

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

406 B



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

**SUBMITTAL DATE:**  
April 21, 2011

**SUBJECT:** Abatement of Public Nuisance [Substandard Structure]  
Case No. : CV08-07026 [BONNER]  
Subject Property: 21691 Orange Ave., Perris; APN: 318-270-038  
District: Five

**RECOMMENDED MOTION:** Move that:

1. The one (1) substandard structure on the real property located at 21691 Orange Ave., Perris, Riverside County, California, APN: 318-270-038 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structure on the property.
2. Etta Bonner, the owner of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structure on the property by removing the same from the real property within ninety (90) days.

Departmental Concurrence

*[Handwritten Signature]*

(Continued)

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

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

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

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

BY: *[Handwritten 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: *[Handwritten Signature]*  
 Deputy

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

9.4

Abatement of Public Nuisance  
Case No.: CV08-07026 [BONNER]  
21691 Orange Ave., Perris  
APN: 318-270-038  
District Five  
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3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure 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. If the owner or whoever has possession or control 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 of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and contents therein, by removing the same from the real property.
5. 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 Ordinance No. 725.
6. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An inspection was made of the subject property by the Code Enforcement Officer on February 5, 2009. The inspection revealed one (1) substandard structure on the subject property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The substandard conditions of the structure included, but were not limited to, the following: lack of required electrical lighting; hazardous wiring; lack of adequate heating facilities; members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration; dampness of habitable rooms; general dilapidation or improper maintenance; public and attractive nuisance – abandoned/vacant; and black mold in walls..

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2. Follow-up inspections on December 7, 2009, April 27, 2010, May 25, 2010, July 15, 2010, September 8, 2010, December 21, 2010 and April 20, 2011, revealed that the property continues to be in violation of Riverside County Ordinance No. 457.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structure.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV08-07026  
4 [SUBSTANDARD STRUCTURE]; APN: 318-270- )  
5 038, 21691 ORANGE AVE., PERRIS, COUNTY ) DECLARATION OF OFFICER  
6 OF RIVERSIDE, STATE OF CALIFORNIA; ) JENNIFER MORRIS  
7 ETTA BONNER, OWNER. )  
8 \_\_\_\_\_ ) [R.C.O. No. 457, RCC Title 15]

9 I, Jennifer Morris, declare:

10 1. I am currently employed by the Riverside County Code Enforcement Department as a  
11 Code Enforcement Officer. My current official duties include inspecting property for violations and  
12 enforcement of the provisions of Riverside County Ordinances. The following facts contained within this  
13 declaration are within my personal knowledge except to the extent that certain information is based on  
14 information and belief and if called as a witness in this matter, I could and would competently testify  
15 thereto.

16 2. On February 5, 2009, Senior Code Enforcement Officer Cynthia Black and I conducted an  
17 initial inspection of the real property known as 21691 Orange Ave., Perris, Riverside County, California,  
18 which is further described as Assessor's Parcel Number 318-270-038 (hereinafter described as "THE  
19 PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the approximate  
20 location of THE PROPERTY is attached hereto as Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY was owned  
22 by Etta Bonner (hereinafter referred to as "OWNER"). A certified copy of the County Equalized  
23 Assessment Roll for the year 2010-2011 and a report generated from the County Geographic Information  
24 System ("GIS") are attached hereto as Exhibit "B" and incorporated herein by reference.

25 4. Based on the Lot Book Report from RZ Title Service on December 23, 2009 and updated  
26 on July 13, 2010 and January 14, 2011, it is determined that other parties potentially hold a legal interest  
27 in THE PROPERTY, to-wit: Saleh Hasbun Boostz, Inc., Scott Saltzman, Eleanor Sturman and Joyce  
28 Enderle, Carlton Robinson, Maria Palavranoff, David Cassit and Elana Cassit – Trustees of the Cassitt  
Family Trust Revocable Living Trust Dated 3/26/02, Tova Redbourn and Alan Redbourn, Gloria Berlin-  
Trustee of the Morton William Berlin Sr. Revocable Living Trust Dated February 14, 2002, Ezra Cohen-



1 Sitt and Mariam Cohen-Sitt – Trustees of the Ezra and Miriam Cohen-Sitt Trust Dated April 16, 2004 and  
2 Mitchell Light and Margaret Light (“INTERESTED PARTIES”). True and correct copies of the Lot  
3 Book Reports are attached hereto and incorporated herein as Exhibit “C.”

4 5. On February 5, 2009, Senior Code Enforcement Officer Cynthia Black and I arrived at  
5 THE PROPERTY to conduct an initial inspection of THE PROPERTY. THE PROPERTY was open and  
6 accessible with no signs restricting our access. We met OWNER and two relatives. We called for  
7 Sheriff’s assistance and Deputy Daugherty came by to assist us and detained the two individuals. We  
8 entered and observed the following conditions as described below which caused the main structure to be  
9 substandard and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth  
10 in Riverside County Ordinance (“RCO”) No. 457, as codified in Riverside County Code (“RCC”)  
11 Chapter 15.16.

12 Substandard Structure:

- 13 1) Lack of required electrical lighting;  
14 2) Hazardous wiring;  
15 3) Lack of adequate heating facilities;  
16 4) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to  
17 defective material or deterioration;  
18 5) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which  
19 sag, split, or buckle due to defective material or deterioration;  
20 6) Dampness of habitable rooms;  
21 8) General dilapidation or improper maintenance;  
22 9) Public and attractive nuisance – abandoned/vacant; and  
23 10) Black mold in walls.

24 6. Based on information and belief which I believe to be true, on March 30, 2009, OWNER  
25 who informed Officer Black that OWNER would obtain a rehabilitation permit.

26 7. On April 28, 2009, OWNER advised me that building permit – BHR09-0052 (issued  
27 hourly permit for Special Inspection re Substandard Structure) was pulled and an inspection scheduled.  
28 Building and Safety Department advised me that the inspection was cancelled and that the hourly permit  
was issued in error.

8. On December 7, 2009, I conducted a follow up inspection of THE PROPERTY. From the  
road right of way, I observed that the structure remained substandard and appeared to be vacant,  
constituting a public nuisance in violation of the provisions set forth in Riverside County Ordinance 457,

1 as codified in Riverside County Code Title 15.

2 7. A Notice of Violation, Notice of Defects and "Danger Do Not Enter" sign was posted on  
3 THE PROPERTY on February 5, 2009.

4 8. On March 27, 2009, a Notice of Violation and Notice of Defects was mailed to OWNER  
5 via certified mail with return receipt requested.

6 9. On April 27, 2010, I went to THE PROPERTY to conduct a follow-up inspection. From  
7 the road right of way, I observed that the structure remained in substandard condition with missing  
8 windows and damaged walls. Administrative Citation #A372552 for RCC 15.16 was issued and posted.

9 10. On May 25, 2010, Code Enforcement Lanee Padilla and I went to THE PROPERTY and  
10 made contact with Joseph Welch, who gave us permission to inspect THE PROPERTY. I observed that  
11 the structure was vacant and still in substandard condition.

12 11. On July 15, 2010, September 8, 2010 and December 21, 2010, I went to THE PROPERTY  
13 to conduct follow-up inspections and observed that THE PROPERTY remained in violation.

14 12. A site plan and photographs of the condition of THE PROPERTY are attached hereto and  
15 as Exhibit "D" and are incorporated herein by reference.

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

18 14. A follow-up inspection on April 20, 2011 showed THE PROPERTY remained in violation  
19 of Riverside County Ordinance No. 457 (RCC Title 15).

20 15. Furthermore, based on my observations of THE PROPERTY, the substandard condition of  
21 THE PROPERTY constitutes a public nuisance in violation of the provisions set forth in Riverside  
22 County Ordinance No. 457 (RCC Title 15).

23 16. A Notice of Noncompliance was recorded on April 7, 2009, as Document Number 2009-  
24 0170284 in the Office of the County Recorder, Riverside County, State of California. A true and correct  
25 copy of this notice is attached hereto as Exhibit "F" and incorporated herein by reference.

26 17. On April 18, 2011, the second notice, Notice to Correct County Ordinance Violations and  
27 Abate Public Nuisance, providing the notification of the Board of Supervisors' hearing was mailed to  
28 OWNER and INTERESTED PARTIES by certified mail, return receipt requested and was posted on THE

1 PROPERTY on April 20, 2011. A true and correct copy of the notice, together with proof of service,  
2 returned receipt card and the Affidavit of Posting of Notice are attached as Exhibit "G" and incorporated  
3 herein by reference.

4 18. Significant rehabilitation, removal and /or demolition of the substandard structure and  
5 removal and disposal of all structural debris are required to abate the public nuisance and bring THE  
6 PROPERTY into compliance with Riverside County Ordinance Number 457 (RCC Title 15), the Health  
7 and Safety, Uniform Housing, Administrative and Abatement of Dangerous Buildings Codes.

8 19. Accordingly, the following findings and conclusions are recommended:

9 (a) the structure be condemned as substandard building, public nuisance and attractive  
10 nuisance;

11 (b) the OWNER be required to rehabilitate or demolish said structure, including the  
12 removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the  
13 provisions of Riverside County Ordinance No. 457 (RCC Title 15);

14 (c) the OWNER be ordered to ascertain the existence or non-existence of asbestos  
15 containing materials in said structure by survey and materials sample testing through the Industrial  
16 Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the  
17 abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing  
18 materials discovered through such survey and testing by contract with a duly certified and licensed  
19 contractor for the handling of such materials to avoid citations an/or fines by South Coast Air Quality  
20 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

21 (d) if the substandard structure is not razed, removed and disposed of, or reconstructed  
22 in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County  
23 Ordinance No. 457 (RCC Title 15), within ninety (90) days of the date of the Board's Order to Abate, the  
24 substandard structure and contents therein may be abated by representatives of the Riverside County Code  
25 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a  
26 Court Order where necessary under applicable law authorizing entry onto THE PROPERTY;

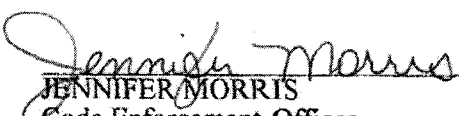
27 (e) that reasonable costs of abatement, after notice and opportunity for hearing, shall be  
28 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE

1 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457 and  
2 725 (RCC Titles 15 and 1).

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

5 Executed this 20<sup>th</sup> day of April, 2011, at Riverside, California.

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JENNIFER MORRIS  
Code Enforcement Officer  
Code Enforcement Department

L:\Code Enforcement\Abatements\2011\2008\CV 08-07026\457 Dec.DOC

RIVERSIDE CO.  
RIVERSIDE CO.

SEE 774 MAP

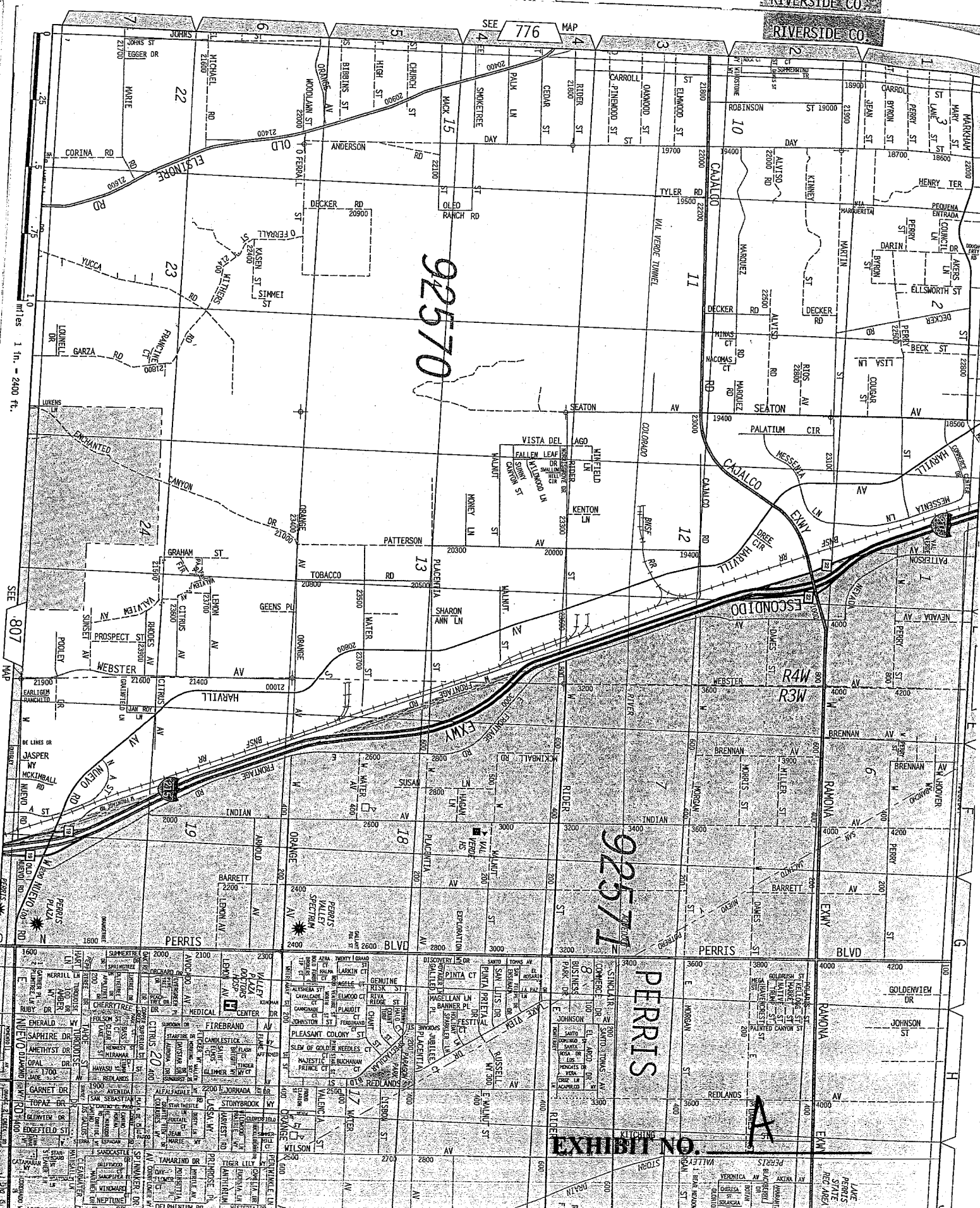
SEE 776 MAP

92570

92571

PERRIS

EXHIBIT NO. A



1.0 miles 1 in. = 2400 ft.

SEE 807 MAP

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

Assessment #318270038-2		Parcel # 318270038-2	
<b>Assessee:</b>	BONNER ETTA	<b>Land</b>	80,000
<b>Mail Address:</b>	21691 ORANGE AVE PERRIS CA 92570	<b>Structure</b>	70,000
<b>Real Property Use Code:</b>	R1	<b>Full Value</b>	150,000
<b>Base Year</b>	2007	<b>Homeowners' Exemption</b>	7,000
<b>Conveyance Number:</b>	0771259	<b>Total Net</b>	143,000
<b>Conveyance (mm/yy):</b>	10/2006		
<b>PUI:</b>	R010010		
<b>TRA:</b>	98-001		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 55 RS 016/007		
<b>Situs Address:</b>	21691 ORANGE AVE PERRIS CA 92570		

**View Parcel Map**

EXHIBIT NO.     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
318-270-038

**\*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**

318-270-038-2

**OWNER NAME / ADDRESS**

ETTA BONNER  
21691 ORANGE AVE  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
21691 ORANGE AVE  
PERRIS CA. 92570

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

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 16/7  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 55, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.65 ACRES

**PROPERTY CHARACTERISTICS**

318-270-038  
WOOD FRAME, 1260 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1945 COMPOSITION, ROOF

318-270-038  
WOOD FRAME, 932 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1946 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: J6  
PAGE: 777 GRID: A6

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR4W SEC 15

**ELEVATION RANGE**

1748/1764 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R-1/2

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE



PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: SOUTH MEAD VALLEY  
AMENDMENT NUMBER: 0  
ADOPTION DATE: FEB. 6, 2009  
ACREAGE: 5013 ACRES

**AIRPORT INFLUENCE AREAS**  
MARCH AIR RESERVE BASE

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

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## **ENVIRONMENTAL**

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
Coastal Sage Scrub  
Developed/Disturbed Land  
Grassland

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## **FIRE**

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

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

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## **DEVELOPMENT FEES**

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

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

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

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

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

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

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## **TRANSPORTATION**

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IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

58B

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

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

NOT IN A CETAP CORRIDOR.

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**HYDROLOGY**

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**FLOOD PLAIN REVIEW**

NOT REQUIRED.

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

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**GEOLOGIC**

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**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

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

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**MISCELLANEOUS**

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**SCHOOL DISTRICT**

VAL VERDE UNIFIED

**COMMUNITIES**

MEAD VALLEY

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN  
MEAD VALLEY #117 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**

ZONE B, 39.79 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042903

**FARMLAND**

OTHER LANDS

**TAX RATE AREAS**

098-001

• COUNTY FREE LIBRARY

- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0807026	ABATEMENT	Aug. 14, 2008
CV0900837	ABATEMENT	Jan. 30, 2009

**BUILDING PERMITS**

Case #	Description	Status
BME060335	REPLACE DUAL WALL HEATER	EXPIRED
BZ241711	ROOM ADDITION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL061622	NOT AVAILABLE	FINAL
BXX068051	REROOF	FINAL
BZ153226	SPECIAL - CONDEMNED RELOCATE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BHR090052	SPECIAL INSPECTION-SUBSTANDARD STRUCT (CV0807026)	WITHDRWN
BEL061532	METER RESET AND UPGRADE TO 200 AMPS	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Tue Jan 11 14:43:06 2011  
Version 101221



# INVOICE

**Order Number:** 23082 **Order Date:** 1/20/2011

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV09-00837 / Brenda Peeler  
IN RE: BONNER, ETTA

Product and/or Service ordered for Property known as:	
<b>21691 Orange Avenue Perris, CA 92570</b>	
<b>DESCRIPTION:</b> Updated Lot Book	<b>FEE:</b> \$60.00
<b>TOTAL DUE:</b>	<b>\$60.00</b>

Payment due upon receipt. Please remit to:

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

EXHIBIT NO.     C



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: CV09-00837 / Brenda Peeler  
 IN RE: BONNER, ETTA

Property Address: 21691 Orange Avenue  
 Perris CA 92570

Order Number: **23082**

Order Date: 1/20/2011

Dated as of: 1/14/2011

County Name: Riverside

FEE(s):  
 Report: \$60.00

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

All exceptions are as follows:

Assessor's Parcel No. : 318-270-038-2

Assessments:	Land Value:	\$80,000.00
	Improvement Value:	\$70,000.00
	Exemption Value:	\$7,000.00
	Total Value:	\$143,000.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$779.70
Penalty	\$77.95
Status	NOT PAID-DELINQUENT
Second Installment	\$779.70
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Etta Bonner
Case No.	CV08-07026
Recorded	07/29/2010



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

Order Number: 23082

Reference: CV09-00837 / Bre

Document No.

