

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

401B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
October 5, 2011

SUBJECT: Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]
Case No: CV 10-07267 [THE TRUST OF BELEN M. DIAZ]
Subject Property: Parcel Across from 19355 Desert Haven, Sky Valley
APN: 645-270-013; District: Four

RECOMMENDED MOTION: Move that:

1. The substandard structure (dwelling) on the real property located at Parcel Across from 19355 Desert Haven, Sky Valley, Riverside County, California, APN: 645-270-013 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. The Trust of Belen M. Diaz, Belen M. Diaz, Trustee, Trust dated February 21, 2002, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

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

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Departmental Concurrence

☐ Consent ☒ Policy
☐ Consent ☒ Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: October 18, 2011
 xc: Co. Co., CED, Prop. Owner, Sheriff

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

Abatement of Public Nuisance

Case No.: CV 10-07267 [THE TRUST OF BELEN M. DIAZ]

Address Parcel Across from 19355 Desert Haven, Sky Valley

APN# 645-270-013

District: 4

Page 2

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The accumulation of rubbish on the real property located at Parcel Across from 19355 Desert Haven, Sky Valley, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
5. The Trust of Belen M. Diaz, Belen M. Diaz, Trustee, Trust dated February 21, 2002, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
6. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, may 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.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance

Case No.: CV 10-07267 [THE TRUST OF BELEN M. DIAZ]

Address Parcel Across from 19355 Desert Haven, Sky Valley

APN# 645-270-013

District: 4

Page 3

BACKGROUND:

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on September 14, 2010.
2. The inspection revealed a substandard structure (dwelling) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: general dilapidation or improper maintenance, fire hazard, abandoned, vacant, public and attractive nuisance. The inspection also revealed the accumulation of rubbish (approximately 1,100 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: household trash, furniture, construction materials, wood, metal, plastics, a Jacuzzi and garage door halves.
3. Subsequent inspections of the above-described real property on November 5, 2010, January 6, 2011, February 17, 2011, March 15, 2011 and August 26, 2011, continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure and accumulation of rubbish.

1 updated on March 10, 2011, it is determined that no additional parties potentially hold a legal interest
2 in THE PROPERTY. True and correct copies of the Lot Book Reports are attached hereto as Exhibit
3 "C" and incorporated herein by this reference.

4 5. On September 14, 2010, I conducted an initial inspection of THE PROPERTY on
5 which I observed a dwelling structure in a state of general dilapidation. THE PROPERTY was open
6 and unfenced with no signs posted to restrict access. I observed the following conditions which
7 cause the structure to be substandard and THE PROPERTY to constitute a public nuisance in
8 violation of the provisions set forth in Riverside County Ordinance 457, as codified in Riverside
9 County Code Title 15:

- 10 1) General dilapidation or improper maintenance;
- 11 2) Fire hazard;
- 12 3) Public and attractive nuisance- abandoned/vacant.

13 6. During the initial inspection on September 14, 2010. I also observed large amounts of
14 accumulated rubbish on THE PROPERTY including, but not limited to, household trash, furniture,
15 construction materials, wood, metal, plastics, a Jacuzzi, and garage door halves. The rubbish was
16 approximately one thousand one hundred (1,100) square feet. This condition causes THE
17 PROPERTY to constitute a public nuisance in violation of Riverside County Ordinance No. 541, as
18 codified in Riverside County Code Title 8.

19 7. A site plan and photographs reflecting the substandard condition of the structure and
20 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated
21 herein by reference.

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

24 9. On September 14, 2010, I posted a Notice of Defects, a Notice of Violations (RCC
25 Title 15 Substandard Structure and RCC Title 8- Accumulation of Rubbish), a "Danger Do Not
26 Enter" sign, and a "Do Not Dump" sign on THE PROPERTY.

27 10. On January 18, 2011, a Notice of Noncompliance for the substandard structure and
28 accumulated rubbish was recorded against THE PROPERTY as instrument number 2011-0021898.
A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated

1 by reference as Exhibit "F".

2 11. On October 5, 2010, the Notices of Violations (RCC Title 15 - Substandard Structure
3 and RCC Title 8 - Accumulation of Rubbish) were mailed via certified mail to OWNER on the
4 service list.

5 12. On November 3, 2010, I received a telephone call from Mr. David Diaz who stated
6 they would comply with the Notices of Violation, but needed additional time to clean THE
7 PROPERTY. I told Mr. Diaz I would work with them on time.

8 13. On November 15, 2010, January 16, 2011, February 17, 2011 and March 15, 2011, I
9 drove to THE PROPERTY to conduct follow up inspections. The conditions on THE PROPERTY
10 remained the same as those which I observed during my initial inspection. Accumulated rubbish
11 remained on THE PROPERTY, the structure remained in a general state of dilapidation, and THE
12 PROPERTY continued to constitute a public nuisance in violation of RCO 457 and 541.

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

16 15. Based upon my experience, knowledge and visual observations, it is my
17 determination that the substandard structure and accumulation of rubbish on THE PROPERTY
18 create an extreme health, safety, fire and structural hazard to the neighbors and general public and
19 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance
20 Nos. 457 and 541.

21 16. On August 25, 2011, the "Notice to Correct County Ordinance Violations and Abate
22 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for October
23 18, 2011, as required by Riverside County Ordinance No. 725, was mailed to OWNER by certified
24 mail, return receipt requested and on August 26, 2011 was posted on THE PROPERTY. True and
25 correct copies of the notice, return receipt cards, together with the proof of service and the affidavit
26 of posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.

27 17. A follow-up inspection on August 26, 2011 revealed that THE PROPERTY remains
28 in violation.

