

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

305B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
September 22, 2011

SUBJECT: Statement of Abatement Costs [Case No. CV 07-6468 & CV07-6469]
Subject Property: 10525 El Monte Drive, Beaumont; JB & SONS REAL ESTATE INV LLC
APN: 403-101-002
District Five

RECOMMENDED MOTION: Move that the Board of Supervisors:

- 1) assess the reasonable costs of abatement of a public nuisance (construction without permits and substandard structure) in the above-referenced matter to be **one thousand, one hundred seventy-five dollars and seventy cents (US \$1,175.70)**;
- (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. 457 and 725 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.

PATRICIA MUNROE, 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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$381.50.

Ayes: Buster, Stone and Ashley
Nays: None
Absent: Tavaglione and Benoit
Date: October 4, 2011
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

9.9

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Departmental Concurrence

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

Statement of Abatement Costs [Case No. CV07-6468 & CV07-6469]

Subject Property: 10525 El Monte Drive, Beaumont; JB & SONS REAL ESTATE INV LLC

APN: 403-101-002

District: Five

Page 2

Notices of Violation were issued. Subsequently, 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 Nos. CV07-6468 & CV07-6469]
Subject Property: 10525 El Monte Drive, Beaumont; JB & SONS REAL
ESTATE
APN: 403-101-002
District Five

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

Hearing Date: OCTOBER 4, 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, May 19, 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

September 8, 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: 10525 El Monte Drive, Beaumont
Case Nos.: CV07-6468 & CV07-6469
APN: 403-101-002; JB & SONS REAL ESTATE INV LLC

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 4, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved construction without permits and substandard structure located on your real property commonly described as 10525 El Monte Drive, Beaumont, Riverside County, California and more particularly described as Assessor's Parcel Number 403-101-002.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, one hundred seventy-five dollars and seventy cents (US \$1,175.70)**. 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 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

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

Date: 5/19/2011

Property Reference/Mailing Address
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR CHERRY VALLEY, CA 92223

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
05/19/2011	CV076468- INV #101489. Orig. Amount \$761.80.	761.80	761.80
05/19/2011	CV076469- INV #101490. Orig. Amount \$413.90.	413.90	1,175.70
		Total Now Due	\$1,175.70

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.

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

Code Enforcement Department

EXHIBIT NO. A2

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

403101002
J B & SONS REAL ESTATE AND INV
10525 EL MONTE DR
CHERRY VALLEY, CA 92223

Date	Invoice #
5/19/2011	101489

Case Number	District	Class
CV076468	5	SOAC

Property Address
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR BEAUMONT, CA 92223

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/5/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
9/5/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
11/7/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/26/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/21/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/11/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			446.50
5/19/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
5/19/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00
				Subtotal	\$761.80

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

Payments/Credits	\$0.00
Total Now Due	\$761.80

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

Code Enforcement Department

EXHIBIT NO. A3

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

403101002
J B & SONS REAL ESTATE AND INV
10525 EL MONTE DR
CHERRY VALLEY, CA 92223

Date	Invoice #
5/19/2011	101490

Case Number	District	Class
CV076469	5	SOAC

Property Address	
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR BEAUMONT, CA 92223	

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/5/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
11/7/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/4/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/26/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/11/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			293.90
5/21/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
		Subtotal Contractor Costs			120.00

Subtotal \$413.90

Payments/Credits \$0.00

Total Now Due \$413.90

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

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

Code Enforcement Department

EXHIBIT NO. AA

NOTICE LIST

Subject Property: 10525 El Monte Drive, Beaumont; Case No.: CV07-6468 &
CV07-6469; APN: 403-101-002;
District Five

