

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

807B



FROM: County Counsel/TLMA
Code Enforcement Department

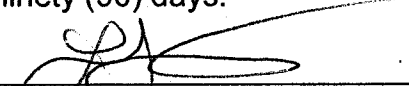
SUBMITTAL DATE:
August 31, 2011

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
Case Nos.: CV 10-06795 [MELENDEZ]
Subject Property: 24991 Lindsay Ave., Ripley; APN: 872-302-021
District: Four

RECOMMENDED MOTION: Move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 24991 Lindsay Ave., Ripley, Riverside County, California, APN: 872-302-021 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 (Riverside County Code Titles 17 and 8).
2. Gloria R. Melendez, the owner of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)



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

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

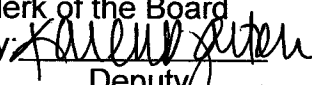
County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 13, 2011
xc: Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

9.2

Abatement of Public Nuisance
Case No.: CV10-06795 [MELENDEZ]
24991 Lindsay Ave., Ripley
APN # 872-302-021
District Four
Page 2

3. If the owner of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on August 5, 2010.
2. The inspection revealed the excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: household trash, furniture, cut/dead vegetation, metal, plastic, wood and tires, measuring 1500 square feet.
3. Subsequent follow up inspections of the above-described real property on September 23, 2010, October 5, 2010, November 17, 2010, January 28, 2011, March 30, 2011, May 18, 2011 and August 10, 2011, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348 and 541.

4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of excess outside storage and accumulated rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-06795
4 [EXCESS OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH] APN: 872-302-021,) DECLARATION OF OFFICER
6 24991 LINDSAY AVE., RIPLEY, COUNTY OF) RUSTY HANNAH
RIVERSIDE, STATE OF CALIFORNIA;)
GLORIA R. MELENDEZ, OWNER.) [R.C.O. NO. 348, R.C.C. Title 17,
R.C.O. NO. 541, R.C.C. Title 8]

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

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

13 2. On August 5, 2010, I conducted an initial inspection of the real property described as
14 24991 Lindsay Ave., Ripley, Riverside County, California and further described as Assessor's Parcel
15 Number 872-302-021 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a
16 Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A."

17 3. A review of County records and documents disclosed that THE PROPERTY is owned by
18 Gloria R. Melendez (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
19 Assessment Roll for the year 2010-2011 and a copy of the report generated from the County Geographic
20 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."
21 THE PROPERTY is located within the R-1 (One Family Dwelling) zone classification. This zone
22 classification allows no outside storage in THE PROPERTY. THE PROPERTY is approximately .14
23 acres.

24 4. Based upon the Lot Book Reports issued by RZ Title Service on September 22, 2010 and
25 updated on February 22, 2011, it is determined that no other party potentially holds a legal interest in
26 THE PROPERTY. A true and correct copy of the Lot Book Report is attached hereto as Exhibit "C"
27 and is incorporated herein by reference.

28 5. At the August 5, 2010 inspection, from the road right of way, I observed the

1 accumulated rubbish and excess outside storage. THE PROPERTY was fenced by chain link but the
2 gate on the south side was open. THE PROPERTY was vacant with no signs restricting access. The
3 accumulated rubbish on THE PROPERTY contained but was not limited to: household trash, furniture,
4 cut/dead vegetation, metal, plastic, wood and tires which was approximately one thousand five hundred
5 (1,500) square feet. The excess outside storage consisted of two pieces of furniture, a couch and a chair.

6 6. As a result of the excess outside storage of materials and accumulated rubbish, THE
7 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County
8 Ordinance ("RCO") No. 348 as codified in Riverside County Code ("RCC") Title 17 and RCO No. 541,
9 as codified in RCC Title 8.

10 8. On August 5, 2010, a Notice of Violation for the excess outside storage of materials and
11 accumulated rubbish, Do Not Enter and Do Not Dump Refuse sign were posted on THE PROPERTY.

12 9. On September 23, 2010, October 5, 2010, November 17, 2010, January 28, 2011, March
13 30, 2011 and May 18, 2011, I went to THE PROPERTY to conduct follow-up inspections and observed
14 that the excess outside storage and accumulated rubbish remained. THE PROPERTY remained in
15 violation of RCO Nos. 541 (RCC Title 8) and 348 (RCC Title 17).

16 10. On October 7, 2010, a Notice of Violation was mailed to the OWNER by certified mail
17 with return receipt requested.

18 11. A site plan and photographs depicting the condition of THE PROPERTY during the
19 above referenced inspections are attached hereto as Exhibit "D" and are incorporated herein by
20 reference.

21 12. True and correct copies of each Notice issued in this matter and other supporting
22 documentation are attached hereto as Exhibit "E" and incorporated herein by reference.

23 13. Based upon my experience, knowledge and visual observations, it is my determination
24 that the conditions on THE PROPERTY are dangerous to the neighboring property owner and the
25 general public.

26 14. I am informed and believe and based upon said information and belief allege that the
27 OWNER does not have legal authority or permission to store or accumulate the above
28 described materials on THE PROPERTY.

1 15. A Notice of Non-Compliance was recorded in the Office of the County Recorder, County
2 of Riverside, State of California, on October 6, 2010, as Instrument Number 2010-0480368, a true and
3 correct copy of which is attached hereto and incorporated herein by reference as Exhibit "F".

4 16. On August 10, 2011, I conducted a follow-up inspection on THE PROPERTY that
5 revealed the excess outside storage and accumulated rubbish remained on THE PROPERTY in violation
6 of RCO 348 (RCC Title 17) and 541 (RCC Title 8).

7 17. On August 9, 2011, the second notice – "Notice to Correct County Ordinance Violations
8 and Abate Public Nuisance" providing notification of the Board of Supervisors' hearing scheduled for
9 September 13, 2011, as required by Riverside County Ordinance No. 725, was mailed to OWNER and
10 INTERESTED PARTY by certified mail, return receipt requested and on August 10, 2011, was posted
11 on THE PROPERTY. True and correct copies of the notice, returned receipt cards, together with the
12 proof of service, and the affidavit of posting of notices are attached hereto as Exhibit "G" and
13 incorporated herein by reference.

14 18. The removal of all outside storage of materials and the removal of accumulated rubbish
15 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside
16 County Ordinance Nos. 348, 541 and the Health and Safety Code. Given the size of the parcel and the
17 zoning classification, no amount of outside storage is allowed on THE PROPERTY under RCO No.
18 348. Under RCO No. 541, no amount of rubbish is allowed to be accumulated on THE PROPERTY.

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

20 (a) the outside storage of materials and accumulated rubbish on THE PROPERTY be
21 deemed and declared a public nuisance; and

22 (b) the OWNER or whoever have possession or control of THE PROPERTY be
23 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in
24 accordance with the provisions of RCO Nos. 348 and 541.


25 (c) that if the materials and rubbish are not removed and disposed of in strict
26 accordance with all Riverside County Ordinances, including but not limited to Riverside County
27 Ordinance Nos. 348 and 541, within ninety (90) days of the date of the Order to Abate Nuisance, the
28 outside storage of materials and accumulated rubbish may be abated and disposed of by

1 representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's
2 Department upon receipt of OWNER'S consent or a Court Order when necessary under applicable law.

