

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

401B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
July 14, 2011

**SUBJECT:** Statement of Abatement Costs [Case Nos. CV00-2884, CV07-4834, CV08-03258 & CV09- 02771]  
Subject Property: 19755 Smith Road, Perris; RAMIREZ  
APN: 285-190-014  
District One

Departmental Concurrence

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

- 1) assess the reasonable costs of abatement of a public nuisance (construction without permits, excessive outside storage, unpermitted land use and grading) in the above-referenced matter to be **two thousand, two hundred six dollars (US \$2,206.00)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

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

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

<b>SOURCE OF FUNDS:</b>	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**

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

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$500.00.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: July 26, 2011  
xc: Co. Co., CED, Prop. Owner

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

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

9.3

Statement of Abatement Costs [Case Nos. CV00-2884, CV07-4834, CV08-03258 & CV09- 02771]

Subject Property: 19755 Smith Road, Perris; RAMIREZ

APN: 285-190-014

District: One

Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Multiple Notices of Violation and Administrative Citations were issued. Subsequently, with regard to Case Nos. CV00-02884, CV07-4834 & CV09-02771 the violations were brought into compliance. Additionally, with regard to Case No. CV08-03258, a Notice of Noncompliance was recorded on May 28, 2008, as document number 2008-0289545, and case was subsequently closed.

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

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

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case Nos. CV00-2884, CV07-4834, CV08-03258 & CV09-02771]  
Subject Property: 19755 Smith Road, Perris; RAMIREZ  
APN: 285-190-014  
District One

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

**Hearing Date: JULY 26, 2011**

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting .....	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents .....	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, Apr. 25, 2011 .....	Exhibit C
Lot Book Report .....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment .....	Exhibit E
Request for Hearing .....	Exhibit 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

July 13, 2011

# NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS

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

Subject Property: 19755 Smith Road, Perris  
Case Nos.: CV00-2884, CV07-4834, CV08-03258 &  
CV09-02771  
APN: 285-190-014; RAMIREZ

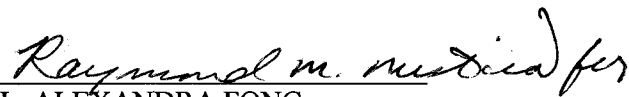
**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, July 26, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved construction without permits, unpermitted land use, excessive outside storage and unpermitted grading on your real property commonly described as 19755 Smith Road, Perris, and more particularly described as Assessor's Parcel Number 285-190-014.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **two thousand, two hundred six dollars (US \$2,206.00)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Brian Black at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

**You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
County Counsel

  
L. ALEXANDRA FONG  
Deputy County Counsel

Enclosure: Statement of Abatement Costs

EXHIBIT NO.     A



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA. 92570

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
04/25/2011	CV002884- INV #101128.	800.00	800.00
08/06/2001	CV002884:A02363- INV #6007. A02363	300.00	1,100.00
09/19/2001	PMT #3032. A02363	-300.00	800.00
04/25/2011	CV074834- INV #101127.	522.80	1,322.80
08/06/2007	CV074834:A23103- INV #6008. A23103	100.00	1,422.80
08/21/2007	PMT #6574. A23103	-100.00	1,322.80
04/25/2011	CV0803258- INV #101126.	326.60	1,649.40
04/25/2008	CV0803258:A29776- INV #6009. A29776	100.00	1,749.40
05/20/2008	PMT #7517. A29776	-100.00	1,649.40
04/25/2011	CV0902771- INV #101125.	456.60	2,106.00
06/09/2009	CV0902771:A30577- INV #6010. A30577	100.00	2,206.00
		<b>Total Now Due</b>	<b>\$2,206.00</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

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

  
Code Enforcement Department

EXHIBIT NO. A2

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101125

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

Case Number	District	Class
CV0902771	1	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
4/21/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/9/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/19/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			141.30
4/25/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
4/25/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

<b>Subtotal</b>	\$456.60
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$456.60

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

EXHIBIT NO.     A3

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101126

Case Number	District	Class
CV0803258	1	SOAC

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
4/8/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/3/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

**Subtotal** \$326.60

**Payments/Credits** \$0.00

**Total Now Due** \$326.60

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

  
Code Enforcement Department

EXHIBIT NO. AY

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101127

Case Number	District	Class
CV074834	1	SOAC

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
6/28/2007	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
7/3/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
8/6/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/7/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
9/12/2007	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/18/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
10/31/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

