

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

134B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
June 16, 2011

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage]
Case Nos.: CV10-06569 (SNF PROPERTIES, LLC)
Subject Property: 1 Parcel East of 52993 Manzanita, Idyllwild;
APN: 560-031-012; District: Three

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials on the real property located at 1 Parcel East of 52993 Manzanita, Idyllwild, Riverside County, California, APN: 560-031-012 be declared a public nuisance and a violation of Riverside County Ordinance No. 348 (Riverside County Code Title 17).
2. SNF Properties, LLC, the owner of the subject real property, be directed to abate the excess outside storage on the property by removing the same from the real property within ninety (90) days.

L. Alex

(Continued)

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

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

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

C.E.O. RECOMMENDATION: APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

Departmental Concurrence

- Policy
- Policy
- Consent
- Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: June 28, 2011
xc: Co. Co., CED, Prop. Owner, Sheriff

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

9.3

Dep't Recomm.:
Per Exec. Ofc.:

Abatement of Public Nuisance

Case No.: CV 10-06569; SNF Properties, LLC

Address 1 Parcel East of 52993 Manzanita, Idyllwild

APN#560-0031-012

District: 3

Page 2

3. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the excess outside storage by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials on the real property is declared to be in violation of Riverside County Ordinance Nos. 348, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on September 21, 2010.
2. The inspection revealed excess outside storage of materials on the subject property in violation of Riverside County Ordinance No. 348. The items included but were not limited to: a 10" x 10" storage shed in the amount of one hundred (100) square feet.
3. Subsequent follow up inspections of the above-described real property on December 8, 2010, January 12, 2011, March 9, 2011 and June 17, 2011, revealed that the property continued to be in violation of Riverside County Ordinance No. 348.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of excess outside storage.

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-06569
[EXCESS OUTSIDE STORAGE] APN: 560-031-)
012, 1 PARCEL EAST OF 52993 MANZANITA,) DECLARATION OF OFFICER
IDYLLWILD, COUNTY OF RIVERSIDE, STATE) CAROL FORREY
OF CALIFORNIA; SNF PROPERTIES, LLC.,)
OWNER.) [R.C.O. NO. 348, R.C.C. Title 17]
)
)
)

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

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

2. On September 21, 2010, I conducted an initial inspection of the real property described as 1 Parcel East of 52993 Manzanita, Idyllwild, Riverside County, California and further described as APN 560-031-012 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by SNF Properties, LLC (hereinafter referred as "OWNER"). Certified copies of the County Equalized Assessment Roll for the year 2010-2011 and County Geographic Information System ("GIS") report is attached hereto as Exhibit "B." THE PROPERTY is located within the R-1A (One Family Dwelling, Mountain Resort Zone) zone classification. This zone classification allows outside storage on an improved parcel with the amount of storage to be one hundred (100) square feet for properties that are a minimum of one-half acre in size. THE PROPERTY is unimproved and approximately .26 acres and therefore, no amount of storage is allowed.

4. A copy of a report generated from the Based upon the Lot Book Reports issued by RZ Title Company dated October 13, 2010 and updated on March 23, 2011, it is determined that no other parties potentially hold a legal interest in THE PROPERTY. True and correct copies of the Lot Book Reports are attached hereto and incorporated herein as Exhibit "C."

1 5. On September 21, 2010, I drove to THE PROPERTY to conduct an inspection. THE
2 PROPERTY was open, vacant, and accessible and I could clearly see a 10" x 10" storage shed on the
3 parcel. As a result of the outside storage, THE PROPERTY constituted a public nuisance in violation of
4 the provisions set forth in Riverside County Ordinance ("RCO") No. 348, as codified in Riverside
5 County Code ("RCC") Title 17. I posted a Notice of Violation on THE PROPERTY with an address
6 closest to the parcel. All other Notices referred to the address 2 Parcels away from THE PROPERTY.

7 6. On September 22, 2010, October 29, 2010 and January 26, 2011, a Notice of Violation was
8 mailed to the OWNER by certified mail, return receipt requested.

9 7. On December 8, 2010, January 12, 2011 and March 9, 2011, I conducted follow-up
10 inspections of the open and accessible property. I observed that THE PROPERTY remained in violation
11 of RCO 348 (RCC Title 17).

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

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

16 10. Based upon my experience, knowledge and visual observations, it is my determination that
17 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general
18 public.

19 11. I am informed and believe and based upon said information and belief alleges that the
20 OWNER does not have legal authority or permission to store or accumulate the above described materials
21 on THE PROPERTY.

22 12. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
23 of Riverside, State of California, on November 5, 2010 as Instrument Number 2010-0534057, a true and
24 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

25 13. On June 17, 2011 I conducted another inspection of THE PROPERTY which revealed that
26 THE PROPERTY remained in violation of RCO 348 (RCC Title 17).

27 14. On June 8, 2011, the second notice – "Notice to Abate Public Nuisance" providing
28 notification of the Board hearing scheduled for June 28, 2011, as required by Riverside County Ordinance

1 No. 725, was mailed to OWNER by certified mail, return receipt requested and on June 17, 2011, was
2 posted on THE PROPERTY. True and correct copies of the notice, returned receipt cards, together with
3 the proof of service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and are
4 incorporated herein by reference.

5 15. The removal of all outside storage of materials currently on THE PROPERTY is required
6 to bring THE PROPERTY into compliance with Riverside County Ordinance Nos. 348 and the Health
7 and Safety Code.

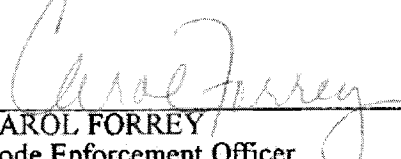
- 8 16. Accordingly, the following findings and conclusions are recommended:
- 9 (a) the outside storage of materials on THE PROPERTY be deemed and declared a public
10 nuisance;
 - 11 (b) the OWNER or whoever has possession or control of THE PROPERTY be required to
12 remove all storage of materials on THE PROPERTY in accordance with the provisions of
13 County Ordinance No. 348.
 - 14 (c) that if the materials are not removed and disposed of in strict accordance with all Riverside
15 County Ordinances, including but not limited to Riverside County Ordinance No. 348,
16 within ninety (90) days of the date of this Order, the outside storage of materials may be
17 abated by representatives of the Riverside County Department of Building and Safety, a
18 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order
19 when necessary under applicable law.