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

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

9 Executed this 10TH day of AUGUST, 2011 at Riverside, California.

10
11 
12 RUSTY HANNAH
13 Code Enforcement Officer
14 Code Enforcement Department
15


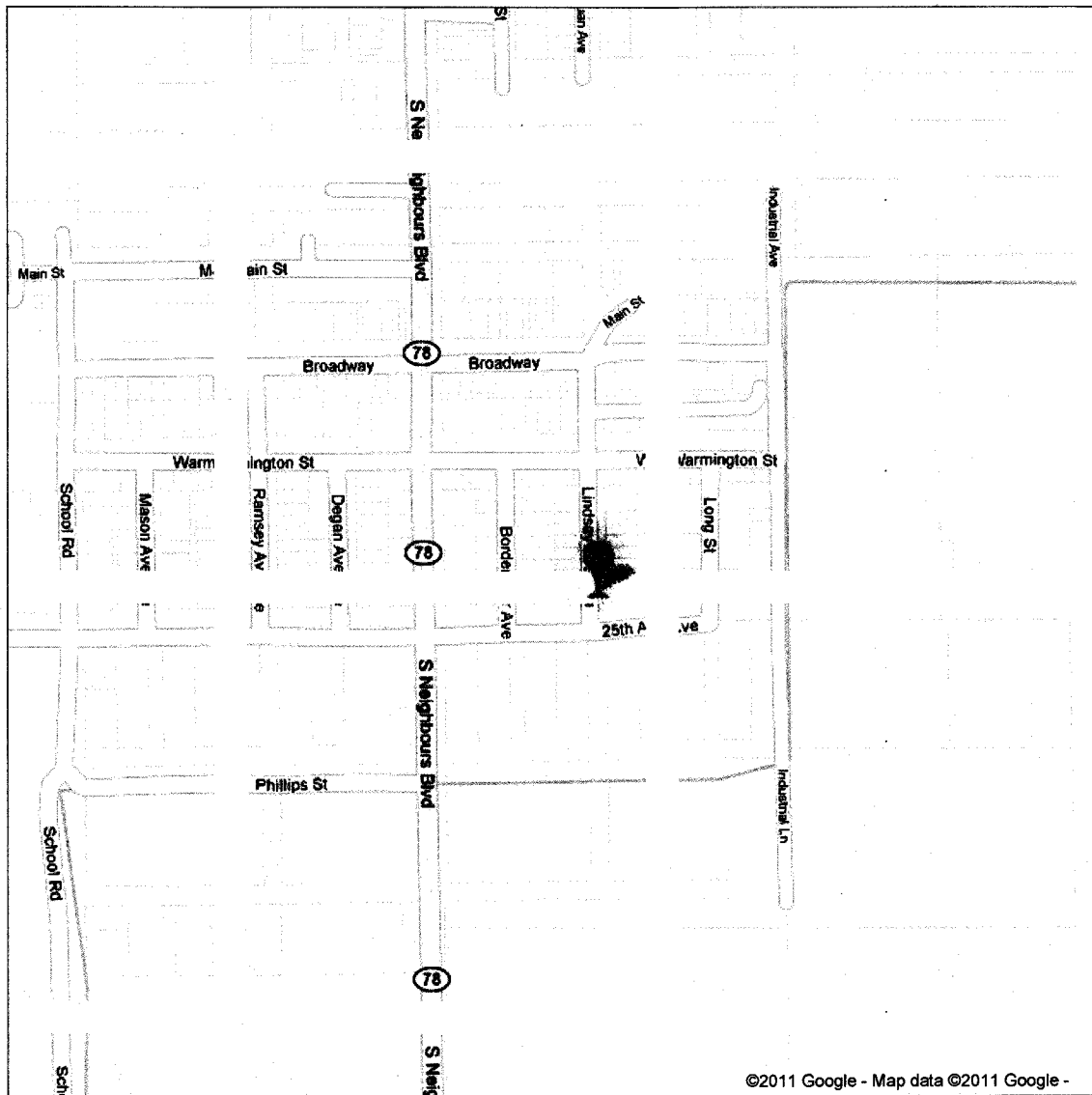
16 L:\Code Enforcement\Abatements\2011\2010\CV 10-06795\348 & 541 Dec.DOC

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Google maps

Address 24991 Lindsay Ave
Palo Verde, CA 92225

Get Google Maps on your phone
Text the word "GMAPS" to 466453

©2011 Google - Map data ©2011 Google -

EXHIBIT NO. A

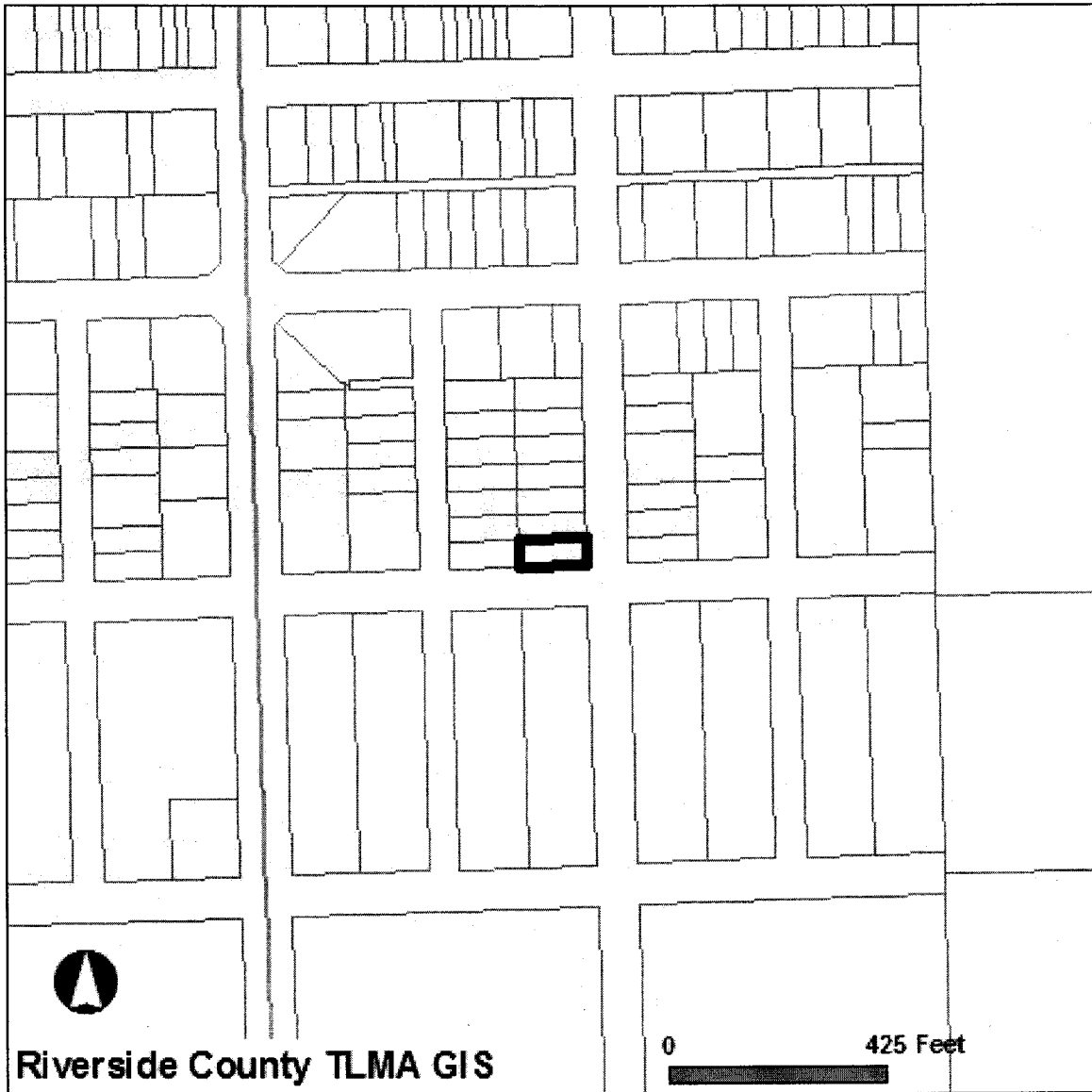
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #872302021-5		Parcel # 872302021-5	
Assessee:	MELENDEZ GLORIA R	Land	22,436
Mail Address:	24991 LINDSAY AVE RIPLEY CA 92272	Structure	11,217
Real Property Use Code:	MR	Full Value	33,653
Base Year	2004	Homeowners' Exemption	7,000
Conveyance Number:	0354876	Total Net	26,653
Conveyance (mm/yy):	5/2003		
PUI:	M010000		
TRA:	85-008		
Taxability Code:	0-00		
ID Data:	Lot 1 MB 010/033 RIPLEY		
Situs Address:	24991 LINDSAY AVE RIPLEY CA 92272		



EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
872-302-021

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

872-302-021-5

OWNER NAME / ADDRESS

GLORIA R MELENDEZ
24991 LINDSAY AVE
RIPLEY, CA. 92272

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

EXHIBIT NO. B²

RECORDED BOOK/PAGE: MB 10/33
SUBDIVISION NAME: RIPLEY
LOT/PARCEL: J2, BLOCK: P
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.14 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE 5610

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 BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T7SR22E SEC 35

ELEVATION RANGE

248/248 FEET

PREVIOUS APN

872-302-008

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

PALO VERDE VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1 (CZ 5987)

ZONING DISTRICTS AND ZONING AREAS

RIPLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: DCPA
SUBAREA NAME: RIPLEY
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 23, 1986
ACREAGE: 859 ACRES

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)
NO DATA AVAILABLE

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)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
PALO VERDE VALLEY

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
265A

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
PVID

FLOOD CONTROL DISTRICT
NOT IN A FLOOD DISTRICT

WATERSHED
COLORADO

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
VERY HIGH

SUBSIDENCE
SUSCEPTIBLE

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

MISCELLANEOUS

SCHOOL DISTRICT
PALO VERDE VALLEY UNIFIED

COMMUNITIES
RIPLEY

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
RIPLEY #62 -
STREET LIGHTING
PARK & RECREATION
SEWER
WATER

LIGHTING (ORD. 655)
NOT APPLICABLE, 128.22 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
045900

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
085-008
• COUNTY SERVICE AREA 62
• COUNTY SERVICE AREA 62 DEBT SV
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• GENERAL

- GENERAL PURPOSE
- PALO VERDE CEMETERY
- PALO VERDE COMMUNITY COLLEGE
- PALO VERDE UNIFIED SCHOOL
- PALO VERDE VALLEY HOSPITAL
- PALO VERDE VALLEY LIBRARY
- PROJECT 4-RIPLEY
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

Case #	Description	Start Date
CV1006373	ABATEMENT	Aug. 2, 2010
CV1006795	ABATEMENT	Aug. 16, 2010

REPORT PRINTED ON...Mon Apr 11 08:30:06 2011
Version 101221

RIVERSIDE COUNTY GIS



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872-302-021

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STANDARD WITH PERMITS REPORT

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- SUPERVISORIAL ROAD DISTRICT 4

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PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

Case #	Description	Start Date
CV1006373	ABATEMENT	Aug. 2, 2010
CV1006795	ABATEMENT	Aug. 16, 2010

BUILDING PERMITS

Case #	Description	Status
023184	M/H SITE PREP (20.50 SP FEE - HANDWRITTEN PERMIT) PP#27654	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
404919	RE-STUCCO DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BPL040802	REPLACE NATURAL GAS LINE	FINAL
404916	REMODEL PORCH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Thu Feb 10 09:34:45 2011
Version 101221



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

R+Hannah

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV10-06795 / Marlana Hernandez
 IN RE: MELENDEZ, GLORIA R.

Order Number: **23173**

Order Date: 2/28/2011

Dated as of: 2/22/2011

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 24991 Lindsay Avenue
 Ripley

CA 92272

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

All exceptions are as follows:

Assessor's Parcel No. : 872-302-021-5

Assessments:	Land Value:	\$22,436.00
	Improvement Value:	\$11,217.00
	Exemption Value:	\$7,000.00
	Total Value:	\$26,653.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$175.79
Penalty	\$17.57
Status	NOT PAID-DELINQUENT
Second Installment	\$175.79
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Gloria R Melendez
Case No.	CV10-06795
Recorded	10/06/2010

EXHIBIT NO. C

When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA. 92276
 Mail Stop # 4016

DOC # 2010-0480368
 10/06/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

C
809

In the matter of the Property of
 Gloria R Melendez

Case No.: CV10-06795

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 13 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 24991 Lindsay Ave, Ripley, CA, and more particularly described as Assessor's Parcel Number 872-302-021 and having a legal description of POR LOT J2 BLK 20 and LOT 1 BLK 20 MB 010/033 Ripley of Sec 35 T7SR22E, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Rusty Hannah (760) 343-4150.

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By: *Dave Lawless*
 Dave Lawless
 Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 10/6/10 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his ~~his or her~~ authorized capacity(ies), and that by his ~~his or her~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

M Hernandez
 Commission # 1866835 Comm. Expires Oct 24, 2013



When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA 92276
 Mail Stop # 4016

DOC # 2010-0480370
 10/06/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 Gloria R Melendez

Case No.: CV10-06373

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 13 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.48.040) described as Substandard Mobile Home/RV. Such Proceedings are based upon the noncompliance of such real property, located at 24991 Lindsay Ave, Ripley, CA, and more particularly described as Assessor's Parcel Number 872-302-021 and having a legal description of POR LOT J2 BLK 20 and LOT 1 BLK 20 MB 010/033 Ripley of Sec 35 T7SR22E, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.48.040).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Rusty Hannah (760) 343-4150.

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By: *Dave Lawless*
 Dave Lawless
 Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 10/6/10 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

M Hernandez
 Commission # 1866835 Comm. Expires Oct 24, 2013



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

Lot Book Report

Order Number: **22758**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV10-06795 / SNunez/RHannah

IN RE: MELENDEZ, GLORIA R

Order Date: 9/28/2010

Dated as of: 9/22/2010

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 24991 Lindsay Ave.