**Subtotal** \$522.80

**Payments/Credits** \$0.00

**Total Now Due** \$522.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

Code Enforcement Department

EXHIBIT NO. AS



**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101128

Case Number	District	Class
CV002884	1	SOAC

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/29/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
6/4/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
7/30/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
7/31/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
8/6/2001	Officer Hours	Labor Charges - Officer Time	1.5	70.00	105.00
8/7/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
9/12/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
9/19/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
10/22/2001	Officer Hours	Labor Charges - Officer Time	2	70.00	140.00
1/11/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
1/14/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
2/6/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

<b>Subtotal</b>	<b>\$800.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total Now Due</b>	<b>\$800.00</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

EXHIBIT NO.                      *AG*

## NOTICE LIST

Subject Property: 19755 Smith Road, Perris; Case Nos.: CV00-2884,  
CV07-4834, CV08-03258 & CV09-02771;  
APN: 285-190-014; District One

MELCHOR RAMIREZ  
19755 SMITH ROAD  
PERRIS CA 92570

CITIMORTGAGE INC  
C/O CR TITLE SERVICES INC  
1000 TECHNOLOGY DRIVE MS 314  
O'FALLON MO 63368

WASHINGTON MUTUAL BANK FA  
400 EAST MAIN STREET  
STOCKTON CA 95290

OFFICE OF RIVERSIDE COUNTY COUNSEL  
3960 ORANGE STREET SUITE 500  
RIVERSIDE CA 92501  
ATTN GLENN BELOIAN

EXHIBIT NO.          **A7**

**PROOF OF SERVICE**

Case Nos. CV00-2884, CV07-4834, CV08-03258 & CV09-02771

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 13, 2011, I served the following document(s):

- **NOTICE OF HEARING RE: SUMMARY OF ABATEMENT COSTS**
- **SUMMARY OF ABATEMENT COSTS**
- **STATEMENT OF ABATEMENT COSTS**
- **ADMINISTRATIVE CITATION(S)**
- **NOTICE LIST**

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

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

XX **BY 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 on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

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

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

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

EXECUTED ON July 13, 2011, at Riverside, California.

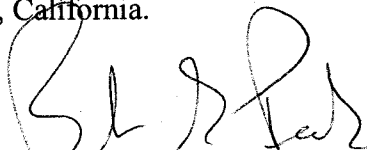
  
\_\_\_\_\_  
BRENDA G. PEELER

EXHIBIT NO. AS



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

July 14, 2011

RE CASE NO: CV002884

I, Marco Diaz, hereby declare:

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

That on 07/14/2011 at 9:03am, I securely and conspicuously posted a NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

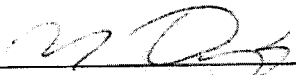
**Property Address:** 19755 SMITH RD, PERRIS

**Assessor's Parcel Number:** 285-190-014

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

Executed on July 14, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Marco Diaz, Code Enforcement Technician

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

EXHIBIT NO.                     

A9



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

July 14, 2011

RE CASE NO: CV074834

I, Marco Diaz, hereby declare:

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

That on 07/14/2011 at 9:03am, I securely and conspicuously posted a NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

**Property Address:** 19755 SMITH RD, PERRIS

**Assessor's Parcel Number:** 285-190-014

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

Executed on July 14, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Marco Diaz, Code Enforcement Technician

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

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

A10



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

July 14, 2011

RE CASE NO: CV0803258

I, Marco Diaz, hereby declare:

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

That on 07/14/2011 at 9:03am, I securely and conspicuously posted a NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

**Property Address:** 19755 SMITH RD, LAKE MATHEWS

**Assessor's Parcel Number:** 285-190-014

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

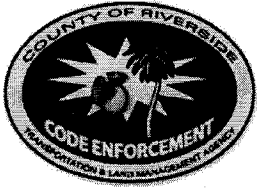
Executed on July 14, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
\_\_\_\_\_  
By: Marco Diaz, Code Enforcement Technician

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

EXHIBIT NO.     A<sup>11</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

July 14, 2011

RE CASE NO: CV0902771

I, Marco Diaz, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501 .