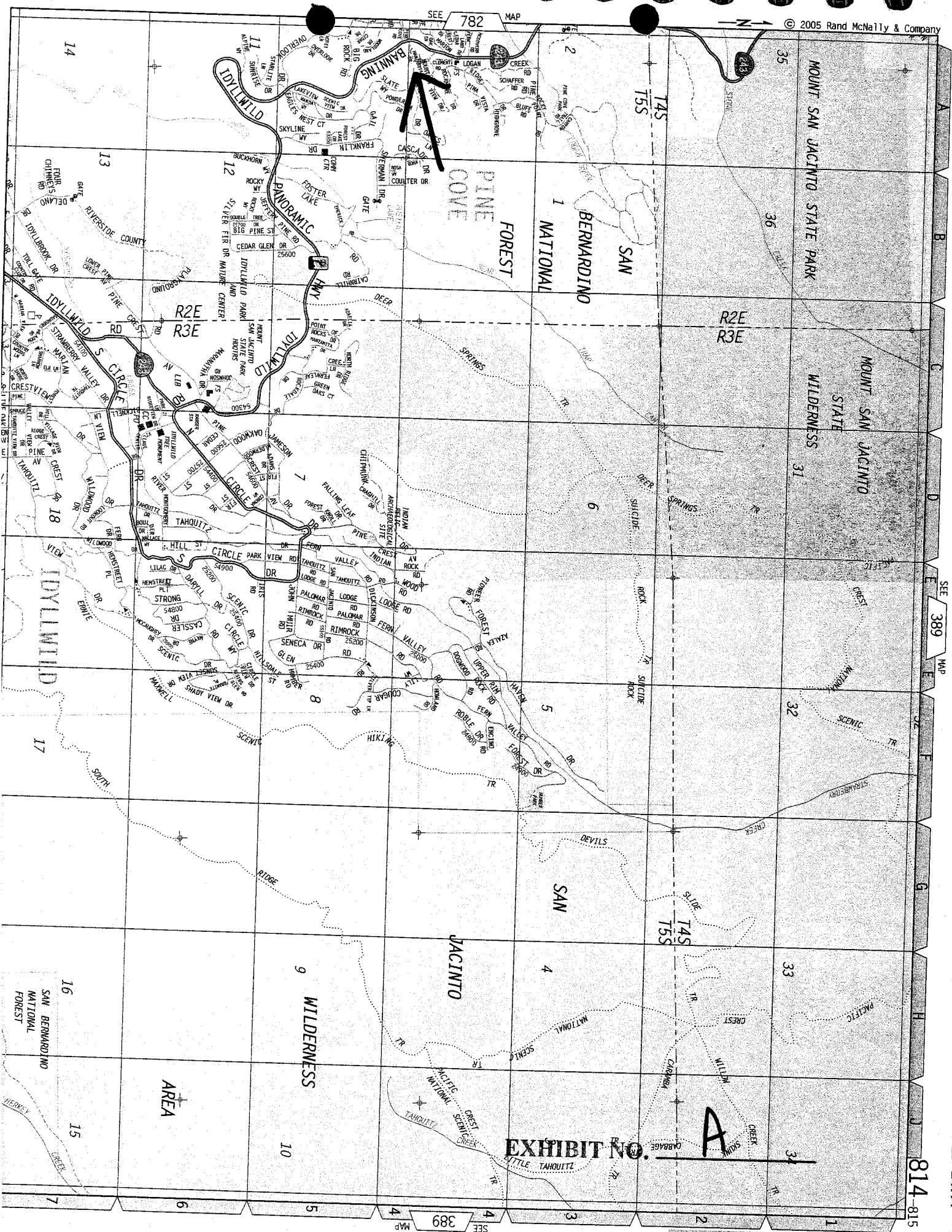
20 ///
21 ///
22 ///
23 ///
24 ///
25 ///
26 ///
27 ///
28 ///

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

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

7 Executed this 20th day of June, 2011 at Murrieta, California.

8
9 
10 CAROL FORREY
11 Code Enforcement Officer
12 Code Enforcement Department
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28



SEE 782 MAP

SEE 389 MAP

814-815

RIVERSIDE CO.

SEE 389 MAP

00N

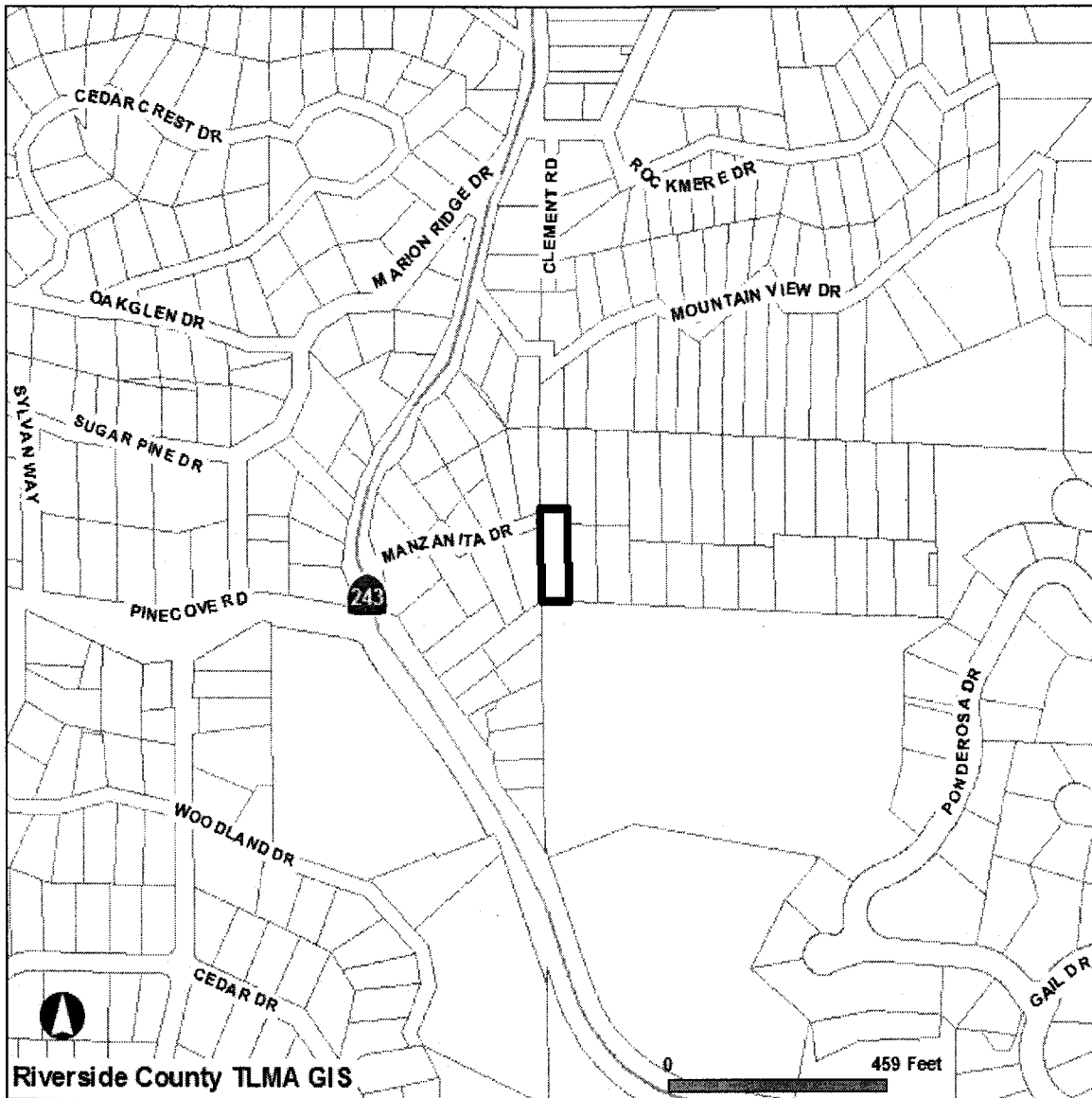
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #560031012-0		Parcel # 560031012-0	
Assessee:	SNF PROP	Land	10,586
Mail Address:	P O BOX 1630	Full Value	10,586
City, State Zip:	IDYLLWILD CA 92549	Total Net	10,586
Real Property Use Code:	YY		
Base Year	2007		
Conveyance Number:	0192256		
Conveyance (mm/yy):	3/2006		
PUI:	Y040000		
TRA:	71-304		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

