

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

405B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
October 5, 2011

SUBJECT: Statement of Abatement Costs [Case No. CV09-05001]
Subject Property: 40955 Avenida La Cresta, Murrieta; SHADOW MOUNTAIN INDUS. PROP
APN: 931-230-010
District One

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (unsecured/unfenced pool) in the above-referenced matter to be **one thousand, six hundred seventy dollars and eighty cents (US \$1,670.80)**;
- (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. 421 and 725 authorize for 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

(Continued)

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 Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$800.

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

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 1

Agenda Number:

9.5

Statement of Abatement Costs [CV09-05001]

Subject Property: 40955 Avenida La Cresta, Murrieta; SHADOW MOUNTAIN INDUS. PROP

APN: 931-230-010

District: One

Page 2

The Code Enforcement Department issued a Notice of Summary Abatement of Nuisance in this case on July 8, 2009. On or about July 8, 2009, the violation was summarily abated under the direction of the Riverside County Code Enforcement.

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

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV09-05001]
Subject Property: 40955 Avenida La Cresta, Murrieta; SHADOW MOUNTAIN
INDUSTRIAL PROP
APN: 931-230-010
District One

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

Hearing Date: OCTOBER 18, 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, Sept. 20, 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 20, 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: 40955 Avenida La Cresta, Murrieta
Case No.: CV09-05001; SHADOW MOUNTAIN INDUS. PROP.
APN: 931-230-010

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 18, 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 summary abatement (unfenced/unsecured swimming pool) located on your real property commonly described as 40955 Avenida La Cresta, Murrieta, Riverside County, California and more particularly described as Assessor's Parcel Number 931-230-010.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, six hundred seventy dollars and eighty cents, (US \$1,670.80)**. 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 Supervising Code Enforcement Officer, Brian Black at (951) 955-2004 prior to the hearing. Please meet with Brian Black at 7:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

GLENN BAUDE
DIRECTOR

WARD KOMERS
Administrative Manager
Enclosure: Statement of Abatement Costs

EXHIBIT NO. A



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA, CA 92562

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
04/28/2011	CV0905001- INV #101202. Orig. Amount \$1,670.80.	1,670.80	1,670.80
		Total Now Due	\$1,670.80

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. 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

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA CA. 92562

Date	Invoice #
4/28/2011	101202

Case Number	District	Class
CV0905001	1	SOAC

Property Address

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
40955 AVENIDA LA CRESTA
MURRIETA, CA 92562

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

Date	Item	Description	Hours/Qty	Rate	Amount
7/8/2009	Officer Hours	Labor Charges - Officer Time	4.5	109.00	490.50
4/28/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			555.50
4/28/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
7/21/2009	Demolition & Disposal	Demolition & Disposal	1	800.00	800.00
4/28/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			920.00
			Subtotal		\$1,670.80
			Payments/Credits		\$0.00
			Total Now Due		\$1,670.80

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.

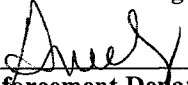

Code Enforcement Department

EXHIBIT NO. A3

NOTICE LIST

Subject Property: 40955 Avenida La Cresta, Murrieta; Case No.: CV09-05001;
APN: 931-230-010; District 1

SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO ROAD
MURRIETA CA 92562

SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
40955 AVENIDA LA CRESTA
MURRIETA CA 92562

DONALD A MACRI & MELISSA K MACRI
TRUSTEES
C/O PETER C MCMAHON ESQ
401 GLENNEYRE STREET STE E
LAGUNA BEACH CA 92651

EXHIBIT NO. A⁴

PROOF OF SERVICE

Case No. CV09-05001

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 20, 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).

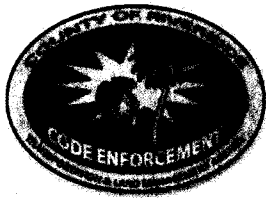
XX **STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.**

— **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 20, 2011, at Riverside, California.


BRENDA G. PEELER

EXHIBIT NO. A⁵



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 21, 2011

RE CASE NO: CV0905001

I, Brett Farlow, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 09/21/11 at 0945 Hrs, I securely and conspicuously posted Notice of Hearing RE: Statement of Abatement Costs at the property described as:

Property Address: 40955 AVENIDA LA CRESTA, MURRIETA

Assessor's Parcel Number: 931-230-010

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

Executed on September 21, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

B. Farlow
By: Brett Farlow, Code Enforcement Officer

EXHIBIT NO. Ab



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA, CA 92562

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

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04/28/2011	CV0905001- INV #101202. Orig. Amount \$1,670.80.	1,670.80	1,670.80
Total Now Due			\$1,670.80

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.