JB & SONS REAL ESTATE AND INV LLC
31630 RAILROAD CANYON ROAD #4
CANYON LAKE CA 92587

JB & SONS REAL ESTATE AND INV LLC
10525 EL MONTE DRIVE
CHERRY VALLEY CA 92223

JB & SONS REAL ESTATE AND INV LLC
30480 GREENBRIAR
CANYON LAKE CA 92587

POLY-COMP TRUST COMPANY
6400 CANOGA AVE #250
WOODLAND HILLS CA 91367

EXHIBIT NO. _____

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PROOF OF SERVICE

Case Nos. CV07-6468 & CV07-6469

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 September 8, 2011, I served the following document(s):

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- **SUMMARY STATEMENT OF ABATEMENT COSTS**
- **STATEMENT OF ABATEMENT COSTS**
- **NOTICE LIST**

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

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

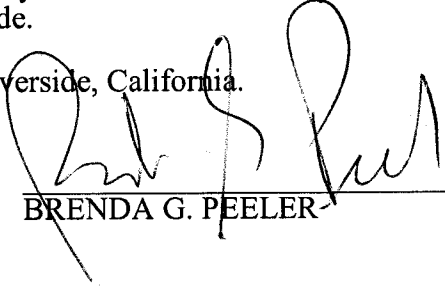
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

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

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

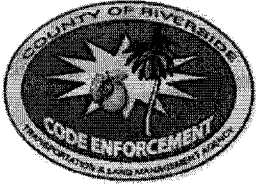
— **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON September 8, 2011, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. AG



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 14, 2011

RE CASE NO: CV076468

I, Jacob Dietrich, hereby declare:

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

That on 09/13/11 at 1555 Hours, I securely and conspicuously posted 'Notice of Hearing - Re: 'Statement of Abatement Costs', 'Summary Statement of Abatement Costs', 'Statement of Abatement Costs' (x2), 'Notice List', & 'Proof of Service' at the property described as:


Property Address: 10525 EL MONTE DR, BEAUMONT

Assessor's Parcel Number: 403-101-002

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

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

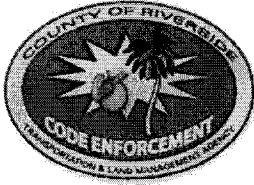
CODE ENFORCEMENT DEPARTMENT


By: Jacob Dietrich, Code Enforcement Officer

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

EXHIBIT NO. _____

A7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**GLENN BAUDE
Director**

AFFIDAVIT OF POSTING OF NOTICES

September 14, 2011

RE CASE NO: CV076469

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That on 09/13/11 at 1555 Hours, I securely and conspicuously posted 'Notice of Hearing - Re: 'Statement of Abatement Costs', 'Summary Statement of Abatement Costs', 'Statement of Abatement Costs' (x2), 'Notice List', & 'Proof of Service' at the property described as:

Property Address: 10525 EL MONTE DR, CHERRY VALLEY

Assessor's Parcel Number: 403-101-002

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer

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

EXHIBIT NO. AS



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR CHERRY VALLEY, CA 92223

Date: 5/19/2011

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
05/19/2011	CV076468- INV #101489. Orig. Amount \$761.80.	761.80	761.80
05/19/2011	CV076469- INV #101490. Orig. Amount \$413.90.	413.90	1,175.70
		Total Now Due	\$1,175.70

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.

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

Code Enforcement Department

EXHIBIT NO. B

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

403101002
J B & SONS REAL ESTATE AND INV
10525 EL MONTE DR
CHERRY VALLEY, CA 92223

Date	Invoice #
5/19/2011	101489

Case Number	District	Class
CV076468	5	SOAC

Property Address
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR BEAUMONT, CA 92223

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/5/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
9/5/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
11/7/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/26/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/21/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/11/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			446.50
5/19/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
5/19/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

Subtotal \$761.80

Payments/Credits \$0.00

Total Now Due \$761.80

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

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

Code Enforcement Department

EXHIBIT NO.