[View Parcel Map](#)

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
560-031-012

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

560-031-012-0

OWNER NAME / ADDRESS

SNF PROP
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
P O BOX 1630
IDYLLWILD CA. 92549

LEGAL DESCRIPTION

EXHIBIT NO. B²

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.26 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 814 GRID: A4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
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)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR2E SEC 12

ELEVATION RANGE

6096/6116 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
VLDR

AREA PLAN (RCIP)

REMAP

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

VILLAGE TOURIST POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-1A-20000

ZONING DISTRICTS AND ZONING AREAS

PINE COVE DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

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 REVIEWPROCESS)
NONE

VEGETATION (2005)
Montane Coniferous Forest

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
REMAP

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
154

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

NOT REQUIRED.

WATER DISTRICT
DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
PINE COVE

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
PINE COVE #38 -
NO SERVICE INFORMATION

LIGHTING (ORD. 655)
ZONE B, 28.66 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
044401

FARMLAND
NOT MAPPED

TAX RATE AREAS
071-304

- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 38 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- PINE COVE COUNTY WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1006569	ABATEMENT	Aug. 9, 2010

BUILDING PERMITS**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Wed Apr 13 10:18:30 2011
Version 101221



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

Lot Book Report

Order Number: **22832**

Customer:

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

Order Date: 10/15/2010
Dated as of: 10/13/2010
County Name: Riverside

Attn: Brent Steele
Reference: CV10-05829 / E. Ross
IN RE: SNF PROPERTIES

FEE(s):
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 560-031-012-0

Assessments:

Land Value:	\$10,586.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$10,586.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$101.44
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$101.44
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

EXHIBIT NO. C



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

Order Number: 22832
Reference: CV10-05829 / E.

Property Vesting

The last recorded document transferring title of said property

Dated	02/14/2006
Recorded	03/17/2006
Document No.	2006-0192256
D.T.T.	\$11.00
Grantor	Edwina A. Henderson, a married woman as her sole and separate property
Grantee	SNF Properties, LLC

Deeds of Trust

No Deeds of Trust of Record

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Legal Description

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

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5, SOUTH, RANGEL 2 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

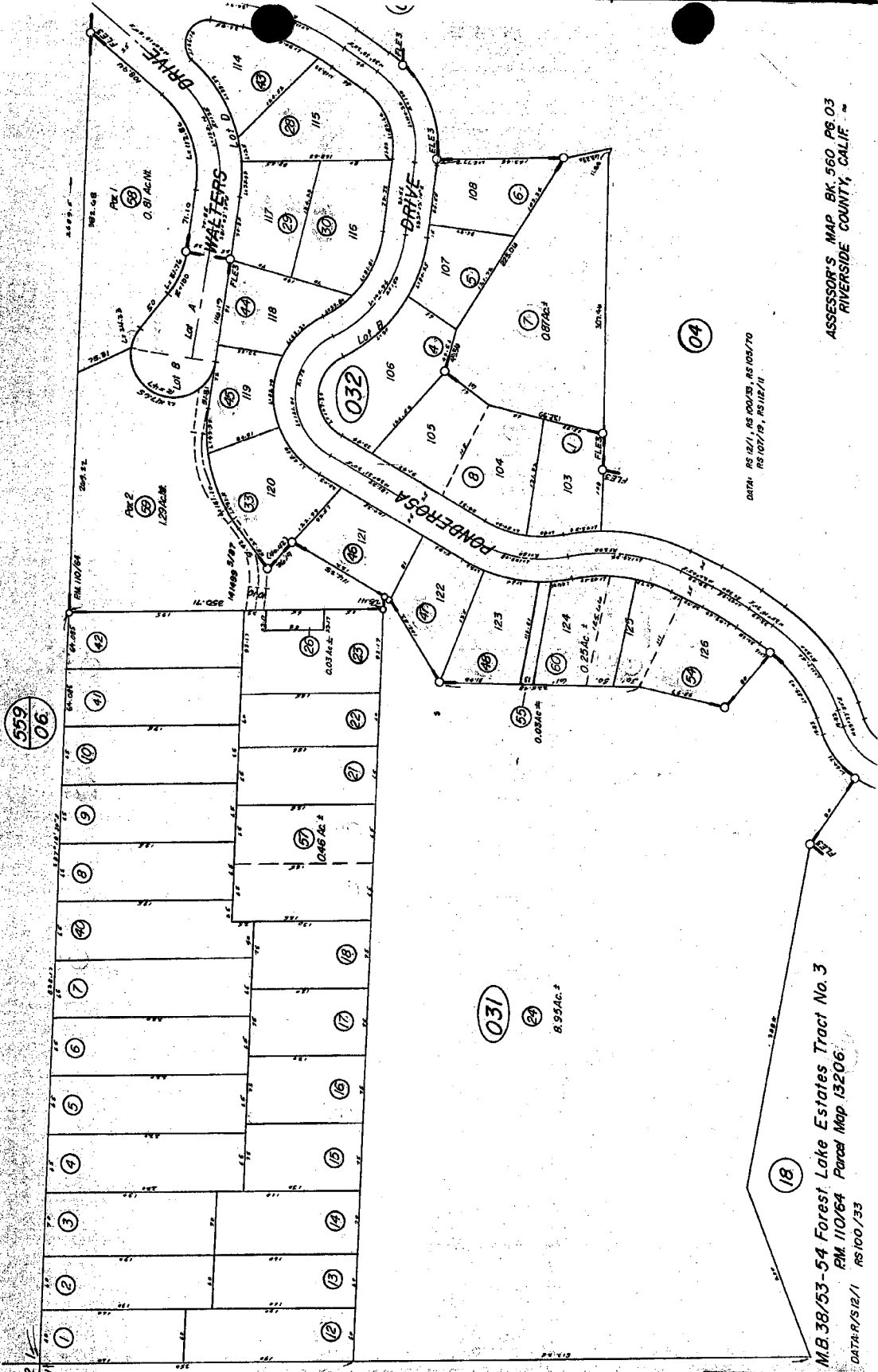
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 87° 18' 30" EAST, 60.00 FEET ALONG THE NORTHERLY LINE OF SAID SECTION; THENCE SOUTH 00° 52' 30" EAST, 160.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87° 18' 30" WEST, 60.00 FEET TO THE WESTERLY LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 190 FEET TO THE SOUTHWESTERLY CORNER OF THE NORTHERLY 350 FEET OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 350 FEET, 60 FEET; THENCE NORTHERLY IN A DIRECT LINE 190 FEET TO THE TRUE POINT OF BEGINNING.