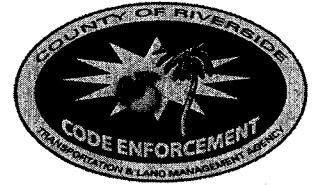
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

EXHIBIT NO. 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

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA CA. 92562

Date	Invoice #
4/28/2011	101202

Case Number	District	Class
CV0905001	1	SOAC

Property Address

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
40955 AVENIDA LA CRESTA
MURRIETA, CA 92562

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	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
7/21/2009	Demolition & Disposal	Demolition & Disposal	1	800.00	800.00
4/28/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			920.00
			Subtotal		\$1,670.80
<div>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.</div>			Payments/Credits		\$0.00
			Total Now Due		\$1,670.80

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. B²

Vouchers

Page 1 of 1

Criteria: Accounting Date = 7/1/2002..4/30/2011

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
Fund 10000 -- General Fund							
8/7/2009	TLARC-00219580	58780	RIVCO-0000061976	So Cal Sandbags Inc	800.00	800.00	0.00
Total General Fund					800.00	800.00	0.00

EXHIBIT NO.

B3

Criteria: None

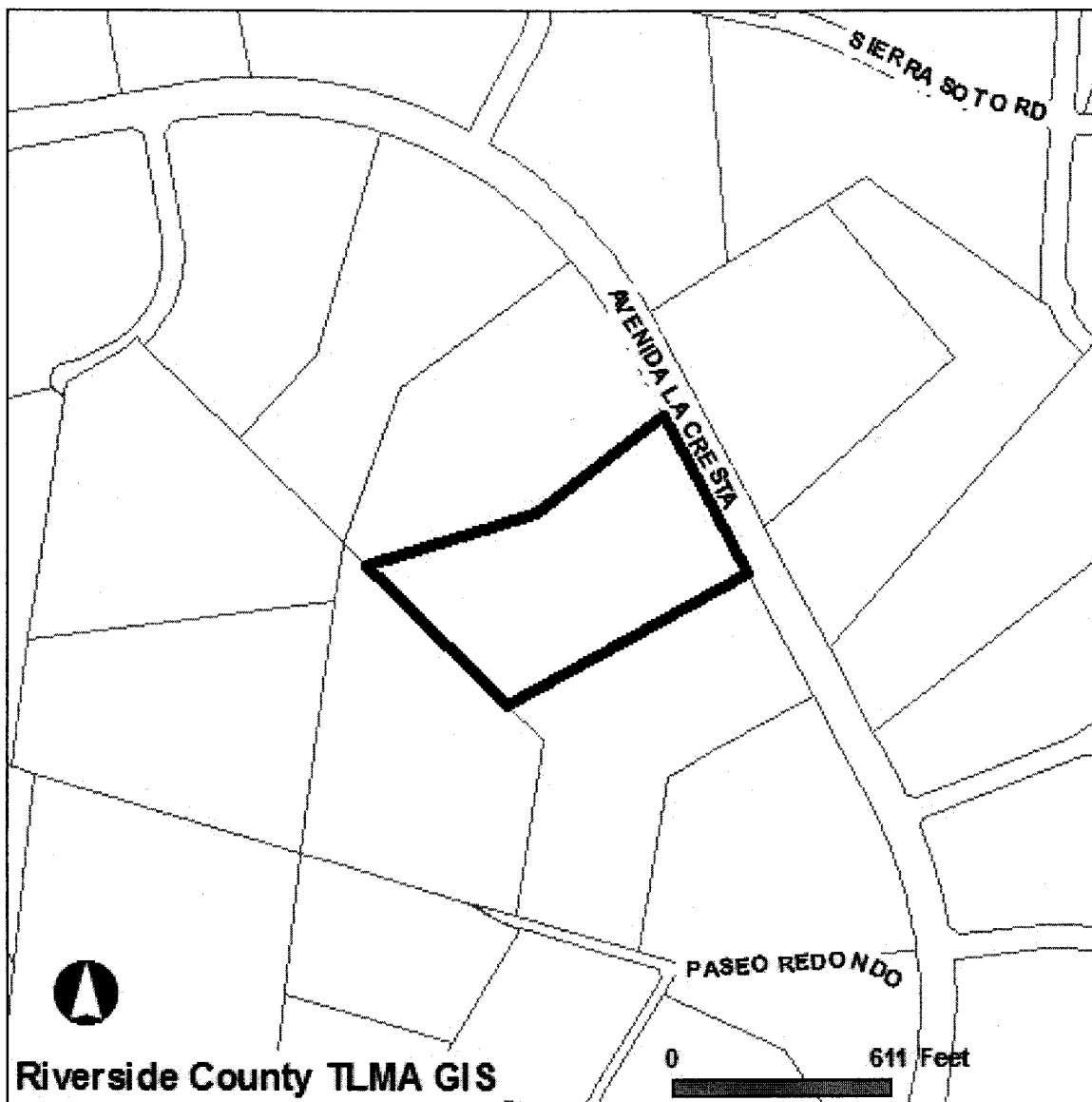
Run: 4/28/2011 4:08 PM Data Last Updated: 4/28/2011 7:17:35 AM