B²

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

403101002
J B & SONS REAL ESTATE AND INV
10525 EL MONTE DR
CHERRY VALLEY, CA 92223

Date	Invoice #
5/19/2011	101490

Case Number	District	Class
CV076469	5	SOAC

Property Address
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR BEAUMONT, CA 92223

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		Subtotal Code Enforcement Costs			293.90
5/21/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
		Subtotal Contractor Costs			120.00
			Subtotal		\$413.90

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.

Payments/Credits	\$0.00
Total Now Due	\$413.90

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

Code Enforcement Department

EXHIBIT NO. B-3

Vouchers

Criteria: Accounting Date = 7/1/2002..5/31/2011

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
	Fund 10000 -- General Fund						
6/23/2009	TLARC-00216541	RZ00010	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	0.00
	Total General Fund				<u>120.00</u>	<u>120.00</u>	<u>0.00</u>

EXHIBIT NO. _____

B⁴

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

Assessment #403101002-9	Parcel # 403101002-9
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Assessee:	J B & SONS REAL ESTATE AND INV	Land	71,400
Mail Address:	31630 RAILROAD CANYON 4	Structure	71,400
City, State Zip:	CANYON LAKE CA 92587	Full Value	142,800
Real Property Use Code:	R2	Total Net	142,800
Base Year	2010		
Conveyance Number:	0575221		
Conveyance (mm/yy):	11/2009		
PUI:	R040022		
TRA:	56-014		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 027/013 EL MONTE TR		
Situs Address:	10525 EL MONTE DR BEAUMONT CA 92223		



EXHIBIT NO. C

RECORDED BOOK/PAGE: MB 27/13
SUBDIVISION NAME: EL MONTE TR
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.34 ACRES

PROPERTY CHARACTERISTICS

403-101-002
WOOD FRAME, 1682 SQFT., 3 BDRM/ 2 BATH, 1 STORY, CONSTD 1958COMPOSITION, ROOF, CENTRAL HEATING

403-101-002
WOOD FRAME, 1753 SQFT., 4 BDRM/ 2 BATH, 1 STORY, CONSTD 1961COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 691 GRID: A4

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR1W SEC 27

ELEVATION RANGE

2836/2836 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CHERRY VALLEY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

CHERRY VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

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)
DEVELOPED/DISTURBED 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
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
THE PASS

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
90

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF

UNNAMED FAULT

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE

UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

BEAUMONT UNIFIED

COMMUNITIES

CHERRY VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

CHERRY VALLEY #27 -

STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 42.58 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043807

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

056014

- BEAUMONT CHERRY VAL REC & PARK
- BEAUMONT LIBRARY
- BEAUMONT UNIFIED SCHOOL
- COUNTY SERVICE AREA 27 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL

- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu May 19 15:18:31 2011
Version 110502

- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

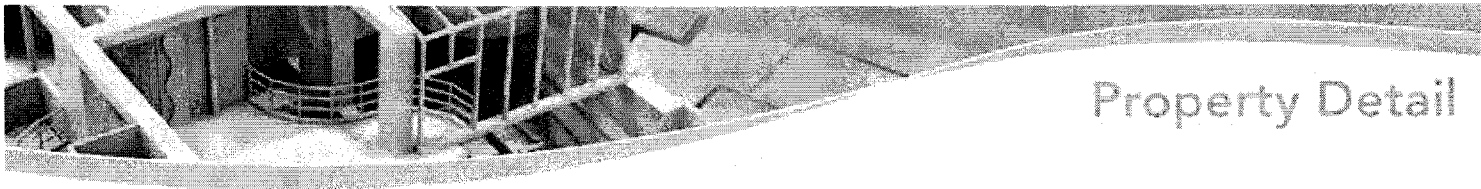
SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu May 19 15:18:50 2011
Version 110502



Property Detail

Subject Property : **10525 El Monte Dr Cherry Valley CA 92223**

Owner Information

Owner Name : **Jb & Sons R/e Invs Lic**
Mailing Address : **10525 El Monte Dr, Cherry Valley CA 92223-4820**
Vesting Codes : **// Corporation**