560-03
23-23-10

T. C. A. 071-304

POR. NW1/4 NW1/4 SEC. 12, T. 5S, R. 2E

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



559
06

559
16

031

04

18

DATE	OLD NO.	NEW NO.
5/79	011	091-092
11-79	60	58-59
12-79	31-32	54
3/79	031-49	55-56
5/80	031-49	55-56
6/81	031-49	57
12/82	031-49	58
5/83	031-49	59
8/83	031-49	032-007
6/04	2.1	032-0

DATA: RS 12/1, RS 100/25, AS 104/70
RS 107/19, RS 112/11

M.B. 38/53-54 Forest Lake Estates Tract No. 3
RM 110/64 Parcel Map 13206
DATA-R/S 12/1 RS 100/33

ASSESSOR'S MAP BK. 560 PS 03
RIVERSIDE COUNTY, CALIF.

RECORDING REQUESTED BY:
LAWYERS TITLE COMPANY

AND WHEN RECORDED MAIL TO:
SNF Properties, LLC
P.O. BOX 1630
IDYLLWILD, CA 92549

Order No.: 7122952-23
Escrow No.: ID-01244-JG
A.P.N.: 560-031-012-0
TRA: 071-304

DOC # 2006-0192256
03/17/2006 08:00A Fee: 23.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		3			/		1	
									4
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

SPACE A
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$11.00 CITY TRANSFER TAX IS \$.00
[XX] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[XX] unincorporated area [] City of AND

13 T
LA

7122952-23

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
EDWINA A. HENDERSON, a married woman as her sole and separate property
hereby GRANT(S) to **SNF PROPERTIES, LLC**

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

**THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SAN BERNARDINO BASE MERIDIAN, AS MORE PARTICULARLY
DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Dated: February 14, 2006

Sp. Colorado
STATE OF CALIFORNIA
COUNTY OF La Plata

} ss.

On Feb. 21, 2006 before me
Shawntae Camacho
Notary Public, personally appeared

Edwina A. Henderson
EDWINA A. HENDERSON

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]
Signature of Notary

Commission Expiration Date: 8-25-09

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: SNF PROPERTIES, LLC P.O. BOX 1630, IDYLLWILD, CA 92549

PENALTY OF PERJURY FOR NOTARY SEAL

(GOVERNMENT CODE 27361.7)

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

NAME OF NOTARY: SHAWNTAE CAMACHO

DATE COMMISSION EXPIRES: AUG. 25, 2009

COUNTY WHERE BOND IS FILED (if applicable): LA PLATA

STATE WHERE BOND IS FILED: COLORADO

COMMISSION NUMBER (if applicable):

PLACE OF EXECUTION: SAN BERNARDINO, CA
(CITY & STATE)

DATE: 3-13-06

SIGNATURE: *Dan McVicker*

PRINT NAME: DAN McVICKER

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of the Northwest quarter of Section 12, Township 5, South, Rangel 2 East, San Bernardino Base and Meridian in the County of Riverside, State of California, described as follows:

Beginning at the Northwest corner of said Section 12;
Thence South $87^{\circ} 18' 30''$ East, 60.00 feet along the Northerly line of said Section;
Thence South $00^{\circ} 52' 30''$ East, 160.00 feet to the true point of beginning;
Thence North $87^{\circ} 18' 30''$ West, 60.00 feet to the Westerly line of said Section;
Thence Southerly along said Westerly line, 190 feet to the Southwesterly corner of the Northerly 350 feet of said Northwest quarter;
Thence Easterly along the Southerly line of said Northerly 350 feet, 60 feet;
Thence Northerly in a direct line 190 feet to the true point of beginning.



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV10-06569 / Brenda Peeler
 IN RE: SNF PROPERTIES

Order Number: **23295**

Order Date: 3/31/2011

Dated as of: 3/23/2011

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: Vacant Land

CA

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

All exceptions are as follows:

Assessor's Parcel No. : 560-031-012-0

Assessments:	Land Value:	\$10,586.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$10,586.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$101.44
Penalty	\$10.14
Status	NOT PAID-DELINQUENT
Second Installment	\$101.44
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)
Prior Delinquencies for tax defaulted year(s)	2007-2009 and 2005 Supplemental Bill# 052440251-9
Redemption Amount	\$904.41
If paid by	04/30/2011



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

Order Number: 23295

Reference: CV10-06569 / Bre

Notice of Non-Compliance filed by
In the matter of the property of
Case No.
Recorded
Document No.

County of Riverside Department of Code Enforcement
SNF Prop
CVCV10-05829
10/27/2010
2010-0514184

Notice of Non-Compliance filed by
In the matter of the property of
Case No.
Recorded
Document No.

