

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

632B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
August 4, 2011

**SUBJECT:** Statement of Abatement Costs [Case No. CV09-03426]  
Subject Property: 12735 Kristi Lynn Court, Corona; CREEL  
APN: 152-340-001  
District Two

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

Departmental Concurrence

- 1) assess the reasonable costs of abatement of a public nuisance (unmaintained landscaping) in the above-referenced matter to be **four hundred forty-five dollars and seventy cents (US \$445.70)**;
- (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.

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 348.4318 (Section 19.503 (C) (1) 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.

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

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

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

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

BY: *Tina Grande*  
Tina Grande

County Executive Office Signature

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

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$250.00.

Ayes: Buster, Tavaglione, Stone and Ashley  
 Nays: None  
 Absent: Benoit  
 Date: August 16, 2011  
 xc: Co. Co., CED, Prop. Owner

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

Prev. Agn. Ref.: | District: 2 | Agenda Number:

9.9

Statement of Abatement Costs [CV09-03426]  
Subject Property: 12735 Kristi Lynn Court, Corona; CREEL  
APN: 152-340-001  
District: Two  
Page 2

Notices of Violation and Administrative Citations were issued. Subsequently, on or about April 9, 2010, the property owners brought the property into compliance.

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.

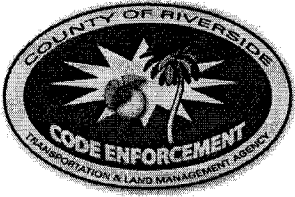
**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case No. CV09-03426]  
Subject Property: 12735 Kristi Lynn Court, Corona; CREEL  
APN: 152-340-001  
District Two

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

**Hearing Date: AUGUST 16, 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, April 15, 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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

July 28, 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: 12735 Kristi Lynn Court, Corona  
Case No.: CV09-03426; CREEL  
APN: 152-340-001

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, August 16, 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 unmaintained landscaping located on your real property commonly described as 12735 Kristi Lynn Court, Corona, Riverside County, California and more particularly described as Assessor's Parcel Number 152-340-001.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **four hundred, forty-five dollars and seventy cents, (US \$445.70)**. 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 Ward Komers or Carol Lynn Anderson 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 Ward Komers or Carol Lynn Anderson at (951) 955-2004 prior to the hearing. Please meet with Brian Black 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.**

GLENN BAUDE  
DIRECTOR

WARD KOMERS  
Administrative Manager

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
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
04/15/2011	CV0903426- INV #101035. Orig. Amount \$445.70.	445.70	445.70
<b>Total Now Due</b>			<b>\$445.70</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.

Brent Steele  
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

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

Date	Invoice #
4/15/2011	101035

Case Number	District	Class
CV0903426	2	SOAC

Property Address
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/19/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
7/14/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/11/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/15/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/8/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/15/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			130.40
4/15/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
4/15/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00
			<b>Subtotal</b>		\$445.70

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>	\$0.00
<b>Total Now Due</b>	\$445.70

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.

*Beant Steal*

Code Enforcement Department

EXHIBIT NO.     A3



# County of Riverside Code Enforcement Department

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

## Administrative Citation

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

Citation Issue Date	Billing Date
9/11/2009	4/15/2011

Property Address
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

Citation Number	District	Class
A29557	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A29557--CV0903426	1	100.00	100.00
			<b>Subtotal</b>	\$100.00
			<b>Payments/Credits</b>	\$-100.00
			<b>Total</b>	\$0.00

EXHIBIT NO.     A4



# County of Riverside Code Enforcement Department

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

## Administrative Citation

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

Citation Issue Date	Billing Date
10/15/2009	4/15/2011

Property Address
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

Citation Number	District	Class
A29541	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A29541--CV0903426	1	200.00	200.00
			<b>Subtotal</b>	\$200.00
			<b>Payments/Credits</b>	\$-200.00
			<b>Total</b>	\$0.00

EXHIBIT NO. AS



# NOTICE LIST

Subject Property: 12735 Kristi Lynn Court, Corona; Case No.: CV09-03426;  
APN: 152-340-001; District Two

GREGORY JOHN CREEL  
JAYE CREEL  
12735 KRISTI LYNN COURT  
CORONA CA 92880

FIRST HOUSTON MORTGAGE LTD  
5100 WESTHEIMER ROAD #320  
HOUSTON TX 77056

MERS  
PO BOX 2026  
FLINT MI 48501-2026

EXHIBIT NO.                     