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

Assessment #931230010-5		Parcel # 931230010-5	
Assessee:	SHADOW MOUNTAIN INDUSTRIAL PROP	Land	292,000
Mail Name:	C/O GEORGE M SCHAEFFER	Structure	689,000
Mail Address:	20170 SIERRA SOTO RD	Full Value	981,000
City, State Zip:	MURRIETA CA 92562	Total Net	981,000
Real Property Use Code:	R1		
Base Year	2010		
Conveyance Number:	0399346		
Conveyance (mm/yy):	7/2009		
PUI:	R010012		
TRA:	82-003		
Taxability Code:	0-00		
ID Data:	Lot 2 PM 074/036 PM 13414		
Situs Address:	40955 AVENIDA LA CRESTA MURRIETA CA 92562		

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
931-230-010

IMPORTANT

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

STANDARD REPORT

APNs

931-230-010-5

OWNER NAME / ADDRESS

SHADOW MOUNTAIN INDUSTRIAL PROP
40955 AVENIDA LA CRESTA
MURRIETA, CA. 92562

MAILING ADDRESS

C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA CA. 92562

EXHIBIT NO. C²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 74/36
SUBDIVISION NAME: PM 13414
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 9.43 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4996 SQFT., 3 BDRM/ 4.5 BATH, 1 STORY, ATTACHED GARAGE(1200 SQ. FT), CONST'D 2005 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 956 GRID: H3

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)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 28
T7SR4W SEC 29

ELEVATION RANGE

2192/2280 FEET

PREVIOUS APN

931-230-003

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

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

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

J

WRMSHCP CELL NUMBER

6679

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

00953

VEGETATION (2005)AGRICULTURAL LAND
DEVELOPED/DISTURBED LAND
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)

IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

SOUTHWEST AREA C

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.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

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

80A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.**WATER DISTRICT**
WMWD**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SAN JUAN
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**
NOT IN A SUBSIDENCE AREA**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.

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
MURRIETA VALLEY UNIFIED**COMMUNITIES**
LA CRESTA**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
ZONE B, 28.15 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
043224**FARMLAND**
OTHER LANDS
UNIQUE FARMLAND**TAX RATE AREAS**
082003
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION

- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1005449	NEIGHBORHOOD ENFORCEMENT	Jul. 2, 2010

REPORT PRINTED ON...Tue Sep 20 14:42:08 2011
Version 110728

PRIORITY TITLE, PTE, 3711

RIVERSIDE, CA

06/07/2011 10:47AM XQ3F

PAGE 1 OF 1

RIVERSIDE 2010-11 TAX ROLL

INVESTIGATIVE SEARCH RESULTS

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 06/03/2011

SEARCH PARAMETERS

ENTERED APN: 931-230-010-5

APN: 931-230-010-5

BILL: 000520364

TRA: 082-003 - MURRIETA

ACQ DATE: 07/2009

DOC#: 0399346

LEGAL: 9.43 ACRES NET IN PAR 2 PM 074/036 PM 13414

SITUS: 40955 AVENIDA LA CRESTA MURRIET

MAIL: 20170 SIERRA SOTO RD MURRIETA CA 92562

ASSESSED OWNER(S)

2010-11 ASSESSED VALUES

SHADOW MOUNTAIN INDUSTRIAL PRO	LAND	292,000
	IMPROVEMENTS	689,000
	TAXABLE	981,000

2010-11 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS	**PAID**	**PAID**	
PAYMENT DATE	11/30/2010	03/31/2011	
INSTALLMENT	6,481.76	6,481.76	12,963.52
PENALTY	648.18	679.18	1,327.36
BALANCE DUE	.00	.00	.00

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
28-5291	SEWER FEE	1,460.00	RANCHO CAL R DIV DEBT
68-5292	MISC ASMNT	659.34	WATER STANDBY
68-5360	MISC ASMNT	87.02	MWD STANDBY - WEST
68-1379	FLOOD CONT	6.30	NPDES - SANTA MARGARITA
		2,212.66	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

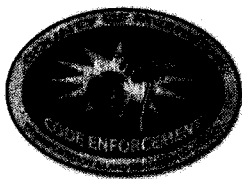
TAX CODE:	000	USE CODE:	R1	VESTING:	NO
PUI CODE:	R01	ACREAGE:	9.00 ACRES	STAMP AMOUNT:	909.15 F
TAX RATE:	1.09591%				

