

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

509B



FROM: County Counsel
Code Enforcement Department

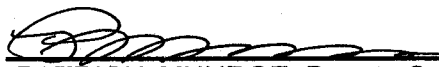
SUBMITTAL DATE:
October 13, 2011

SUBJECT: Statement of Abatement Costs [Case Nos. CV09-03221 & CV11-00499]
Subject Property: 3 Parcels E/O 37480 Via Vista Grande, Murrieta; EITZEN / RAGSDALE
APN: 928-230-015
District One

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- 1) assess the reasonable costs of abatement of a public nuisance (grading without permits and NPDES – storm water violations RCC 13.12) in the above-referenced matter to be **seventy-four thousand, two hundred thirty-two dollars and thirty cents (US \$74,232.30)**;
- (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.

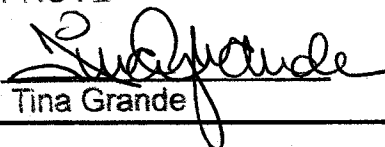

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

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

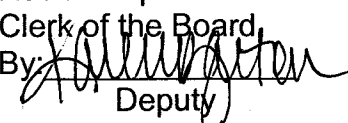
County Executive Office Signature

Consent
 Policy
 Consent
 Policy
 Dept's Recomm.
 Per Exec. Ofc.

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$65,000.00.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: October 25, 2011
xc: [unclear] 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 [Case No. CV09-03221 & CV11-00499]

Subject Property: 3 Parcels E/O 37480 Via Vista Grande, Murrieta; EITZEN / RAGSDALE

APN: 928-230-015

District: One

Page 2

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.

The Code Enforcement Department issued a Notice of Summary Abatement of Nuisance in this case on February 22, 2011. On or about March 8, 2011, the violation was summarily abated under the direction of the Riverside County Code Enforcement. Extensive labor costs were incurred by multiple County agencies. Actual costs paid to an independent contractor to abate the violation were \$47,822.00.

The property has a delinquent tax status as of 2011.

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.

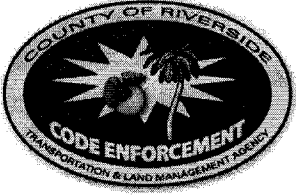
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case Nos. CV09-03221 & CV11-00499]
Subject Property: 38175 Via Vista Grande, Murrieta;
EITZEN/COCCIARDI/RAGSDALE
APN: 928-230-215
District One

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

Hearing Date: OCTOBER 25, 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, Aug. 15, 2011	Exhibit C
Lot Book Report.....	Exhibit D



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

September 22, 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: 3 Parcels E/O 37480 Via Vista Grande, Murrieta
Case Nos.: CV09-03221 & CV1100499; EITZEN/RAGSDALE
APN: 928-230-015

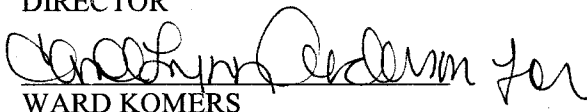
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 25, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved grading without permit, national pollution discharge elimination system (NPDES – storm water violations) located on your real property commonly described as 3 Parcels E/O 37480 Via Vista Grande, Murrieta, Riverside County, California and more particularly described as Assessor's Parcel Number 928-230-015.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **seventy-four thousand, two hundred thirty-two dollars and thirty cents, (US \$74,232.30)**. 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 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: 8/16/2011

Summary Statement of Abatement Costs

Property Reference/Mailing Address
928230015-6
KENNETH JACK EITZEN /CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2009	Balance forward		0.00
08/15/2011	CV0903221- INV #102339.	376.30	376.30
02/27/2010	CV0903221:A32487- INV #12979. A32487	100.00	476.30
04/06/2010	PMT	-100.00	376.30
08/15/2011	CV1100499- INV #102265.	73,156.00	73,532.30
02/01/2011	CV1100499:A44101- INV #A44101. A44101	100.00	73,632.30
03/14/2011	PMT #CK 997 DATE. A44101	-100.00	73,532.30
02/15/2011	CV1100499:A44108- INV #A44108. A44108	200.00	73,732.30
02/22/2011	CV1100499:A44112- INV #A44112. A44112	500.00	74,232.30
		Total Now Due	\$74,232.30

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

928230015-6
KENNETH JACK EITZEN /CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE
40275 VIA CABALLOS
MURRIETA, CA 92562

Date	Invoice #
8/15/2011	102339

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZE C/O REGGIE RAGSDALE 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

Case Number	District	Class
CV0903221	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/7/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/6/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/6/2010	Officer Hours	Labor Charges - Officer Time	0.4	129.00	51.60
2/27/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/11/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/31/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
8/15/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
	Subordination Agreement	Prepare Subordination Agreement		63.50	63.50

Subtotal	\$376.30
Payments/Credits	\$0.00
Total Now Due	\$376.30

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.