A6

1 **PROOF OF SERVICE**

2 Case No.: CV09-03426

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County  
5 of 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 July 28, 2011, I served the following document(s):

- 8 - **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT**  
9 **COSTS**
- 10 - **SUMMARY STATEMENT OF ABATEMENT COSTS**
- 11 - **STATEMENT OF ABATEMENT COSTS**
- 12 - **ADMINISTRATIVE CITATION(S)**
- 13 - **NOTICE LIST**

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

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

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

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

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

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

27 EXECUTED ON July 28, 2011, at Riverside, California.

28   
BRENDA G. PEELER

EXHIBIT NO.     A7



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

July 29, 2011

RE CASE NO: CV0903426

I, Jonathan Lance, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 13575 Magnolia Ave, Corona, California 92879 .

That on 7/29/11 at 12:45 p.m., I securely and conspicuously posted Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

**Property Address:** 12735 KRISTI LYNN CT, CORONA

**Assessor's Parcel Number:** 152-340-001

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

Executed on July 29, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jonathan Lance, Code Enforcement Officer

13575 MAGNOLIA AVE, CORONA, CALIFORNIA 92879  
(951) 280-4100; FAX (951) 280-0984

EXHIBIT NO. As



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

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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.

Brent Steele  
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

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

Date	Invoice #
4/15/2011	101035

Case Number	District	Class
CV0903426	2	SOAC

Property Address
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

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		Subtotal Contractor Costs			120.00
			<b>Subtotal</b>		<b>\$445.70</b>

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<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$445.70</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.

Brent Steele  
Code Enforcement Department

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



# County of Riverside Code Enforcement Department

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

## Administrative Citation

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

Citation Issue Date	Billing Date
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Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A29557--CV0903426	1	100.00	100.00
			<b>Subtotal</b>	\$100.00
			<b>Payments/Credits</b>	\$-100.00
			<b>Total</b>	\$0.00

EXHIBIT NO.       B<sup>3</sup>



# County of Riverside Code Enforcement Department

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

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Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

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Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A29541--CV0903426	1	200.00	200.00
			<b>Subtotal</b>	\$200.00
			<b>Payments/Credits</b>	\$-200.00
			<b>Total</b>	\$0.00

EXHIBIT NO.     BA









# INVOICE

**Order Number:** 23483 **Order Date:** 4/21/2011

**Customer Information:**

**Acct No.** 1044

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

**Attn:** Brent Steele  
**REF:** CV09-03426 / Angela Sarmiento  
**IN RE:** CREEL, GREGORY JOHN

Product and/or Service ordered for Property known as:	
12735 Kristi Lynn Court Corona, CA 92880	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Lot Book Report	\$120.00
<b>TOTAL DUE:</b>	\$120.00

