and is
27 hereby returned to the Honorable Judge by whom it was issued.


28 ///

EXHIBIT NO. E24

1 Prior to the execution of the Inspection Warrant, a twenty-four hour Notice was posted on the
2 property. A true and correct copy of the Notice, together with an Affidavit of Posting are attached hereto
3 as Exhibit "B" and incorporated herein.

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

6 Executed this 7th day of December, at Perris, California.

7
8
9 
10 CYNTHIA BLACK
11 Senior Code Enforcement Officer
12 Code Enforcement Department
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24
25
26
27

28 G:\Property\PSmith\CODE\warrants\baohan\Execution and Return of Warrant.doc **EXHIBIT NO.** E²⁵

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 L. ALEXANDRA FONG, Deputy County Counsel (SBN 208404)
3 3960 Orange Street, Suite 500
4 Riverside, CA 92501
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363

7 Attorneys for County of Riverside

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF RIVERSIDE

10 In the Matter of an Application for an Inspection)
11 Warrant for the Property located at 20841)
12 Lakeridge Drive, Perris, Riverside County,)
13 California; Lesli T. Cao Baohan, Owner.)
14)
15)

WARRANT NO. : MISC 2010-133
(CE Case No. CV 09-12288)

EXTENSION OF INSPECTION WARRANT
[RCO No. 457 (RCC Title 15)]

16 THE PEOPLE OF THE STATE OF CALIFORNIA TO THE RIVERSIDE COUNTY CODE
17 ENFORCEMENT DEPARTMENT, THE RIVERSIDE COUNTY SHERIFF AND ANY DESIGNATED
18 OFFICERS OR DEPUTIES OF BOTH OR EITHER AGENCIES:

19 Upon good cause shown to the Court, proof by declaration having been made before me by
20 Cynthia Black, Senior Code Enforcement Officer, for the Code Enforcement Department that cause exists
21 for the inspection:

22 You are hereby granted an extension of time to execute the Inspection Warrant issued on
23 November 10, 2010 as MISC 2010 – 133, for the premises commonly known as 20841 Lakeridge Drive,
24 Perris, Riverside County, and further described as Assessor's Parcel Number 286-140-022 (hereinafter
25 referred to as "THE PROPERTY.") A copy of Inspection Warrant MISC 2010 – 133 is attached hereto as
26 Exhibit "A" and incorporated by reference as though fully set forth herein.

27 ///
28 ///

EXHIBIT NO. E²⁶

1 The terms and conditions of the inspection shall be in accordance with the terms and conditions
2 set forth in Inspection Warrant MISC 2010 – 133 attached hereto as Exhibit "A".

3 This Extension shall be effective until December 15, 2010, at which time it shall be returned to the
4 Judge whose signature is affixed below.

5 GIVEN UNDER MY HAND this 10th day of November, 2010.



[Signature]
JUDGE OF THE SUPERIOR COURT

28 L:\Code Enforcement\Warrants\Baohan, Lesli (CV 09-12288) - SStr\Extension of Inspection Warrant **EXHIBIT NO.** E27

Exhibit "A"

EXHIBIT NO. E²⁸

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 PATTI F. SMITH, Deputy County Counsel (SBN 158397)
3 3960 Orange Street, Fifth Floor
4 Riverside, California 92501
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363

7 Attorneys for County of Riverside

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF RIVERSIDE

10
11 In the Matter of an Application for an Inspection)
12 Warrant for the Premises located at 20841)
13 Lakeridge Drive, Perris, Riverside County,)
14 California; Lesli T. Cao Baohan, Owner.)

WARRANT NO. MISC2010-133
(CE Case No. CV 09-12288)
INSPECTION WARRANT
[RCO No. 457 (RCC Title 15)]

15
16 THE PEOPLE OF THE STATE OF CALIFORNIA TO THE RIVERSIDE COUNTY CODE
17 ENFORCEMENT DEPARTMENT, THE RIVERSIDE COUNTY SHERIFF AND ANY DESIGNATED
18 OFFICERS, DEPUTIES, EMPLOYEES, REPRESENTATIVES, CONTRACTORS OR DESIGNEES OF
19 BOTH OR EITHER AGENCY:

20 Upon good cause shown to the Court:

21 Proof by declaration having been made this day before me by Ronald Welch, Code Enforcement
22 Officer, Code Enforcement Department, County of Riverside, that cause exists for an inspection pursuant to
23 Riverside County Ordinance No. 457, as codified in Riverside County Code Title 15, for the premises
24 commonly known as 20841 Lakeridge Drive, Perris, Riverside County, California, and further described as
25 Assessor's Parcel Number 286-140-022, hereinafter referred to as "THE PROPERTY."