1 18. Significant rehabilitation, removal and/or demolition of the substandard structure and
2 removal and disposal of all structural materials, rubbish and debris are required to abate the public
3 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number
4 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of
5 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE
6 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County
7 Ordinance No. 541.

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

9 (a) The structure be condemned as a substandard building, public and attractive
10 nuisance;

11 (b) The OWNER, or whoever has possession or control of THE PROPERTY, be
12 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
13 debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside
14 County Ordinance No. 457 (RCC Title 15);

15 (c) The OWNER, or whoever has possession or control of THE PROPERTY, be
16 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures
17 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside
18 County Health Department, Division of Special Services; and, prior to the abatement ordered in
19 subsection (b) above, to secure the removal and disposal of all asbestos containing materials
20 discovered through such survey and testing by contract with a duly certified and licensed contractor
21 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality
22 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

23 (d) If the substandard structure is not razed, removed and disposed of, or
24 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to
25 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days after the posting and
26 mailing of the Board's Order and Findings, the substandard structure and contents therein may be
27 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or

28 ///

1 the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under
2 applicable law, authorizing entry onto THE PROPERTY; and

3 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a
4 public nuisance;

5 (f) The OWNER, or whoever has possession or control of THE PROPERTY, be
6 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of
7 Riverside County Ordinance No. 541;

8 (g) If the materials are not removed and disposed of in strict accordance with all
9 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541
10 (RCC Title 8), within ninety (90) days after the posting and mailing of the Board's Order and
11 Findings, the rubbish may be abated by representatives of the Riverside County Code Enforcement
12 Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court
13 Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and

14 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall
15 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
16 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
17 Nos. 457 and 725 (RCC Titles 15 and 1 respectively).

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

20 Executed this 26th day of AUGUST, 2011, at PAIM DESERT,
21 California.


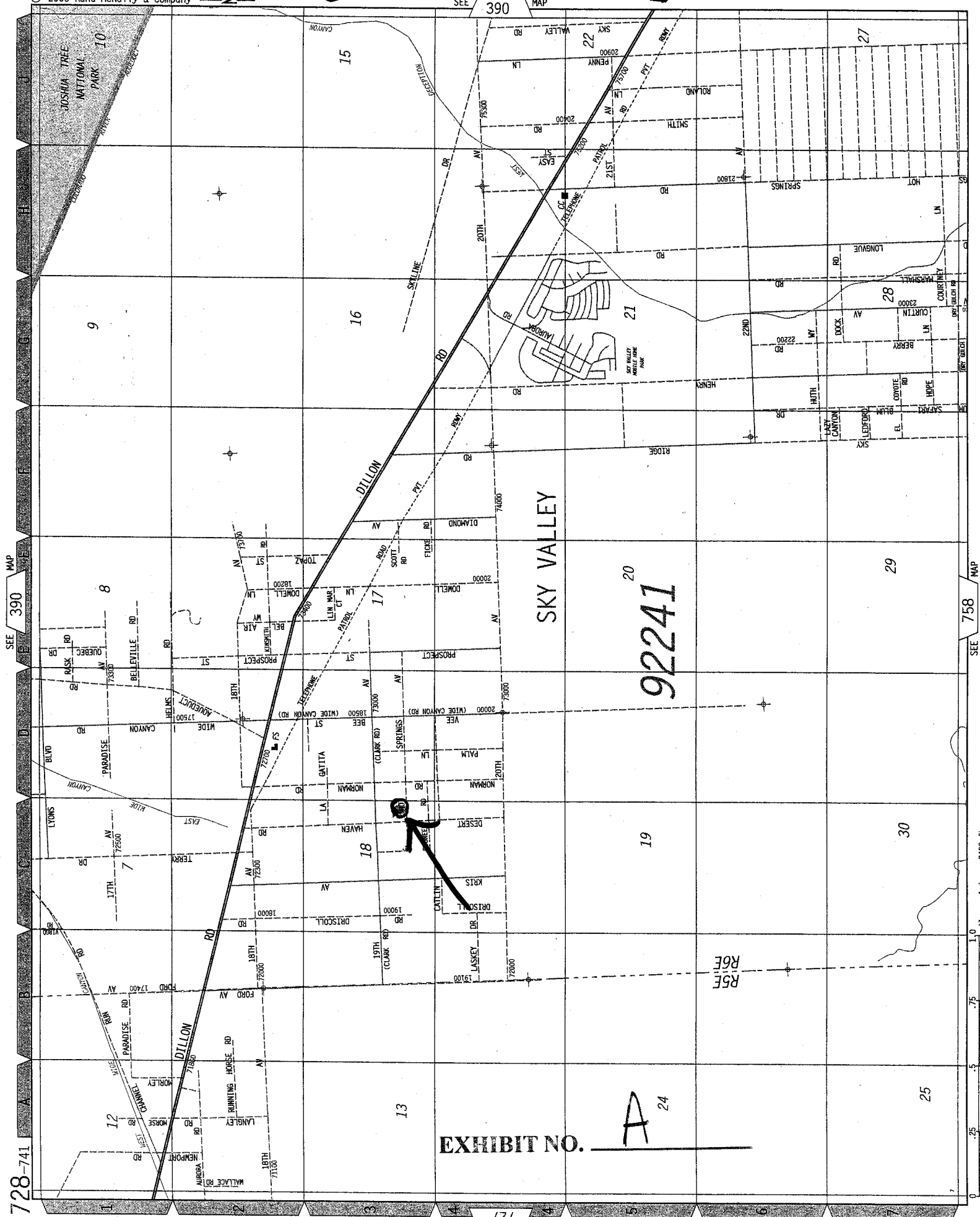
22
23
24 
25 RUSTY HANNAH
26 Code Enforcement Officer
27 Code Enforcement Department
28