Ripley

CA 92272

Assessor's Parcel No. : 872-302-021-5

Assessments:

Land Value:	\$22,436.00
Improvement Value:	\$11,217.00
Exemption Value:	\$7,000.00
Total Value:	\$26,653.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$175.79
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$175.79
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

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

Order Number: 22758
Reference: CV10-06795 / SN

Property Vesting

The last recorded document transferring title of said property

Dated	05/07/2003
Recorded	05/16/2003
Document No.	2003-354876
D.T.T.	\$33.00
Grantor	Antonio Rodriguez and Sara Rodriguez, husband and wife
Grantee	Gloria R. Melendez

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Gloria R. Melendez
Case No.	CV0903216
Recorded	01/20/2010
Document No.	2010-0023468

Abstract of Judgment Filed in the	Superior Court of California, County of Riverside - Civil Division
Case No.	379125
Recorded	03/17/2003
Document No.	2003-185514
Amount	\$3,999.87
Debtor	Gloria Melendez
Creditor	Asset Acceptance Corporation

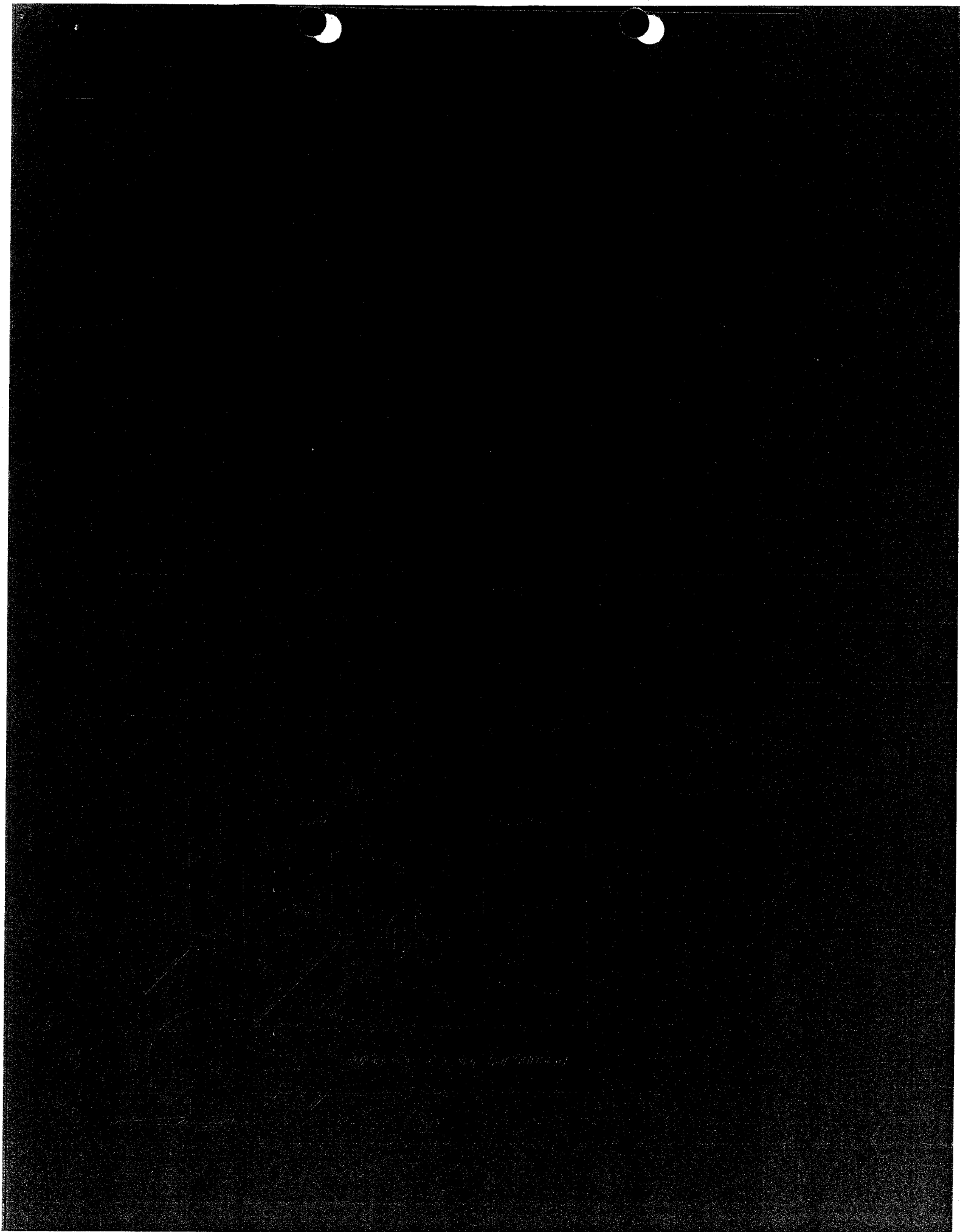
P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 22758
Reference: CV10-06795 / SN

Legal Description

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

LOTE 1 BLOCK 20, OF RIPLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE, BOOK 10, PAGE 33, 34 AND 35 OF MAPS, RECORDS OF SAID COUNTY RECORDER.



RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

GLORIA R. MELENDEZ
24991 LINDSAY
RIPLEY CA 92272

DOC # 2003-354876

05/16/2003 08:00A Fee:7.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Tra-085

Grant Deed

A.P.N. 872-302-021-5

M
LW

The undersigned grantor(s) declare(S):

Documentary transfer tax is \$ 33.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ANTONIO RODRIGUEZ AND SARA RODRIGUEZ, A MARRIED COUPLE

hereby GRANT(S) to

GLORIA R. MELENDEZ

the real property in the City of RIPLEY, County of RIVERSIDE, State of California, described as

LOT ONE BLOCK TWENTY OF RIPLEY AS SHOWN BY MAP ON FILE, BOOK 10, PAGE 33,
34 AND 35 OF MAPS, RIVERSIDE COUNTY RECORDS, SUBJECT TO RESTRICTIONS,
RESERVATIONS AND RIGHTS OF WAY OF RECORD.

Dated 5-7-03

Signature of Grantor

State of California _____)
County of RIVERSIDE) s.s.

On 5-7-03 before me, GLADYS FARRAGE-----
NOTARY PUBLIC, personally appeared
ANTONIO RODRIGUEZ AND
SARA RODRIGUEZ

ANTONIO RODRIGUEZ
ANTONIO RODRIGUEZ
SARA RODRIGUEZ
SARA RODRIGUEZ

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

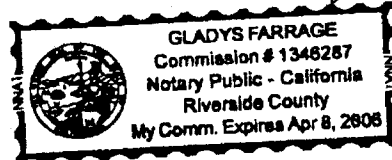
WITNESS my hand and official seal.

Signature *Gladys Farrage*
GLADYS FARRAGE

MAIL TAX STATEMENTS TO, _____

Form 9195-4 (Rev. 5-94)

This Document provided by Commonwealth Land Title Insurance Company



(This area for official notarial seal)

Public Record

When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA 92276
 Mail Stop # 4016

DOC # 2010-0023468
 01/20/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
 Gloria R. Melendez)

Case No.: CV0903216

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 541 (RCC 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 24991 Lindsay Avenue, Ripley, CA, and more particularly described as Assessor's Parcel Number 872-302-021Por Lot J2 Blk 20 and Lot 1 Blk 20 MB 010/033 Ripley Section 35 T7S R22E, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Senior Code Enforcement Officer George Gianos (760) 343-4150.