26 ///

27 ///

28 ///

EXHIBIT NO. E-29

1 YOU ARE THEREFORE COMMANDED to enter upon THE PROPERTY and inspect the
2 structure and surrounding area as described in the accompanying Affidavit on THE PROPERTY for the
3 purpose of determining whether there are violations of Riverside County Ordinances including, but not
4 limited to, Riverside County Ordinance No. 457.

5 This inspection shall be conducted in a reasonable manner for the purpose of ensuring compliance
6 with all applicable laws. The court finds that forcible entry and immediate execution are reasonably
7 necessary under the circumstances shown and twenty-four (24) hours written notice of the issuance of this
8 Warrant shall be given to Lesli T. Cao Baohan and any other owners and/or occupants of the above-
9 described premises by posting the same on THE PROPERTY prior to the execution of this warrant.

10 You are hereby authorized to use such force as may be reasonably necessary to gain entry through
11 fencing, gates or other obstacles blocking your ingress to the outdoor areas of THE PROPERTY.

12 In addition, the court finds that inspection in the absence of the owners and/or occupants is also
13 reasonably necessary under the circumstances shown to effectuate the purpose of the laws being enforced.
14 The presence of the owners and/or occupants is therefore not required for the reasons set forth in the
15 accompanying affidavit. An inspection may be made between the hours of 8:00 a.m. and 5:00 p.m. of any
16 day. This Warrant will be effective from the date hereof for a period not to exceed fourteen (14) days.

17 GIVEN UNDER MY HAND this 10th day of November, 2010.



18 
19 _____
20 JUDGE OF THE SUPERIOR COURT

21
22
23
24
25
26
27
28 G:\Property\PSmith\CODE\warrants\baohan\insp.warrant.DOC

1 PAMELA J. WALLS, County Counsel (SBN 123446)
PATTI F. SMITH, Deputy County Counsel (SBN 158397)
2 3960 Orange Street, Suite 500
Riverside, CA 92501
3 Telephone: (951) 955-6300
Facsimile: (951) 955-6363
4

5 Attorneys for County of Riverside
6
7

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF RIVERSIDE
10

11 In the Matter of an Application for an Inspection) WARRANT NO. : MISC 2010-133
Warrant for the Property located at 20841)
12 Lakeridge Drive, Perris, Riverside County,) (CE Case No. CV 09-12288)
California; Lesli T. Cao Baohan, Owner.)
13) **24-HOUR NOTICE**
14) [RCO No. 457 (RCC Title 15)]
15)
16)

17 TO: Lesli T. Cao Baohan, and any other owners and/or occupants of the property located at
18 20841 Lakeridge Drive, Perris, Riverside County, California

19 NOTICE IS HEREBY GIVEN to you as owners, custodians, and/or occupants of the property
20 located at 20841 Lakeridge Drive, Perris, Riverside County, California that on the 10th day of November
21 2010, Judge Gary Tranbarger of the Superior Court of the State of California, County of Riverside, issued
22 a Warrant for the inspection of substandard structure on the above-described property based upon your
23 refusal to allow such inspection.

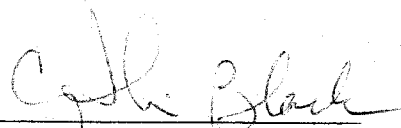
24 Inspection is sought for the purpose of determining the extent of violations of State and local laws
25 or regulations relating to substandard and unpermitted structures to ascertain the degree of threat to the
26 public health and safety pursuant to Riverside County Ordinance (RCO) No. 457, as codified in Riverside
27 County Code Title 15.