Location Information

Legal Description : **Lot 2 Mb 027/013 El Monte Tr**
County : **Riverside, Ca** APN : **403-101-002**
Census Tract / Block : **438.07 / 1** Alternate APN : **403-101-002**
Legal Book/Page : **27-13** Subdivision : **El Monte Tr**
Legal Lot : **2** School District : **Beaumont**

Owner Transfer Information

Recording/Sale Date : **01/25/2011 / 09/21/2010** Deed Type : **Grant Deed**
Document # : **39618**

Last Market Sale Information

Recording/Sale Date : **09/23/2009 / 09/15/2009** Document # : **494274**
Sale Price : **\$7,500** Deed Type : **Grant Deed**
Sale Type : **Full**
Seller Name : **Greenpoint Mfg Funding Inc**

Prior Sale Information

Prior Rec/Sale Date : **08/30/2006 / 08/25/2006** Prior Doc Number : **639996**
Prior Sale Price : **\$517,000**

Property Characteristics

Gross Area : **2,995** Bath(F/H) : **4** Parking Type : **Carport**
Living Area : **2,995** Fireplace : **Y / 1** Roof Material : **Composition Shingle**
Tot Adj Area : **3,435** Year Built / Eff : **1958** Heat Type : **Central**
Bedrooms : **7** # of Stories : **1** Cooling Type : **Central**

Prepared On : 06/07/2011
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Property Detail

Property Information

Land Use : Duplex	Res/Comm Units : 2	Water Type : Type Unknown
County Use : Residential 2 Or 3 Units	Lot Acres : 0.34	Sewer Type : Type Unknown
Zoning : R-1	Lot Size : 14,810	State Use : R04002

Tax Information

Total Value : \$142,800	Assessed Year : 2010	Property Tax : \$1,934.78
Land Value : \$71,400	Improve % : 50%	Tax Rate Area : 56014
Improvement Value : \$71,400	Tax Year : 2010	Water Tax : SAN GORGONIO PASS
Total Taxable Value : \$142,800		



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

6/22/2011

JB & Sons Real Estate and Inv
10525 El Monte Dr
Cherry Valley, CA 92223

Re: Demand for Payment of Statement of Abatement Costs
Subject Property: 10525 El Monte Dr, Beaumont, CA 92223
Case No(s): CV07-6468, CV07-6469
APN No(s): 403-101-002

Dear JB & Sons Real Estate and Inv:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department has incurred expenses to enforce and/or abate violations of the Riverside County Ordinance caused by conditions on your real property described as [10525 El Monte Dr, Beaumont, CA 92223] and more particularly described as Assessor's Parcel Number [403-101-002] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [457]

Pursuant to Riverside County Ordinance No. 725, as property owner you are liable for reimbursement of all abatement costs incurred by the County, including, but not limited to, staff time for enforcement, investigations, notices, communications, title search, administrative costs and attorney fees.

YOU ARE HEREBY DEMANDED to pay the County of Riverside the total amount due of \$1,175.70 (One Thousand One Hundred Seventy Five Dollars And Seventy Cents) as set forth in the enclosed "Summary Statement of Abatement Costs." If the amount due is not paid in full within thirty (30) days, a special tax assessment and abatement lien will be recorded against the subject property.

YOU HAVE A RIGHT TO A HEARING ON THIS MATTER. You have the right to contest the abatement costs and special assessment levied 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 notice.