**Payment due upon receipt. Please remit to:**

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

**EXHIBIT NO.**       B      

7

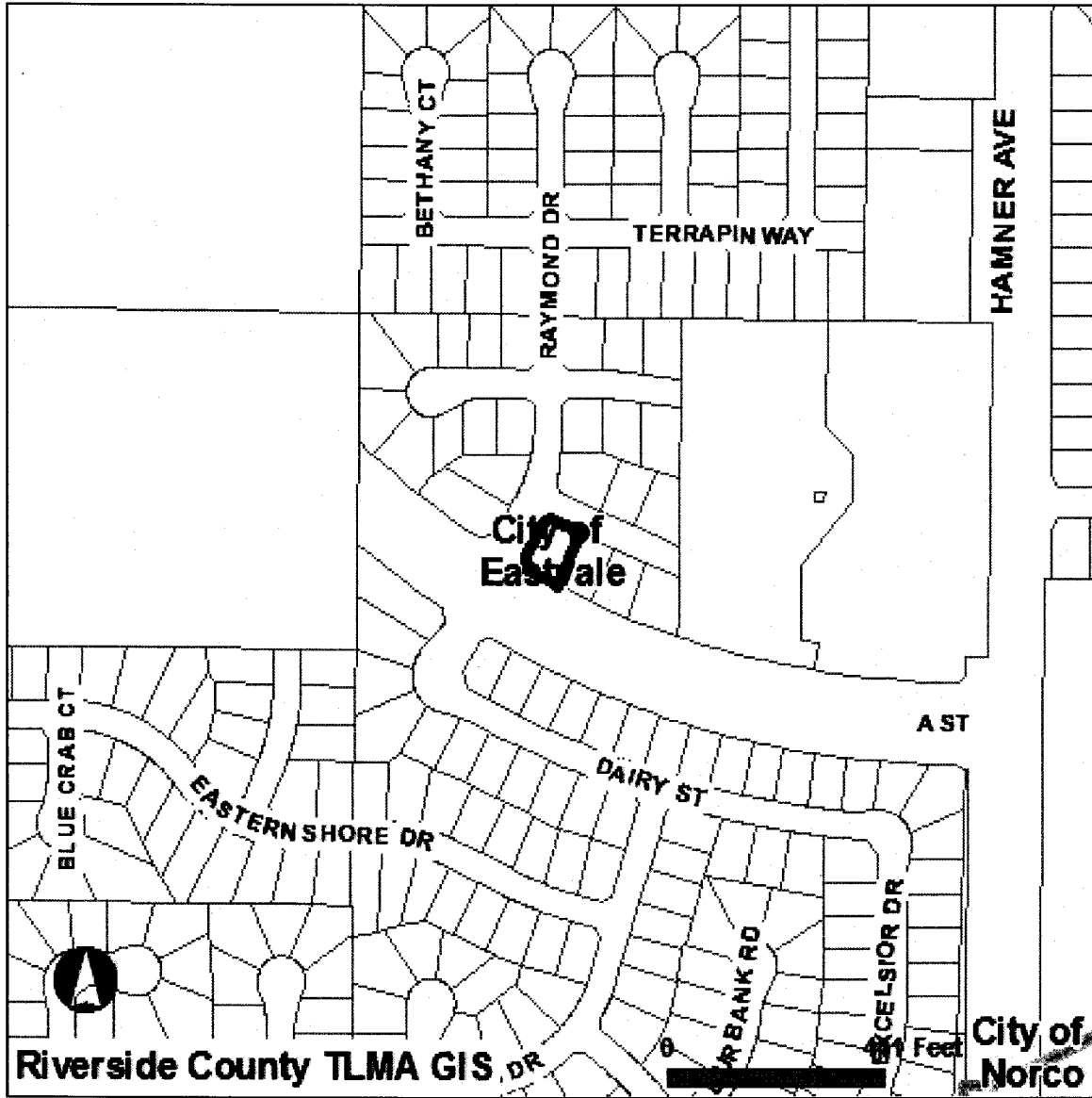
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #152340001-2		Parcel # 152340001-2	
<b>Assessee:</b>	CREEL GREGORY JOHN	<b>Land</b>	130,000
<b>Assessee:</b>	CREEL JAYE L	<b>Structure</b>	234,000
<b>Mail Address:</b>	12735 KRISTI LYNN CT CORONA CA 92880	<b>Full Value</b>	364,000
<b>Real Property Use Code:</b>	R1	<b>Total Net</b>	364,000
<b>Base Year</b>	2009		
<b>Conveyance Number:</b>	0190213		
<b>Conveyance (mm/yy):</b>	4/2008		
<b>PUI:</b>	R010000		
<b>TRA:</b>	59-138		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 1 MB 346/069 TR 30816		
<b>Situs Address:</b>	12735 KRISTI LYNN CT CORONA CA 92880		



EXHIBIT NO.     C

RIVERSIDE COUNTY GIS



Selected parcel(s):  
152-340-001

**\*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**

152-340-001-2

**OWNER NAME / ADDRESS**

GREGORY JOHN CREEL  
JAYE CREEL  
12735 KRISTI LYNN CT  
CORONA, CA. 92880

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

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

C<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 346/69  
SUBDIVISION NAME: TR 30816  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 30816

**LOT SIZE**

RECORDED LOT SIZE IS 0.2 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3114 SQFT., 4 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(763 SQ. FT), CONST'D 2006TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 713 GRID: D1