28 ///

EXHIBIT NO. E³¹

1 YOU ARE HEREBY FURTHER NOTIFIED that after twenty-four (24) hours following the
2 service of this Notice, said Inspection Warrant will be executed under order of Court. Your refusal to
3 permit the inspection as authorized by the Warrant is PUNISHABLE BY LAW AS A MISDEMEANOR
4 under California Code of Civil Procedure, Section 1822.57.

5 Executed this 29th day of November, 2010, at Perris, California.

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8 CYNTHIA BLACK
9 Senior Code Enforcement Officer
Code Enforcement Department

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EXHIBIT NO. E³²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

November 29, 2010

RE CASE NO: CV0912288

I, Cynthia Black, 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 11/29/2010 at 3:26 pm, I securely and conspicuously posted 24 hour Notice re: inspection warrant MISC 2010-133 at the property described as:

Property Address: 20841 LAKERIDGE DR, PERRIS

Assessor's Parcel Number: 286-140-022

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

Executed on November 29, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script that reads "C Black". The signature is written in black ink and is positioned above a horizontal line.

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. _____

E³³

When recorded please mail to:
 Riverside County Code Enforcement
 District 1 Mead Valley Office
 19450 Clark Street
 Perris, CA 92570
 Mail Stop # 5004



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| NCHG cc | | | | | | T: | CTY | UNI | 030 |

NOTICE OF NONCOMPLIANCE



In the matter of the Property of
 CAO,BAOHAN LESLI T

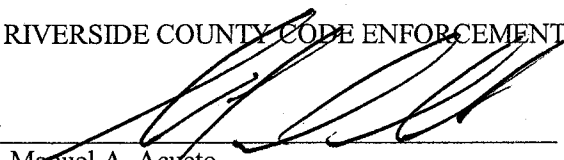
Case No. CV09-12288

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16) described as Substandard Sturcture and Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such proceedings are based upon the noncompliance of such real property, located at 20841 LAKERIDGE DRIVE , PERRIS, CA, and more particularly described as Assessor's Parcel Number 286-140-022 and having a legal description of 2.12 ACRES M/L IN POR LOT 24 MB 046/040 TR 2520, Records of Riverside County, with the requirements of Ordinance No. 457 and Ordinance No. 541 (RCC Title 15.16 and RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 19450 Clark Street, Perris, CA 92570, and Attention Code Enforcement Officer Cyndi Black.

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

RIVERSIDE COUNTY CODE ENFORCEMENT

By 
 Manuel A. Acueto
 Code Enforcement Department

ACKNOWLEDGEMENT

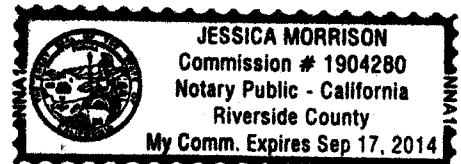
State of California)
 County of Riverside)

On 12/16/10 before me, Jessica Morrison, Notary Public, personally appeared Manuel A. Acueto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.





Commission # 1904280

Comm. Expires Sep. 17, 2014

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

April 14, 2011

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

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

Case No.: CV09-12288
APN: 286-140-022; CAO
Property: 20841 Lakeridge Drive, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 541 and 457 (RCC Titles 8 & 15) and 725 (RCC Title 1) to consider the abatement of the accumulated rubbish and substandard structures located on the SUBJECT PROPERTY described as 20841 Lakeridge Drive, Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 286-140-022.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the accumulated rubbish and substandard structures from the real property.

SAID HEARING will be held on **Tuesday, May 3, 2011, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

You are encouraged to contact Supervising Code Enforcement Officer, Manuel Acueto at (951) 657-0122 or the undersigned prior to the hearing. Please meet with the undersigned and Brian Black at 8:30 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
Riverside County Counsel

Raymond M. Mui
L. Alexandra Fong
Deputy County Counsel

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 20841 Lakeridge Dr., Perris
Case No.: CV 09-12288; APN: 286-140-022; District 1