That on 07/14/2011 at 9:03am, I securely and conspicuously posted a NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

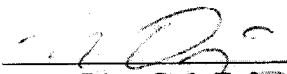
**Property Address:** 19755 SMITH RD, PERRIS

**Assessor's Parcel Number:** 285-190-014

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

Executed on July 14, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Marco Diaz, Code Enforcement Technician

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501  
(951) 955-2004 • FAX (951) 955-8680

EXHIBIT NO.          **A12**



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA. 92570

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
04/25/2011	CV002884- INV #101128.	800.00	800.00
08/06/2001	CV002884:A02363- INV #6007. A02363	300.00	1,100.00
09/19/2001	PMT #3032. A02363	-300.00	800.00
04/25/2011	CV074834- INV #101127.	522.80	1,322.80
08/06/2007	CV074834:A23103- INV #6008. A23103	100.00	1,422.80
08/21/2007	PMT #6574. A23103	-100.00	1,322.80
04/25/2011	CV0803258- INV #101126.	326.60	1,649.40
04/25/2008	CV0803258:A29776- INV #6009. A29776	100.00	1,749.40
05/20/2008	PMT #7517. A29776	-100.00	1,649.40
04/25/2011	CV0902771- INV #101125.	456.60	2,106.00
06/09/2009	CV0902771:A30577- INV #6010. A30577	100.00	2,206.00
		<b>Total Now Due</b>	<b>\$2,206.00</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

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


  
Code Enforcement Department

EXHIBIT NO.   B



**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101125

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

Case Number	District	Class
CV0902771	1	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
4/21/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/9/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/19/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			141.30
4/25/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
4/25/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

<b>Subtotal</b>	\$456.60
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$456.60

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

  
Code Enforcement Department

EXHIBIT NO. B2

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101126

Case Number	District	Class
CV0803258	1	SOAC

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
4/8/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/3/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

<b>Subtotal</b>	\$326.60
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$326.60

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

EXHIBIT NO.     B3

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101127

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

Case Number	District	Class
CV074834	1	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
6/28/2007	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
7/3/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
8/6/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/7/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
9/12/2007	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/18/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
10/31/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

<b>Subtotal</b>	\$522.80
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$522.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

EXHIBIT NO.       B4

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101128

Case Number	District	Class
CV002884	1	SOAC

Property Address	
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570	

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/29/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
6/4/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
7/30/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
7/31/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
8/6/2001	Officer Hours	Labor Charges - Officer Time	1.5	70.00	105.00
8/7/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
9/12/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
9/19/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
10/22/2001	Officer Hours	Labor Charges - Officer Time	2	70.00	140.00
1/11/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
1/14/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
2/6/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

**Subtotal** \$800.00

**Payments/Credits** \$0.00

**Total Now Due** \$800.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

  
Code Enforcement Department

EXHIBIT NO. 35

CITATION CENTER

Home

- New Search
- Payments & Refunds +
- Citation Changes +
- Adjudication +
- Receipt +
- Add Note
- Hot Sheet
- Reports

Found Citations:

A23103 Submit

General Information

Citation: <b>A23103</b>	Date: <b>08/06/07</b>	Time: <b>10:50 AM</b>
Amt Owing this Citation: <b>\$0.00</b>	This Person: <b>\$0.00</b>	This Plate:
Issuing Agency: <b>RE-Riverside County Code Enforcement Dept.</b>	Dept: <b>Code Enforcement</b>	
Status: <b>08/21/07: Paid In Full</b>		
Number: <b>1 of 1</b>		

Responsible Party Information

Name: <b>RAMIREX, MELCHOR</b>
Address: <b>19755 SMITH RD</b>
City/State/Zip: <b>PERRIS, CA 92570</b>

Show all Panels | Hide all Panels

Citation Information

Location: <b>19755 SMITH RD, PERRIS</b>	Case: <b>CV07-4834</b>	Badge #: <b>45</b>
Comments:		

Violation Information

Code	Description	Amount
<b>17.32.010</b>	<b>Unpermitted landuse</b>	<b>\$100.00</b>

Fee History

Payment History

Date on Check	Date Received	Type	Num	Location	Amount
	<b>8/21/2007</b>	<b>Check</b>	<b>2103</b>	<b>Revenue Experts</b>	<b>\$100.00</b>