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT
 By: [Signature]
 Dave Lawless
 Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 1/14/10 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
[Signature]
 Commission # 1866835 Comm. Expires Oct 24, 2013



FEB 03 2003

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): TEL NO.:
 Recording requested by and return to: 818 708-2585
 Scott M. Gitlen, SBN 094596
 GOLDSMITH & HULL/02000658
 Scott M. Gitlen
 18425 Burbank Blvd., Ste 615
 Tarzana, CA 91356-2821

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

DOC # 2003-185514

03/17/2003 08:00A Fee:15.00

Page 1 of 2

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



NAME OF COURT: SUPERIOR COURT OF CALIFOR
 STREET ADDRESS: 4050 Main Street
 MAILING ADDRESS: same
 CITY AND ZIP CODE: Riverside, CA 92502
 BRANCH NAME: CIVIL DIVISION

PLAINTIFF: ASSET ACCEPTANCE CORPORATION

DEFENDANT: GLORIA MELENDEZ

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ABSTRACT OF JUDGMENT Amended

CASE NUMBER:

379125

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

GLORIA MELENDEZ
3639 NELSON ST.
RIVERSIDE, CA 92506

NOTIFICATION MAILED
USA POSTAL SERVICE

b. Driver's license No. and state:

Unknown

c. Social security No.: 561-67-6642

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

GLORIA MELENDEZ
3639 NELSON ST. RIVERSIDE CA 92506

e. Original abstract recorded in this county:

(1) Date:

(2) Instrument No.:

f. Information on additional judgment debtors is shown on page two.

Date: 01/23/2003

SCOTT M. GITLEN

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

2. a. I certify that the following is a true and correct abstract of the judgment entered in this action.

b. A certified copy of the judgment is attached.

3. Judgment creditor (name and address):

ASSET ACCEPTANCE CORPORATION C/O GOLDSMITH & HULL 18425
BURBANK BLV. #615 TARZANA, CA 91356

4. Judgment debtor (full name as it appears in judgment):

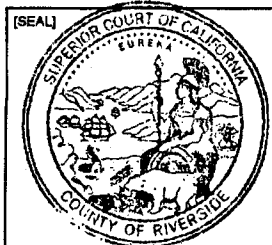
GLORIA MELENDEZ

6. Total amount of judgment as entered or last renewed:
\$ 3,999.87

7. An execution lien attachment lien is endorsed on the judgment as follows:

a. Amount: \$ 0.00

b. In favor of (name and address):



5. a. Judgment entered on (date): 01/14/2003

b. Renewal entered on (date):

c. Renewal entered on (date):

8. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

9. This judgment is an installment judgment.

This abstract issued on (date):

FEB 06 2003

Clerk, by Kathy Gobozy, Deputy

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 [Rev. January 1, 2002]

ABSTRACT OF JUDGMENT
(CIVIL)

Legal
Solutions
& Plus

Page 1 of 2
Code of Civil Procedure, §§ 488.480,
674, 700.190

Public Record

FEB 11 2003

PLAINTIFF: ASSET ACCEPTANCE CORPORATION	CASE NUMBER:
DEFENDANT: GLORIA MELENDEZ	379125

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

14. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

11. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

15. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

12. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

16. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

13. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

18. Continued on Attachment 18.



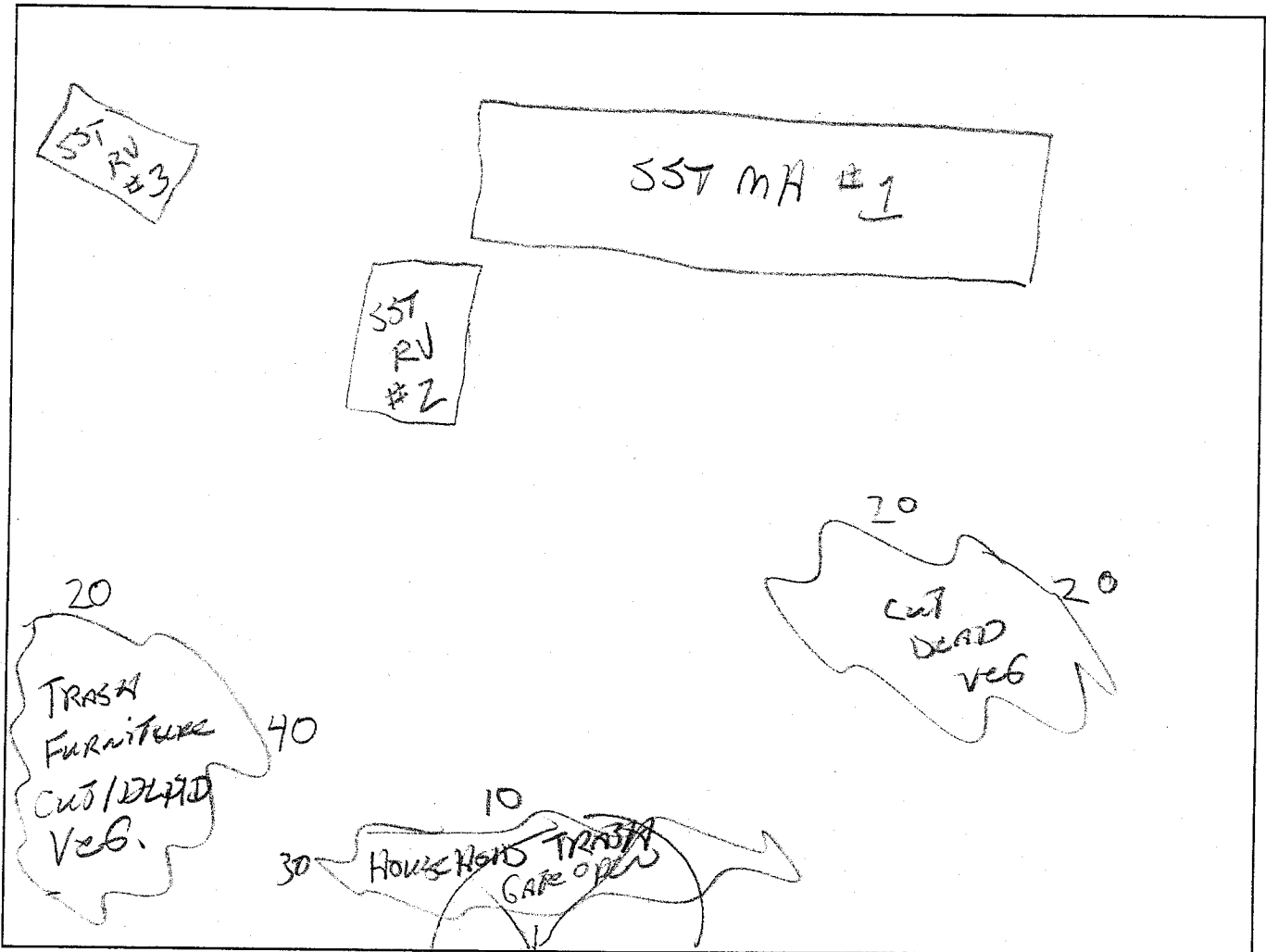
2003-185514
83/17/2003 08:09A
2 of 2

SITE PLAN: Case # CV-1006373

OWNER(S): GLORIA R MELENDEZ/ OCCUPANT
SITE ADDRESS: 24991 LINDSAY AVE, RIPLEY
ASSESSOR'S PARCEL: 872-302-021
ACREAGE: 0.140000