BAOHAN-LESLIE T CAO
20841 LAKERIDGE DR
PERRIS CA 92570

BAOHAN-LESLIE T CAO
11421 MIDWICK PL
GARDEN GROVE CA 92840

RIVERSIDE SAVINGS AND LOAN ASSOCIATION
3985 UNIVERSITY AVE
PO BOX 786
RIVERSIDE CA 92507

ACCREDITED HOME LENDERS INC
15030 AVENUE OF SCIENCE SUITE 100
SAN DIEGO CA 92128

XUONG BUI
PHINGA N BUI
2219 E LA PALMA AVE #217
ANAHEIM CA 92806

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|--|----------------|--------|---------------|------|--|------|---|--|---------------------------------|----------------|--|
| 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 | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Postage</td> <td style="width: 50%; text-align: right;">\$.44</td> </tr> <tr> <td>Certified Fee</td> <td style="text-align: right;">2.80</td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td style="text-align: right;">2.30</td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td style="text-align: right;">\$ 5.54</td> </tr> </table> | Postage | \$.44 | Certified Fee | 2.80 | Return Receipt Fee (Endorsement Required) | 2.30 | Restricted Delivery Fee (Endorsement Required) | | Total Postage & Fees | \$ 5.54 | Mailed 4/14/11 Postmark Here |
| Postage | \$.44 | | | | | | | | | | |
| Certified Fee | 2.80 | | | | | | | | | | |
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| Restricted Delivery Fee (Endorsement Required) | | | | | | | | | | | |
| Total Postage & Fees | \$ 5.54 | | | | | | | | | | |
| Sent Street, A or PO Bx City, State | | | | | | | | | | | |
| ACCREDITED HOME LENDERS INC 15030 AVENUE OF SCIENCE SUITE 100 SAN DIEGO CA 92128 | | | | | | | | | | | |
| PS Form 3800, August 2006 See Reverse for Instructions | | | | | | | | | | | |

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| 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 | | | | | | | | | | | |
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| Total Postage & Fees | \$ 5.54 | | | | | | | | | | |
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| BAOHAN-LESLIE T CAO 11421 MIDWICK PL GARDEN GROVE CA 92840 | | | | | | | | | | | |
| PS Form 3800, August 2006 See Reverse for Instructions | | | | | | | | | | | |

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| 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 | | | | | | | | | | | |
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| Certified Fee | 2.80 | | | | | | | | | | |
| Return Receipt Fee (Endorsement Required) | 2.30 | | | | | | | | | | |
| Restricted Delivery Fee (Endorsement Required) | | | | | | | | | | | |
| Total Postage & Fees | \$ 5.54 | | | | | | | | | | |
| Sent To Street, A or PO Bx City, State | | | | | | | | | | | |
| RIVERSIDE SAVINGS AND LOAN ASSOCIATION 3985 UNIVERSITY AVE PO BOX 786 RIVERSIDE CA 92507 | | | | | | | | | | | |
| PS Form 3800, August 2006 See Reverse for Instructions | | | | | | | | | | | |

EXHIBIT NO. 62

PROOF OF SERVICE

Case No. 09-12288

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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 April 14, 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 April 14, 2011, at Riverside, California.

BRENDA PEELER

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|--|---------------------|
| 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 | \$.44 |
| Certified Fee | 2.80 |
| Return Receipt Fee (Endorsement Required) | 2.30 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 5.54 |
| Sent To | BAOHAN-LESLIE T CAO |
| Street or PO E | 20841 LAKERIDGE DR |
| City, St | PERRIS CA 92570 |
| PS Form 3800, August 2006 | |

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| 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 | \$.44 |
| Certified Fee | 2.80 |
| Return Receipt Fee (Endorsement Required) | 2.30 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 5.54 |
| Sent To | XUONG BUI |
| Street or PO E | PHINGA N BUI |
| City, St | 2219 E LA PALMA AVE #217 ANAHEIM CA 92806 |
| PS Form 3800, August 2006 | |

EXHIBIT NO. 93

Mailed 4/14/11

Postmark Here

See Reverse for Instructions



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

April 21, 2011

RE CASE NO: CV09-12288

I, Cynthia Black, 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 4/21/2010 at 3:55 pm, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 20841 LAKERIDGE DR, PERRIS

Assessor's Parcel Number: 286-140-022

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

Executed on April 21, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. 6⁴