2010-0355714

NO OTHER EXCEPTIONS

When recorded please mail to:  
 Riverside County Code Enforcement Department  
 (District 5 Office)  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557  
 Mail Stop No. 5002

DOC # 2010-0355714  
 07/29/2010 08:00A Fee: NC  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHG CC						T:	CTY	UNI	036

**NOTICE OF NONCOMPLIANCE**

q **M**  
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In the matter of the Property of  
 Etta Bonner

Case No. CV08-07026

**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 15.48.040) described as Substandard Mobile Home (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 21691 Orange Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 318-270-038 and having a legal description of 2.65 ACRES M/L IN POR PAR 55 RS 016/007, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.48.040).

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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Jennifer Morris.

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

COUNTY OF RIVERSIDE  
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
 Mary Overholt  
 Code Enforcement Department

**ACKNOWLEDGMENT**

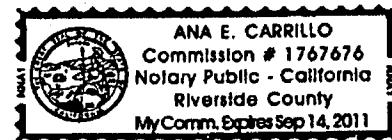
State of California )  
 County of Riverside )

On 07/20/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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





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

## Updated Lot Book

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

Order Number: **21668**

4080 Lemon Street  
 Riverside CA 92501

Order Date: 7/20/2010  
 Dated as of: 7/13/2010

Attn: Brent Steele  
 Reference: CV08-07026 / Jennifer Morris  
 IN RE: BONNER, ETTA

County Name: Riverside

FEE(s):  
 Report: \$57.00

Property Address: 21691 Orange Avenue  
 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. : 318-270-038-2

Assessments:	Land Value:	\$110,000.00
	Improvement Value:	\$116,000.00
	Exemption Value:	\$7,000.00
	Total Value:	\$219,000.00

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$1,189.87
Penalty	\$118.97
Status	NOT PAID-DELINQUENT
Second Installment	\$1,189.87
Penalty	\$146.97
Status	NOT PAID-DELINQUENT
Notice of Default Recorded	02/22/2010
Document No.	2010-0079597

NO OTHER EXCEPTIONS

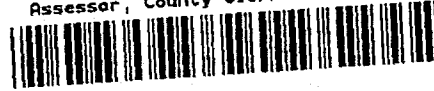


RECORDING REQUESTED BY:

**Stewart Title**

WHEN RECORDED MAIL TO:  
S.B.S. Trust Deed Network  
818-991-4600  
31194 La Baya Drive, Suite 106  
Westlake Village, CA 91362

DOC # 2010-0079597  
02/22/2010 08:00A Fee:21.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder



3206-281965

TS No.: 2010-1336  
Loan No.: 22334

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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							T:	CTY	UNI

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

21-

**IMPORTANT NOTICE**

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

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

This amount is \$20,466.34 as of 2/18/2010, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

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

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**DAVID CASSIT, TRUSTEE, ET AL**  
C/O S.B.S. TRUST DEED NETWORK  
31194 LA BAYA DRIVE #106  
WESTLAKE VILLAGE, CA 91362  
Phone: (818) 991-4600

TS No.: 2010-1336  
Loan No.: 22334

## NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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

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

NOTICE IS HEREBY GIVEN: That **VALLEY TRUST DEED SERVICES, INC.** is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 9/23/2006, executed by **ETTA BONNER, A WIDOW**, as Trustor, to secure certain obligations in favor of **BAYPOINT MORTGAGE, INC.**, as beneficiary, recorded 10/19/2006, as Instrument No. 2006-0771260, in Book XX, Page XX, of Official Records in the Office of the Recorder of **Riverside County, California** describing land therein as: As more fully described on said Deed of Trust.

The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code § 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5.

including **ONE (1) NOTE(S) FOR THE ORIGINAL** sum of \$297,000.00, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred as stated below:

**THE INSTALLMENT WHICH BECAME DUE ON 5/19/2009 PLUS LATE CHARGES AND ALL SUBSEQUENT INSTALLMENTS AND LATE CHARGES; ATTORNEY'S FEES INCURRED IN THE PROTECTION OF THE SECURITY HEREIN; AND ANY RECURRING OBLIGATIONS.**

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

**Dated: February 19, 2010**

S.B.S. TRUST DEED NETWORK, AS AGENT FOR THE TRUSTEE,  
BY: STEWART TITLE OF CALIFORNIA INC., ITS AGENT

BY: \_\_\_\_\_

**Steve Dunsmore**



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

## Lot Book Report

Order Number: **20581**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV09-00837/Jennifer Morris

IN RE:

BONNER, ETTA

Order Date: 12/8/2009

Dated as of: 12/23/2009

County Name: Riverside

FEE(s):

Report: \$114.00

Property Address: 21691 Orange Avenue

Perris

CA 92570

Assessor's Parcel No. : 318-270-038-2

**Assessments:**

Land Value:	\$110,000.00
Improvement Value:	\$116,000.00
Exemption Value:	\$7,000.00
Total Value:	\$219,000.00

## Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$1,189.87
Penalty	\$118.97
Status	NOT PAID-DELINQUENT
Second Installment	\$1,189.87
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: 20581  
Reference: CV09-00837/Jenni

## Property Vesting

The last recorded document transferring title of said property

Dated	08/11/2006
Recorded	10/19/2006
Document No.	2006-0771259
D.T.T.	\$401.50
Grantor	Climiter L. Cosby, a widow
Grantee	Etta Bonner, a widow

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	09/23/2006
Recorded	10/19/2006
Document No.	2006-0771260
Amount	\$297,000.00
Trustor	Etta Bonner, a widow
Trustee	Valley Trust Deed Services, Inc.
Beneficiary	Baypoint Mortgage, Inc.

Assignment Dated	10/03/2006
Recorded	10/20/2006
Document No.	2006-0774236
Assigned to	See Attached Addendum

Affects Property in Question and Other Property



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

Order Number: 20581

Reference: CV09-00837/Jenni

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Etta Bonner
Case No.	CV08-07026
Recorded	04/07/2009
Document No.	2009-0170284

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Etta Bonner
Case No.	CV09-00837
Recorded	12/16/2009
Document No.	2009-0647363

## Legal Description

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

PARCEL 55, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 16 PAGE 7, OF RECORDS OF SURVEY, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; EXCEPT THAT PORTION DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 17, 1958 AS INSTRUMENT NO. 19607 OF OFFICIAL RECORDS.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT CORRELATE WITH LOCAL LOT-SELL OR BUILDING SITE ORDINANCES.

MAR 2 4 2008

POR. SE 15 T. 4S., R. 4W

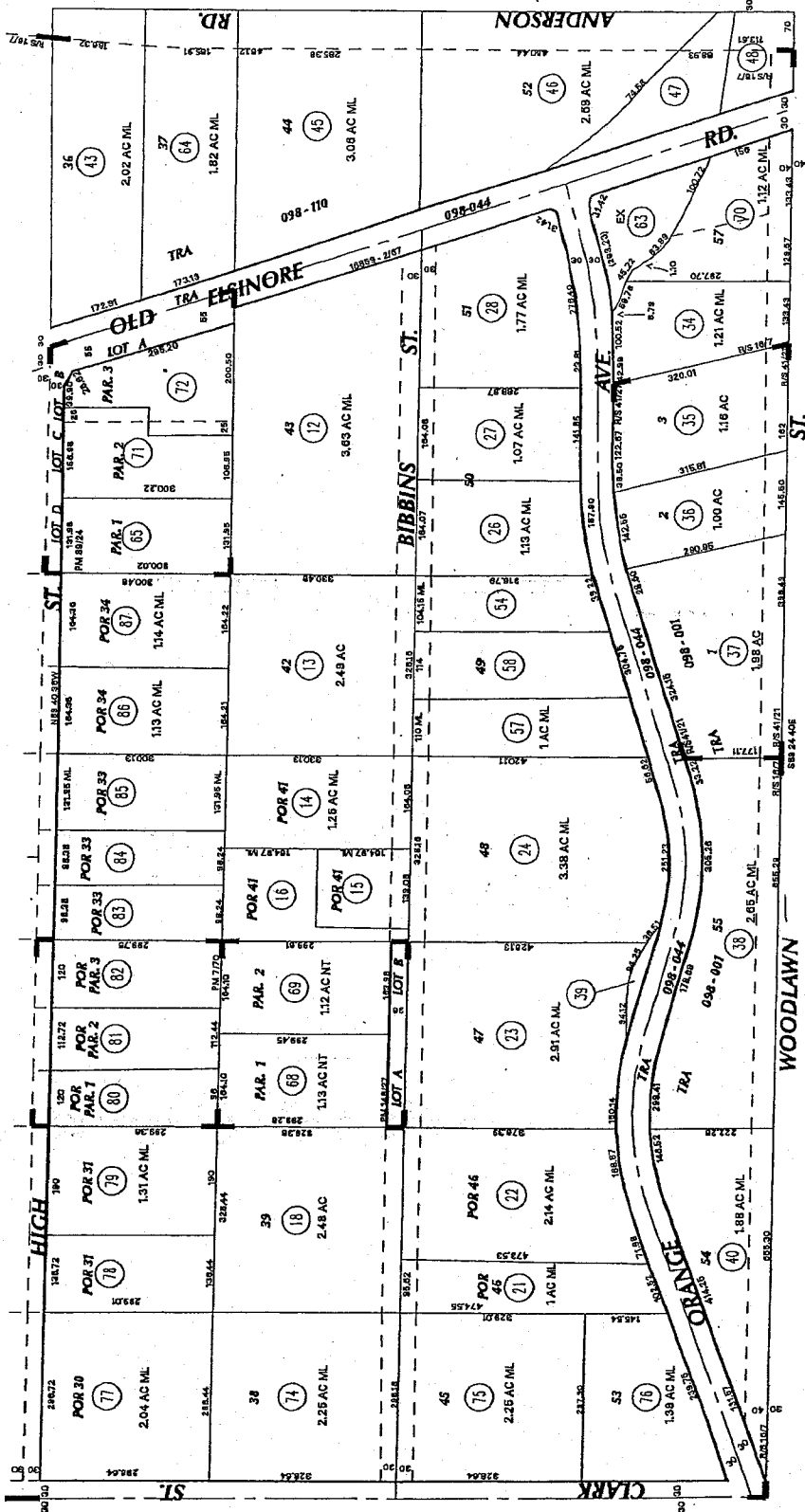
T. R.A. 098-110  
098-044  
098-001

318-27

16-31-6

ANGLE 200°

317  
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- PM 7/70 PARCEL MAP NO. 4826
- RS 16/77 WALDEN POULTRY ACRES TRACT NO. 3
- RS 41/21
- PM 89/24 PARCEL MAP NO. 15705
- PN 148/47-48 PARCEL MAP NO. 19743

Mar 2008

DMA: CO. SUR. MAP 702-2  
LIA 2311

ASSESSOR'S MAP BK318 PG. 27  
Riverside County, Calif.

COPY

DATE	OLD NUMBER	NEW NUMBER
10/72	1	18-50
2/72	2	51-52
2/72	3	53-54
2/72	4	55-56
2/72	5	57-58
2/72	6	59-60
2/72	7	61-62
2/72	8	63-64
2/72	9	65-66
2/72	10	67-68
2/72	11	69-70
2/72	12	71-72
2/72	13	73-74
2/72	14	75-76
2/72	15	77-78
2/72	16	79-80
2/72	17	81-82
2/72	18	83-84
2/72	19	85-86
2/72	20	87-88
2/72	21	89-90
2/72	22	91-92
2/72	23	93-94
2/72	24	95-96
2/72	25	97-98
2/72	26	99-100
2/72	27	101-102
2/72	28	103-104
2/72	29	105-106
2/72	30	107-108
2/72	31	109-110
2/72	32	111-112
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2/72	123	293-294
2/72	124	295-296
2/72	125	297-298
2/72	126	299-300

24

322  
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26

RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE COMPANY  
RESIDENTIAL DIVISION

RECORDING REQUESTED BY:  
Advantage One Escrow

AND WHEN RECORDED MAIL TO:

Etta Bonner  
21691 Orange Avenue  
Perris, CA 92570

Order No. Order# 2540720 TR  
Escrow No. 80515-JN  
Parcel No. 318-270-038 - 2

DOC # 2006-0771259  
10/19/2006 08:00A Fee: 17.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM 002

098 UNINCORP U/B

TRA#1098

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$401.50 and CITY \$  
 computed on full value of property conveyed, or  
 computed on full value less liens or encumbrances remaining at the time of sale.  
 unincorporated area:

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Climiter L. Cosby, a Widow

hereby GRANTS to Etta Bonner, a widow

the following described real property in the County of Riverside, State of California:

PARCEL 55 AS PER MAP ON FILE IN BOOK 16 PAGE 7 OF RECORDS OF SURVEY, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; EXCEPT THAT PORTION DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 17, 1958 AS INSTRUMENT NO. 19607 OF OFFICIAL RECORDS.

Date August 11, 2006

Climiter L. Cosby  
Climiter L. Cosby

STATE OF CALIFORNIA }  
                                  } S.S.  
COUNTY OF RIVERSIDE - }

On 8-15-2006 before me, CYNTHIA TOVAR  
a notary public, personally appeared Climiter L. Cosby personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature [Signature]



CT Comm # 1541541  
comm exp CT  
1-3-09

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

Public Record

Recording Requested By  
Baypoint Mortgage, Inc.

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
RESIDENTIAL DIVISION

When Recorded Mail To  
Baypoint Mortgage, Inc.  
17915 Ventura Blvd., #200  
Encino, CA 91316

DOC # 2006-0771260  
10/19/2006 08:00A Fee:27.00  
Page 1 of 7  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



Title Order No. 2540726 and (2554560 -TR)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM 002

### DEED OF TRUST

Loan No. 22334

APN 318-270-038-2 & 322-110-027-8 & 322-110-029-0

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This Deed of Trust, made this 23rd day of September, 2006, among the Trustor, Etta Bonner, a widow (herein "Borrower"), Valley Trust Deed Services, Inc. (herein "Trustee"), and the Beneficiary, Baypoint Mortgage, Inc. (herein "Lender").

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

#### GRANT IN TRUST

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property: See addendum attached (herein "Property Address");

COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT (A)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein referred to as the "Property";

#### THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated September 23, 2006, in the principal sum of U.S. \$297,000.00, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; the performance of the covenants and agreements of Borrower herein contained; and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and 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. **Payments of Principal and/or Interest.** Borrower shall promptly pay, when due, the principal of and/or interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and/or interest on any Future Advances secured by the Deed of Trust.

2. **Funds for Taxes and Insurance (Impounds).** Subject to applicable law, and if required by the 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

Applied Business Software Inc (800) 833-3343

[22334/Bonner, Etta]  
Deed of Trust Page 1 of 6

Public Record



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 an 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 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, 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 18 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, if applicable, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

**4. Prior Mortgages and Deeds of Trust; 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, at least 10 days before delinquency, 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 agrees to provide, maintain and deliver to Lender fire insurance satisfactory and with loss payable to Lender. The amount collected under any fire or other insurance policy may be applied by Lender upon any indebtedness secured hereby and in such order as Lender may determine, or at option of Lender the entire amount so collected or any part thereof may be released to the Borrower. 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.

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 a 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 their insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

If Borrower obtains earthquake, flood or any other hazard insurance, or any other insurance on the Property, and such insurance is not specifically required by the Lender, then such insurance shall: (i) name the Lender as loss payee thereunder, and (ii) be subject to all of the provisions of this paragraph 5.

**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 of 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 affects Lender's interest in the Property, including but not limited to proceedings by the Lender to obtain relief from stay in any bankruptcy proceeding which would prohibit Lender enforcing its rights under the Deed of Trust, then Lender, at Lender's option, may make such appearances, disburse such sums, including reasonable attorney's 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, including but not limited to payment of delinquent taxes and assessments, insurance premiums due, and delinquent amounts owed to prior lien holders, shall become additional indebtedness of Borrower secured by this Deed of Trust. Such amounts as are disbursed by Lender shall be payable, upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable on the Note. 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 inspection of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in conjunction 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 priority over this Deed of Trust.

**10. Borrower Not Released.** At any time or from time to time, without liability therefore and without notice upon written request of Lender 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 thereof. Trustee may, but shall be under no obligation or duty to, appear in or defend any action or proceeding purporting to affect said property or the title thereto, or purporting to affect the security hereof or the rights or powers of Lender or Trustee.

**11. Forbearance by Lender Not a Waiver.** 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. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

**12. Remedies Cumulative.** All remedies provided in this Deed of Trust are distinct and cumulative to any other or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

**13. 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 18 hereof. All covenants and agreements of Borrower shall be joint and several.

**14. 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 or the Property 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, in care of Lender's Servicing Agent ("Agent"), Valley Trust Deed Services, Inc., 17715 Chatsworth Street, Granada Hills, CA 91344 or to such other address as Lender or Agent 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.

**15. This Deed of Trust shall be governed by the Laws of the State of California.** In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not effect 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 the Deed of Trust are declared to be severable.

**16. Lender's Right to Require The Loan to be Paid Off Immediately.** If the Borrower shall sell, enter into a contract of sale, lease for a term of more than 6-years (including options to renew), lease with an option to purchase for any term, or transfer all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Deed of Trust, (b) or a transfer by devise, descent, or by operation of law upon the death of a joint tenant, the Lender may, at its option declare the Note and any other obligations secured by this Deed of Trust, together with accrued interest thereon, immediately due and payable, in full. No waiver or the Lender's right to accelerate shall be effective unless it is in writing.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

**BORROWER AND LENDER FURTHER COVENANT AND AGREE AS FOLLOWS:**

**17. Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, and without regard to the adequacy of any security for the indebtedness hereby secured, Borrower hereby assigns to Lender the rents of the

Applied Business Software, Inc. (800) 833-3343

[2334/Bonner, Etta]  
Deed of Trust Page 3 of 5

Property, provided that Borrower shall, prior to acceleration under paragraph 18 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 18 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 attorney's 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.

18. Upon default by Borrower in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Lender may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written Notice of Default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Trustee shall be entitled to rely upon the correctness of such notice. Lender also shall deposit with Trustee this Deed, said Note and all documents evidencing expenditures secured hereby.

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

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

19. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to full reconveyance of the Property by Trustee to Borrower, may make Future Advances to Borrower. Such advances with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.