**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)**

JOHN TAVAGLIONE, DISTRICT 2

**TOWNSHIP/RANGE**

T2SR7W SEC 36

**ELEVATION RANGE**

622 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**AREA PLAN (RCIP)**

EASTVALE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-4 (CZ 6711)

**ZONING DISTRICTS AND ZONING AREAS**

PRADO-MIRA LOMA DISTRICT

**ZONING OVERLAYS**

IN OR PARTIALLY WITHIN THE EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

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

---

## **ENVIRONMENTAL**

---

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
Agricultural Land

---

## **FIRE**

---

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

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

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

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

**ROAD & BRIDGE DISTRICT**  
MIRA LOMA D

**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)**  
EASTVALE

**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**

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

**ROAD BOOK PAGE**  
14C

**TRANSPORTATION AGREEMENTS**  
CONTRACT NUMBER: 0

APPROVAL DATE: Jul. 11, 2006

COMMENTS: For TUMF contact Alvin Medina at (951) 955-1667 and for RBBB contact Claire Hansen at (951) 955-2902 before paying Transportation fees

**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**  
 HIGH

**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.

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
 CORONA-NORCO UNIFIED

**COMMUNITIES**  
 EASTVALE

**COUNTY SERVICE AREA**  
 NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
 NOT APPLICABLE, 57.69 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
 040602

**FARMLAND**  
 URBAN-BUILT UP LAND

**TAX RATE AREAS**  
 NOT AVAILABLE

**SPECIAL NOTES**  
 NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	undefined	undefined

REPORT PRINTED ON...Fri Apr 15 12:02:45 2011  
Version 101221





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

## Lot Book Report

Order Number: **23483**

**Customer:**

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

Order Date: 4/21/2011  
 Dated as of: 4/20/2011  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV09-03426 / Angela Sarmiento  
 IN RE: CREEL, GREGORY JOHN

FEE(s):  
 Report: \$120.00

Property Address: 12735 Kristi Lynn Court  
 Corona CA 92880

Assessor's Parcel No. : 152-340-001-2

**Assessments:**

Land Value:	\$130,000.00
Improvement Value:	\$234,000.00
Exemption Value:	\$0.00
Total Value:	\$364,000.00

### Tax Information

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$6,326.52
Status: Paid through	PAID (PAID THRU 06/30/2011)

### Property Vesting

The last recorded document transferring title of said property

Dated	03/24/2008
Recorded	04/16/2008

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

D



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

Order Number: 23483

Reference: CV09-03426 / Ang

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Document No.	2008-0190213
D.T.T.	\$462.00
Grantor	Nationstar Mortgage LLC, fka Centex Home Equity Company, LLC
Grantee	Gregory Creel and Jaye L. Creel, husband and wife as joint tenants

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	04/09/2008
Recorded	04/16/2008
Document No.	2008-0190214
Amount	\$336,000.00
Trustor	Gregory John Creel and Jaye L. Creel, husband and wife
Trustee	West Coast Escrow
Beneficiary	Mortgage Electronic Registration Systems, Inc., acting as a nominee for First Houston Mortgage, LTD

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Gregory John & Jaye L. Creel
Case No.	CV09-03426
Recorded	10/07/2009
Document No.	2009-0520986

## Legal Description

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

LOT 1 OF TRACT NO. 30816, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 346 OF MAPS, PAGES 69 THROUGH 72, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



# 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

May 17, 2011

Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Court  
Corona, CA 92880

Subject Property: 12735 Kristi Lynn Court, Corona  
Case No(s): CV09-03426  
APN No(s): 152-340-001

Dear Mr. and Mrs. Creel:

**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 unmaintained landscaping located on your real property commonly described as 12735 Kristi Lynn Court, Corona and more particularly described as Assessor's Parcel Number 152-340-001.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **four hundred forty-five dollars and seventy cents (\$445.70)**.