NORTH ARROW: ↑

REAR PROPERTY LINE



FRONT PROPERTY LINE: 24991 LINDSAY AVE, RIPLEY

PREPARED BY: [Signature] DATE: 8-9-10

EXHIBIT NO. D



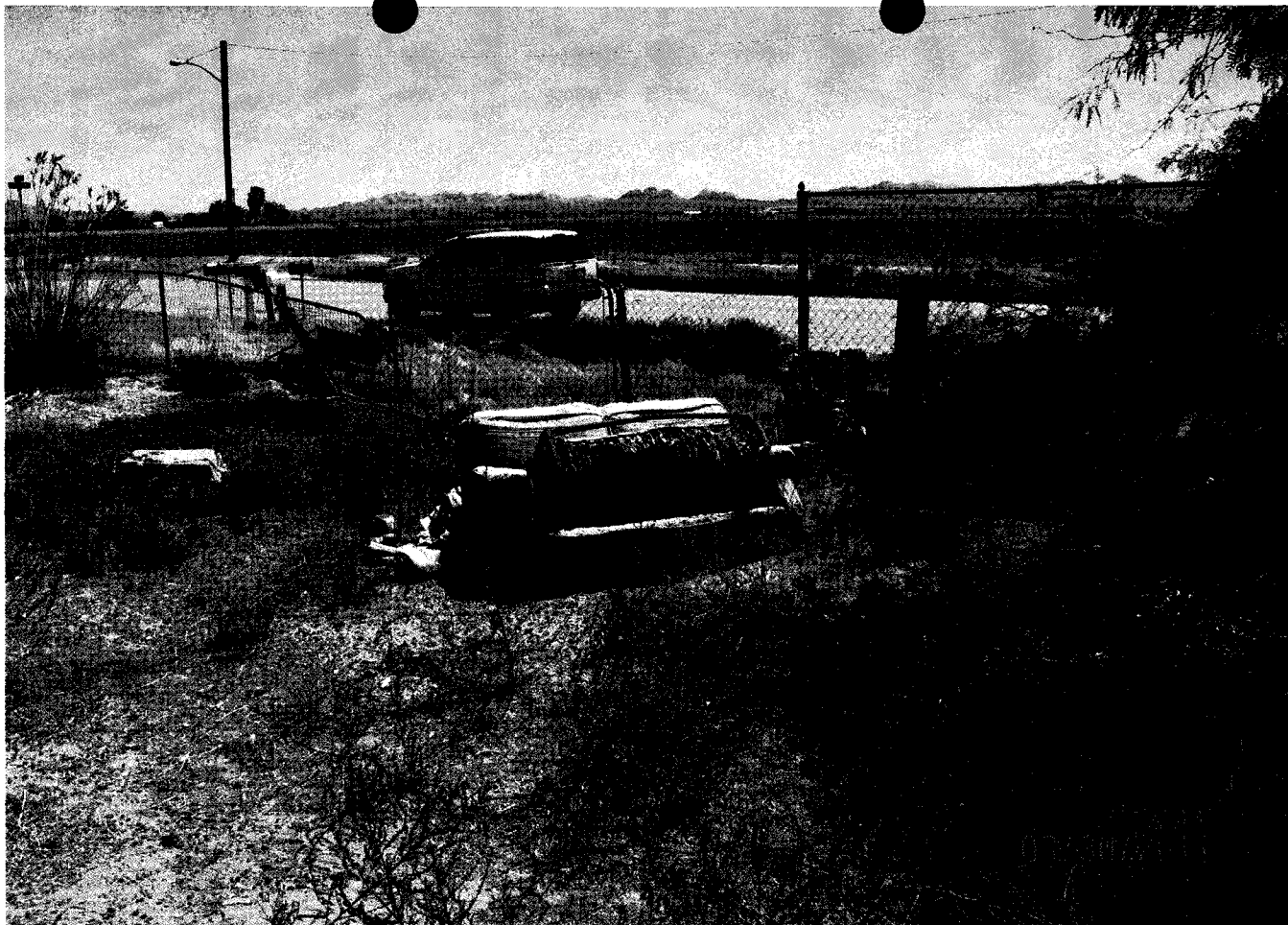
AIR ON PROPERTY



CV 1006785

EXHIBIT NO. D2

078



AR on Prop.

CV 1008795

74A

EXHIBIT NO. D³

CV 1006795

157



01/28/2011

AR on Prop.