20. **Reconveyance.** Upon written request of Lender stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." The Trustee may destroy said Note, this Deed or Trust (and any other documents related thereto) upon the first to occur of the following: 5 years after issuance of a full reconveyance; or, recordation of the Note and Deed of Trust in a form or medium which permits their reproduction for 5 years following issuance of a full reconveyance.

21. **Substitution of Trustee.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

22. **Request for Notices.** Borrower requests that copies of the notice of sale and notice of default be sent to Borrower's address which is the Property Address.

23. **Statement of Obligation.** Lender may collect a fee, not to exceed the maximum amount permitted by law, for furnishing the statement of obligations as provided by Section 2943 of the Civil Code of California.

#### MISCELLANEOUS PROVISIONS

24. **Construction or Home Improvement Loan.** If the loan secured by this Deed of Trust is a construction or home improvement loan, Borrower is required to perform according to the terms and conditions of each agreement contained in any building, home improvement or similar agreement between the Borrower and Lender.

25. **Acceptance by Lender of a Partial Payment After Notice of Default.** By accepting partial payment (payments which do not satisfy a default or delinquency in full) of any sums secured by this Deed of Trust after a Notice of Default has been recorded, or by accepting late performance of any obligation secured by this Deed of Trust, or by adding any payment so made to the loan secured by this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

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

In accordance with Section 2924b of the Civil Code, Request is hereby made by the undersigned Trustor that a copy of any default and a copy of any notice of sale under deed of trust recorded in Book \_\_\_\_\_, Page(s) \_\_\_\_\_, Instrument No. \_\_\_\_\_, Official Records of County Recorder of \_\_\_\_\_ County, California. The original Trustor \_\_\_\_\_ and the original Trustee \_\_\_\_\_ and the original

Beneficiary \_\_\_\_\_  
Mail to: \_\_\_\_\_

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

Etta Bonner 09-23-06 \_\_\_\_\_  
Borrower Etta Bonner Date Borrower Date

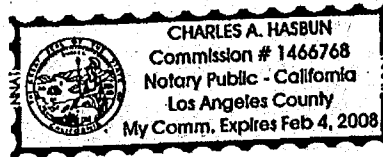
State of California  
County of RIVERSIDE

On SEPT. 25, 2006 before me, CHARLES A. HASBUN <sup>CAH</sup> NOTARY PUBLIC, personally appeared ETTA BONNER <sup>CAH</sup>

PERSONALLY KNOWN TO ME (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that SHE executed the same in HER authorized capacity(ies), and that by HER 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.

Charles A. Hasbun



Signature \_\_\_\_\_ (Seal)

**REQUEST FOR FULL RECONVEYANCE**

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") \_\_\_\_\_ Date \_\_\_\_\_ Signature of Beneficiary (the "LENDER") \_\_\_\_\_ Date \_\_\_\_\_

When recorded, mail to

Att: \_\_\_\_\_

# Addendum

## Property Information for Loan Number: 22334

### Property #1

Address: 318-270-038 Perris, CA  
County: Riverside, State of California  
Legal Description:

### Property #2

Address: 322-110-029 and 322-110-027 Perris CA  
County: Riverside, State of California  
Legal Description:

## EXHIBIT (A)

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

**PARCEL A:**

PARCEL 55 AS PER MAP ON FILE IN BOOK 16, PAGE 7 OF RECORDS OF SURVEY, IN THE OFFICE OF THE RECORDER OF SAID COUNTY:

EXCEPT THAT PORTION DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 17, 1958, AS INSTRUMENT NO. 19607, OFFICIAL RECORDS.

**PARCEL B:**

LOT 4 BEING SHOWN ON THE RECORD OF SURVEY, ON FILE IN BOOK 14 PAGE 5 OF RECORD OF SURVEY, RIVERSIDE COUNTY RECORDS.

APN: 318-270-038-2 and 322-110-027-8 and 322-110-029-0

*First American Title*

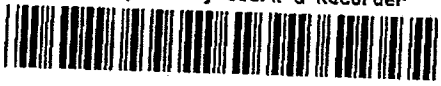
Public Record

20

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
RESIDENTIAL DIVISION

DOC # 2006-0774236  
10/20/2006 08:00A Fee:17.00  
Page 1 of 3

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



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Baypoint Mortgage, Inc.  
17715 Chatsworth Street #102  
Granada Hills, CA 91344  
Order #~~2489069~~ Our 22334  
2540726 & 2554560 -112

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### ASSIGNMENT OF DEED OF TRUST

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025

FOR VALUE RECEIVED, the undersigned hereby grant, assign and transfer to, SEE ATTACHED ADDENDUM all beneficial interest under that certain Deed of Trust dated September 23, 2006 executed by Etta Bonner, Trustor, to Valley Trust Deed Services, Inc., Trustee, and recorded as Instrument No. 06-111260 on 10-19-06, Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as:

COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT (A)

SEE ATTACHED LEGAL DESCRIPTION AND LENDERS ADENDUM

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated 10/3/2006

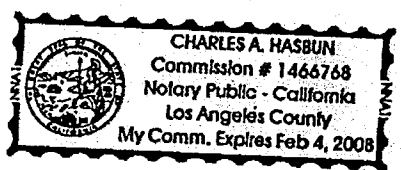
Baypoint Mortgage, Inc.  
SALEH HASBUN

### CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA, )  
COUNTY OF LOS ANGELES )

On Oct. 6, 2006 before me, CHARLECA HASBUN notary public in and for said County and State personally appeared SALEH HASBUN personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.



(Signature of Notary Public)

Baypoint Mortgage, Inc./Valley Trust Deed Services, Inc.  
 17715 Chatsworth Street #102  
 Granada Hills CA 91344

LENDERS ADENDUM

LENDER IDENTIFICATION

Escrow Number: 22334
Borrowers: Etta Bonner

Beneficiary Name(s) and Vesting	Loan Funds Deposited	Beneficial Interest	Date Funds Deposited
Boostz Saleh Hasbun Boostz, Inc., A California Corporation, as to an undivided 6.734% interest	\$20,000.00	6.734%	
Scott Saltzman Scott Saltzman, a single man as to an undivided 3.367% interest	\$10,000.00	3.367%	
Eleanor Sturman and Joyce Enderle Eleanor Sturman and Joyce Enderle, sisters as joint tenants as to an undivided 3.367% interest	\$10,000.00	3.367%	
Carlton Robinson Carlton Robinson, as to an undivided 16.835% interest	\$50,000.00	16.835%	
Maria Palavranoff Maria Palavranoff, as to an undivided 16.835 % interest	\$50,000.00	16.835%	
David Cassit and Elana Cassit David Cassit and Elana Cassit, Trustees of the Cassit Family Trust Revocable Living Trust Date 3/26/02 as to an undivided 20.202% interest	\$60,000.00	20.202%	
Tova Redbourn and Alan Redbourn c/o Redbourne Enterprises Tova Redbourn an unmarried woman and Alan Redbourn an unmarried man, as joint tenants as to an undivided 9.933% interest	\$29,500.00	9.933%	
Gloria Berlin, Trustee Gloria Berlin, Trustee of the Morton William Berlin, Sr. Revocable Living Trust dated February 14, 2002, as to an undivided 10.101% interest	\$30,000.00	10.101%	
Ezra Cohen-Sitt Mariam Cohen-Sitt Ezra Cohen-Sitt or Mariam Cohen-Sitt, trustees of the Ezra and Miriam Cohen-Sitt Trust dated April 16, 2004, as to an undivided 6.734% interest	\$20,000.00	6.734%	
Mitchell Light Margaret Light Mitchell Light and Margaret Light, Husband and Wife as to an undivided 5.892% interest	\$17,500.00	5.892%	



## EXHIBIT (A)

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

**PARCEL A:**

PARCEL 55 AS PER MAP ON FILE IN BOOK 16, PAGE 7 OF RECORDS OF SURVEY, IN THE OFFICE OF THE RECORDER OF SAID COUNTY:

EXCEPT THAT PORTION DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED MARCH 17, 1958, AS INSTRUMENT NO. 19607, OFFICIAL RECORDS.

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LOT 4 BEING SHOWN ON THE RECORD OF SURVEY, ON FILE IN BOOK 14 PAGE 5 OF RECORD OF SURVEY, RIVERSIDE COUNTY RECORDS.

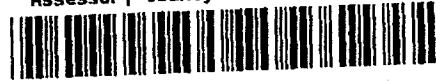
APN: 318-270-038-2 and 322-110-027-8 and 322-110-029-0

*First American Title*

RECORDING REQUESTED BY:  
AI Foreclosure Service, Inc.

DOC # 2009-0068101  
02/13/2009 08:00A Fee:9.00  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO  
AI Foreclosure Service, Inc.  
17715 Chatsworth St. Suite 105  
Granada Hills, California 91344



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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T.S. No.: 2009-00102

Loan No.: 22334

179118

### NOTICE OF RESCISSION OF NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN: That Valley Trust Deed Services, Inc. is duly appointed Trustee under a Deed of Trust dated 9/23/2006, executed by ETNA BONNER, A WIDOW, as Trustor, to secure certain obligations in favor of BAYPOINT MORTGAGE, INC., as Beneficiary, recorded 10/19/2006, as Instrument No.2006-0771260, in book , page , of Official Records in the Office of the Recorder of Riverside County, California describing land therein as more fully described on the above referenced deed of trust.

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said obligations including one note for the sum of \$297,000.00.

Whereas, the present beneficiary under that certain Deed of Trust herein above described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

Notice was recorded on 1/16/2009 in the office of the Recorder of Riverside County, California, Instrument No. 2009-0012391, in Book , Page , of Official Records.

NOW; THEREFORE, NOTICE IS HEREBY GIVEN that the present Beneficiary and/or the Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force and effect the same as if said Declaration of Default and Notice of Breach had not been made and given.

Dated: 2/6/2009

Valley Trust Deed Services, Inc.

By:

Scott Hacker, Trustee Sale Officer

Public Record

When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2009-0170284  
04/07/2009 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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M  
030

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )  
Etta Bonner ) Case No. CV08-07026

**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 21691 Orange Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 318-270-038 and having a legal description of 2.65 ACRES M/L IN POR LOT 55 RS 016/007, 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, 92557 Attention, Senior Code Enforcement Officer Cynthia 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.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

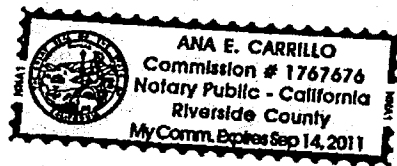
State of California )  
County of Riverside )

On 03/31/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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



Public Record

When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2009-0647363  
12/16/2009 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**

*DM*  
**M**  
059

In the matter of the Property of  
Etta Bonner )

Case No.: CV09-00837 )

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. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 21691 Orange Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 318-270-038 and having a legal description of 2.65 ACRES M/L IN POR PAR 55 RS 016/007, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer Jennifer Morris 951-485-5840.

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

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By *Mary Overholt*  
Mary Overholt  
Code Enforcement Department

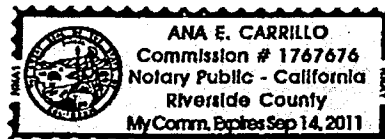
**ACKNOWLEDGMENT**

State of California - )  
County of Riverside )

On 12/09/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.  
*Ana E. Carrillo*  
Commission # 1767676 Comm. Expires Sep. 14, 2011