EXHIBIT NO. A



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

Assessment #645270013-0

Parcel # 645270013-0

Assessee:	DIAZ BELEN M	Land	7,558
Mail Address:	9513 HOLBROOK	Structure	5,664
City, State Zip:	PICO RIVERA CA 90660	Full Value	13,222
Real Property Use Code:	R1	Total Net	13,222
Base Year	1975		
Conveyance Number:	0320389		
Conveyance (mm/yy):	5/2003		
TRA:	61-025		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

[View Parcel Map](#)EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
645-270-013

IMPORTANT

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

STANDARD WITH PERMITS REPORT**APNs**

645-270-013-0

OWNER NAME / ADDRESS

BELEN M DIAZ
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
9513 HOLBROOK
PICO RIVERA CA. 90660

LEGAL DESCRIPTION

EXHIBIT NO. B²

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 600 SQFT., 1 BDRM/ 1 BATH, 1 STORY, CONST'D 1958 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 728 GRID: C3, D3

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

T3SR6E SEC 18

ELEVATION RANGE

1236/1244 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1 1/4 (CZ 5775)

ZONING DISTRICTS AND ZONING AREAS

SKY 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

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**
NOT IN A CELL GROUP**WRMSHCP CELL NUMBER**
NOT IN A CELL**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED 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)**
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)**
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**
NOT WITHIN THE WESTERN TUMF FEE AREA**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**
WESTERN COACHELLA 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**
175**TRANSPORTATION AGREEMENTS**
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**
NOT IN A CETAP CORRIDOR.

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC**FAULT ZONE**

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF
DILLON ROAD FAULT
SAN ANDREAS FAULT
SAN ANDREAS FAULTS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

MODERATE

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**

PALM SPRINGS UNIFIED

COMMUNITIES

SKY VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
SKY VALLEY #104 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)

NOT APPLICABLE, 46.71 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

044504

FARMLAND

OTHER LANDS

TAX RATE AREAS

061-025

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 104 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 8
- CVWD IMP DIST 9
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- FLOOD CONTROL ADMINISTRATION

- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

CODE COMPLAINTS ARE NOT AVAILABLE AT THIS TIME

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Tue Mar 15 15:16:54 2011
Version 101221

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

Lot Book Report

Order Number: **22651**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV10-07267/S. Nunez

IN RE: DIAZ, BELEN M

Order Date: 9/27/2010

Dated as of: 9/20/2010

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 645-270-013-0

Assessments:

Land Value:	\$7,558.00
Improvement Value:	\$5,664.00
Exemption Value:	\$0.00
Total Value:	\$13,222.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$139.64
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$139.64
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: 22651
Reference: CV10-07267/S. N

Property Vesting

The last recorded document transferring title of said property

Dated	03/21/2003
Recorded	04/14/2003
Document No.	2003-262135
D.T.T.	\$0.00
Grantor	Belen M. Diaz
Grantee	The Trust of Belen M. Diaz. Belen M. Diaz, trustee, trust dated February 21, 2002

Deeds of Trust

No Deeds of Trust of Record

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Legal Description

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

NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

Please Complete This Information

Recording Requested By:

Belen M. Diaz

Tax Statement and
this Deed

When Recorded Mail To:

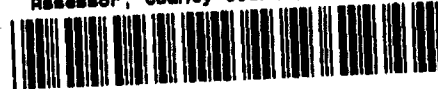
Belen M. Diaz
9513 Holbrook
Pico Rivera, California 90660

DOC # 2003-262135
04/14/2003 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



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

TRA#100

DTT: 0

Grant Deed

Belen M. Diaz, the undersigned grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant The Trust of Belen M. Diaz, Belen M. Diaz, trustee, trust dated February 21, 2002, the following described real property in Riverside County, CA:

DESCRIPTION OF PROPERTY: North half of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 18, Township 3 South, Range 6 East, San Bernardino Base and Meridian. *** "This conveyance transfers the grantor's interest into her revocable living trust, R&R 11911." *** Documentry transfer tax NONE *** Signature of person determining tax J. Garcia J. Garcia