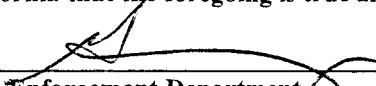
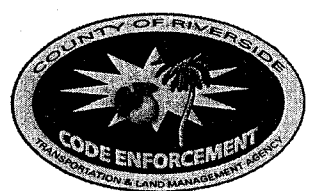

Code Enforcement Department

EXHIBIT NO. A³

**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

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

Date	Invoice #
8/15/2011	102265

Property Address

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZE
C/O REGGIE RAGSDALE & BELLAGIO LIVING TR
3 PARCELS E/O 37480 VIA VISTA GRANDE
MURRIETA, CA

Case Number	District	Class
CV1100499	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
1/24/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/31/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/1/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/8/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/8/2011	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
2/15/2011	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
2/15/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/22/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/22/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/23/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/24/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/28/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/1/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/2/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/8/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/8/2011	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
3/17/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/22/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/15/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			937.00
2/9/2011	Officer Hours	Labor Charges	4	184.00	736.00
2/10/2011	Officer Hours	Labor Charges	1	184.00	184.00
		Subtotal Planning Dept Costs			920.00
2/1/2011	Officer Hours	Labor Charges	3	149.00	447.00
2/2/2011	Officer Hours	Labor Charges	3	149.00	447.00

Subtotal

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

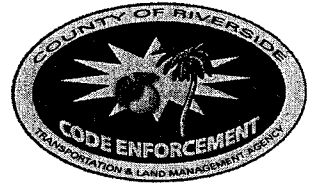
Total Now Due

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

**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

928230015-6
KENNETH JACK EITZEN /CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

Date	Invoice #
8/15/2011	102265

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZE C/O REGGIE RAGSDALE & BELLAGIO LIVING TR 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

Case Number	District	Class
CV1100499	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
2/28/2011	Officer Hours	Labor Charges	3	180.00	540.00
3/1/2011	Officer Hours	Labor Charges	5	180.00	900.00
		Subtotal Building and Safety Costs			12,240.00
8/15/2011	Attend SOE Hearing			69.75	69.75
8/15/2011	Prepare Case for SOE He...			125.55	125.55
		Subtotal County Counsel Costs			195.30
3/2/2011	Demolition & Disposal	Demolition & Disposal	1	47,822.00	47,822.00
8/15/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			47,942.00

Subtotal	\$73,156.00
Payments/Credits	\$0.00
Total Now Due	\$73,156.00

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.

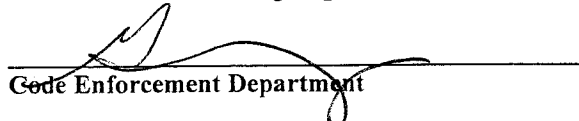

Code Enforcement Department

EXHIBIT NO. A6

Inland Erosion Control, Inc.

42181 Avenida Alvarado Ste#A
 Temecula, CA 92590
 951-301-8334
 951-244-1621 Fax

Invoice

Date	Invoice #
3/2/2011	42937

Bill To
Riverside County

JOB
EITZEN 38175 VIA VISTA GRANDE MURRIETA, CA 92562 PARCEL #928-230-015

Date	Description	Quantity	Units	Rate	Amount
03/01/2011	(POST STORM) PLACING OF EROSION CONTROL DEVICES AND CROSS DRAINS ON SLOPES AND ROADS AND PAD TO PREVENT EROSION				
	330 EXCAVATOR	8	HRS	225.00	1,800.00
	430 BACKHOE	8	HRS	115.00	920.00
	1 LABORER 8 HRS	8	HRS	58.00	464.00
	SKIP LOADER	4	HRS	105.00	420.00
	4 LABORERS 4 HRS EA	16	HRS	58.00	928.00
	1 CREW TRUCK	8	HRS	15.00	120.00
	SUBTOTAL				4,652.00
03/02/2011	CLEAN UP AND GRADING OF ROADS AND PAD AND PLACING OF ADDITIONAL CROSS DRAINS				
	430 BACKHOE	8	HRS	115.00	920.00
	330 EXCAVATOR	3	HRS	225.00	675.00
	6 LABORERS 8 HRS EA	48	HRS	58.00	2,784.00
	1 CREW TRUCK	8	HRS	15.00	120.00
	SUBTOTAL				4,499.00