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

Code Enforcement Department

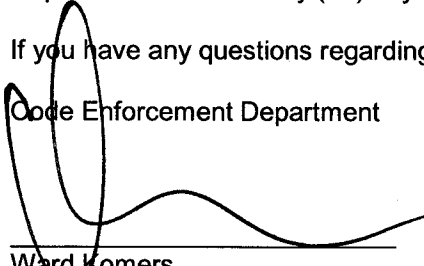

Ward Komers
Administrative Manager

EXHIBIT NO. E

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

JB & Sons Real Estate and Inv
10525 El Monte Dr
Cherry Valley, CA 92223

Subject Property: 10525 El Monte Dr, Beaumont, CA 92223
Case No(s): CV07-6468, CV07-6469
APN No(s): 403-101-002

I, _____, hereby request a public hearing regarding the above
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: _____

Signed: _____
(Please SIGN your name here)

Date: _____

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
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR CHERRY VALLEY, CA 92223

Date: 5/19/2011

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:			
Date	Invoice Number & Amount	Amount	Balance
05/19/2011	CV076468- INV #101489. Orig. Amount \$761.80.	761.80	761.80
05/19/2011	CV076469- INV #101490. Orig. Amount \$413.90.	413.90	1,175.70
Total Now Due			\$1,175.70

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.

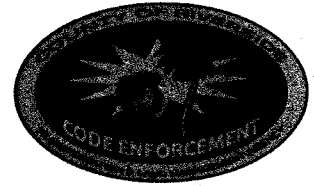
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

EXHIBIT NO. E3

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

403101002
J B & SONS REAL ESTATE AND INV
10525 EL MONTE DR
CHERRY VALLEY, CA 92223

Date	Invoice #
5/19/2011	101489

Case Number	District	Class
CV076468	5	SOAC

Property Address
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR BEAUMONT, CA 92223

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/5/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
9/5/2007	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
11/7/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/26/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/21/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/11/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			446.50
5/19/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
5/19/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00
Subtotal					\$761.80

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

Payments/Credits	\$0.00
Total Now Due	\$761.80

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

Code Enforcement Department

EXHIBIT NO. EA

**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

403101002
J B & SONS REAL ESTATE AND INV
10525 EL MONTE DR
CHERRY VALLEY, CA 92223

Date	Invoice #
5/19/2011	101490

Case Number	District	Class
CV076469	5	SOAC

Property Address	
403101002 J B & SONS REAL ESTATE AND INV 10525 EL MONTE DR BEAUMONT, CA 92223	

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

Date	Item	Description	Hours/Qty	Rate	Amount
9/5/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
11/7/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/4/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/26/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/11/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/19/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			293.90
5/21/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
		Subtotal Contractor Costs			120.00
Subtotal					\$413.90

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.

Payments/Credits	\$0.00
Total Now Due	\$413.90

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

Code Enforcement Department

EXHIBIT NO. ES

NOTICE LIST

Subject Property: 10525 El Monte Dr, Beaumont, CA 92223;

Case No.: CV07-6468, CV07-6469;

APN: 403-101-002

J B & SONS REAL ESTATE
AND INVESTMENT LLC
31630 RAILROAD RD NO 4
CANYON LAKE CA 92587

J B & SONS REAL ESTATE
AND INVESTMENT LLC
10525 EL MONTE DR
CHERRY VALLEY CA 92587

J B & SONS REAL ESTATE
AND INVESTMENT LLC
30480 GREENBRIAR
CANYON LAKE CA 92587

POLY-COMP TRUST COMPANY
6400 CANOGA AVE NO 250
WOODLAND HILLS CA 91367

EXHIBIT NO. _____

E6

PROOF OF SERVICE
Case No. CV07-6468, CV07-6469

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on June 22, 2011, I served the following document(s):

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

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

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

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

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

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

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

EXECUTED ON 6/22/2011, at Riverside, California.



SUE RUSH

EXHIBIT NO. E7

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

JB & Sons Real Estate and Inv
10525 El Monte Dr
Cherry Valley, CA 92223

Subject Property: 10525 El Monte Dr, Beaumont, CA 92223
Case No(s): CV07-6468, CV07-6469
APN No(s): 403-101-002

I, John Berner, hereby request a public hearing regarding the above
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: 10525 El Monte Dr
Cherry Valley, CA 92223

Signed: John Berner Date: 4/22/11
(Please SIGN your name here)

Print: John Berner
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-551-6331

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 30 2011
Saf