Assessor's Parcel No. : 6452700130

Executed On March 21, 2003, at Pico Rivera, California

Belen M. Diaz
Belen M. Diaz

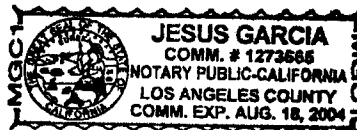
Certificate Of Notary Public

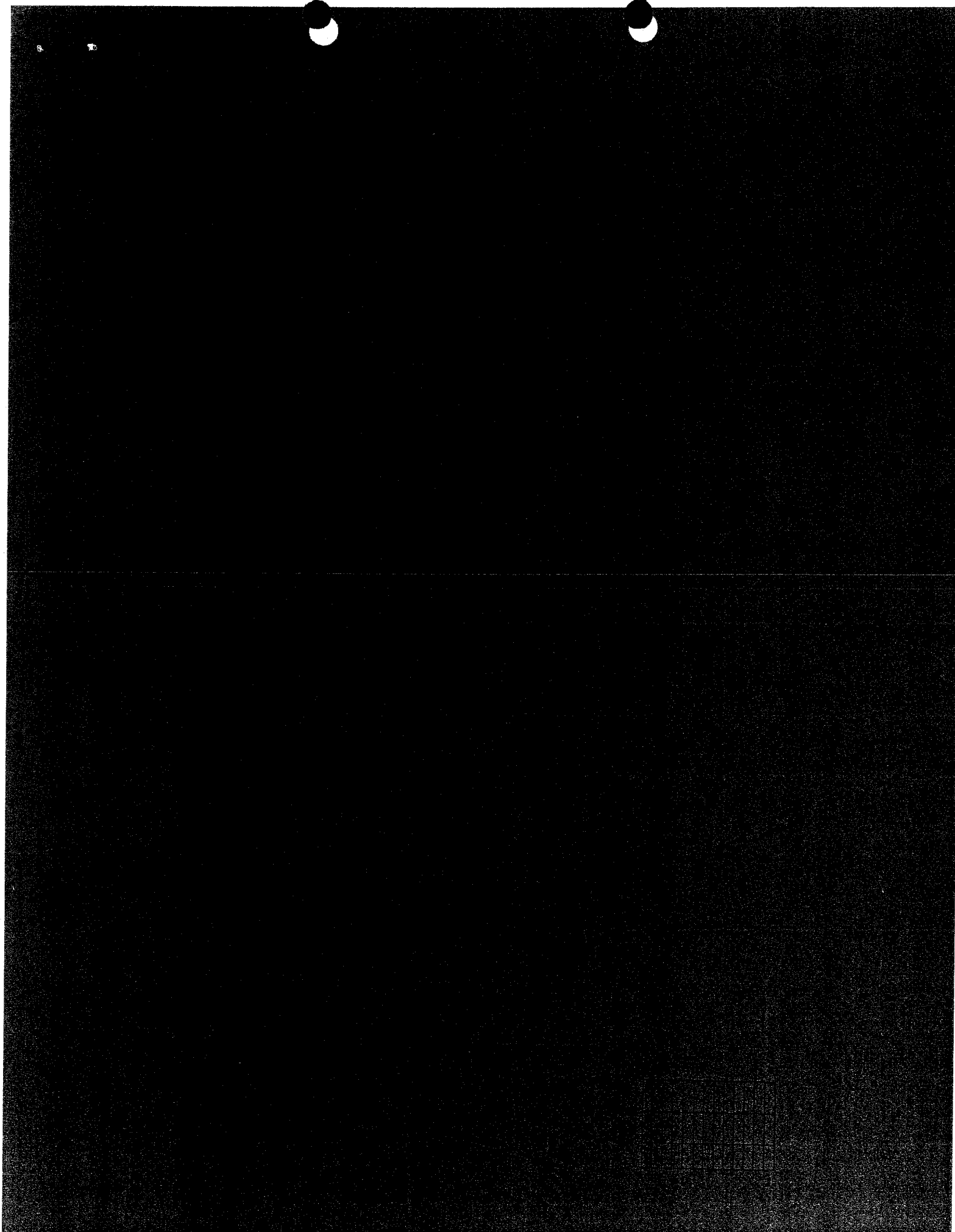
County of Los Angeles, State of California

On 03/21/03 before me, Jesus Garcia, personally appeared Belen M. Diaz, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)







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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
Riverside

CA 92501

Attn: Brent Steele
Reference: CV10-07267 / Marlena Hernandez
IN RE: DIAZ, BELEN M.

Order Number:

23270

Order Date: 3/17/2011

Dated as of: 3/10/2011

County Name: Riverside

FEE(s):

Report: \$60.00

Property Address: Vacant Land

CA

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

All exceptions are as follows:

Assessor's Parcel No. : 645-270-013-0

Assessments:	Land Value:	\$7,558.00
	Improvement Value:	\$5,664.00
	Exemption Value:	\$0.00
	Total Value:	\$13,222.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$139.64
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2011)
Second Installment	\$139.64
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	Belen M. Diaz Trust
Case No.	CV10-07267
Recorded	01/18/2011



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

Order Number: 23270

Reference: CV10-07267 / Mar

Document No.

2011-0021898

NO OTHER EXCEPTIONS

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

DOC # 2011-0021898

01/18/2011 09:19A 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
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
nochgcc					T:	CTY	UNI	800	

+

C
800

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Belen M. Diaz Trust

Case No.: CV10-07267

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 and 457, (RCC Title 8.120 and 15.16.020) described as Accumulated Rubbish and Substandard Structure- dwelling. Such Proceedings are based upon the noncompliance of such real property, located at Across from 19355 Desert Heaven, Sky Valley, CA, and more particularly described as Assessor's Parcel Number 645-270-013 and having a legal description of 5.00 ACRES IN POR SE ¼ of Section 18 T3S R6E, Records of Riverside County, with the requirements of Ordinance No. 541 and 457 (RCC Title 8.120 and 15.16.020).

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 1/14/2011 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.