Notice History

Appeal History

Responsible Party History

Citation History

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

*B6*

Home

- [New Search](#)
- [Payments & Refunds](#)
- [Citation Changes](#)
- [Adjudication](#)
- [Receipt](#)
- [Add Note](#)
- [Hot Sheet](#)
- [Reports](#)

Found Citations:

A29776

**General Information** ?

Citation: **A29776**      Date: **04/25/08**      Time: **02:50 PM**  
 Amt Owing this Citation: **\$0.00**      This Person: **\$0.00**      This Plate:  
 Issuing Agency: **RE-Riverside County Code Enforcement Dept.**      Dept: **Code Enforcement**  
 Status: **05/15/08: Paid In Full**  
 Number: **1 of 1**

**Responsible Party Information**

Name: **RAMIREZ, MELCHOS**  
 Address: **19755 SMITH RD**  
 City/State/Zip: **PERRIS, CA 92507**

[Show all Panels](#) | [Hide all Panels](#)

**Citation Information**

Location: **1: 19755 SMITH RD**      Case: **CV0803258**      Badge #: **45**  
 Comments:

**Violation Information**

Code	Description	Amount
15.12	Grading w/o a permit	\$100.00

**Fee History**

**Payment History**

Date on Check	Date Received	Type	Num	Location	Amount
5/12/2008	5/15/2008	Check	2181	Data Ticket	\$100.00

**Notice History**

**Appeal History**

**Responsible Party History**

**Citation History**

[Home](#) | [Log Out](#) | [Help](#)

EXHIBIT NO.           B7

CITATION CENTER

Home

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:

A30577

General Information ?

Citation: A30577	Date: 06/09/09	Time: 01:55 PM
Amt Owing this Citation: \$100.00		This Person: \$100.00
This Plate:		
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement	
Status: OPEN: Noticed (sent to FTB)		
Number: 1 of 1		

Responsible Party Information

Name: RAMIREZ, MELCHOR
Address: 19755 SMITH RD
City/State/Zip: PERRIS, CA 92570

Show all Panels | Hide all Panels

Citation Information

Location: 19755 SMITH RD DIS 1	Case: CV0902771	Badge #: 43
Comments:		

Violation Information

Code	Description	Amount
17.32.010	Unpermitted landuse	\$100.00

Fee History

Payment History

Date on Check	Date Received	Type	Num	Location	Amount
---------------	---------------	------	-----	----------	--------

Notice History

Appeal History

Responsible Party History

Citation History

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EXHIBIT NO. 38



# INVOICE

<b>Order Number:</b> 24051	<b>Order Date:</b> 5/23/2011
----------------------------	------------------------------

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV00-2884, CV07-4834, CV08-03258, & CV09-02771  
IN RE: RAMIREZ, MELCHOR

Product and/or Service ordered for Property known as:	
<b>19755 Smith Road</b>	
<b>Perris, CA 92570</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$120.00
<b>TOTAL DUE:</b>	<b>\$120.00</b>