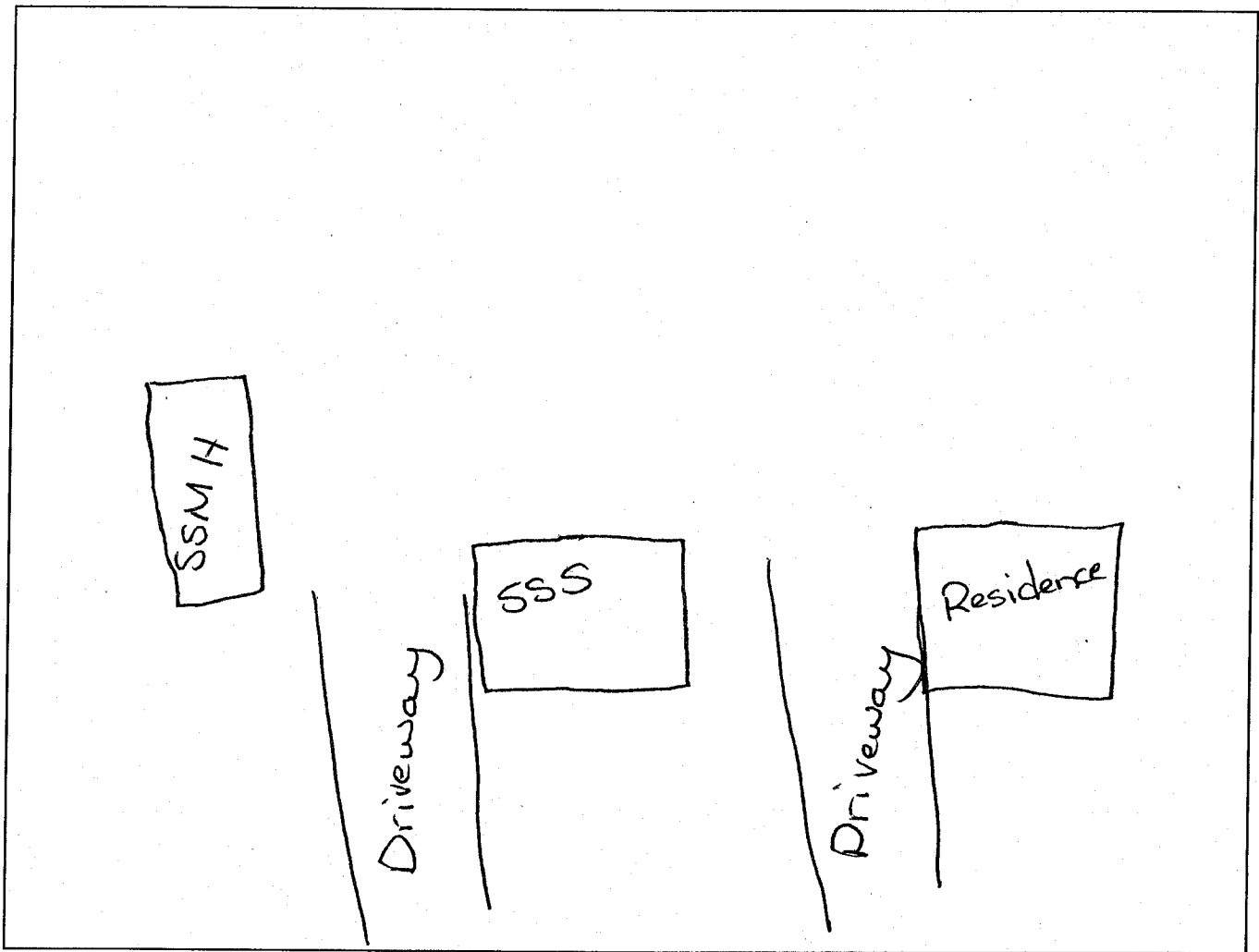
Public Record

### SITE PLAN: Case # CV-0807026

OWNER(S): ETTA BONNER  
SITE ADDRESS: 21691 ORANGE AVE, PERRIS  
ASSESSOR'S PARCEL: 318-270-038  
ACREAGE: 2.650000

NORTH ARROW: \_\_\_\_\_

REAR PROPERTY LINE



FRONT PROPERTY LINE: 21691 ORANGE AVE, PERRIS

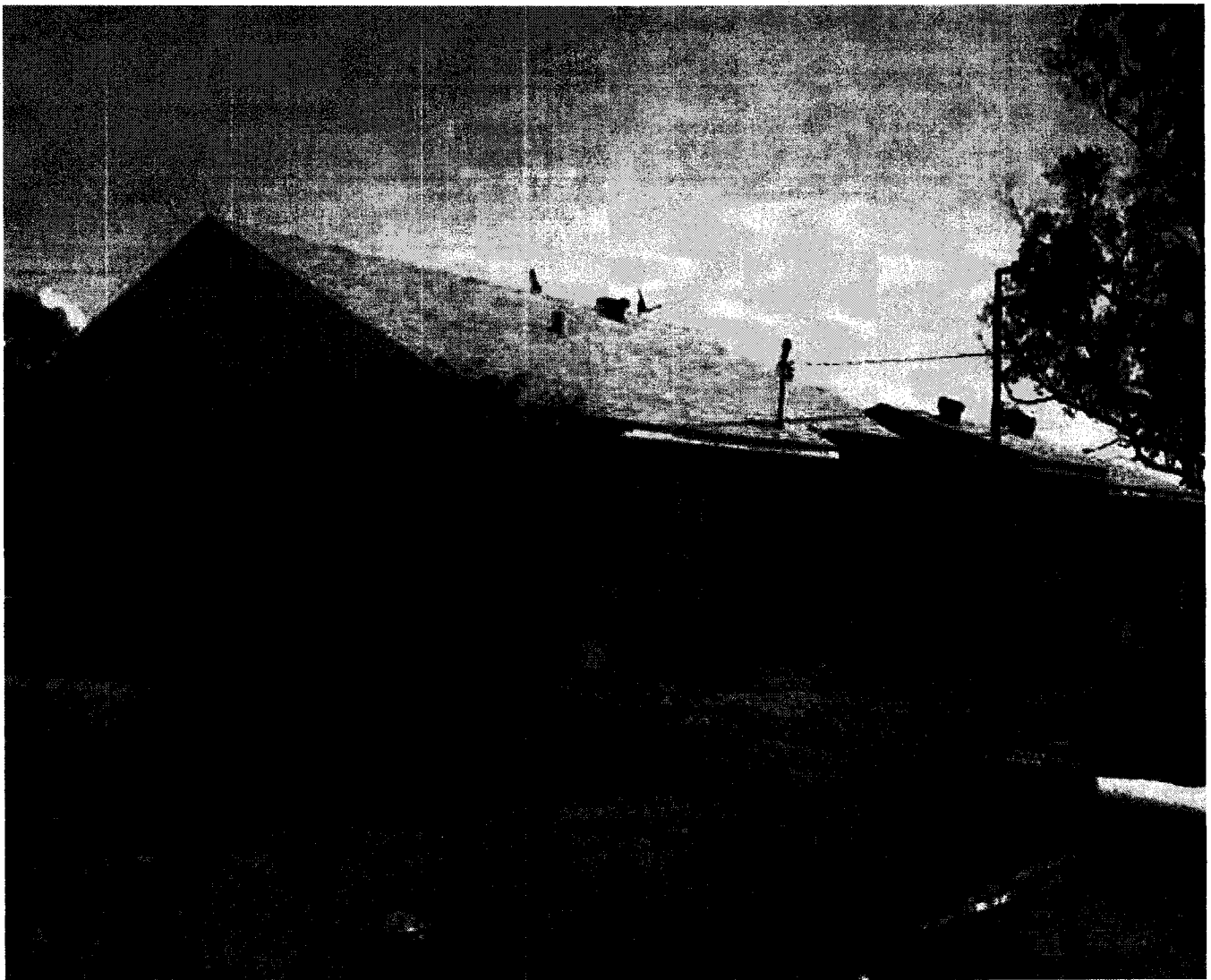
PREPARED BY: J. Morris DATE: 5/25/10

EXHIBIT NO. D



Structure remains substandard-JMorris 12/21/10 - 12/21/2010

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



Structure remains substandard-JMorris 7/15/10 - 07/15/2010

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



Structure remains substandard-JMorris 7/15/10 - 07/15/2010

EXHIBIT NO. D<sup>4</sup>





Structure remains substandard-JMorris 7/15/10 - 07/15/2010

EXHIBIT NO.     D<sup>S</sup>



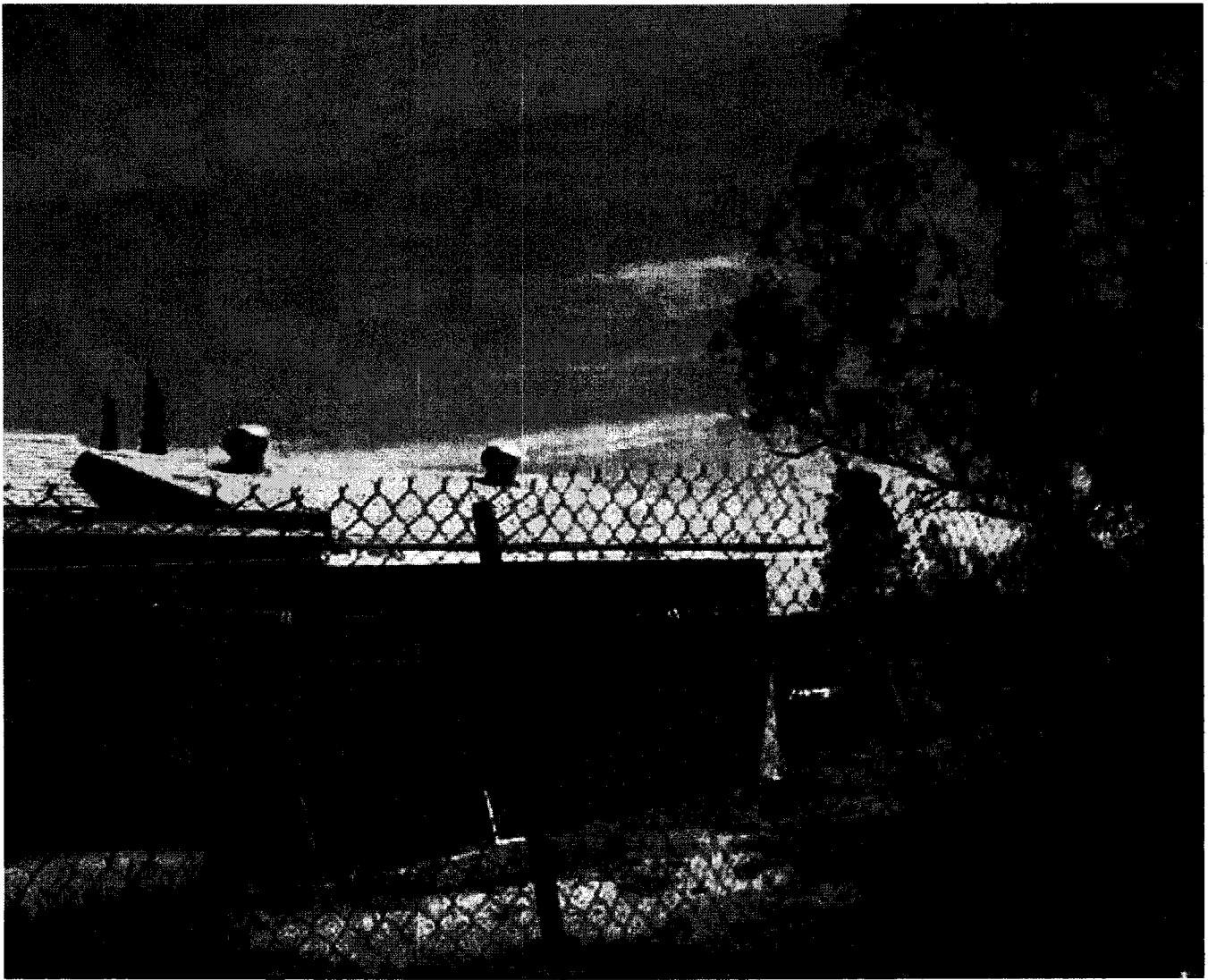
Structure remains substandard-JMorris 7/15/10 - 07/15/2010

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



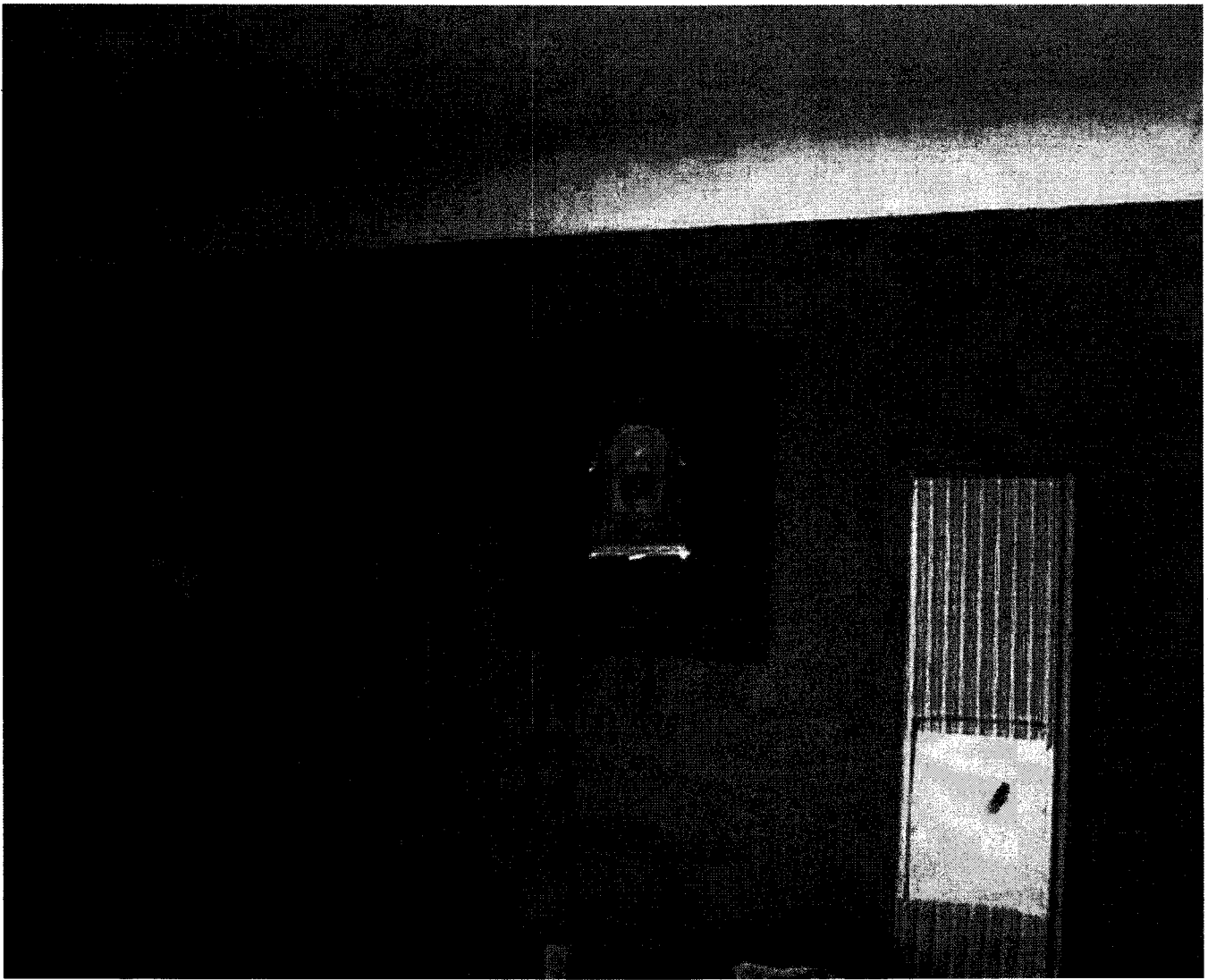
Structure remains substandard-JMorris 7/15/10 - 07/15/2010

EXHIBIT NO. D7



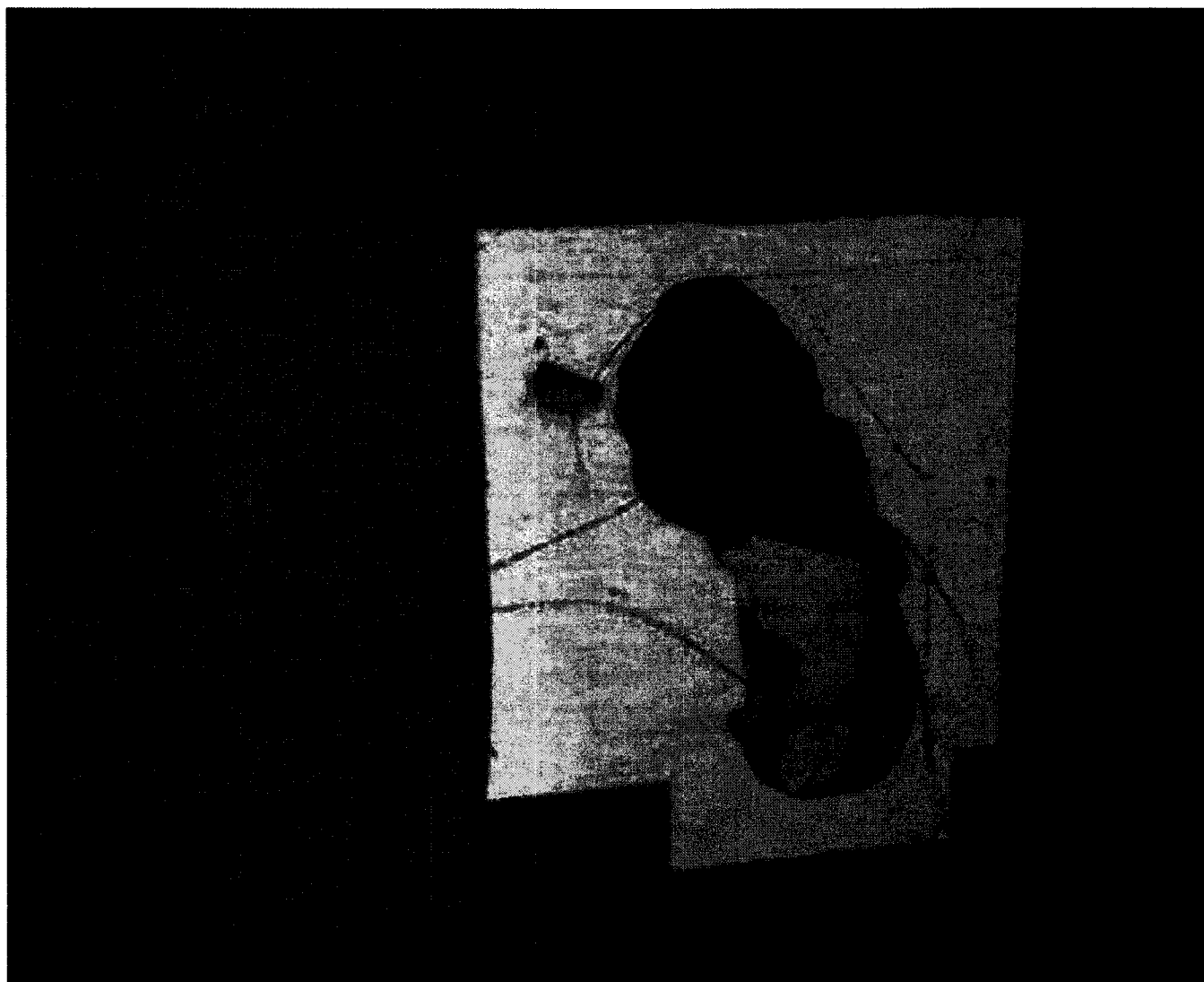
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>8</sup>



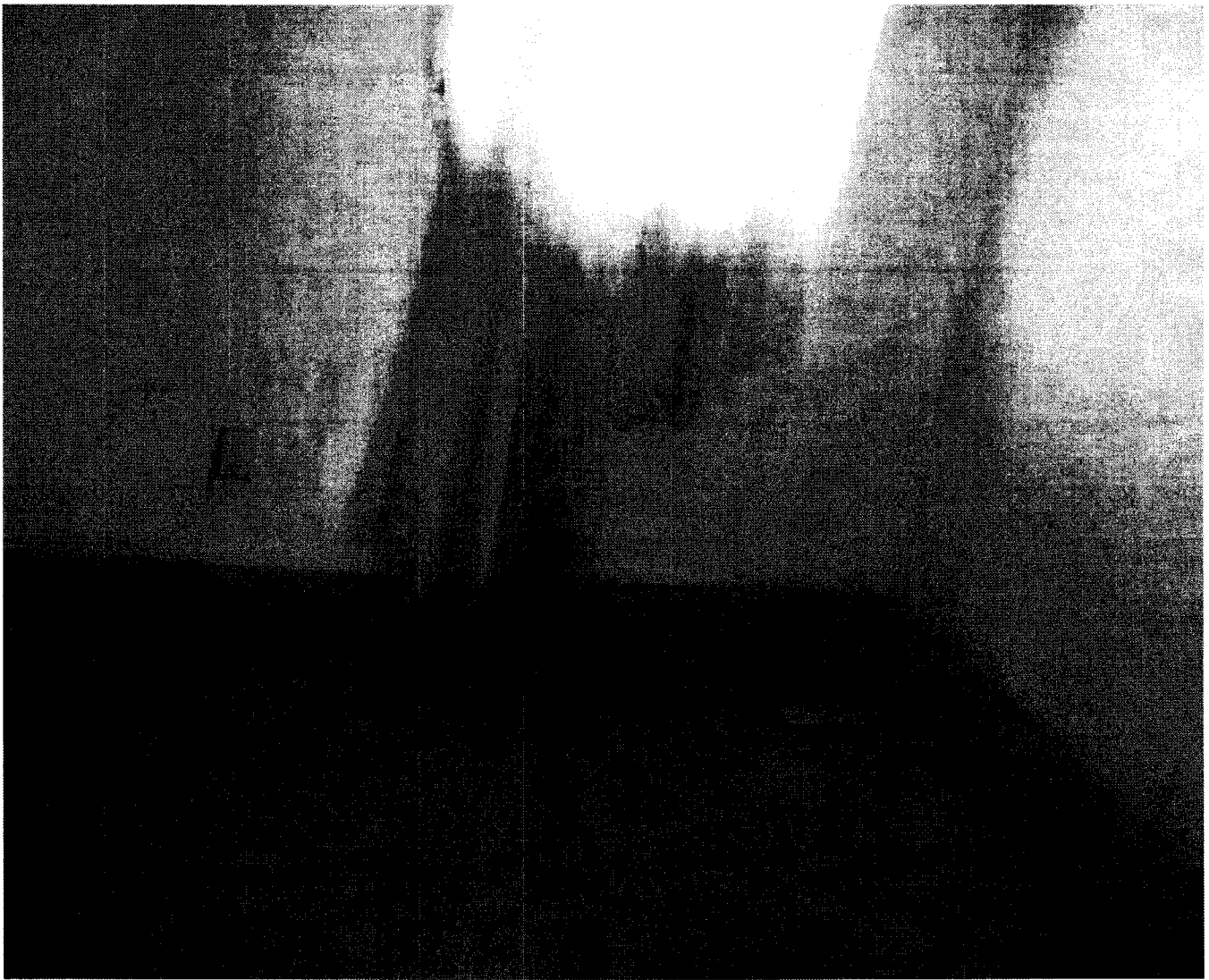
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