County of Riverside Department of Code Enforcement
S N F Prop
CV10-06569
11/05/2010
2010-0534057

NO OTHER EXCEPTIONS

When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155



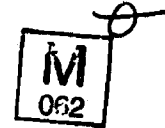
S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC					T:	CTY	UNI	062	

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)

SNF PROP)

Case No.: CVCV10-05829



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 15.08.010) described as Unpermitted Occupancy. Such Proceedings are based upon the noncompliance of such real property, located at Parcel East of 52993 Manzanita Dr., Pine Cove, CA, and more particularly described as Assessor's Parcel Number 560-031-012 and having a legal description of 0.26 Acres, T5SR2E, SEC 12, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.08.010).

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, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer C. Forrey (951) 600-6140.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 10/21/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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.

Elizabeth B. Ross
Commission #1838743 Comm. Expires March 12, 2013



When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC						T:	CTY	UNI	043

NOTICE OF NONCOMPLIANCE

Handwritten initials M

In the matter of the Property of)
S N F Prop)

Case No.: CV10-06569

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.12.040) described as Excessive outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at Parcel East of 52963 Manzanita Drive, Idyllwild, CA, and more particularly described as Assessor's Parcel Number 560-031-012 and having a legal description of .26 ACRES IN POR NW 1/4 OF SEC 12 T5S R2E, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.12.040).

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, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer C. Forrey (951) 600-6140.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: *Hector Viray*
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

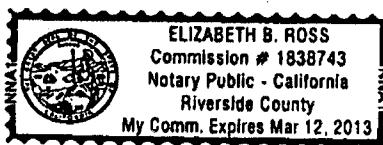
State of California)
County of Riverside)

On 10/29/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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/hers/their authorized capacity(ies), and that by his/hers/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.

Elizabeth B. Ross
Commission #1838743 Comm. Expires March 12, 2013



SITE PLAN: Case # CV-1006569

OWNER(S): SNF PROP

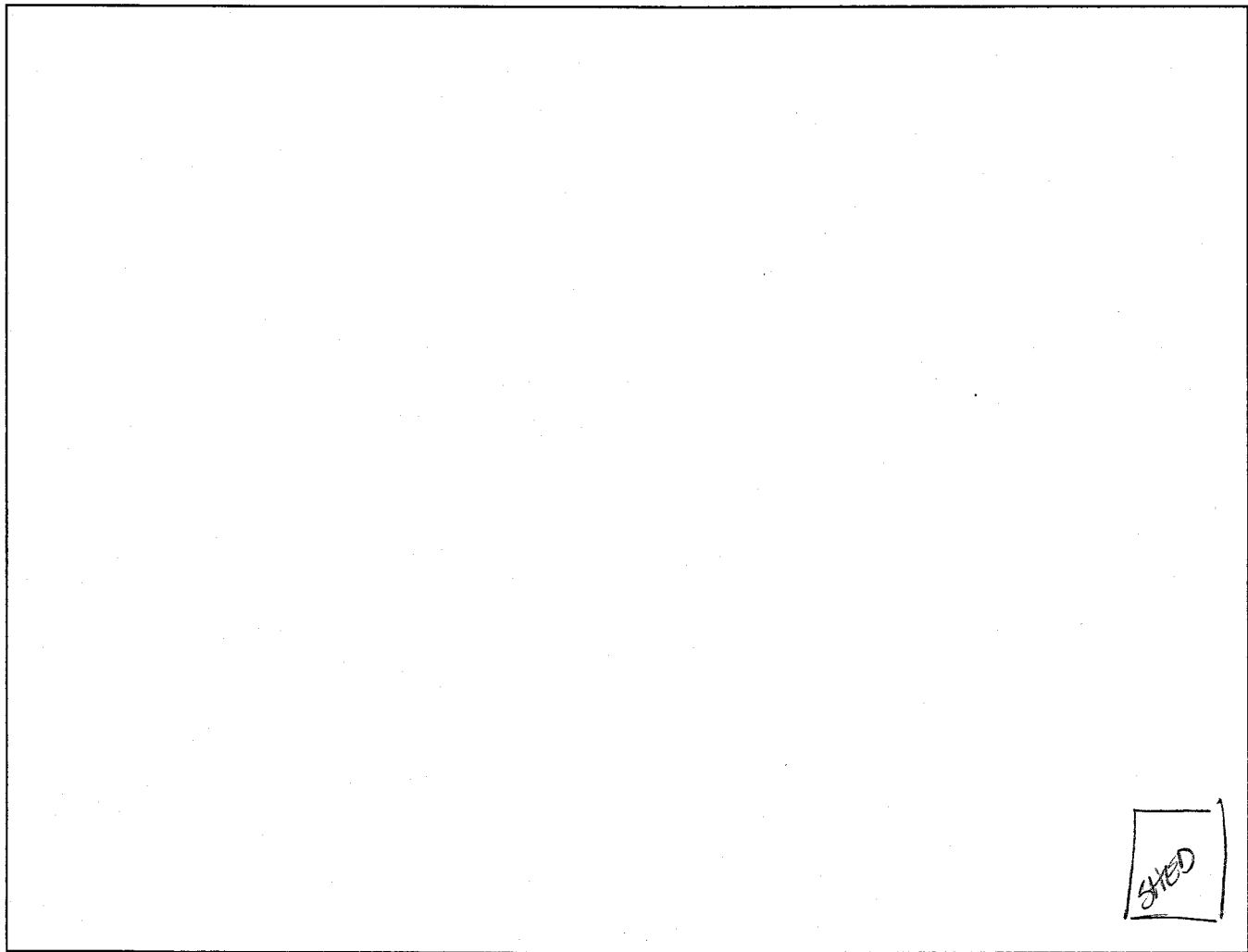
SITE ADDRESS: Parcel E/O 52963 Manzanita Dr., PINE COVE