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. BA



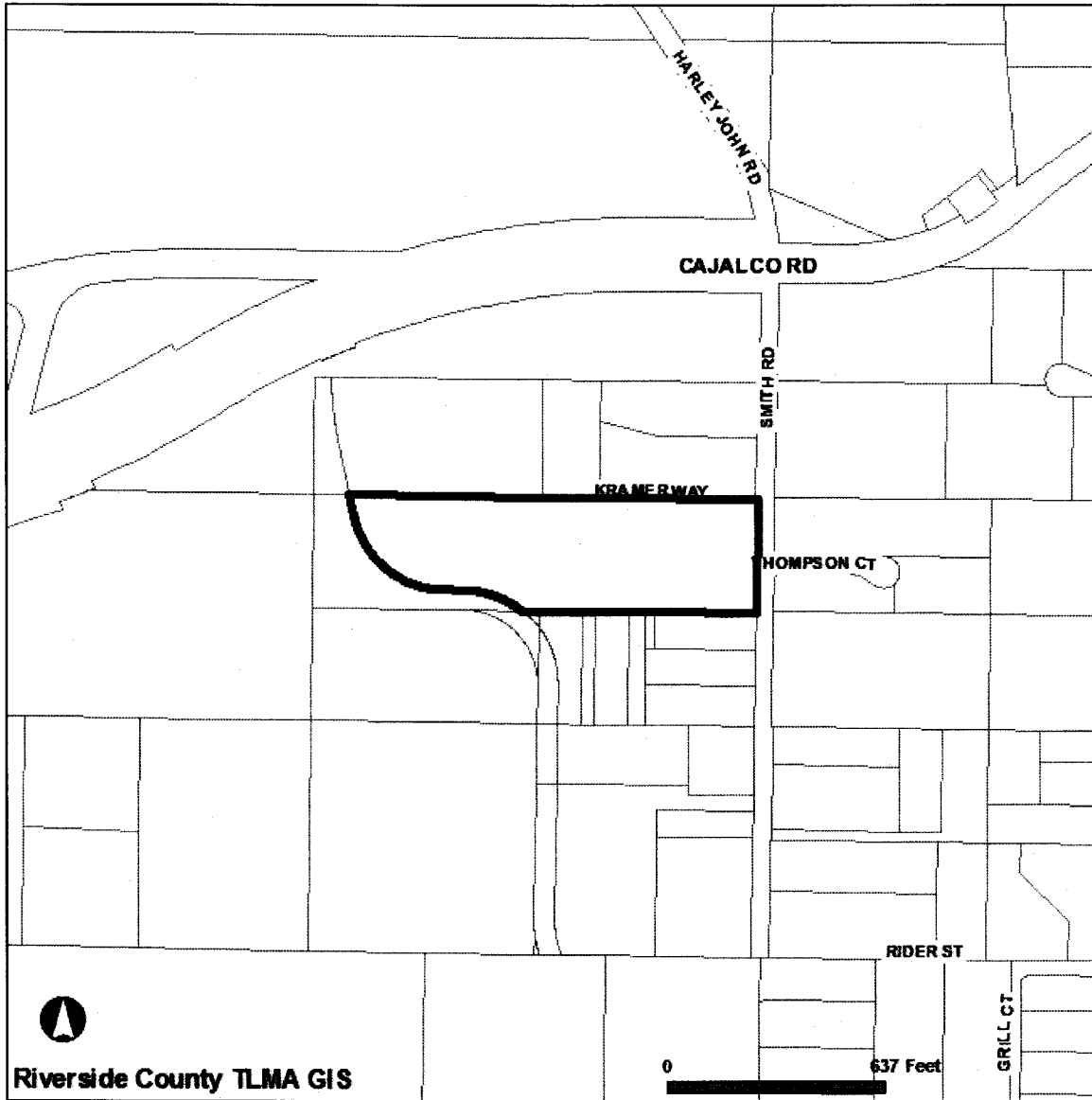
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #285190014-2		Parcel # 285190014-2	
<b>Assessee:</b>	RAMIREZ MELCHOR	<b>Land</b>	92,512
<b>Mail Address:</b>	19755 SMITH RD	<b>Structure</b>	37,481
<b>City, State Zip:</b>	PERRIS CA 92570	<b>Full Value</b>	129,993
<b>Real Property Use Code:</b>	MF	<b>Total Net</b>	129,993
<b>Base Year</b>	2001		
<b>Conveyance Number:</b>	1038616		
<b>Conveyance (mm/yy):</b>	12/2005		
<b>PUI:</b>	M020000		
<b>TRA:</b>	98-035		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	1979 REDMAN FLAMINGO		
<b>ID Data:</b>	SEE ASSESSOR MAPS		
<b>Situs Address:</b>	19755 SMITH RD PERRIS CA 92570		

**View Parcel Map**

EXHIBIT NO.     C

RIVERSIDE COUNTY GIS



Selected parcel(s):  
285-190-014

**\*IMPORTANT\***

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

STANDARD REPORT

**APNs**

285-190-014-2

**OWNER NAME / ADDRESS**

MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
19755 SMITH RD  
PERRIS CA. 92570

EXHIBIT NO.           C2

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 8.06 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 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)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR5W SEC 12

**ELEVATION RANGE**

1512/1532 FEET

**PREVIOUS APN**

285-190-001

---

***PLANNING***

---

**LAND USE DESIGNATIONS**Zoning not consistent with the General Plan.  
RC-VLDR**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 5086)

**ZONING DISTRICTS AND ZONING AREAS**

CAJALCO 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**  
D**WRMSHCP CELL NUMBER**2323  
2324**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE**VEGETATION (2005)**Agricultural Land  
Developed/Disturbed Land***FIRE*****HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

***DEVELOPMENT FEES*****CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

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

LAKE MATHEWS

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

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

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

***TRANSPORTATION*****CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

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**

57

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

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

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

LOW

MODERATE

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH A).