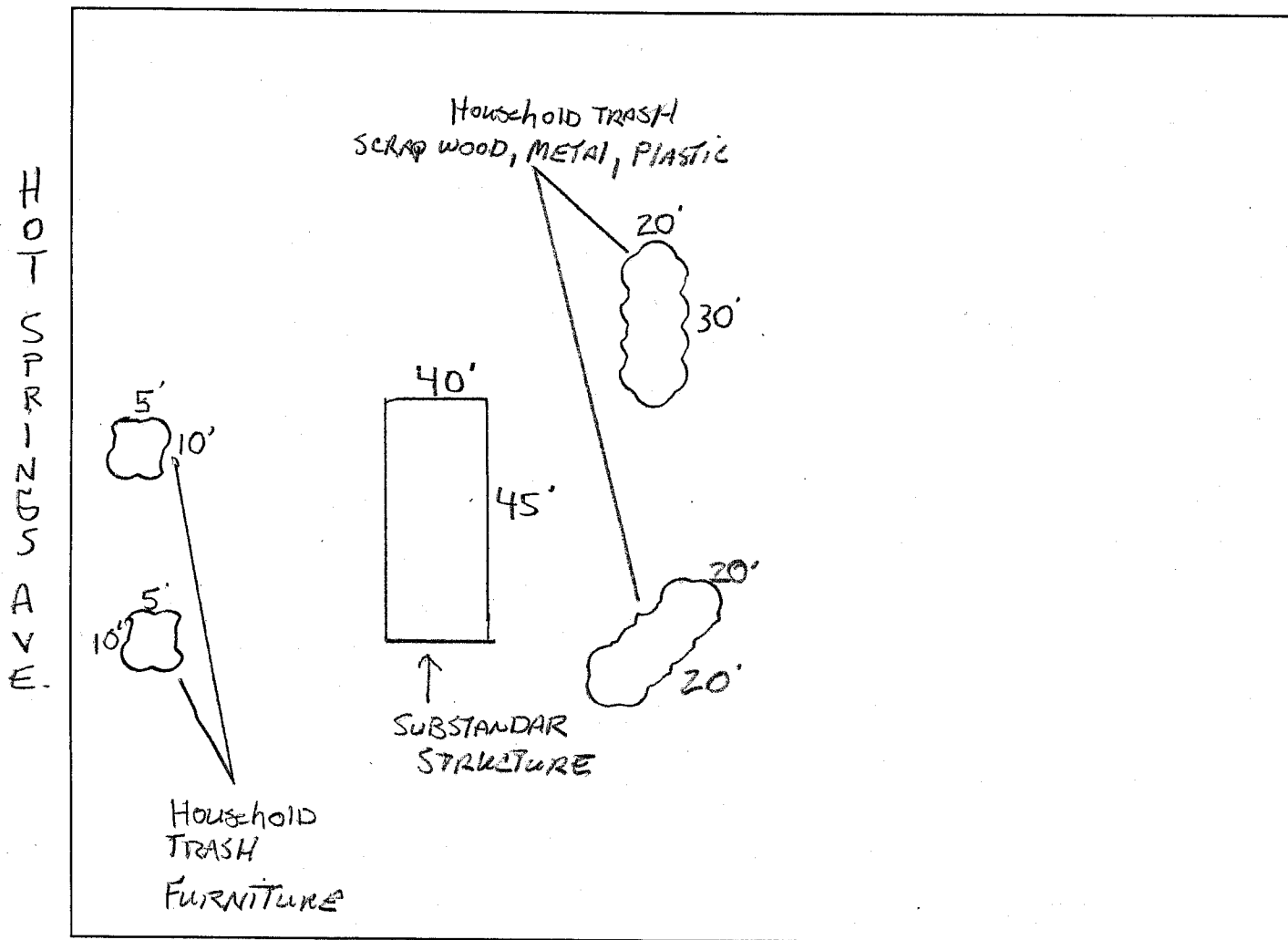
M Hernandez
Commission # 1866835 Comm. Expires Oct 24, 2013