ASSESSOR'S PARCEL: 560-031-012

ACREAGE: 0.259999

NORTH ARROW: ← N

REAR PROPERTY LINE



FRONT PROPERTY LINE: Parcel E/O 52963 Manzanita Dr., PINE COVE

PREPARED BY: C. FORREY DATE: 03-11-11

EXHIBIT NO. D

Code Enforcement Case: CV1006569

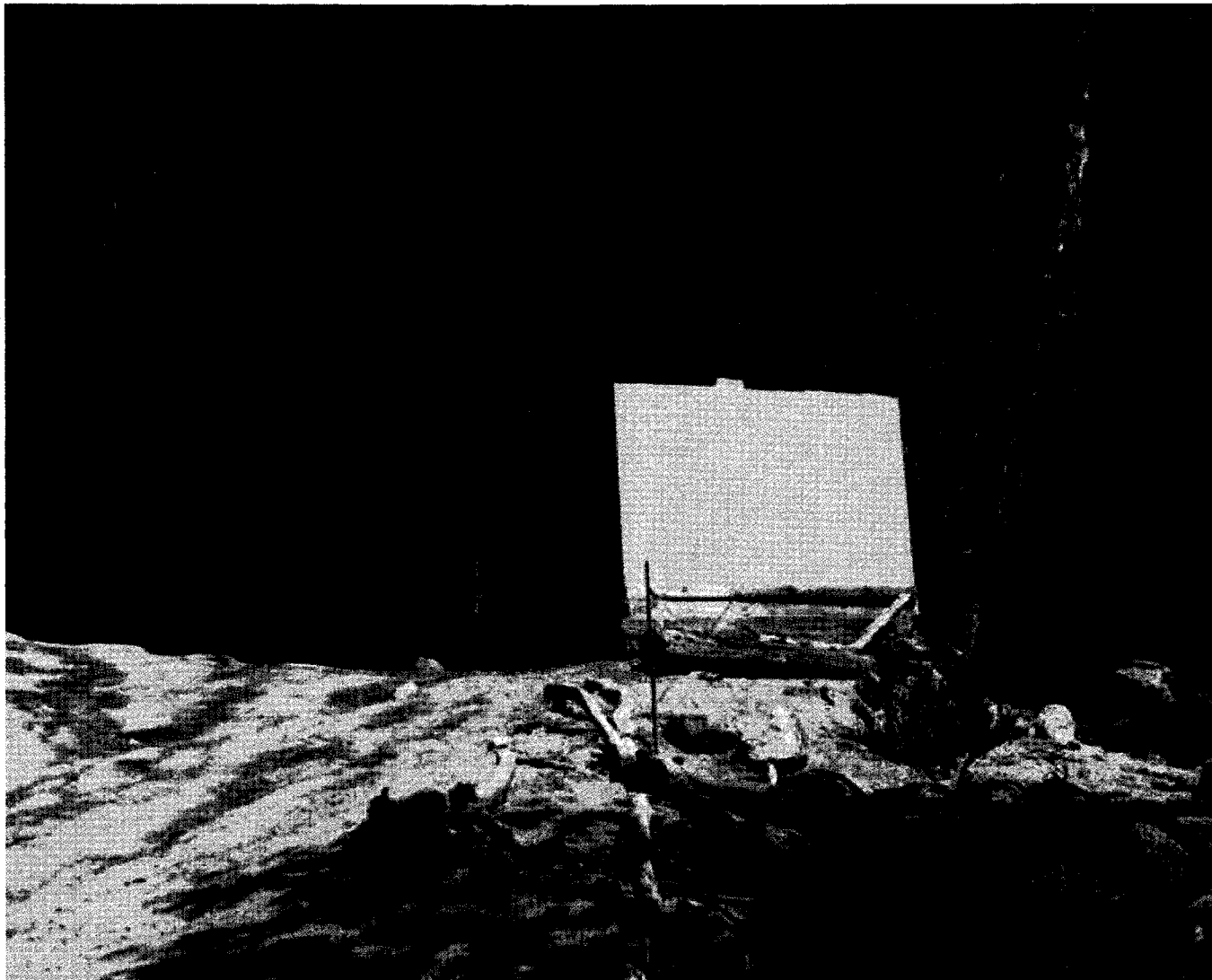
Printed on: 03/11/2011

Photographs



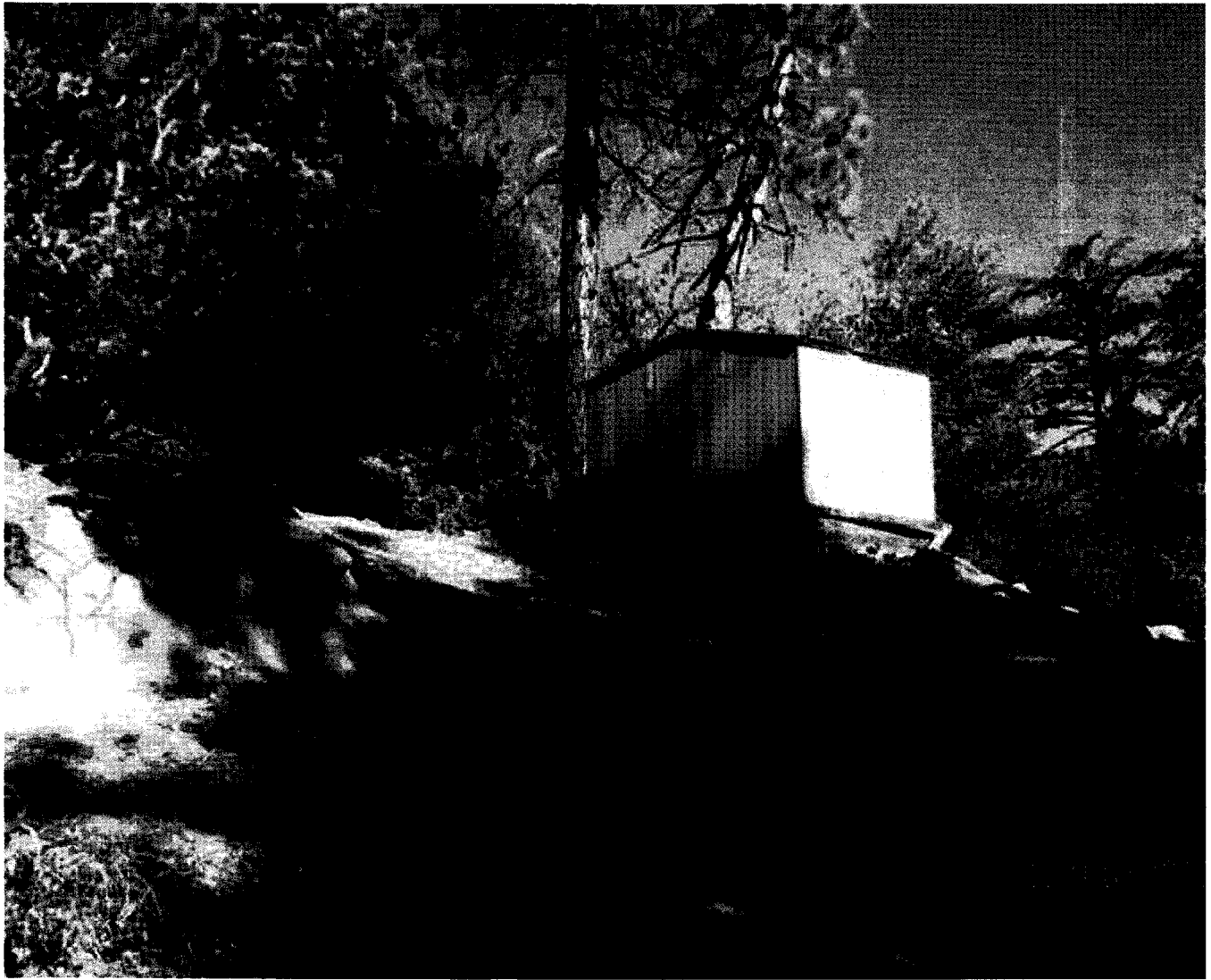
CForrey / Posted NOV on storage shed - 09/21/2010