ROLL CHANGE INFORMATION

ORIG-DATE	COMP-DATE	R & T-CODE	DESCRIPTION
09/16/2010	09/16/2010	4832.00	AUDITOR ERROR OR FIXED CHARGE CORRECTION

END OF SEARCH

EXHIBIT NO. D



County of Riverside Code Enforcement Department

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

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

June 22, 2011

Shadow Mountain Industrial Prop
c/o George M Schaeffer
20170 Sierra Soto Rd
Murrieta, CA 92562

Re: Demand for Payment of Statement of Abatement Costs
Subject Property: 40955 Avenida La Cresta, Murrieta, CA 92562
Case No(s): CV09-05001
APN No(s): 931-23-0010

Dear Shadow Mountain Industrial Prop
c/o George M Schaeffer:

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 [40955 Avenida La Cresta, Murrieta, CA 92562] and more particularly described as Assessor's Parcel Number [931-23-0010] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [421]

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 \$1,670.80 (One Thousand Six Hundred Seventy Dollars And Eighty 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

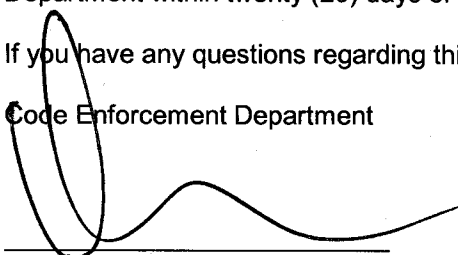

Ward Komers
Administrative Manager

EXHIBIT NO. E

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

Shadow Mountain Industrial Prop
c/o George M Schaeffer
20170 Sierra Soto Rd
Murrieta, CA 92562

Subject Property: 40955 Avenida La Cresta, Murrieta, CA 92562
Case No(s): CV09-05001
APN No(s): 931-23-0010

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: _____ Date: _____
(Please SIGN your name here)

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT

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

EXHIBIT NO. E2



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA, CA 92562

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
04/28/2011	CV0905001- INV #101202. Orig. Amount \$1,670.80.	1,670.80	1,670.80
Total Now Due			\$1,670.80

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. 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

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
C/O GEORGE M SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA CA. 92562

Date	Invoice #
4/28/2011	101202

Case Number	District	Class
CV0905001	1	SOAC

Property Address

931230010
SHADOW MOUNTAIN INDUSTRIAL PROP
40955 AVENIDA LA CRESTA
MURRIETA, CA 92562

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

Date	Item	Description	Hours/Qty	Rate	Amount
7/8/2009	Officer Hours	Labor Charges - Officer Time	4.5	109.00	490.50
4/28/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			555.50
4/28/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
7/21/2009	Demolition & Disposal	Demolition & Disposal	1	800.00	800.00
4/28/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			920.00

Subtotal \$1,670.80

Payments/Credits \$0.00

Total Now Due \$1,670.80

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.

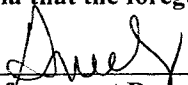
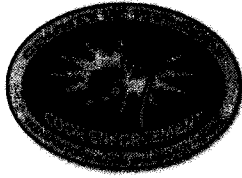

Code Enforcement Department

EXHIBIT NO. E4



County of Riverside Code Enforcement Department

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

NOTICE LIST

Subject Property: 40955 Avenida La Cresta, Murrieta, CA 92562;
Case No.: CV09-05001;
APN: 931-23-0010

GEORGE SCHAEFFER
20170 SIERRA SOTO RD
MURRIETA CA 92562

SHADOW MOUNTAIN PROPERTIES
20170 SIERRA SOTO RD
MURRIETA CA 92562

DONALD A MARCI
MELISSA K MARCI
TRUSTEES
C/O PETER C MCMAHON
ATTORNEY AT LAW
401 GLENNEYRE STREET STE E
LAGUNA BEACH CA 92651

EXHIBIT NO. _____

ES

PROOF OF SERVICE

Case No. CV09-05001

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dawn, 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.


Dawn Burnett

EXHIBIT NO. E6

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

Shadow Mountain Industrial Prop
c/o George M Schaeffer
20170 Sierra Soto Rd
Murrieta, CA 92562

Subject Property: 40955 Avenida La Cresta, Murrieta, CA 92562
Case No(s): CV09-05001
APN No(s): 931-23-0010

I, GEORGE SCHAEFFER, 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: 20170 SIERRA SOTO RD
MURRIETA, CA 92562

Signed: George M Schaeffer - Pres Date: 6/27/11
(Please SIGN your name here)

Print: GEORGE M SCHAEFFER
(Please PRINT your name here)

You may contact me at the following daytime phone number: 702-292-1770

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 28 2011

Saf