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



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

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



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

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



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

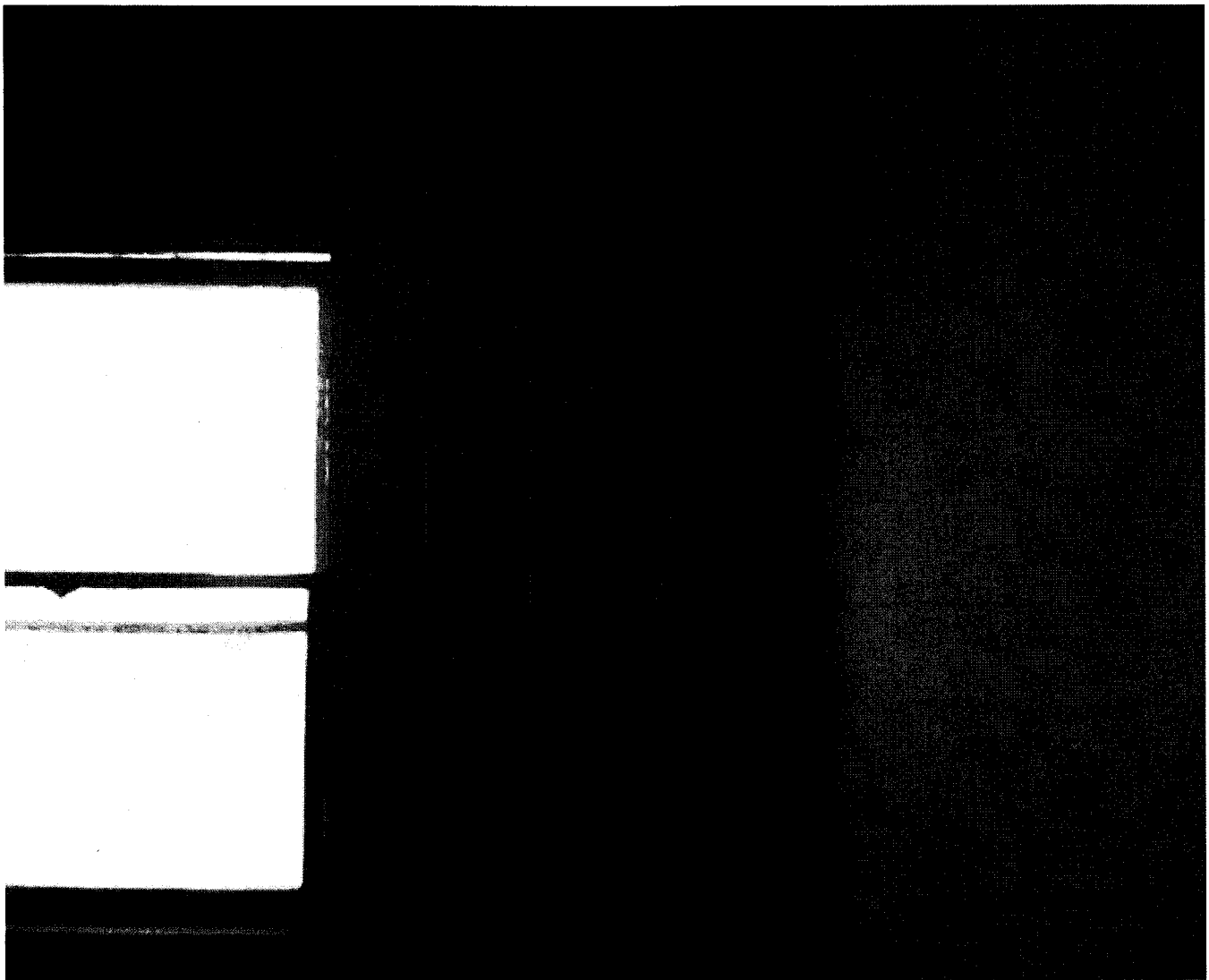
EXHIBIT NO. D12





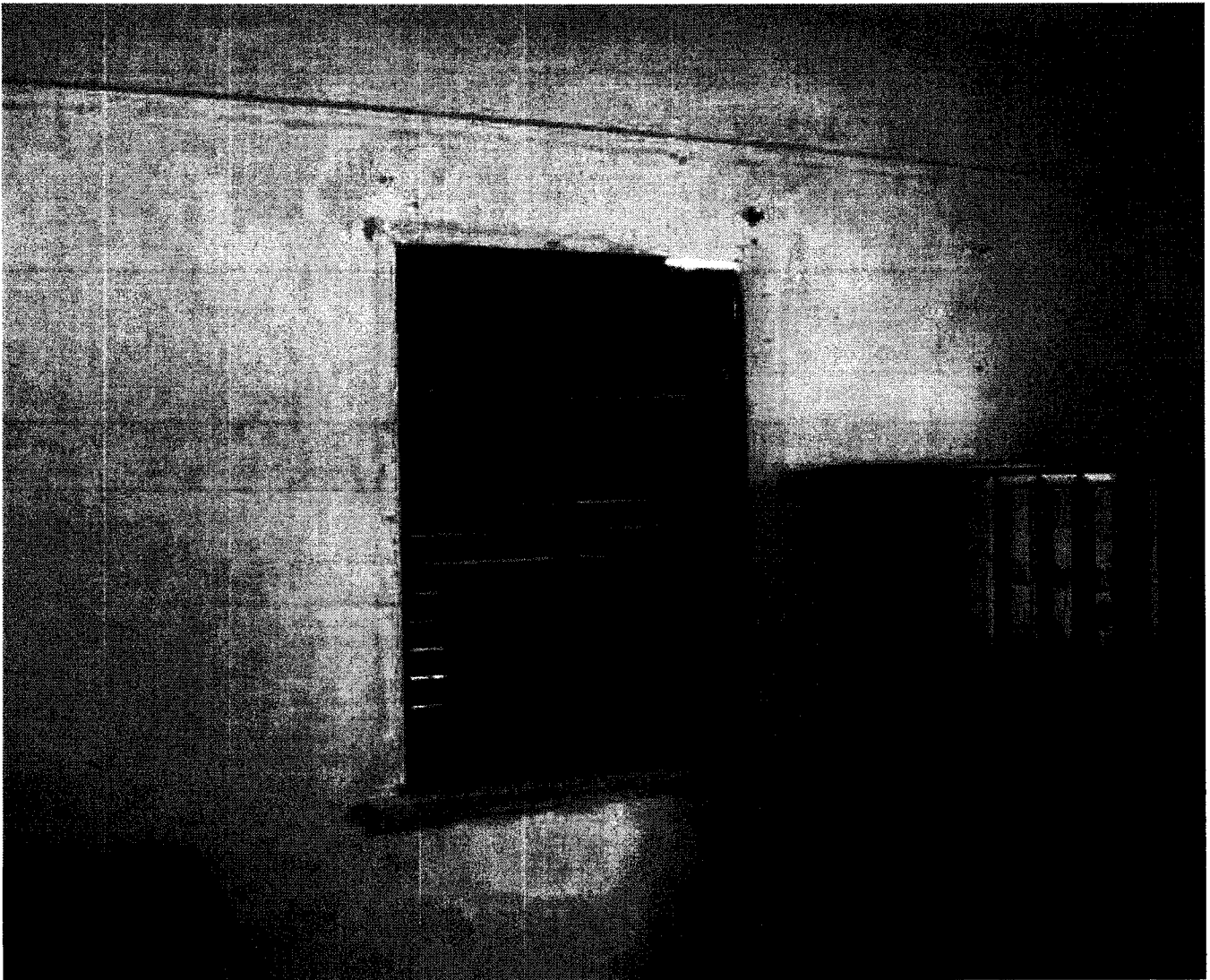
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

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



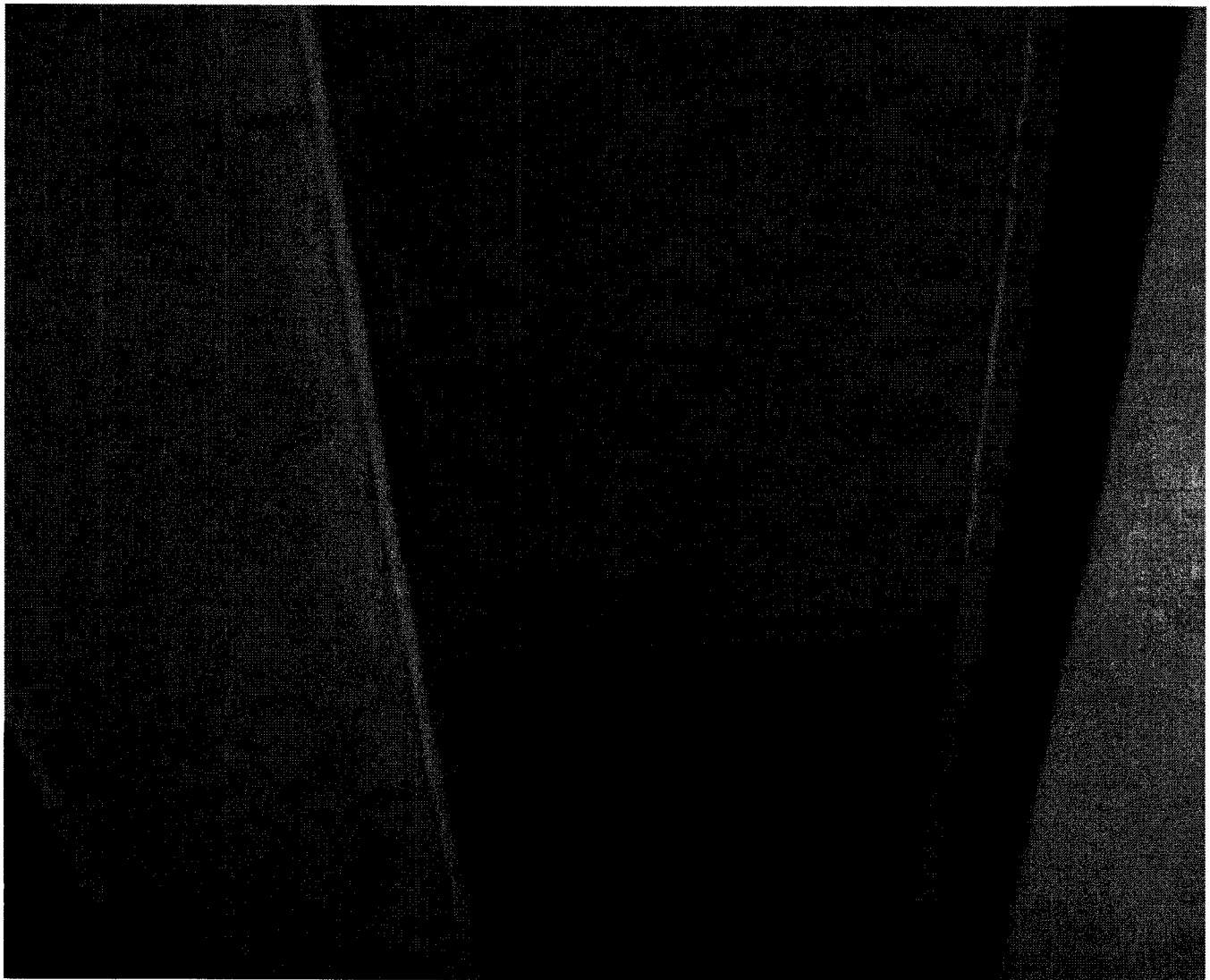
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO.     D<sup>14</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO.     D<sup>15</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>16</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>17</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

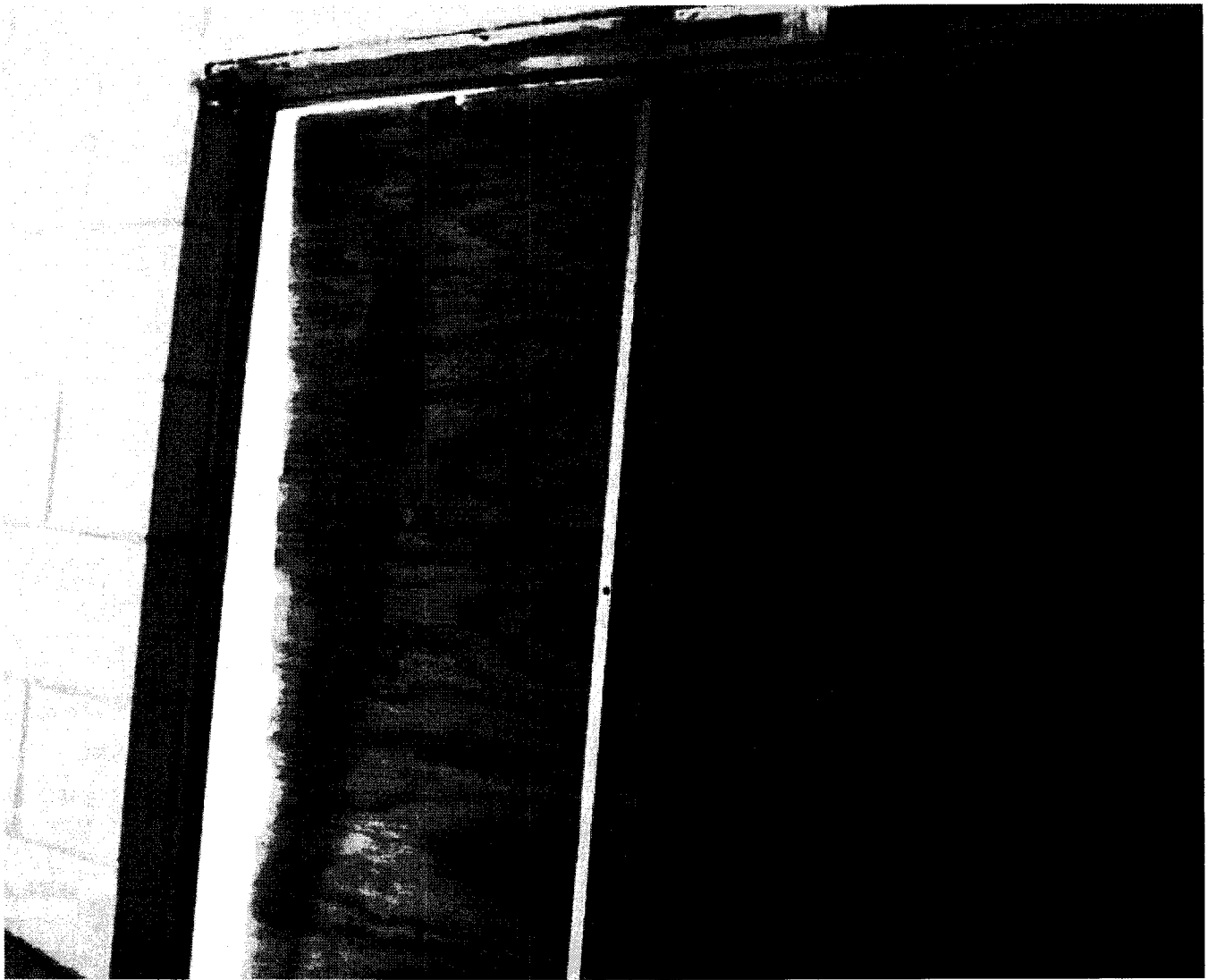
EXHIBIT NO. \_\_\_\_\_

D<sup>18</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>19</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

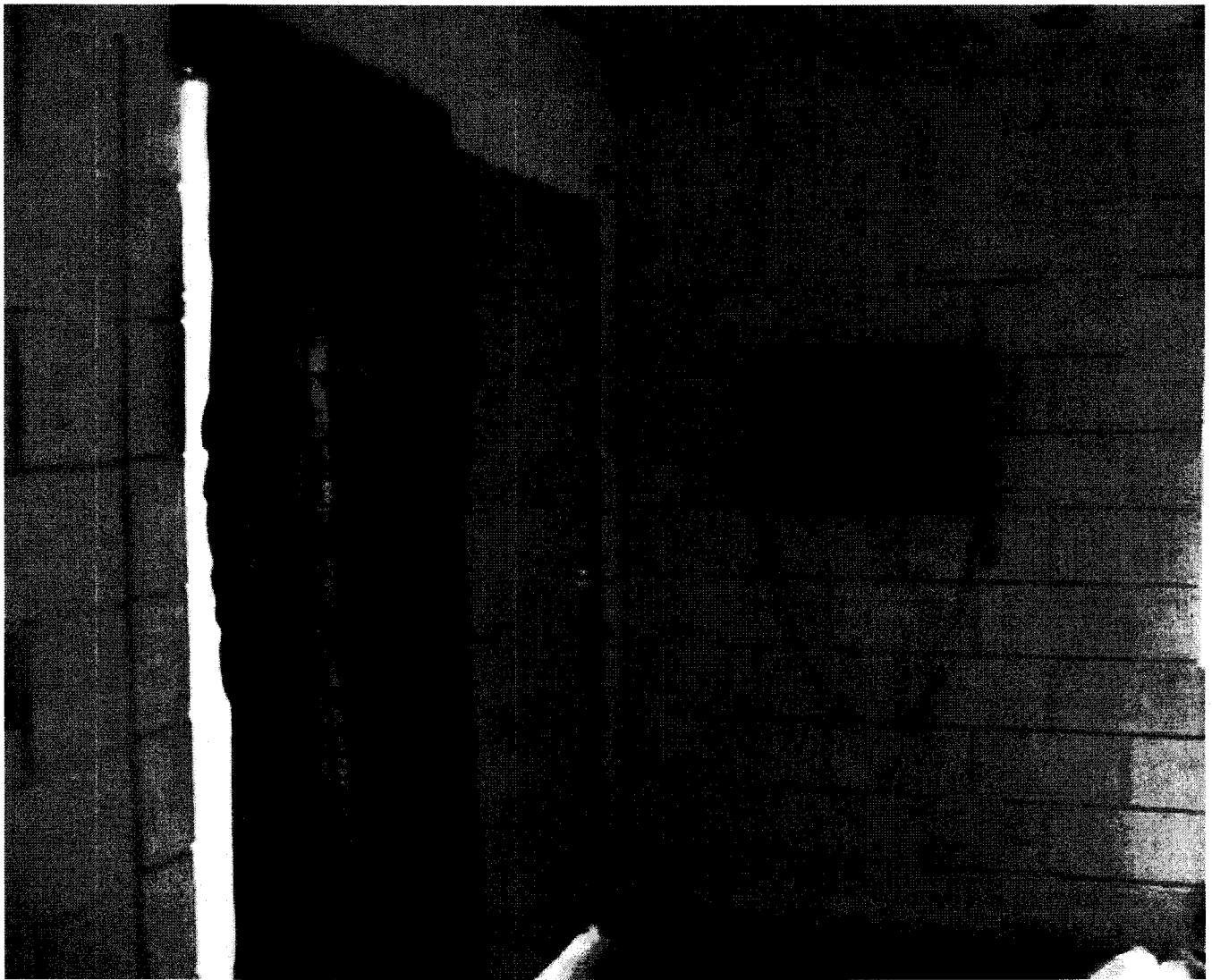
EXHIBIT NO. D<sup>20</sup>





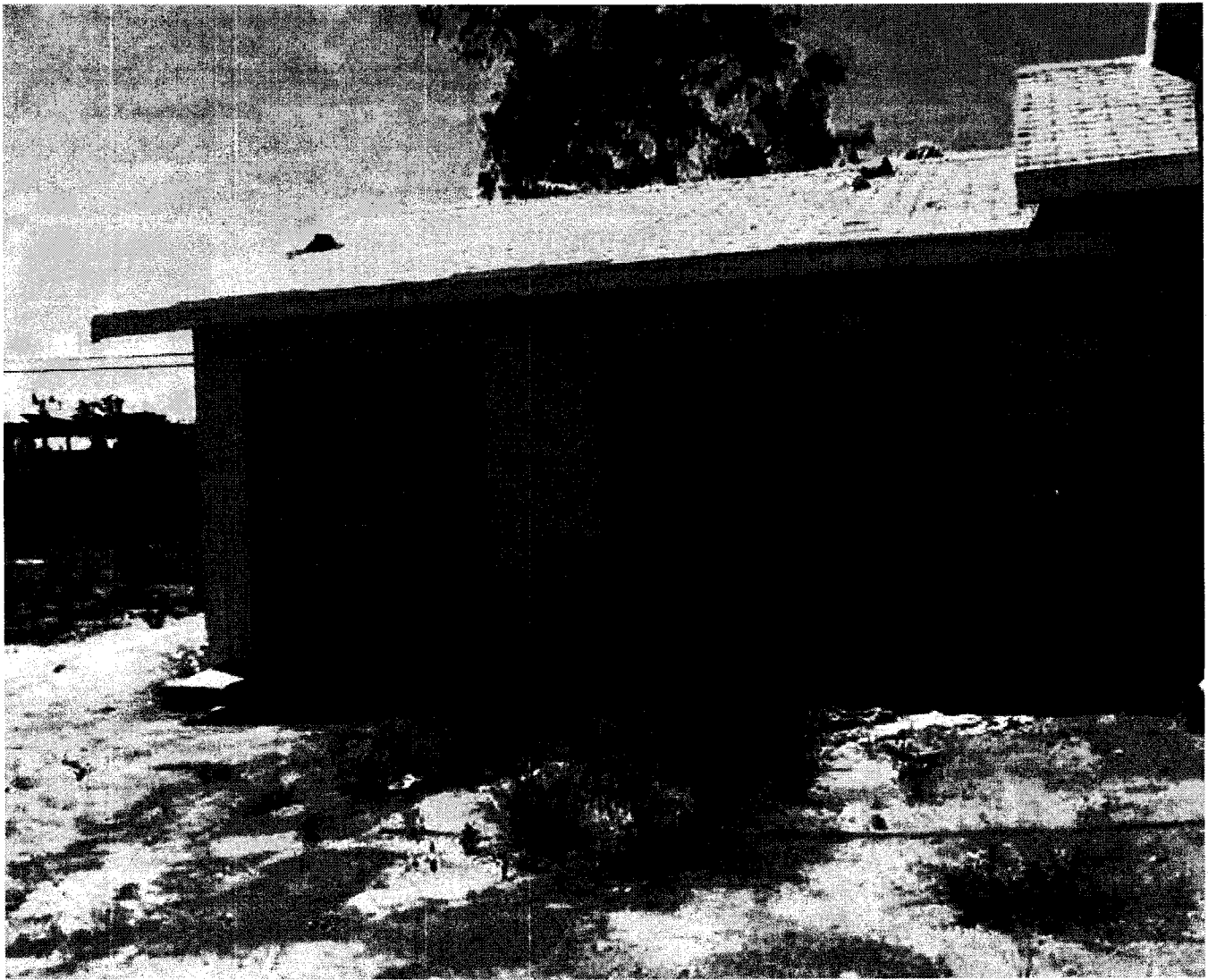
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