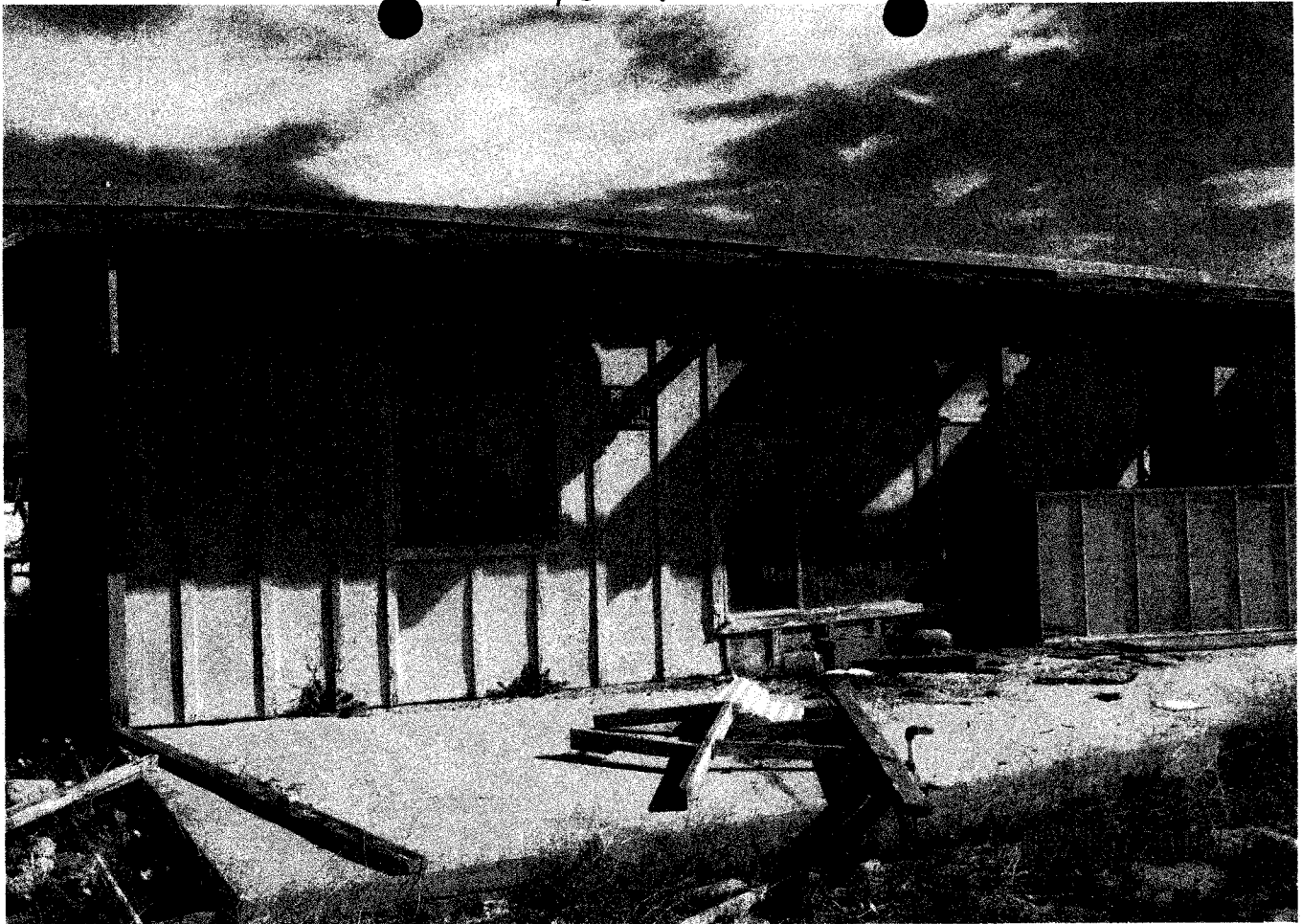
Public Record

SITE PLAN: Case # CV-1007267**OWNER(S):** BELEN M DIAZ**SITE ADDRESS:** Accross from 19355 Desert Heaven, SKY VALLEY**ASSESSOR'S PARCEL:** 645-270-013**ACREAGE:** 5.000000**NORTH ARROW:** 

REAR PROPERTY LINE

**FRONT PROPERTY LINE:** Accross from 19355 Desert Heaven, SKY VALLEY**PREPARED BY:** R. HANNAH **DATE:** 9-20-10**EXHIBIT NO.** D

CV1007267



REAR OF STRUCTURE ↑

#14 AND #17 ON NOD.

FRONT OF STRUCTURE ↓



EXHIBIT NO. D²

03/15/2007

CV100 7267

12/1

CV1007267



EXHIBIT NO. D3

#14, #17 ON NOD. AR ALSO.

CV1007267

141

CV1007267



#14 AND #17 ON NOD.



EXHIBIT NO. D⁴

CV1007267

137

CV1007267



INSIDE STRUCTURE: #14 ON NOD



EXHIBIT NO. D3

CV1007267

PJ

CV 1007267



ACCUMULATED RUBBISH ON PARCEL.