CV 1006795

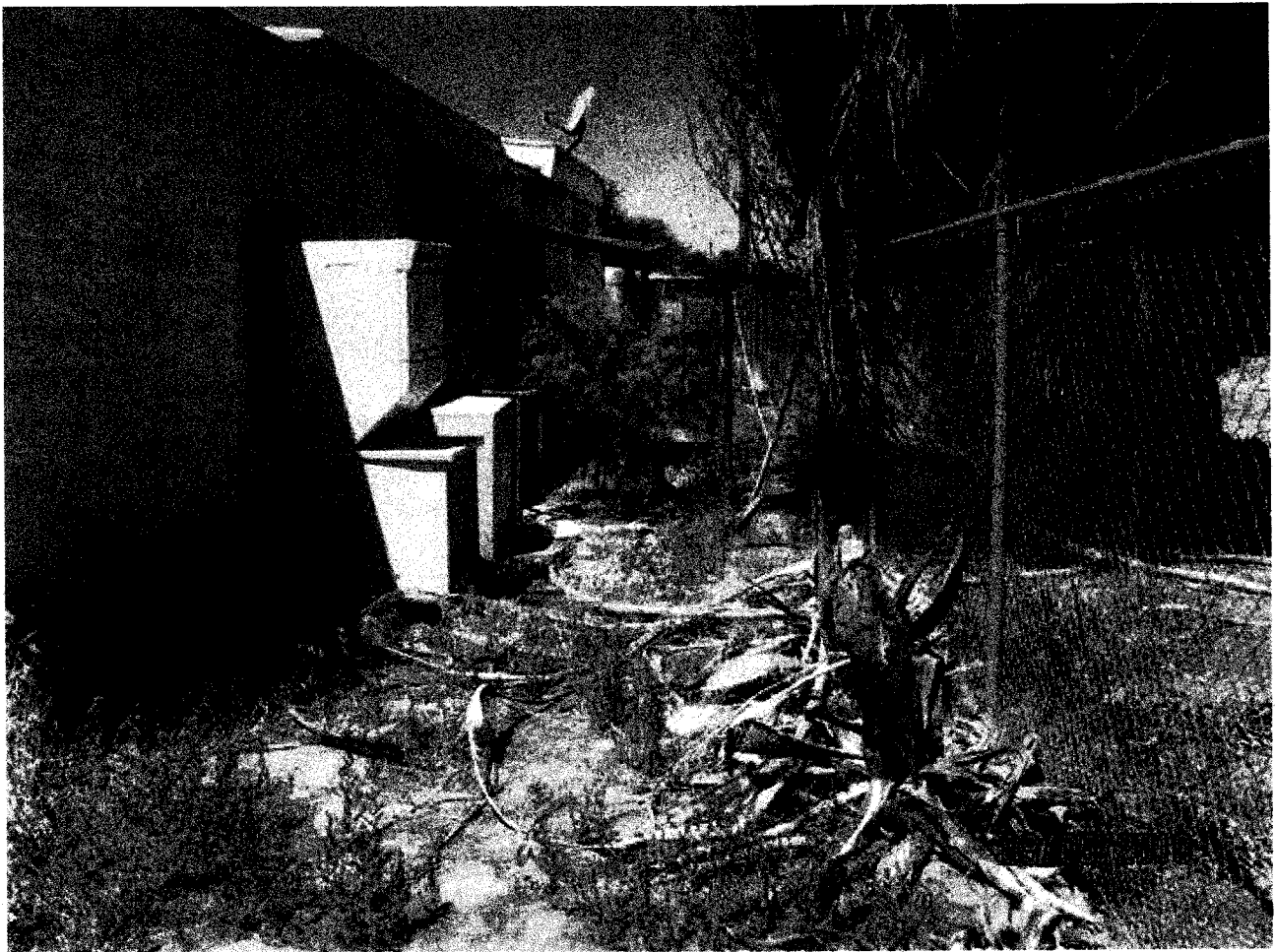
EXHIBIT NO.
D^t

157



AIR ON PHOTO.





AR on PROT.



CV 1006795

EXHIBIT NO. D6



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

1

NOTICE OF VIOLATION

795

THE PROPERTY AT: 24991 LINDSA AVE Ripley CASE No.: CV 10-06000 APN#: 872-302-021

WAS INSPECTED BY OFFICER: RUBY HANNAH ID#: 20 ON 2-5-10 AT 11:00 am/pm

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

<input type="radio"/> 5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/> 17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/> 8.120.010 (RCO 541)	<u>Accumulated Rubbish</u> - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/> 17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/> 15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the	<input type="radio"/> 17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/> 15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/> 17. (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="radio"/> 15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/> 17. (RCO 348)	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/> 15.48.010 (RCO 457)	Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="radio"/> <u>17.24.010</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>NONE</u> square feet at the rear of the property.
<input checked="" type="radio"/> 15.48.040 (RCO 457)	<u>Substandard Mobile Home/Trailer/RV</u> Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>	
		<input type="radio"/>	

COMMENTS: 10 x 50 MH w/ ROOM ADDITION.

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 9-5-10. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF 109⁹ AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT

CDL/CID# _____ D.O.B. _____ EXHIBIT NO. E TEL. NO. _____





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

October 7, 2010

RE CASE NO: CV1006795

I, Rusty Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276.

That on 08/05/2010 at 11:00 am, I securely and conspicuously posted Notice of violation for RCC 8.120.010; accumulated rubbish and RCC 17.24.010; excessive outside storage and a do not dump sign at the property described as:

Property Address: 24991 LINDSAY AVE, RIPLEY

Assessor's Parcel Number: 872-302-021

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

Executed on October 7, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. E²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

October 7, 2010

GLORIA R MELENDEZ
24991 LINDSAY AVE
RIPLEY, CA. 92272

RE CASE NO: CV1006795 at 24991 LINDSAY AVE, RIPLEY, California, Assessor's Parcel Number 872-302-021

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24991 LINDSAY AVE, RIPLEY California, Assessor's Parcel Number 872-302-021, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.24.010 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.24.010 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to NONE.

COMPLIANCE MUST BE COMPLETED BY November 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

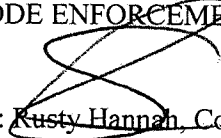
By:  Code Enforcement Officer

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

October 7, 2010

TENANT/ OCCUPANT
24991 LINDSAY AVE
RIPLEY, CA 92272

RE CASE NO: CV1006795 at 24991 LINDSAY AVE, RIPLEY, California, Assessor's Parcel Number 872-302-021

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24991 LINDSAY AVE, RIPLEY California, Assessor's Parcel Number 872-302-021, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.24.010 (Ord. 348), of the Riverside County Code.

Said violation is described as:

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CODE ENFORCEMENT DEPARTMENT

By: Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. E⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

October 7, 2010

GLORIA MELENDEZ
3639 NELSON ST.
RIVERSIDE, CA 92506

RE CASE NO: CV1006795 at 24991 LINDSAY AVE, RIPLEY, California, Assessor's Parcel Number 872-302-021

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24991 LINDSAY AVE, RIPLEY California, Assessor's Parcel Number 872-302-021, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.24.010 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
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NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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

CODE ENFORCEMENT DEPARTMENT

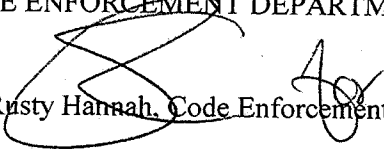
By:  Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. ES



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

October 7, 2010

SCOTT M. GITLEN
18425 BURBANK BLVD. STE 615
TARZANA, CA 91356

RE CASE NO: CV1006795 at 24991 LINDSAY AVE, RIPLEY, California, Assessor's Parcel Number 872-302-021

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24991 LINDSAY AVE, RIPLEY California, Assessor's Parcel Number 872-302-021, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.24.010 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.24.010 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to NONE.

COMPLIANCE MUST BE COMPLETED BY November 5, 2010. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. E⁶



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1006795

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on October 7, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

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

GLORIA R MELENDEZ 24991 LINDSAY AVE, RIPLEY, CA. 92272
OCCUPANT 24991 LINDSAY AVE, RIPLEY, CA 92272
GLORIA MELENDEZ 3639 NELSON ST., RIVERSIDE, CA 92506
SCOTT M. GITLEN 18425 BURBANK BLVD. STE 615, TARZANA, CA 91356

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

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

EXECUTED ON October 7, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Sara Nunez, Code Enforcement Aide

EXHIBIT NO. E7

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

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

OFFICIAL USE

cc Gloria R Melendez
Return R 24991 Lindsay Ave
(Endorsement) Ripley, Ca 92272
Restricted D CV1006795RH(AR/EOS)
(Endorsement)

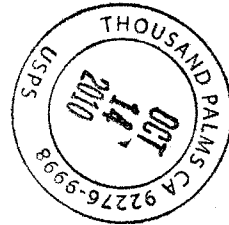
Total Postage & Fees \$

Sent To _____
Street, Apt. No.,
or PO Box No. _____
City, State, ZIP+4 _____

PS Form 3800, August 2006 See Reverse for Instructions

2248 2584 4000 0522 6002

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276

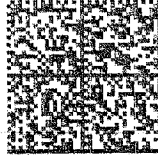


CERTIFIED MAIL™



9 2250 0004 4857 8472

UNITED STATES POSTAGE
FIRST CLASS
\$ 05.54
02 1A
0004632914 OCT 07 2010
MAILED FROM ZIP CODE 92501



Vacant
Melendez Ave

REASON CHECKS
 Ineligible
 Insufficient Address
 Moved, Left No Address
 Stamps Void When Coated, Covered, Returned or Refused