**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

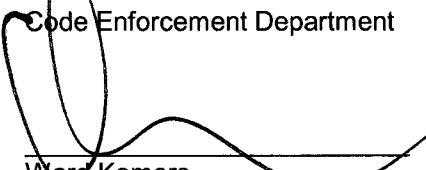
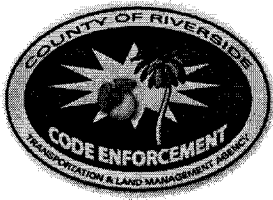
  
Ward Komers  
Administrative Manager

EXHIBIT NO.     E



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Court  
Corona, CA 92880

Subject Property: 12735 Kristi Lynn Court, Corona  
Case No(s): CV09-03426  
APN No(s): 152-340-001

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.     E2



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
04/15/2011	CV0903426- INV #101035. Orig. Amount \$445.70.	445.70	445.70
<b>Total Now Due</b>			<b>\$445.70</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.

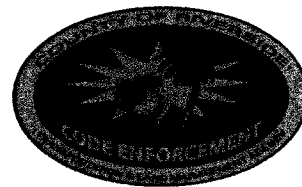
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Brent Steele  
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

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

Date	Invoice #
4/15/2011	101035

Case Number	District	Class
CV0903426	2	SOAC

Property Address
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/19/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
7/14/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/11/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/15/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/8/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/15/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			130.40
4/15/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
4/15/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00
				<b>Subtotal</b>	<b>\$445.70</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>	\$0.00
<b>Total Now Due</b>	<b>\$445.70</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.

Brent Steele   
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  
 demands@rctlma.org

## Administrative Citation

152340001  
 Gregory John Creel  
 Jaye Creel  
 12735 Kristi Lynn Ct.  
 Corona, CA 92880

Citation Issue Date	Billing Date
9/11/2009	4/15/2011

Property Address
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

Citation Number	District	Class
A29557	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A29557--CV0903426	1	100.00	100.00
			<b>Subtotal</b>	\$100.00
			<b>Payments/Credits</b>	\$-100.00
			<b>Total</b>	\$0.00

EXHIBIT NO. ES



# County of Riverside Code Enforcement Department

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

## Administrative Citation

152340001  
Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Ct.  
Corona, CA 92880

Citation Issue Date	Billing Date
10/15/2009	4/15/2011

Property Address
152340001 Gregory John Creel Jaye Creel 12735 Kristi Lynn Ct. Corona, CA 92880

Citation Number	District	Class
A29541	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A29541--CV0903426	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$-200.00
<b>Total</b>	\$0.00

EXHIBIT NO.                     E6



# NOTICE LIST

Subject Property: 12735 Kristi Lynn Court, Corona; Case No.: CV09-03426;  
APN: 152-340-001; District Two

GREGORY JOHN CREEL  
JAYE CREEL  
12735 KRISTI LYNN COURT  
CORONA CA 92880

FIRST HOUSTON MORTGAGE LTD  
5100 WESTHEIMER ROAD #320  
HOUSTON TX 77056

MERS  
PO BOX 2026  
FLINT MI 48501-2026

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

E<sup>7</sup>

**PROOF OF SERVICE**

Case No. CV09-03426

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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 May 17, 2011, I served the following document(s):

- DEMAND FOR PAYMENT
- REQUEST FOR HEARING
- SUMMARY STATEMENT 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 May 17, 2011, at Riverside, California.

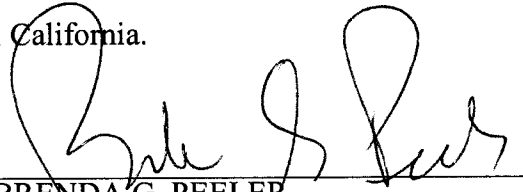
  
BRENDA G. PEELER

EXHIBIT NO.       E8



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

Gregory John Creel  
Jaye Creel  
12735 Kristi Lynn Court  
Corona, CA 92880

Subject Property: 12735 Kristi Lynn Court, Corona  
Case No(s): CV09-03426  
APN No(s): 152-340-001

I, Gregory Creel, hereby request a public hearing before the Administrative  
(Please PRINT your name here)  
Hearing Officer regarding case number(s) CV09-03426

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: 12735 Kristi Lynn Ct  
Corona, CA 92880

Signed: [Signature]  
(Please SIGN your name here)

Date: 6/1/11

Print: Gregory Creel  
(Please PRINT your name here)

You may contact me at the following daytime phone number: 909) 510-0235

**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 - 6 2011  
*[Signature]*