EXHIBIT NO. D²



CForrey / Storage shed on Southwest corner of property - 09/21/2010

EXHIBIT NO. D³



CForrey / Shed still on property - 12/08/2010

EXHIBIT NO. D⁴



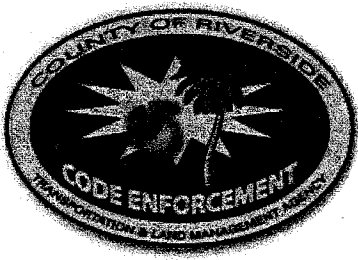
Cforrey / Shed still on property - 01/12/2011

EXHIBIT NO. DS



CForrey / Shed still on property - 03/09/2011

EXHIBIT NO. D⁶



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10-06569

THE PROPERTY AT: Parcel E/o 52993 MANZANITA, 104LUWILD APN#: 560-031-012

WAS INSPECTED BY OFFICER: C. FORREY ID#: 93 ON 09-21-10 AT 11:25 am/pm

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

<input type="checkbox"/> 5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/> 17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="checkbox"/> 8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/> 17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/> 15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/> 17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/> 15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="checkbox"/> 17. (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/> 15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/> 17. (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/> 15.48.010 (RCO 457)	Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="checkbox"/> 17.12.040 (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>5</u> square feet at the rear of the property. <u>STORAGE SHED</u>
<input type="checkbox"/> 15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>	
		<input type="checkbox"/>	

COMMENTS: NO STORAGE ALLOWED ON VACANT, UNIMPROVED PROPERTY

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 10-21-10. 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 \$ _____ 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



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

March 11, 2011

RE CASE NO: CV1006569

I, Carol Forrey, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 09/21/10 at 11:25 am, I securely and conspicuously posted NOTICE OF VIOLATION FOR RCC 17.12.040 - EXCESSIVE OUTSIDE STORAGE - SHED ON VACANT PROPERTY at the property described as:

Property Address: Parcel E/O 52963 Manzanita Dr., PINE COVE

Assessor's Parcel Number: 560-031-012

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

Executed on March 11, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

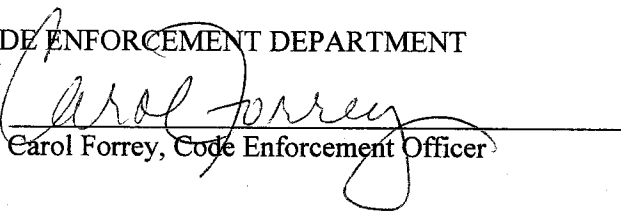
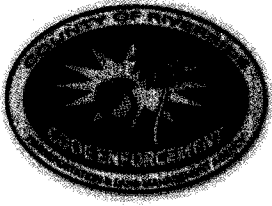

By: Carol Forrey, Code Enforcement Officer

EXHIBIT NO. E2



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

September 22, 2010

SNF PROP
P O BOX 1630
IDYLLWILD, CA 92549

RE CASE NO: CV1006569 at , PINE COVE, California, Assessor's Parcel Number 560-031-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at , PINE COVE California, Assessor's Parcel Number 560-031-012, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove or reduce all outside storage to zero. (Storage shed on vacant land)

COMPLIANCE MUST BE COMPLETED BY October 21, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

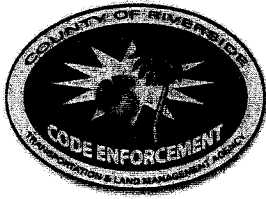
YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Carol Forrey, Code Enforcement Officer

EXHIBIT NO. _____

E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1006569

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 22, 2010, I served the following document(s):

NOTICE RE: NOTICE OF VIOLATION

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

SNF PROP P O BOX 1630, IDYLLWILD, CA 92549

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.

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 22, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

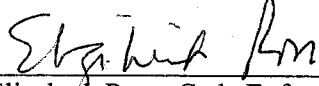

By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. E⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

October 29, 2010

SNF Properties
513 Seabright Ln
Solana Beach, CA 92075-1263

RE CASE NO: CV1006569 at Parcel E/O 52963 Manzanita Dr., PINE COVE, California, Assessor's Parcel Number 560-031-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Parcel E/O 52963 Manzanita Dr., PINE COVE California, Assessor's Parcel Number 560-031-012, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove or reduce all outside storage to zero. (Storage shed on vacant land)

COMPLIANCE MUST BE COMPLETED BY November 27, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

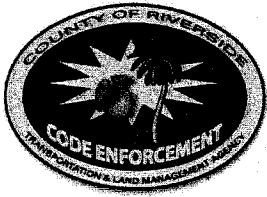
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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

CODE ENFORCEMENT DEPARTMENT

By: Carol Forrey, Code Enforcement Officer

EXHIBIT NO. ES



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1006569

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 October 29, 2010, I served the following document(s):

NOTICE RE: Notice of Violation

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

SNF Properties 513 Seabright Ln, Solana Beach, CA 92075-1263

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.

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 October 29, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Elizabeth Ross
By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. E6



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1006569

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 January 26, 2011, I served the following document(s):

NOTICE RE: Notice of Violation

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

SNF PROPERTIES 514 SEABRIGHT LANE, SOLANA BEACH, CA 92075-1263

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 January 26, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

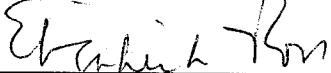
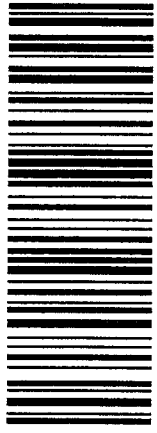

By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT NO. ES

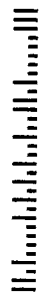
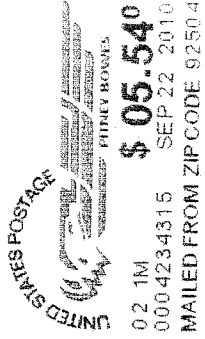
CERTIFIED MAIL™

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39493 LOS ALAMOS RD, SUITE A
MURRIETA, CA 92563