1st NOTICED
2nd NOTICED
RETURN TO

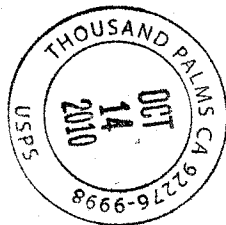
NIXIE 929 DC 1 OO 10/11/10
RETURN TO SENDER
UNABLE TO FORWARD

BC: 92276560490 *0704-05269-07-98

922250000448578472

EXHIBIT NO. ET 8

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276



CERTIFIED MAIL™



7009 2250 0004 4857 8441



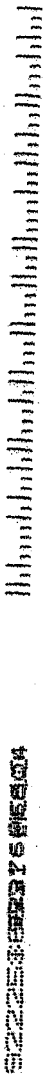
02 1A \$05.54⁰
0004632914 OCT 07 2010
MAILED FROM ZIP CODE 92501

Vacant

REASON CHECK
Illegible recipient address
YES, including Address
NO, void with respect to cover

NIXIE 929 DC 1 00 10/11/10
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 92276550490 *0704-05249-07-99



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

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

OFFICIAL USE

Postage \$

Return Tenant/Occupant
(Endorsee) 24991 Lindsay Ave
Restricted (Endorsee) Ripley, Ca 92272
Total Post CV100679SRH(AR/EOS)

Sent to _____
Street, Apt. No.,
or PO Box No. _____
City, State, ZIP+4 _____

PS Form 3800, August 2006

See Reverse for Instructions

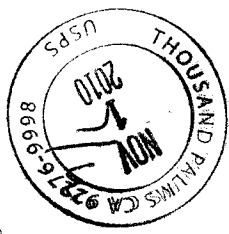
7009 2250 0004 4857 8441

EXHIBIT NO. _____

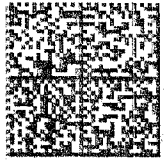
E9

COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276

NOV 6 8 2010



7009 2250 0004 4857 8434



UNITED STATES POSTAGE
FITNEY BOWLES
\$05.54
02 1A
0004632914 OCT 07 2010
MAILED FROM ZIP CODE 92501

Gloria Melendez
3639 Nelson St
Riverside Ca
CV1006795R NIXIE

923 DE 1 00 10/28/10
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

NAME
1st Name
2nd Name
NOV 13 2010

BC: 92276560490 *0704-05250-07-99



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

OFFICIAL USE

Ce Gloria Melendez
Return R 3639 Nelson St
(Endorsement)
Restricted D
(Endorsement) CV1006795RH(AE/EOS)
Total Postage & Fees 1.40

Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
PS Form 3800, August 2006 See Reverse for Instructions

7009 2250 0004 4857 8434

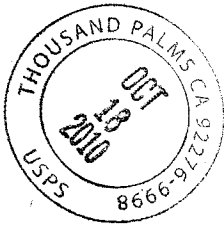
EXHIBIT NO. E10

COUNTY OF RIVERSIDE
 Code Enforcement Department
 31290 Plantation Drive
 Thousand Palms, CA 92276

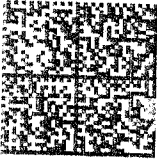
CERTIFIED MAIL™



7009 2250 0004 4857 8427



02 1A
 0004632914 OCT 07 2010
\$ 05.54⁰
 MAILED FROM ZIP CODE 92501



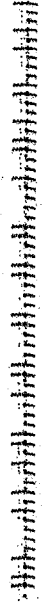
Scott M Gitlen
 18425 Burbank Blvd Ste 615
 Tarzana, Ca 91356
 CV1006795RH

913 DE 1 00 10/14/10

RETURN TO SENDER
 IF DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 92276660490 *0704-05251-07-38

9139999999 0023
 922766604



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

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

Postage \$

Car

Return Rk Scott M Gitlen
 Endorsement 18425 Burbank Blvd Ste 615
 Restricted De Tarzana, Ca 91356
 Endorsement CV1006795RH(AR/EOS)
 Total Postag

Sent to
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

7009 2250 0004 4857 8427

EXHIBIT NO. E11

When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA 92276
 Mail Stop # 4016

DOC # 2010-0480368

10/06/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	809

NOTICE OF NONCOMPLIANCE



In the matter of the Property of
 Gloria R Melendez

Case No.: CV10-06795

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 13 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 24991 Lindsay Ave, Ripley, CA, and more particularly described as Assessor's Parcel Number 872-302-021 and having a legal description of POR LOT J2 BLK 20 and LOT 1 BLK 20 MB 010/033 Ripley of Sec 35 T7SR22E, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Rusty Hannah (760) 343-4150.

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By: *Dave Lawless*
 Dave Lawless
 Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 10/6/10 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

M Hernandez
 Commission # 1866835 Comm. Expires Oct 24, 2013

EXHIBIT NO. F





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

August 9, 2011

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

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

Case No.: CV10-06795
APN: 872-302-021; MELENDEZ
Property: 24991 Lindsay Ave., Ripley

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 and 541 (RCC Title Nos. 17 & 8) and 725 (RCC Title 1) to consider the abatement of the excess outside storage and accumulated rubbish located on the SUBJECT PROPERTY described as 24991 Lindsay Ave., Ripley, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 872-302-021.

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

SAID HEARING will be held on **Tuesday, September 13, 2011, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

You are encouraged to contact Supervising Code Enforcement Officer David Lawless at (760) 393-3344 or Supervising Code Enforcement Officer, Brian Black at (951) 944-2004 prior to the hearing. Please meet with Brian Black at 8:30 a.m. on the day of the hearing in Conference Room 2A on the 1st floor in front of the Human Resources Office to discuss the case.

GLENN BAUDE
DIRECTOR

WARD KOMERS
Administrative Manager

NOTICE LIST

Subject Property: 24991 Lindsay Ave., Ripley

Case No.: CV 10-06795;

APN: 872-302-021; District Four

GLORIA R MELENDEZ
24991 LINDSAY AVE
RIPLEY CA 92272

L:\Code Enforcement\Abatements\2011\2010\CV 10-06795\Notice
List.DOC

EXHIBIT NO. _____

G²

1 **PROOF OF SERVICE**

2 Case No. CV10-06795

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

6 That on August 9, 2011, I served the following document(s):

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

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

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

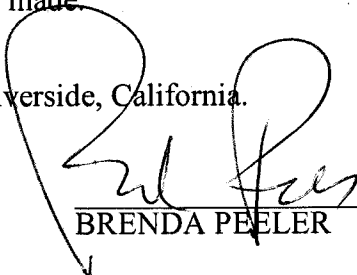
12 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
13 and processing correspondence for mailing. Under that practice it would be deposited with
the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the ordinary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

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

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

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

19 EXECUTED ON August 9, 2011, at Riverside, California.

20 
21 _____
BREND A PEELER



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 10, 2011

RE CASE NO: CV1006795

I, Rusty Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 38686 El Cerrito Road, Suite 200, Palm Desert, California 92211 .

That on 08/10/2011 at 11:30 am, I securely and conspicuously posted a Notice to correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 24991 LINDSAY AVE, RIPLEY

Assessor's Parcel Number: 872-302-021

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

Executed on August 10, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

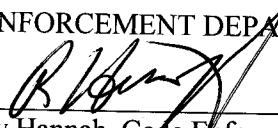

By: Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. G⁴