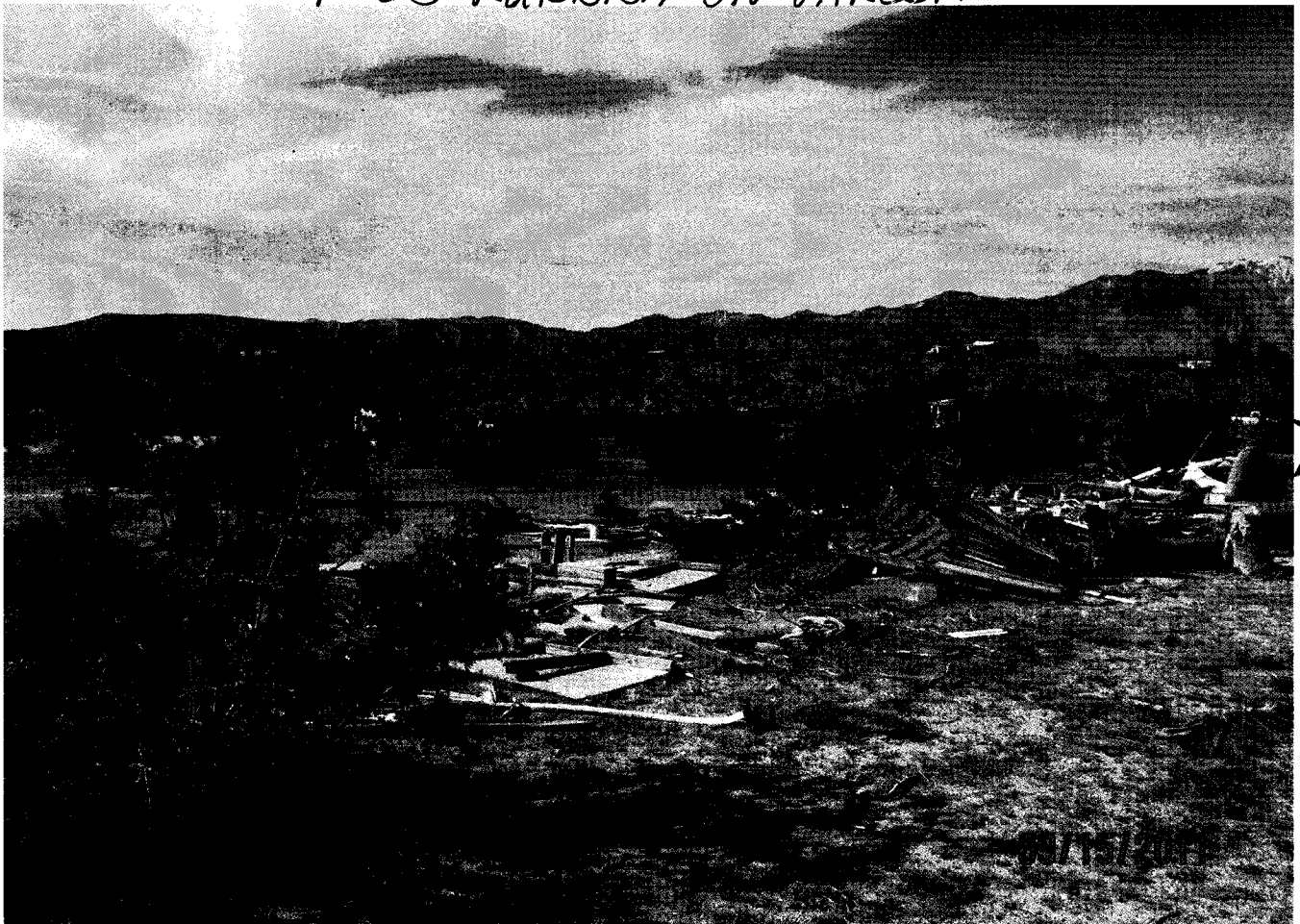
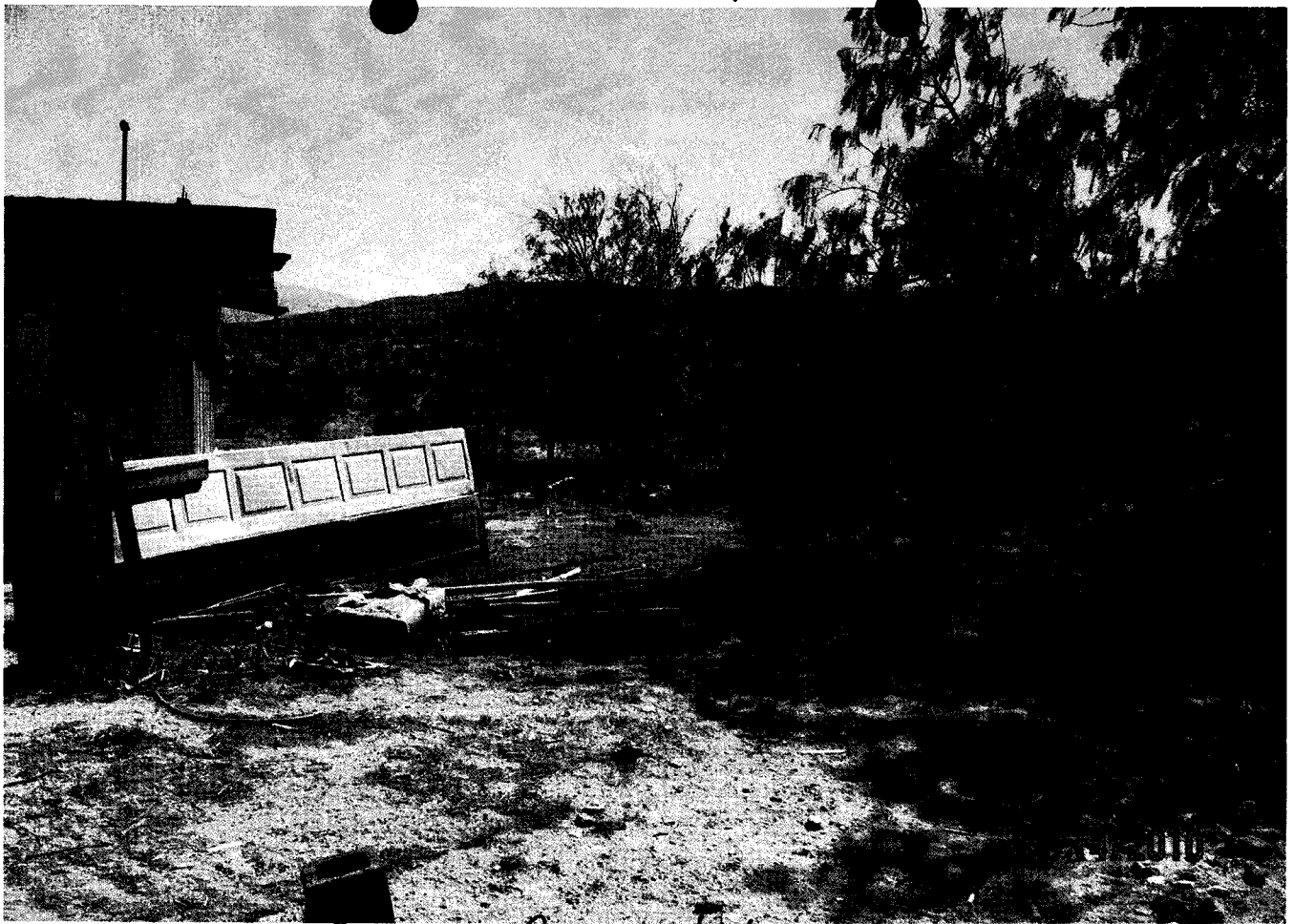


EXHIBIT NO. D⁶

CV1007267

RH

CV 1007267



AR ON PARCEL



EXHIBIT NO. D7

CV 100 7267

158



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 10-07267

THE PROPERTY AT: ACROSS FROM 19355 DESERT HAVEN ^{SRV} _{VAID} APN# 645-270-013
WAS INSPECTED BY OFFICER: ROB HANNATH ID#: 20 ON 9-14-10 AT 2:45 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)	Accumulated Rubbish - 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 checked="" 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 type="radio"/> 17._____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="radio"/> 15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>	
		<input type="radio"/>	

COMMENTS: REMOVE RUBBISH FROM PROPERTY
45' x 40'

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 10-14-10. 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 \$ 107.00 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 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. _____

POSTED

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

45' x 40' SFD

UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
----------------------------------	----------------------------------

- | | | |
|--|--------------|-----------------|
| 1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input type="checkbox"/> Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input type="checkbox"/> Lack of required electrical lighting..... | 1001(b)10 | 17920.3(a)10 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 6. <input type="checkbox"/> Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input type="checkbox"/> Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation..... | 1001(c)1 | 17920.3(b)1 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports..... | 1001(c)2 | 17920.3(b)2 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle
due to defective material or deterioration..... | 1001(c)4 | 17920.3(b)4 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11 <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members
which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6 | 17920.3(b)6 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12 <input type="checkbox"/> Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13 <input type="checkbox"/> Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors
including broken windows or doors, lack of paint or other approved wall covering. | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14 <input checked="" type="checkbox"/> General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15 <input checked="" type="checkbox"/> Fire hazard..... | 1001(i) | 17920.3(h) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16 <input type="checkbox"/> Extensive fire damage..... | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17 <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant..... | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18 <input type="checkbox"/> Improper occupancy..... | 1001(n) | 17920.3(n) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19 <input type="checkbox"/> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20 <input type="checkbox"/> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. 1007267 Address Across From 19355 Desert Avenue S.V.