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



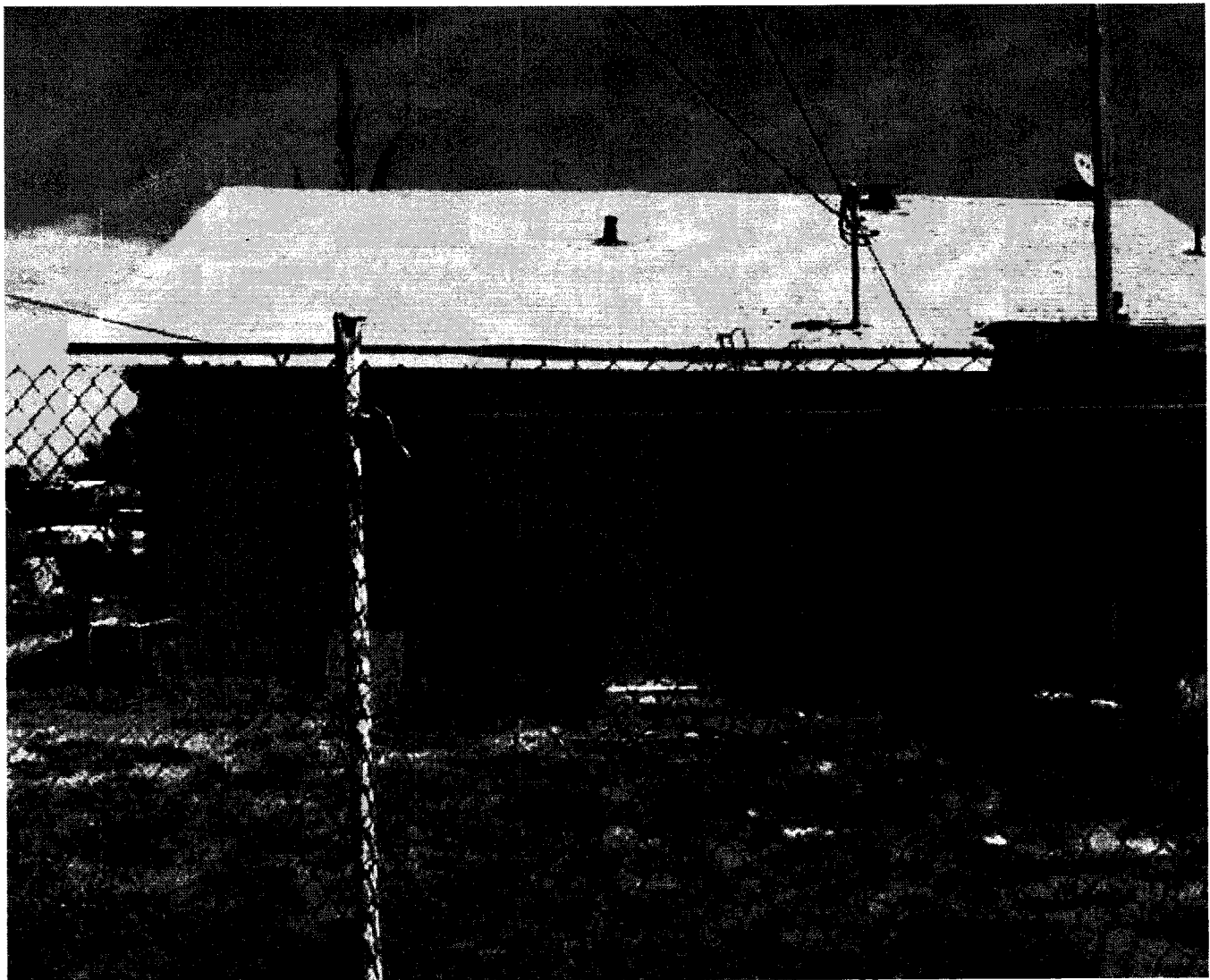
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>22</sup>



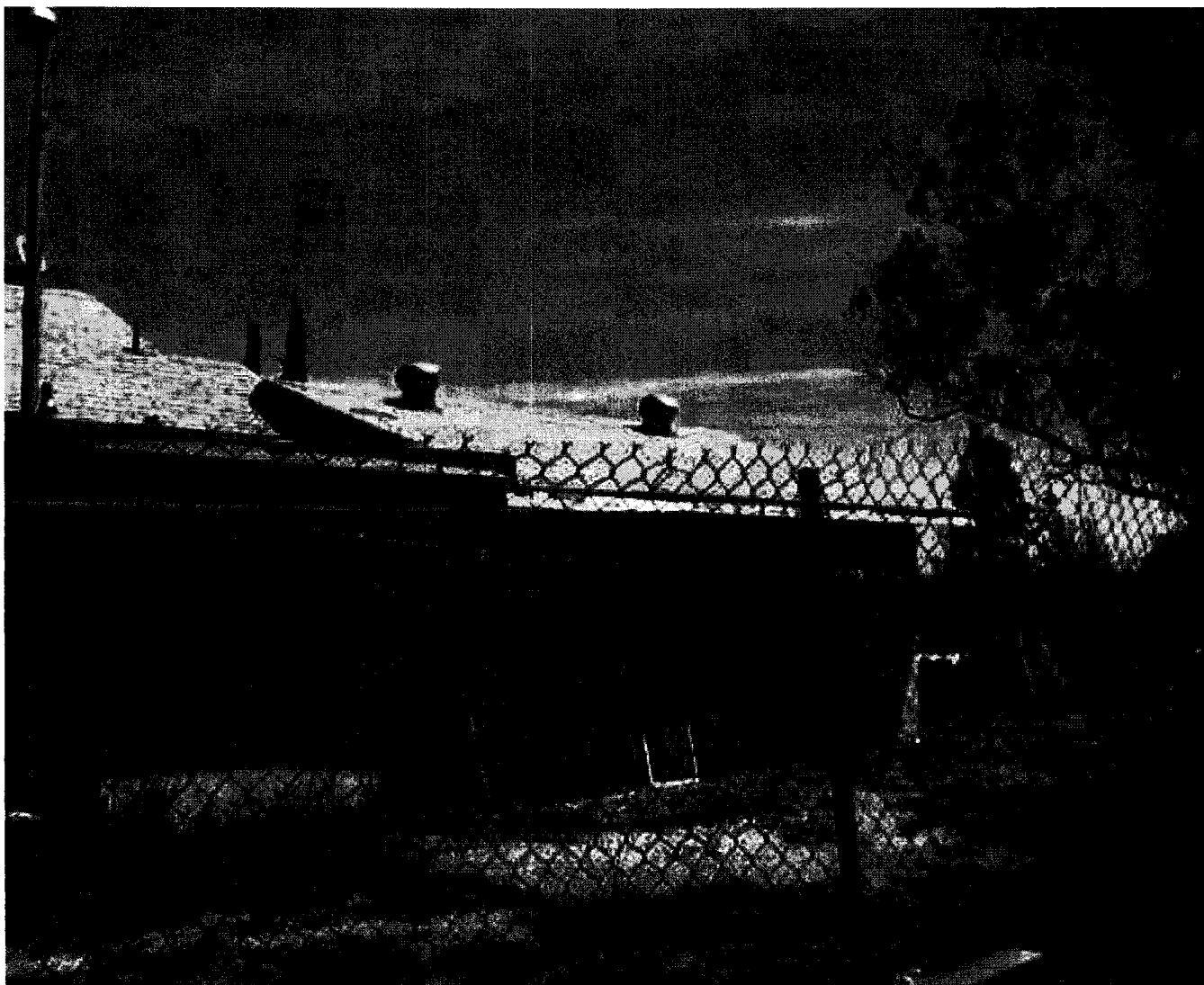
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>23</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>24</sup>



Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>25</sup>



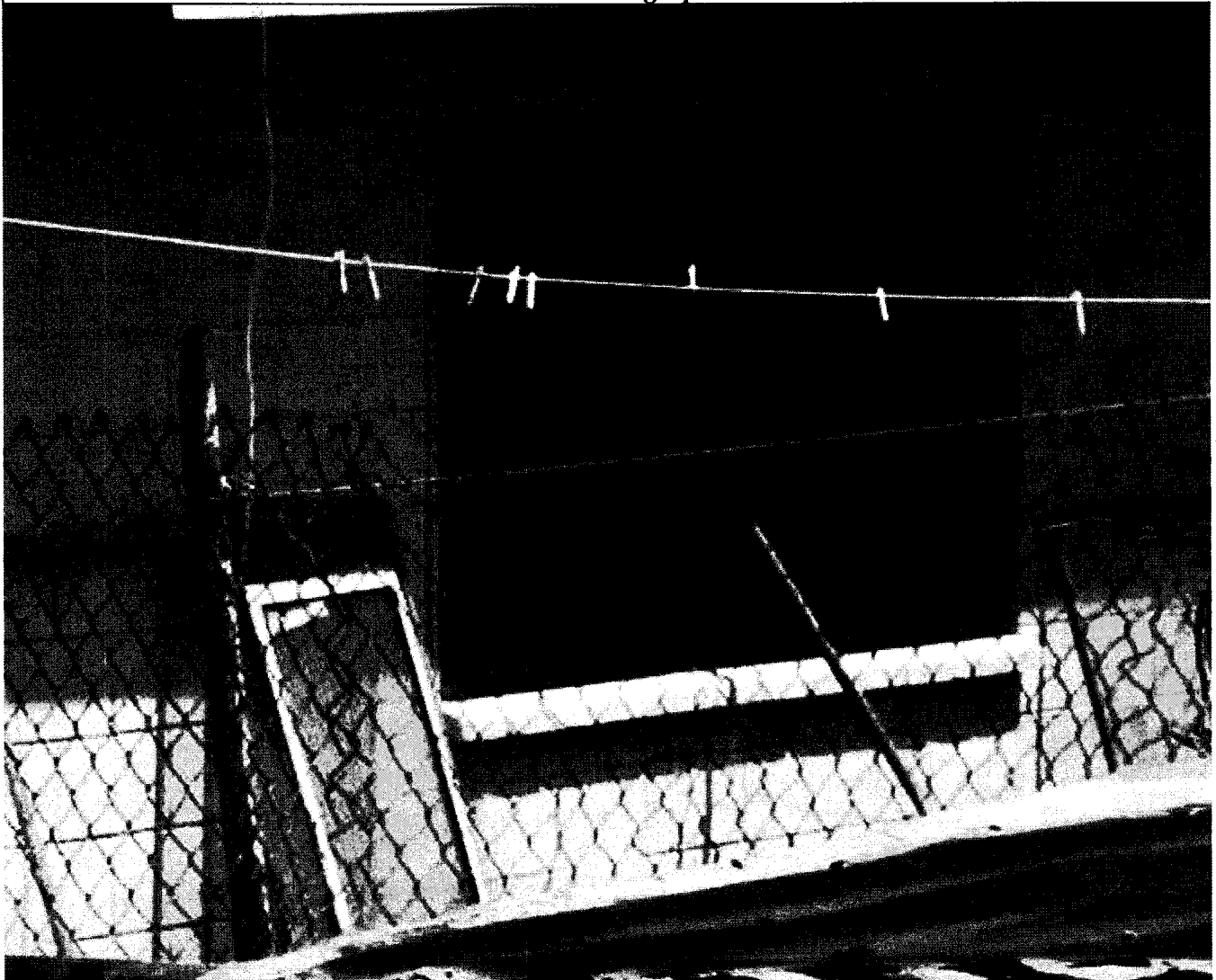
Structure remains in substandard condition-JMorris 5/25/10 - 05/25/2010

EXHIBIT NO. D<sup>26</sup>

Code Enforcement Case: CV0807026

Printed on: 01/11/2011

*Photographs*



Structure remains in substandard condition-JMorris 4/27/10 - 04/27/2010

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

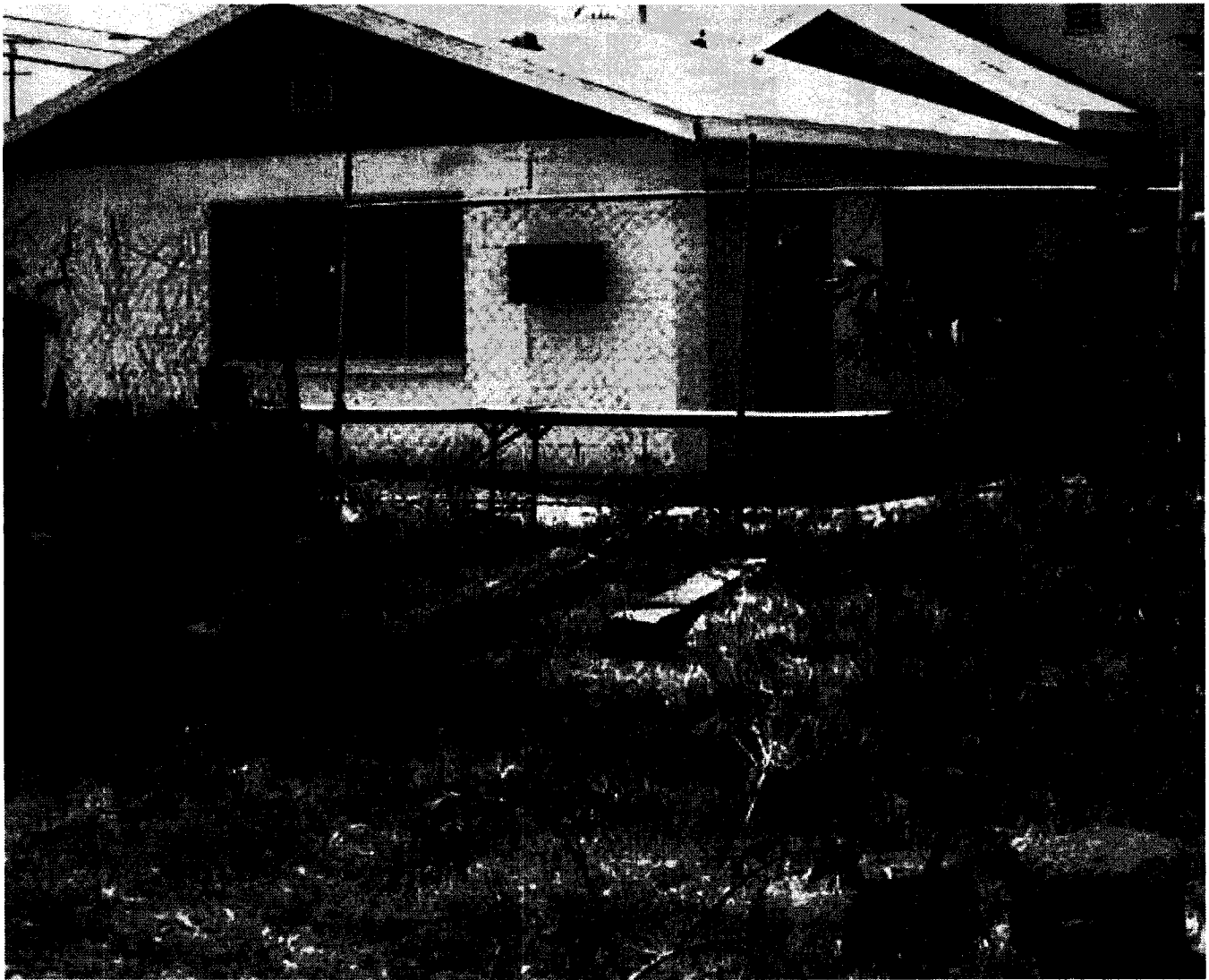
D<sup>27</sup>



Structure remains in substandard condition-JMorris 4/27/10 - 04/27/2010

EXHIBIT NO.           D28





Structure remains in substandard condition-JMorris 4/27/10 - 04/27/2010

EXHIBIT NO. D<sup>29</sup>



Structure remains in substandard condition-JMorris 4/27/10 - 04/27/2010

EXHIBIT NO. D<sup>30</sup>



Structure remains in substandard condition-JMorris 4/27/10 - 04/27/2010

EXHIBIT NO. D<sup>31</sup>

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07026



PHOTO # 1 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
NOD #6

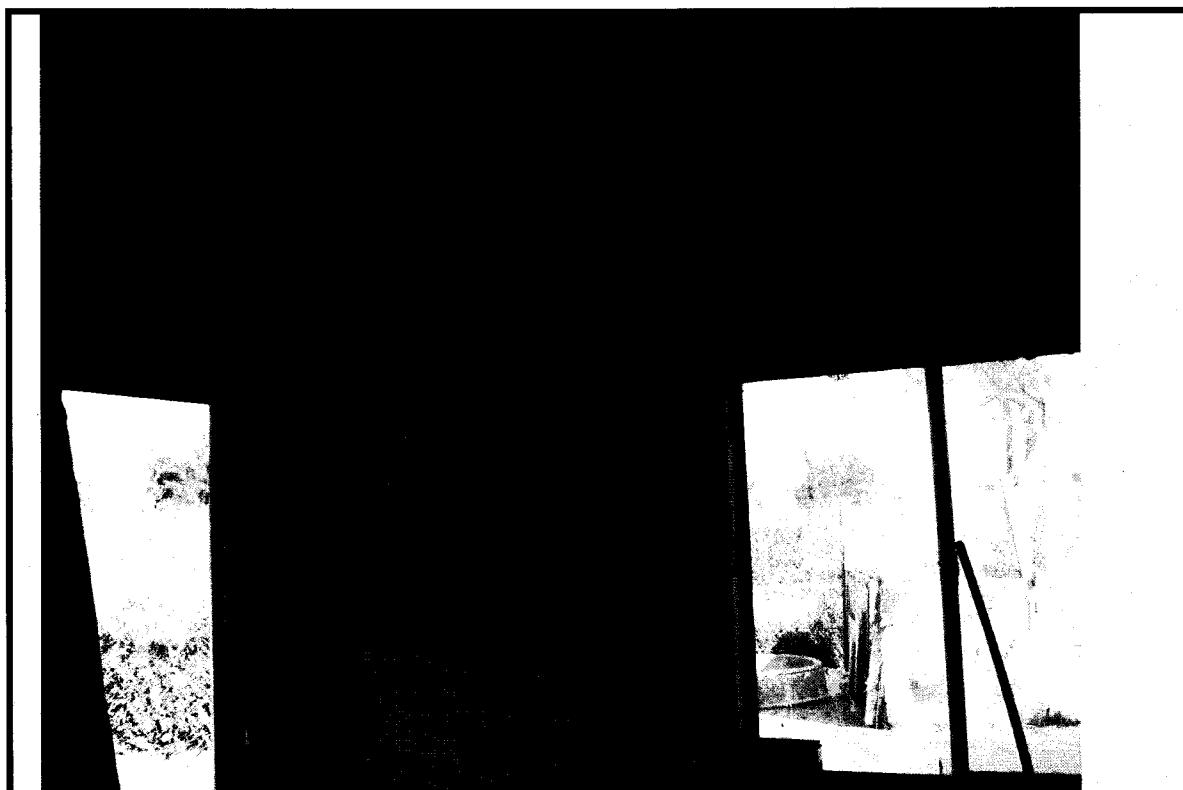


PHOTO # 2 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
NOD #11

EXHIBIT NO. D32

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07026



PHOTO # 3 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
NOD #10, #14, #19