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

LOW POTENTIAL.

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

---

## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

VAL VERDE UNIFIED

### **COMMUNITIES**

LAKE MATHEWS

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

ZONE B, 43.23 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042903

### **FARMLAND**

LOCAL IMPORTANCE

OTHER LANDS

### **TAX RATE AREAS**

098-035

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE

- METRO WATER WEST 1302999
- 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
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	undefined	undefined

REPORT PRINTED ON...Mon Apr 25 08:31:51 2011  
Version 101221



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

## Lot Book Report

Order Number: **24051**

**Customer:**

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

Order Date: 5/23/2011  
 Dated as of: 5/20/2011  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV00-2884, CV07-4834, CV08-03258, & CV09-0  
 IN RE: RAMIREZ, MELCHOR

FEE(s):  
 Report: \$120.00

Property Address: 19755 Smith Road  
 Perris CA 92570

Assessor's Parcel No. : 285-190-014-2

**Assessments:**

Land Value:	\$92,512.00
Improvement Value:	\$37,481.00
Exemption Value:	\$0.00
Total Value:	\$129,993.00

## Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$1,447.76
Status: Paid through	PAID (PAID THRU 06/30/2011)

## Property Vesting

The last recorded document transferring title of said property

Dated	04/18/2000
Recorded	04/27/2000

EXHIBIT NO.     D



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

Order Number: 24051  
Reference: CV00-2884, CV07

---

Document No.	2000-156671
D.T.T.	\$105.05
Grantor	Revere Financial Corporation, a California Corporation
Grantee	Melchor Ramirez, a single man

Affects Property in Question and Other Property

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/01/2002
Recorded	12/09/2002
Document No.	2002-734112
Amount	\$50,000.00
Trustor	Melchor Ramirez, a single man
Trustee	Verdugo Trustee Service Corporation
Beneficiary	First Nationwide Mortgage Corporation dba Cal Fed Lending

Assignment Dated	08/24/2010
Recorded	08/26/2010
Document No.	2010-0408928
Assigned to	Citimortgage Inc.

Affects Property in Question and Other Property

Substitution of Trustee Recorded	08/26/2010
Document No.	2010-0408929
Trustee	CR Title Services, Inc.

Notice of Default Recorded	08/26/2010
Document No.	2010-0408930

Position No.	2nd
A Line of Credit Deed of Trust Dated	09/23/2004





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

Order Number: 24051  
Reference: CV00-2884, CV07

---

Recorded	09/29/2004
Document No.	2004-0772428
Amount	\$50,000.00
Trustor	Melchor Ramirez
Trustee	Ticor Title NLS
Beneficiary	Washington Mutual Bank, FA

**Affects Property in Question and Other Property**

Notice of Default Recorded	01/04/2010
Document No.	2010-0001028
Substitution of Trustee Recorded	05/05/2010
Document No.	2010-0206086
Trustee	Law Offices of Cherin & Yelsky

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Melchor Ramirez
Case No.	CV07-4834
Recorded	09/17/2007
Document No.	2007-0586867

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Melchor Ramirez
Case No.	CV08-03258
Recorded	05/28/2008
Document No.	2008-0289545

Document Type	Final Order of Condemnation
Document No.	2005-1038616
Recorded	12/16/2005
Document Type	First Amended Order Permitting Entries onto Real Property



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

Order Number: 24051  
Reference: CV00-2884, CV07

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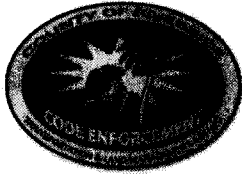
Document No.	2011-0195909
Recorded	05/04/2011
Abstract of Support Judgment Filed in the	Superior Court of California, County of Orange - Lamoreaux Justice Center
Case No.	07FL103670
Recorded	09/11/2007
Document No.	2007-0575893
Debtor	Melchor Ramirez
Creditor	County of Orange

### Legal Description

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

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF RANCHO EL SOBRENTE DE SAN JACINTO, RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPT THE EASTERLY 25.00 FEET CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED FEBRUARY 25, 1964, IN BOOK 3618, PAGE 144 OF OFFICIAL RECORDS.