Date 9-14-10 Officer Russ HAWKINS

APN: 645-270-013

EXHIBIT NO. E



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Thousand Palms District Office
31-290 Plantation Dr.
Thousand Palms, California 92276
(760) 343-4150 – Fax (760) 343-0882

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV1007267

I, **Rusty Hannah**, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
31-290 Plantation Dr.
Thousand Palms, Ca. 92276

2. That on **September 14th, 2010** at approx. **2:45 pm**, I securely and conspicuously posted:
Notice of Violation(s) for RCC 8.120.010; accumulated rubbish, RCC 15.16.020;
Substandard structure(s), Notice of Defects(s), Danger do not enter/ occupy sign(s)
and a do not dump refuse sign at the property described as:

Property Address: Across from 19355 Desert Haven, Desert Hot Springs, Ca.

92274

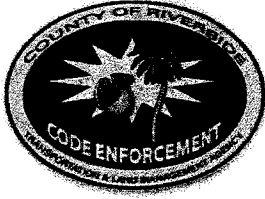
Assessor's Parcel Number: 645-270-013

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

Executed on **September 20th, 2010** at Thousand Palms, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Rusty Hannah, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

October 5, 2010

BELEN M DIAZ
9513 HOLBROOK
PICO RIVERA, CA 90660

RE CASE NO: CV1007267 at Accross from 19355 Desert Heaven, SKY VALLEY, California, Assessor's Parcel Number 645-270-013

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Accross from 19355 Desert Heaven, SKY VALLEY California, Assessor's Parcel Number 645-270-013, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 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) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

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) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY November 3, 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: *A Hernandez* for
Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. ES



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1007267

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Marlena Hernandez, 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 5, 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:

BELEN M DIAZ 9513 HOLBROOK, PICO RIVERA, CA 90660

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 5, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Marlena Hernandez
By: Marlena Hernandez, Code Enforcement Aide

EXHIBIT NO. E6

OCT 13 2010

MH

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>Belen M. Diaz</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Belen M. Diaz</i> C. Date of Delivery <i>10/13/10</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Belen M. Diaz 9513 Holbrook Pico Rivera, CA 90660 CV1007267 RH(ssst,ar)</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7010 1060 0000 5069 2328</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
<p>Sent To Belen M. Diaz 9513 Holbrook Pico Rivera, CA 90660 CV1007267 RH(ssst,ar)</p> <p>Street, or P.O. Box City, State, ZIP+4</p>	
<p>PS Form 3800, August 2006 See Reverse for Instructions</p>	

EXHIBIT NO. E7

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

DOC # 2011-0021898

01/18/2011 09:19A 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
nochgcc					T:		CTY	UNI	800

0

C
800

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Belen M. Diaz Trust

Case No.: CV10-07267

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 and 457, (RCC Title 8.120 and 15.16.020) described as Accumulated Rubbish and Substandard Structure- dwelling. Such Proceedings are based upon the noncompliance of such real property, located at Across from 19355 Desert Heaven, Sky Valley, CA, and more particularly described as Assessor's Parcel Number 645-270-013 and having a legal description of 5.00 ACRES IN POR SE ¼ of Section 18 T3S R6E, Records of Riverside County, with the requirements of Ordinance No. 541 and 457 (RCC Title 8.120 and 15.16.020).

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 1/14/2011 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.

Marlena Hernandez
Commission # 1866835 Comm. Expires 07/24/2013

RECORD NO. F





CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Glenn Baude
Director

August 25, 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.: CV10-07267
APN: 645-270-013; DIAZ
Property: Parcel Across from 19355 Desert Haven, Sky Valley

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 and 541 (RCC Titles 15 & 8) and 725 (RCC Title 1) to consider the abatement of the substandard structure and accumulated rubbish located on the SUBJECT PROPERTY described as **Parcel Across from 19355 Desert Haven, Sky Valley, Riverside County, California**, and more particularly described as Assessor's Parcel Number 645-270-013.

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 substandard structure and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, October 18, 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) 955-2004 prior to the hearing. Please meet 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

EXHIBIT NO. 6

NOTICE LIST

Subject Property: Parcel Across from 19355 Desert Haven, Sky Valley;
Case No.: CV10-07267; APN: 645-270-013; District 4

BELEN M DIAZ TRUSTEE
9513 HOLBROOK
PICO RIVERA CA 90660

EXHIBIT NO. 6²

PROOF OF SERVICE

Case No. CV10-07267

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda 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 August 25, 2011, I served the following document(s):

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

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

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

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 August 25, 2011, at Riverside, California.


BRENDA PEELER

EXHIBIT NO. 6³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 26, 2011

RE CASE NO: CV1007267

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 08/26/2011 at 12:15^{PM} am, I securely and conspicuously posted the Notice to correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: Accross from 19355 Desert Heaven, SKY VALLEY

Assessor's Parcel Number: 645-270-013

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

Executed on August 26, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. 64