PHOTO # 4 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
NOD #7

EXHIBIT NO. D33

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07026

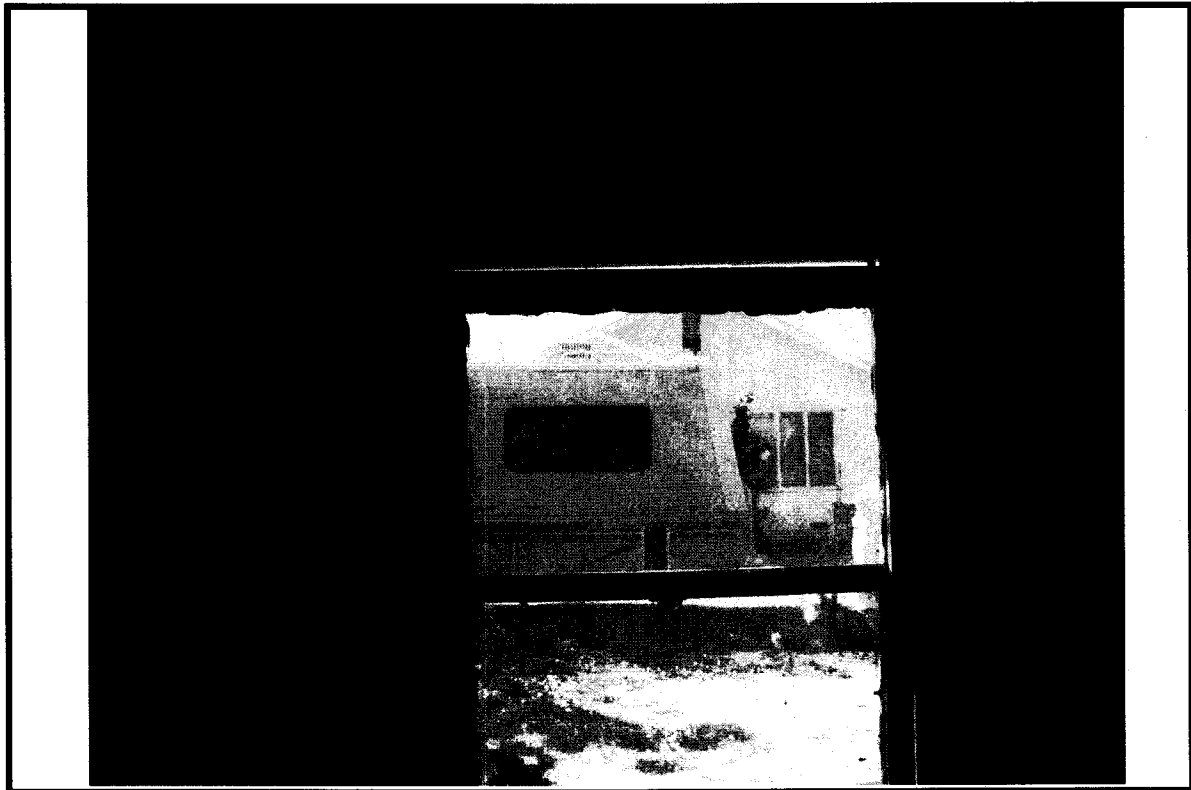


PHOTO # 5 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
NOD #12

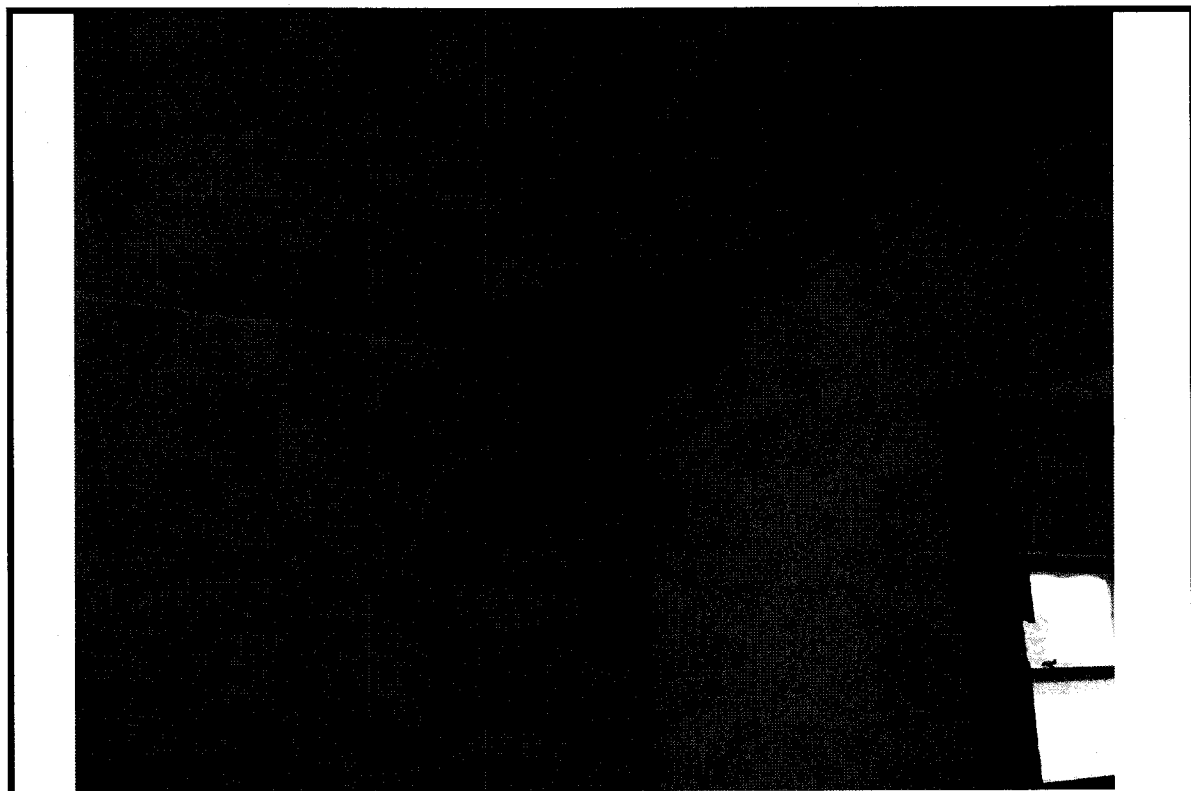


PHOTO # 6 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
NOD #11

EXHIBIT NO. D34

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07026



PHOTO # 7 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris

NOD #5



PHOTO # 6 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris

NOD #10, #19

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

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07026



PHOTO # 7 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
NOD #11



PHOTO # 8 DATE: 2/5/09 TIME: 12:15 HRS TAKEN BY: Morris  
Posting of NOV's, NOD and Danger Do Not Enter Sign

EXHIBIT NO. D36



PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07026



PHOTO # 1 DATE: 4/28/09 TIME: 10:30 HRS TAKEN BY: Morris

Bedroom in the Substandard Structure



PHOTO # 2 DATE: 4/28/09 TIME: 10:30 HRS TAKEN BY: Morris

Bedroom in the Substandard Structure

EXHIBIT NO. D37

PHOTOGRAPHIC EVIDENCE CASE NO. CV08-07026

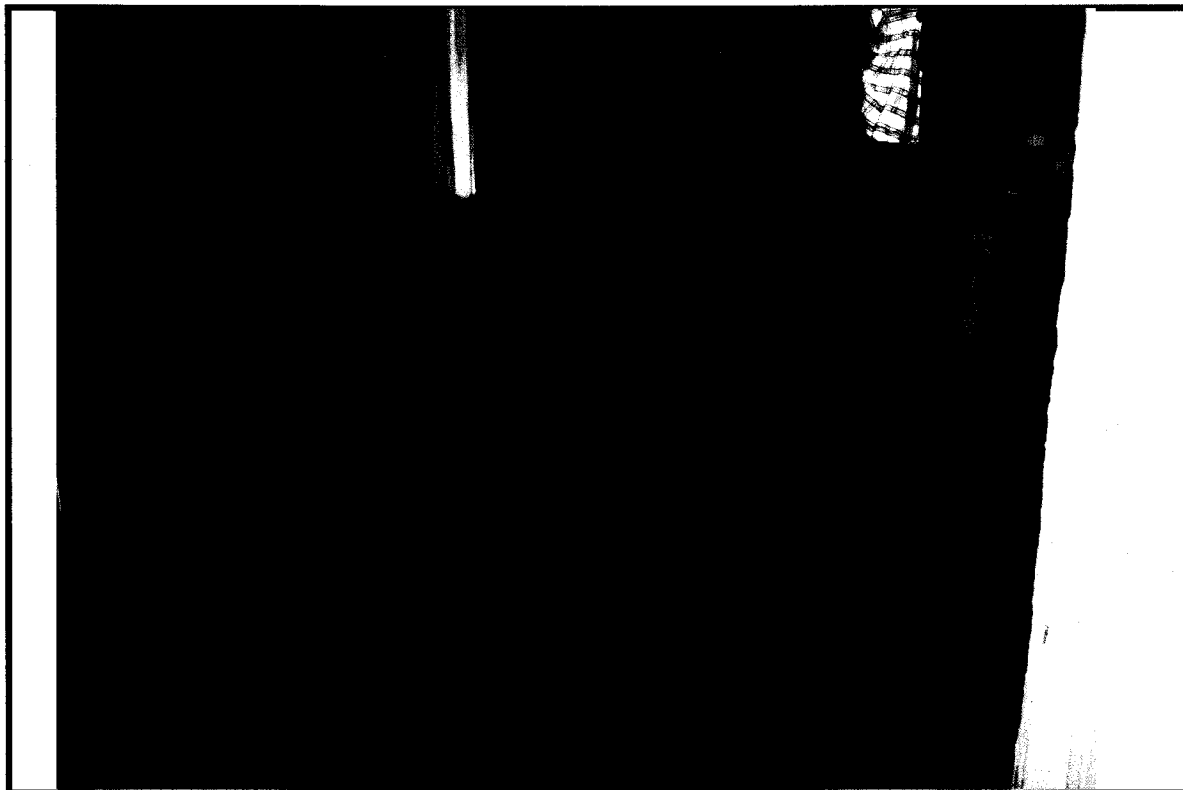


PHOTO # 3 DATE: 4/28/09 TIME: 10:30 HRS TAKEN BY: Morris

Family Room in the Substandard Structure

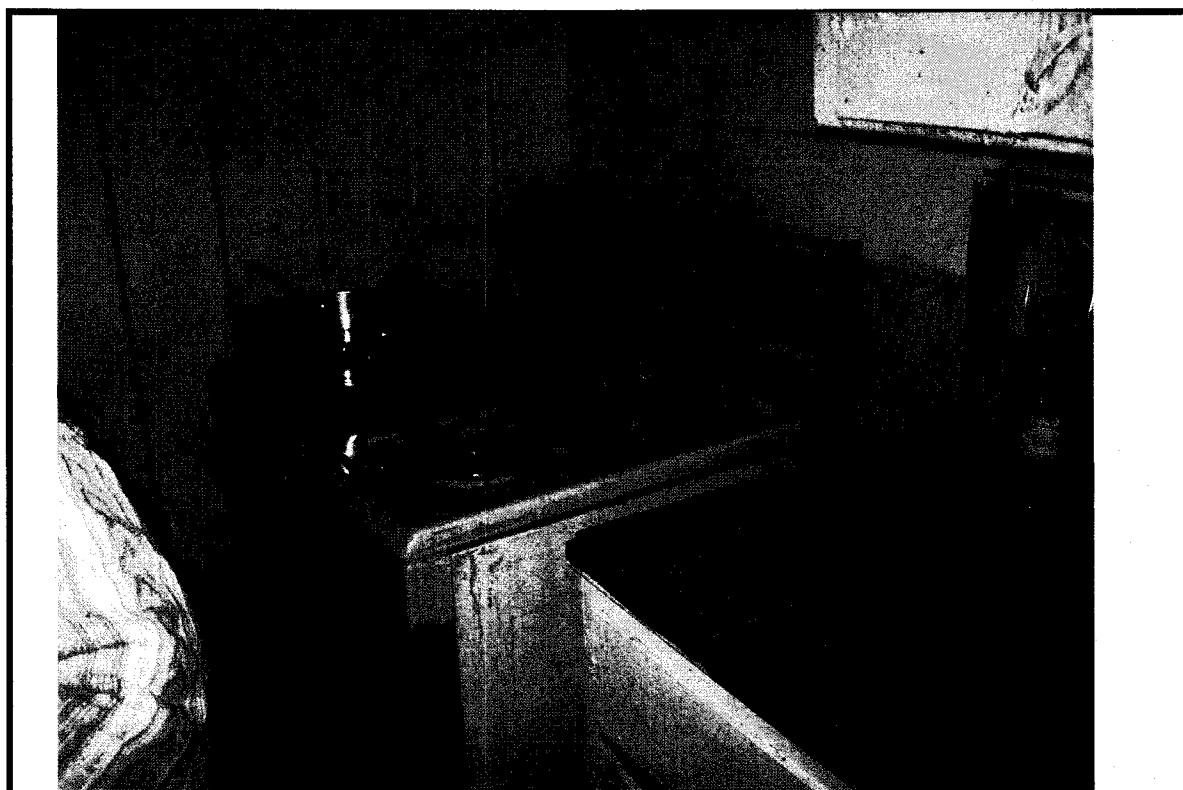
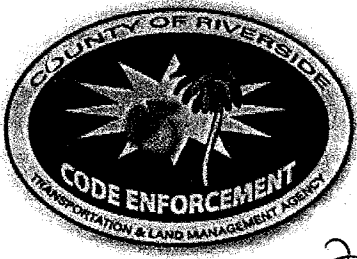


PHOTO # 4 DATE: 4/28/09 TIME: 10:30 HRS TAKEN BY: Morris

Stove with food cooking in the Substandard Structure

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

D38



**COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT**

**NOTICE OF VIOLATION**

CND8-0702c

ATA: 21703 Orange Ave

CASE No.: CV 09-00970

THE PROPERTY AT: 21691 Orange Ave Perris APN#: 318-270-038

WAS INSPECTED BY OFFICER: C Black ID#: 12 ON 2/5/09 AT 12:15 am/pm

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

<input type="radio"/>	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="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	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 type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	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="radio"/>	17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	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="radio"/>	17. (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/>	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.	<input type="radio"/>	17. (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	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="radio"/>	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="radio"/>	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="radio"/>		

**COMMENTS:**

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 3/05/09. 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 \$ 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

\_\_\_\_\_  
SIGNATURE PRINT NAME DATE  PROPERTY OWNER  TENANT

\_\_\_\_\_  
CDL/CID# D.O.B. EXHIBIT NO. E  POSTED

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

UNIFORM HOUSING HEALTH & SAFETY

**SUBSTANDARD BUILDING CONDITIONS:**

	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY 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 checked="" 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 checked="" type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input checked="" 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 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 checked="" 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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input checked="" 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 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 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 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>Black mold in walls</i> .....		
OBTAIN PERMIT TO: <input 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. C 108-07026 Address 21691 Orange Ave

Date 2-5-09 Officer C Black

EXHIBIT NO.       E      

SCF 3082 - 079317



Code Enforcement Department  
**County Of Riverside**  
Moreno Valley Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

John Boyd  
DIRECTOR

## AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-07026

I, **Cynthia Black**, hereby declare:

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

County of Riverside  
Code Enforcement Department  
24318 Hemlock Ave, Ste. C-1  
Moreno Valley, CA 92557

2. That on **February 5, 2009 at 12:15 p.m.**, I securely and conspicuously posted "**Notice of Violation – RCC 15.16, Notice of Defects along with a "Danger Do Not Enter" sign**" at the property described as:

**Property Address: 21691 Orange Ave, Perris**

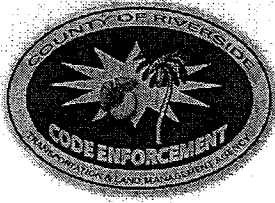
**Assessor's Parcel Number: 318-270-038**

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

Executed on February 5, 2009 at Moreno Valley, California.