# County of Riverside Code Enforcement Department

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

## DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

June 15, 2011

Melchor Ramirez  
19755 Smith Rd  
Perris, CA 92570

Subject Property: 19755 Smith Rd, Perris, CA 92570  
Case No(s): CV00-2884, CV07-4834, CV08-03258, CV09-02771  
APN No(s): 285-190-014

Dear Melchor Ramirez:

**NOTICE IS HEREBY GIVEN** that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved grading without approval located on your real property commonly described as 19755 Smith Rd, Perris, CA 92570 and more particularly described as Assessor's Parcel Number 285-190-014.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Two Thousand Two Hundred Six Dollars And No Cents (\$2,206.00)**.

**You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.**

**YOU HAVE A RIGHT TO A HEARING ON THIS MATTER.** You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing, please complete the enclosed "Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not request a public hearing, a hearing shall be held without further notice to you for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact us at (951) 955-2004.

Code Enforcement Department

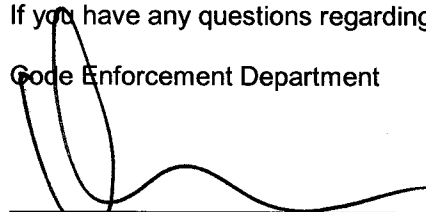
  
\_\_\_\_\_  
Ward Komers  
Administrative Manager

EXHIBIT NO.     E

**REQUEST FOR PUBLIC HEARING  
ON STATEMENT OF ABATEMENT COSTS  
AND SPECIAL TAX ASSESSMENT**

Melchor Ramirez  
19755 Smith Rd  
Perris, CA 92570

Subject Property: 19755 Smith Rd, Perris, CA 92570  
Case No(s): CV00-2884, CV07-4834, CV08-03258, CV09-02771  
APN No(s): 285-190-014

I, \_\_\_\_\_, hereby request a public hearing before the Administrative  
(Please PRINT your name here)  
Hearing Officer regarding case number(s) \_\_\_\_\_.

I request notice of the Administrative Hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please SIGN your name here)

Print: \_\_\_\_\_  
(Please PRINT your name here)

You may contact me at the following daytime phone number: \_\_\_\_\_

**IMPORTANT**  
Keep a copy of this form and mail the original to:  
Riverside County Code Enforcement Department  
P.O. BOX 1469  
Riverside, CA 92502-1469

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



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA. 92570

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
04/25/2011	CV002884- INV #101128.	800.00	800.00
08/06/2001	CV002884:A02363- INV #6007. A02363	300.00	1,100.00
09/19/2001	PMT #3032. A02363	-300.00	800.00
04/25/2011	CV074834- INV #101127.	522.80	1,322.80
08/06/2007	CV074834:A23103- INV #6008. A23103	100.00	1,422.80
08/21/2007	PMT #6574. A23103	-100.00	1,322.80
04/25/2011	CV0803258- INV #101126.	326.60	1,649.40
04/25/2008	CV0803258:A29776- INV #6009. A29776	100.00	1,749.40
05/20/2008	PMT #7517. A29776	-100.00	1,649.40
04/25/2011	CV0902771- INV #101125.	456.60	2,106.00
06/09/2009	CV0902771:A30577- INV #6010. A30577	100.00	2,206.00
<b>Total Now Due</b>			<b>\$2,206.00</b>

**The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.**

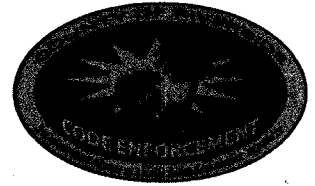
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

EXHIBIT NO.     E3

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101125

Case Number	District	Class
CV0902771	1	SOAC

Property Address	
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570	

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
4/21/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/9/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/19/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			141.30
4/25/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
4/25/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

<b>Subtotal</b>	\$456.60
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$456.60