7009 2820 0004 4457 0749

FIRST CLASS



**SNF PROP
P O BOX 163
IDYLLWILD,**

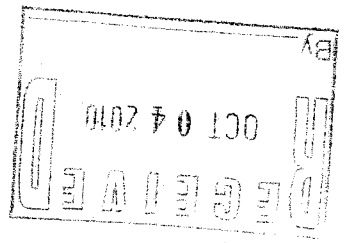
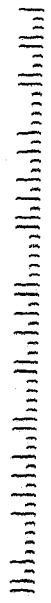
JP
2/17

NIXIE 928 DE 1 00 10/01/10

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 9256300999 *1004-04994-22-99

9254931620503



7009 2820 0004 4457 0749

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®

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

**SNF PROP
P O BOX 1630
IDYLLWILD, CA 92549
CV10-06569 APn: 560**

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. _____

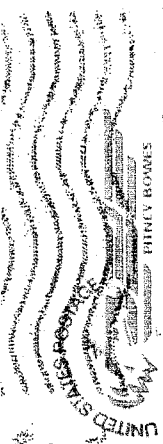
EP

CERTIFIED MAIL

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39494 LOS ALAMOS RD, SUITE A
MURRIETA, CA 92563



7009 2820 0004 4457 1753



02 1A
0004632914 OCT 29 2010
MAILED FROM ZIP CODE 92501
\$ 05.54⁰

REC'D NOV 04 2010



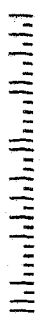
SNF Properties
513 Seabright Ln
Solana Beach, CA

NIXIE 521 DE 1 02 11/02/10

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 92563

*0604-01956-01-09



*No
Srch
X*

7009 2820 0004 4457 1753

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

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

Postmark
Here

SNF Properties
513 Seabright Ln
Solana Beach, CA 92075-1263
CV10-06569 APN: 560

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E10

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39493 LOS ALAMOS RD, SUITE A
MURRIETA, CA 92563

CERTIFIED MAIL™



7009 2250 0001 9042 2177

REC'D FEB 07 2011

SNF PROPERTIES
514 SEABRIC
SOLANA BEA

MLK

NIXIE

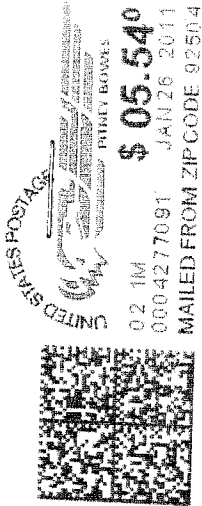
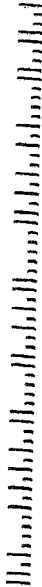
521 DE 1 00 02/08/11

RETURN TO SENDER
ATTEMPTED NOT KNOWN
UNABLE TO FORWARD

EC: 9256350999

90704-10396-25-42

520929999911



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

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

OFFICIAL USE

7009 2250 0001 9042 2177

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

Postmark
Here

SNF PROPERTIES
514 SEABRIGHT LANE
SOLANA BEACH, CA 92075-1263
CV10-06569 APN: 560

EXHIBIT NO. E''

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39493 LOS ALAMOS RD, SUITE A
MURRIETA, CA 92563

NOT A NEWS PAPER

SNF Properties
514 Seabright L
Solana Beach, CA

9256303399

RESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1A
0004632914
MAILED FROM ZIP CODE 92501
FIFTY DOWELS
\$00.382
JAN 26 2011

REC'D FEB 07 2011

NIXIE 421 52 1 00 02/03/11
NOT DELIVERABLE TO SENDER
UNABLE TO FORWARD

BC: 9256350399 *1404-20343-28-05

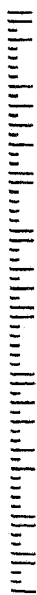


EXHIBIT NO.

FR



When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
/			/						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
10CHGCC						T:	CTY	UNI	093

NOTICE OF NONCOMPLIANCE

o **M**

In the matter of the Property of)
S N F Prop)

Case No.: CV10-06569

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.12.040) described as Excessive outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at Parcel East of 52963 Manzanita Drive, Idyllwild, CA, and more particularly described as Assessor's Parcel Number 560-031-012 and having a legal description of .26 ACRES IN POR NW 1/4 OF SEC 12 T5S R2E, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.12.040).

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, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer C. Forrey (951) 600-6140.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: *Hector Viray*
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 10/29/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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.

Elizabeth B. Ross
Commission #1838743 Comm. Expires March 12, 2013

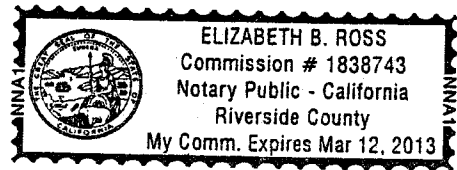


EXHIBIT NO. *F*

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



KATHERINE A. LIND
Assistant County Counsel

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

June 8, 2011

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

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

Case No.: CV10-06569
APN: 560-031-012; SNF PROPERTIES LLC
Property: 52993 Manzanita, Idyllwild

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 (RCC Title 17) and 725 (RCC Title 1) to consider the abatement of the excess outside storage located on the SUBJECT PROPERTY described as 52993 Manzanita, Idyllwild, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 560-031-012.

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

SAID HEARING will be held on **Tuesday, June 28, 2011, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

You are encouraged to contact Supervising Code Enforcement Officer Hector Viray at (951) 600-6140 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 7:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

PAMELA J. WALLS
Riverside County Counsel

L. Alexandra Fong
Deputy County Counsel

EXHIBIT NO. 6

1 **PROOF OF SERVICE**

2 Case No. CV10-06569

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 June 8, 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)**

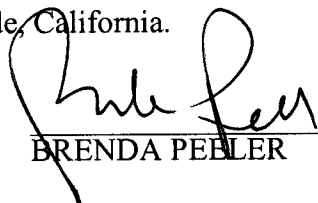
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
16 California, in the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

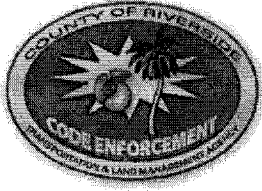
19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the
20 above is true and correct.**

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 June 8, 2011, at Riverside, California.

24 
25 _____
26 BRENDA PEELER

27
28 EXHIBIT NO. 6³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

June 17, 2011

RE CASE NO: CV1006569

I, Carol Forrey, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 06/17/11 at 11:59AM, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

Property Address: Parcel E/O 52963 Manzanita Dr., PINE COVE

Assessor's Parcel Number: 560-031-012

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

Executed on June 17, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Carol Forrey, Code Enforcement Officer

EXHIBIT NO. 54