**CODE ENFORCEMENT DEPARTMENT**

By: *Cynthia Black*  
**Cynthia Black, Senior Code Enforcement Officer**



John Boyd  
DIRECTOR

Code Enforcement Department  
**County Of Riverside**  
Moreno Valley District Office  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, California 92557  
(951) 485-5840 – Fax (951) 485-4938

COPY

March 27, 2009

SEE ATTACHED NOTICE LIST

## NOTICE OF VIOLATION

Re: **Riverside County Abatement Case No.:** CV08-07026  
**Subject Property:** 21691 Orange Avenue, Perris, CA 92570; APN: 318-270-038

### TO ALL OWNERS AND INTERESTED PARTIES OF THE ABOVE DESCRIBED SUBJECT PROPERTY

An inspection was made of the above referenced subject property on in response to complaints received by this office. The structure(s) were found to be substandard and a public nuisance in violation of Riverside County Code Section(s) 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 which render the building unsafe for human habitation.

**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) period.

**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 properties 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.

**PLEASE BE ADVISED** that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**NOTICE IS 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.

CODE ENFORCEMENT DEPARTMENT

*A. Cappillo for:*  
\_\_\_\_\_  
Cynthia Black, Code Enforcement Senior

Enclosure: Notice of Defects (1)

NOV.20 – Code Enforcement 10.07

EXHIBIT NO.                     EY

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |                                                                                                                                                                                                          |              |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| 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 checked="" 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 checked="" type="checkbox"/> Hazardous Wiring.....                                                                                                                                             | 1001(e)      | 17920.3(d)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 7. <input checked="" 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 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 checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle<br>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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>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 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<br>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 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 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"/> Blade held in walls                                                                                                                                              |              |                 |
| OBTAIN PERMIT TO: <input 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. C 108-07026 Address 21691 Orange Ave

Date 2-5-09 Officer C Black

SEE 3082-079317 EXHIBIT NO. E





**PROOF OF SERVICE BY MAIL**

**Case No: CV08-07026**

I, the undersigned, say I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557.

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

That on the 27th day of March, 2009 I served a copy of the papers to which this proof of service is attached, entitled:

Notice of Violation (RCC 15.16.020)  
Notice of Defects(1)  
Notice List

**Summary of Costs Notification**

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

SEE ATTACHED NOTICE LIST

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

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

Executed this 27th of March, 2009 at RIVERSIDE, CALIFORNIA.



Ana E. Carrillo, Code Enforcement Aide

Article #: 7007 1490 0003 8864 4856  
7007 1490 0003 8864 4863  
7007 1490 0003 8864 4870

EXHIBIT NO.       E<sup>7</sup>

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

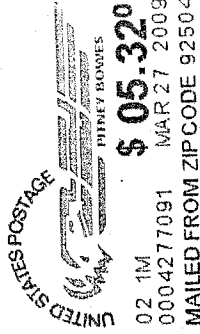
For delivery information visit our website at www.usps.com

**OFFICIAL U**

7007 1490 0003 8864 4870

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

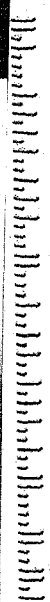
Etta Bonner  
 P.O. Box 7688  
 Moreno Valley, CA 92552  
 CV08-07026 / CB



**CERTIFIED MAIL™**



490 0003 8864 4870



BC: 92557722431 \*1977-03552-16-39

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

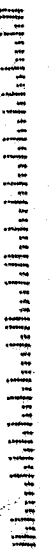
NIXIE 929 APR 1 08 04/18/09

Etta Bonner  
 P.O. Box 7688  
 Moreno Valley, CA 92552  
 CV08-07026 / CB

RETURN RECEIPT REQUESTED

EXHIBIT NO.

REC'D APR 20 2009



9255297688 8001

CTA

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

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

**OFFICIAL USE**

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

Postmark  
Here

Etta Bonner  
 16143 Abedul Street  
 Moreno Valley, CA 92551  
 CV08-07026 / CB

for instructi

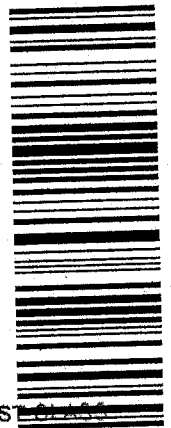
6994 4999 E000 064T 2002

REC'D MAR 30 2009

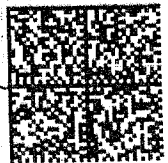
COUNTY OF RIVERSIDE  
 Code Enforcement Department  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED  
 RETURN RECEIPT REQUESTED

**CERTIFIED MAIL™**



7007 1490 0003 8864 4 23



UNITED STATES POSTAGE  
 02 1M  
 0004277091  
 MAR 27 2009  
 MAILED FROM ZIP CODE 92504  
**\$ 05.320**

Etta Bonner  
 16143 Abedul Street  
 Moreno Valley, CA 92551  
 CV08-07026 / CB

92551+2009 0045  
 9255707224

NIXIE 929 SE 1 05 03/29/09  
 RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD  
 BC: 925577224931 \*2577-01121-27-41

EXHIBIT NO.

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

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

**OFFICIAL USE**

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

Postmark  
Here

Etta Bonner  
 21691 Orange Avenue  
 Perris, CA 92570  
 CV08-07026 / CB

for Ins

9584 4988 E000 064T 2002

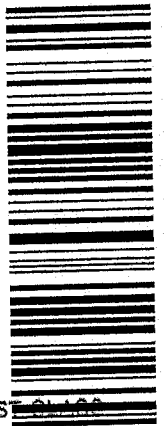
COUNTY OF RIVERSIDE  
 Code Enforcement Department  
 24318 Hemlock Avenue, Suite C-1  
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

REC'D APR 17 2009

925707854 R012



7007 1490 0003 8864 4 856

**CERTIFIED MAIL™**

**UNCLAIMED**

Etta Bonner  
 21691 Orange Avenue  
 Perris, CA 92570  
 CV08-07026 / CB



UNITED STATES POSTAGE  
 02 1M  
 0004277091  
 MAILED FROM ZIP CODE 92504  
**\$ 05.320**  
 PHILIP HOBBS  
 MAR 27 2009

912  
 3/18  
 E10

EXHIBIT NO.



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

September 1, 2010

S.B.S. TRUST DEED NETWORK  
31194 LA BAYA DRIVE, SUITE 106  
WESTLAKE VILLAGE, CA 91362

RE CASE NO: CV08-07026 at 21691 ORANGE AVE, PERRIS, California, Assessor's Parcel Number 318-270-038

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21691 ORANGE AVE, PERRIS California, Assessor's Parcel Number 318-270-038, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 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.

**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.

**COMPLIANCE MUST BE COMPLETED BY OCTOBER 1, 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.**

E<sup>11</sup>

**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: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO.     E12

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |                                                                                                                                                                                                          |              |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| 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(c)      |
| 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.....                                                                                                                         | 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 checked="" type="checkbox"/> Hazardous Wiring.....                                                                                                                                             | 1001(e)      | 17920.3(d)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 7. <input checked="" 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 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 checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle<br>due to defective material or deterioration.....                      | 1001(e)4     | 17920.3(b)4     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>which sag, split, or buckle due to defective material or deterioration..... | 1001(e)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 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<br>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 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(b)      |
| 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 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"/> <u>Black mold in walls</u> .....                                                                                                                                 |              |                 |
| OBTAIN PERMIT TO: <input 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. C 108-07026 Address 21691 Orange Ave

Date 2-5-09 Officer C. Black EXHIBIT NO. E13

SEE 3082 - 079317



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV08-07026

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jennifer Miller, 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 September 1, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation (RCC 15.16.020)  
Notice of Defects (1)  
Summary of Costs Notification**

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

S.B.S. TRUST DEED NETWORK 31194 LA BAYA DRIVE, SUITE 106, WESTLAKE VILLAGE, CA 91362

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

CODE ENFORCEMENT DEPARTMENT


  
By: Jennifer Miller, Code Enforcement Aide

EXHIBIT NO.       E<sup>14</sup>



7009 3410 0000 1268 9730

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

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

**OFFICIAL USE**

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

Postmark  
Here

S.B.S. Trust Deed Network  
31194 Baya Drive, Suite 106  
Westlake Village, CA 91362  
CV08-07026 / JM 318-270-038 (1)

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

S.B.S. Trust Deed Network  
31194 Baya Drive, Suite 106  
Westlake Village, CA 91362  
CV08-07026 / JM 318-270-038 (1)

2. Article Number  
*(Transfer from service label)*

7009 3410 0000 1268 9730

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
Steel 9-3-10

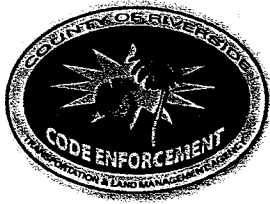
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

REC'D SEP 09 2010

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

4. Restricted Delivery? (Extra Fee)  Yes

EXHIBIT NO.                     E15



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

February 22, 2010

BAYPOINT MORTGAGE, INC.  
17915 VENTURA BLVD., #200  
ENCINO, CA 91316

RE CASE NO: CV0807026

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21691 ORANGE AVE, PERRIS California, Assessor's Parcel Number 318-270-038, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 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.

**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.

**COMPLIANCE MUST BE COMPLETED BY March 22, 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

EXHIBIT NO.           E16          

By: Jennifer Morris, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |                                                                                                                                                                                                          |              |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| 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 checked="" 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 checked="" type="checkbox"/> Hazardous Wiring.....                                                                                                                                             | 1001(e)      | 17920.3(d)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 7. <input checked="" 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 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 checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle<br>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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>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 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<br>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 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 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"/> Blade held in walls                                                                                                                                              |              |                 |
| OBTAIN PERMIT TO: <input 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. C 008-07026 Address 21691 Orange Ave

Date 2-5-09 Officer C. Black

SEE 3082 - 079317 EXHIBIT NO. E<sup>17</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**COPY**

**JOHN BOYD**  
Director

**NOTICE OF VIOLATION**

February 22, 2010

BAYPOINT MORTGAGE, INC.  
17715 CHATSWORTH ST., #102  
GRANADA HILLS, CA 91344

RE CASE NO: CV0807026

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21691 ORANGE AVE, PERRIS California, Assessor's Parcel Number 318-270-038, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 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.

**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.

**COMPLIANCE MUST BE COMPLETED BY March 22, 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

EXHIBIT NO. E<sup>18</sup>

By: Jennifer Morris, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |                                                                                                                                                                                                          |              |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| 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(c)      |
| 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.....                                                                                                                         | 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 checked="" type="checkbox"/> Hazardous Wiring.....                                                                                                                                             | 1001(e)      | 17920.3(d)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....                                                                                                                          | 1001(e)6     | 17920.3(a)6     |
| OBTAIN PERMIT TO: <input 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 checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle<br>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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>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 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<br>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 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 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"/> <u>Black mold in walls</u> .....                                                                                                                                 |              |                 |
| OBTAIN PERMIT TO: <input 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. C 108-07026 Address 21691 Orange Ave  
 Date 2-5-09 Officer C. Black

EXHIBIT NO. E19



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**NOTICE OF VIOLATION**

February 22, 2010

A1 FORECLOSURE SERVICE, INC.  
17715 CHATSWORTH ST., SUITE 105  
GRANADA HILLS, CA 91344

RE CASE NO: CV0807026

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21691 ORANGE AVE, PERRIS California, Assessor's Parcel Number 318-270-038, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 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.

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

- 1) THE OWNER OF RECORD of the subject property is hereby notified 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.

**COMPLIANCE MUST BE COMPLETED BY March 22, 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

EXHIBIT NO.                     

E20

By: Jennifer Morris, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557  
(951) 485-5840 • FAX (951) 485-4938

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

<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 checked="" 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 checked="" type="checkbox"/> Hazardous Wiring.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>7. <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>11. <input checked="" 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 checked="" 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: 20px;">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 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 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>Black mold in walls</u>.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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(b)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>
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\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. C 008-07026 Address 21691 Orange Ave

Date 2-5-09 Officer C. Black

SEE 3082 - 079317 EXHIBIT NO. E<sup>2</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV0807026

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on February 22, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation  
Notice of Defects (x1)**

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

BAYPOINT MORTGAGE, INC. 17915 VENTURA BLVD., #200, ENCINO, CA 91316  
BAYPOINT MORTGAGE, INC. 17715 CHATSWORTH ST., #102, GRANADA HILLS, CA 91344  
A1 FORECLOSURE SERVICE, INC. 17715 CHATSWORTH ST., SUITE 105, GRANADA HILLS, CA 91344

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 February 22, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

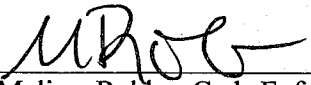
  
By: Melissa Robles, Code Enforcement Aide

EXHIBIT NO.     E<sup>a</sup>



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

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

**OFFICIAL USE**

7009 1410 0002 1988 4187

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

Postmark  
Here

Baypoint Mortgage, Inc.  
17715 Chatsworth St., #102  
Granada Hills, CA 91344  
CV08-07026 / JM 318-270

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Baypoint Mortgage, Inc.  
17715 Chatsworth St., #102  
Granada Hills, CA 91344  
CV08-07026 / JM 318-270

2. Article Number  
(Transfer from service label)

7009 1410 0002 1988 4187

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee  
*[Signature]*
- B. Received by (Printed Name)  Agent  Addressee  
*E. Cruz*
- C. Date of Delivery  
*2-25*
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**REC'D MAR 01 2010**

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

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E<sup>23</sup>

7009 1410 0002 1988 4194

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

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

**OFFICIAL USE**

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

A1 Foreclosure Service, Inc.  
17715 Chatsworth St., Suite 105  
Granada Hills, CA 91344  
CV08-07026 / JM 318-270

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> X <i>Kit Co</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>C Cruz</i> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: center;"><b>REC'D MAR 01 2010</b></p>
<p>1. Article Addressed to:</p> <p>A1 Foreclosure Service, Inc. 17715 Chatsworth St., Suite 105 Granada Hills, CA 91344 CV08-07026 / JM 318-270</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input checked="" type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p style="text-align: center;">7009 1410 0002 1988 4194</p>
PS Form 3811, February 2004	Domestic Return Receipt 102595-02-M-1540

EXHIBIT NO. E-2A

7009 1410 0002 1988 4170

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

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

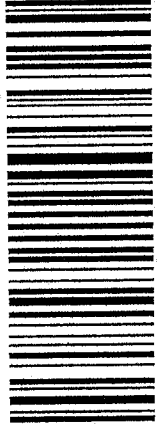
**OFFICIAL U**

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

Baypoint Mortgage, Inc.  
17915 Ventura Blvd., #200  
Encino, CA 91316  
CV08-07026 / JM 318-270

PS Form 3800, August 2006

See Reverse



7009 1410 0002 1988 4170

COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

*CA*

**RETURN RECEIPT REQUESTED**

**RETURN RECEIPT REQUESTED**



\$ **05.54<sup>0</sup>**  
02 1M FEB 23 2010  
0004277091  
MAILED FROM ZIP CODE 92504



**REC'D MAR 01 2010**

Baypoint Mortgage, Inc.  
17915 Ventura Blvd., #200  
Encino, CA 91316  
CV08-07026 / JM 318-270

NIXIE 913 SE 1 00 02/26/10  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
EC: 92557722491 \*0904-00422-23-43

9131634900 0004  
9255707224  
||b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|b|

*Ex 25*

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

When recorded please mail to.  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2009-0170284  
04/07/2009 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



030  
M  
030

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Etta Bonner

) Case No. CV08-07026  
)

**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 21691 Orange Avenue, Perris, CA, and more particularly described as Assessor's Parcel Number 318-270-038 and having a legal description of 2.65 ACRES M/L IN POR LOT 55 RS 016/007, 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, 92557 Attention, Senior Code Enforcement Officer Cynthia 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.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

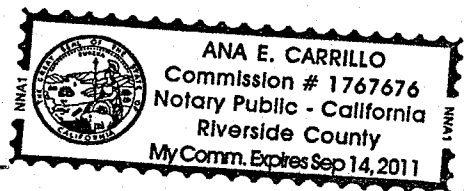
State of California )  
County of Riverside )

On 03/31/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo  
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 18, 2011

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND  
ABATE PUBLIC NUISANCE

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

Case No.: CV08-07026  
APN: 318-270-038; BONNER  
Property: 21691 Orange Ave., Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the substandard structure located on the SUBJECT PROPERTY described as 21691 Orange Ave., Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 318-270-038.

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 substandard structure 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, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

**You are encouraged to contact Supervising Code Enforcement Officer, Mary Overholt at (951) 485-5840 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

  
\_\_\_\_\_  
L. Alexandra Fong  
Deputy County Counsel

EXHIBIT NO. 6

# NOTICE LIST

Subject Property: 21691 Orange Ave., Perris  
Case No.: CV 08-07026; APN: 318-270-038; District 5

ETTA BONNER  
21691 ORANGE AVE  
PERRIS CA 92570

SALEH HASBUN BOOSTZ INC  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

SCOTT SALTZMAN  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

ELEANOR STURMAN AND JOYCE ENDERLE  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

CARLTON ROBINSON  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

MARIA PALAVRANOFF  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

DAVID CASSIT AND ELANA CASSIT  
TRUSTEES OF THE CASSIT FAMILY TRUST  
REVOCABLE LIVING TRUST DATED 3/26/02  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

EXHIBIT NO. 62

# NOTICE LIST

Subject Property: 21691 Orange Ave., Perris  
Case No.: CV 09-00837; APN: 318-270-038; District 5  
Page 2

TOVA REDBOURN AND ALAN REDBOURN  
REDBOURNE ENTERPRISES  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

GLORIA BERLIN  
TRUSTEE OF THE MORTON WILLIAM BERLIN SR.  
REVOCABLE LIVING TRUST DATED FEBRUARY 14, 2002  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

EZRA COHEN-SITT  
MARIAM COHEN-SITT  
TRUSTEES OF THE EZRA AND MIRIAM COHEN-SITT TRUST  
DATED APRIL 16, 2004  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

MITCHELL LIGHT  
MARGARET LIGHT  
C/O BAYPOINT MORTGAGE INC  
17715 CHATSWORTH ST #102  
GRANADA HILLS CA 91344

L:\Code Enforcement\Abatements\2011\2008\CV 08-07026\Notice List.DOC

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

1 **PROOF OF SERVICE**

2 Case No. CV08-07026

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on April 18, 2011, I served the following document(s):

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

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

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

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

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

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

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

23 EXECUTED ON April 18, 2011, at Riverside, California.

24   
25 \_\_\_\_\_  
26 BRENDA PEELER

27 EXHIBIT NO. 64

28





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

April 20, 2011

RE CASE NO: CV0807026

I, Jennifer Morris, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557.

That on 4/20/11 at 10:45 hrs, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 21691 ORANGE AVE, PERRIS

**Assessor's Parcel Number:** 318-270-038

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

Executed on April 20, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

J. Morris  
By: Jennifer Morris, Code Enforcement Officer

EXHIBIT NO. 6<sup>5</sup>