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

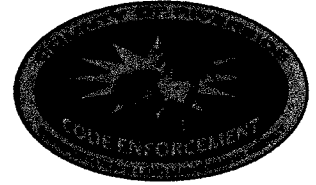
**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

EXHIBIT NO.   E4

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101126

Case Number	District	Class
CV0803258	1	SOAC

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
4/8/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
4/25/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/3/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

**Subtotal** \$326.60

**Payments/Credits** \$0.00

**Total Now Due** \$326.60

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

EXHIBIT NO. ES

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101127

Property Address	
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570	

Case Number	District	Class
CV074834	1	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
6/28/2007	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
7/3/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
8/6/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/7/2007	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
9/12/2007	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/18/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
10/31/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00

<b>Subtotal</b>	\$522.80
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$522.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

Code Enforcement Department

EXHIBIT NO. EP



**County of Riverside  
Code Enforcement Department**

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



## Statement of Abatement Costs

285-190-014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS, CA. 92570

Date	Invoice #
4/25/2011	101128

Case Number	District	Class
CV002884	1	SOAC

Property Address
285-190-014 MELCHOR RAMIREZ 19755 SMITH RD PERRIS, CA 92570

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/29/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
6/4/2001	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
7/30/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
7/31/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
8/6/2001	Officer Hours	Labor Charges - Officer Time	1.5	70.00	105.00
8/7/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
9/12/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
9/19/2001	Officer Hours	Labor Charges - Officer Time	0.5	70.00	35.00
10/22/2001	Officer Hours	Labor Charges - Officer Time	2	70.00	140.00
1/11/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
1/14/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
2/6/2002	Officer Hours	Labor Charges - Officer Time	1	70.00	70.00
4/25/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
				<b>Subtotal</b>	<b>\$800.00</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total Now Due</b>	<b>\$800.00</b>

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

  
Code Enforcement Department

EXHIBIT NO.   E7

## **NOTICE LIST**

Subject Property: 19755 Smith Rd, Perris, CA 92570;  
Case No.: CV00-2884, CV07-4834, CV08-03258, CV09-02771;  
APN: 285-190-014

**MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS CA 92570**

**CITIMORTGAGE INC  
C/O CR TITLE SERVICES INC  
1000 TECHNOLOGY DRIVE MS 314  
O'FALLON MO 63368**

**WASHINGTON MUTUAL BANK FA  
400 E MAIN STREET  
STOCKTON CA 95290**

**OFFICE OF THE RIVERSIDE  
COUNTY COUNSEL  
ATTN GLENN BELOIAN  
3960 ORANGE STREET SUITE 500  
RIVERSIDE CA 92501**

EXHIBIT NO.       E8

**PROOF OF SERVICE**

Case No. CV00-2884, CV07-4834, CV08-03258, CV09-02771

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on June 15, 2011, I served the following document(s):

- DEMAND FOR PAYMENT
- REQUEST FOR HEARING
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- NOTICE LIST

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

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

XX **BY 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 on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

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

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

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

EXECUTED ON June 15, 2011, at Riverside, California.

Sue Rush  
SUE RUSH

EXHIBIT NO. EA

**REQUEST FOR PUBLIC HEARING  
ON STATEMENT OF ABATEMENT COSTS  
AND SPECIAL TAX ASSESSMENT**

Melchor Ramirez  
19755 Smith Rd  
Perris, CA 92570

Subject Property: 19755 Smith Rd, Perris, CA 92570  
Case No(s): CV00-2884, CV07-4834, CV08-03258, CV09-02771  
APN No(s): 285-190-014

I, Melchor Ramirez, hereby request a public hearing before the Administrative  
(Please PRINT your name here)  
Hearing Officer regarding case number(s) CV00-2884, CV07-4834, CV08-03258  
CV09-02771

I request notice of the Administrative Hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: 19755 Smith Rd  
Perris, Ca 92570

Signed: Melchor Ramirez Date: 6-27-11  
(Please SIGN your name here)

Print: Melchor Ramirez  
(Please PRINT your name here)

You may contact me at the following daytime phone number: (951) 368-4474

**IMPORTANT**

Keep a copy of this form and mail the original to:  
Riverside County Code Enforcement Department  
P.O. BOX 1469  
Riverside, CA 92502-1469

EXHIBIT NO. F

EXHIBIT NO. F2

RECEIVED JUN 27 2011

*gab*