Total	\$47,822.00
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AS

NOTICE LIST

Subject Property: 38175 Via Vista Grande, Murrieta; Case Nos.: CV09-03221 &
CV11-00499; APN: 928-220-027;
District One

KENNETH J & CAROLINE L EITZEN
C/O REGGIE RAGSDALE
BELLAGIO LIVING TRUST
40275 VIA CABALLOS
MURRIETA CA 92562

KENNETH J EITZEN & CAROLINE COCCIARDI
TRUSTEES OF THE BELLAGIO LIVING TRUST
DATED MAY 11, 1998
REGGIE AND JACQUE RAGSDALE
PO BOX 998
SARATOGA CA 95071

WYETH W CADE TRUSTEE
ORPHA B CADE TRUSTEE
642 ROLLING HILLS ROAD
VISTA CA 92083

LAW OFFICE OF DANIEL L HOUGH
26935 PATTERSON STREET
PERRIS CA 92570

EXHIBIT NO. A9

PROOF OF SERVICE

Case Nos. CV09-03221 & CV11-00499

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

- NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- ADMINISTRATIVE CITATION(S)
- NOTICE LIST

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

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

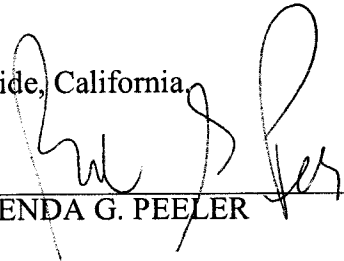
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

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

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

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

EXECUTED ON September 22, 2011, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. A10



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 23, 2011

RE CASE NO: CV0903221

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 09/23/11 at 1015 Hrs, I securely and conspicuously posted Notice of Hearing RE: Statement of Abatement Costs at the property described as:

Property Address: 38175 VIA VISTA GRANDE, MURRIETA

Assessor's Parcel Number: 928-230-015

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

Executed on September 23, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Brett Farlow, Code Enforcement Officer

EXHIBIT NO. A¹¹



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

September 23, 2011

RE CASE NO: CV1100499

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 09/23/11 at 1015 Hrs, I securely and conspicuously posted Notice of Hearing RE: Statement of Abatement Costs at the property described as:

Property Address: 3 PARCELS EAST OF 37480 VIA VISTA GRANDE , MURRIETA

Assessor's Parcel Number: 928-230-015

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

Executed on September 23, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

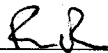

By: Brett Farlow, Code Enforcement Officer

EXHIBIT NO. A 12



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
928230015-6 KENNETH JACK EITZEN /CAROLINE LINA EITZEN C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU 40275 VIA CABALLOS MURRIETA, CA 92562

Date: 8/16/2011

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2009	Balance forward		0.00
08/15/2011	CV0903221- INV #102339.	376.30	376.30
02/27/2010 04/06/2010	CV0903221:A32487- INV #12979. A32487 PMT	100.00 -100.00	476.30 376.30
08/15/2011	CV1100499- INV #102265.	73,156.00	73,532.30
02/01/2011 03/14/2011	CV1100499:A44101- INV #A44101. A44101 PMT #CK 997 DATE. A44101	100.00 -100.00	73,632.30 73,532.30
02/15/2011	CV1100499:A44108- INV #A44108. A44108	200.00	73,732.30
02/22/2011	CV1100499:A44112- INV #A44112. A44112	500.00	74,232.30
		Total Now Due	\$74,232.30

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.

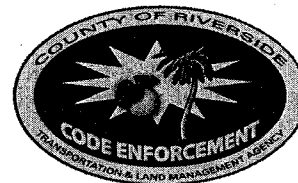
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

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

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE
40275 VIA CABALLOS
MURRIETA, CA 92562

Date	Invoice #
8/15/2011	102339

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZE C/O REGGIE RAGSDALE 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

Case Number	District	Class
CV0903221	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/7/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/6/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/6/2010	Officer Hours	Labor Charges - Officer Time	0.4	129.00	51.60
2/27/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/11/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/31/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
8/15/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
	Subordination Agreement	Prepare Subordination Agreement		63.50	63.50

Subtotal	\$376.30
Payments/Credits	\$0.00
Total Now Due	\$376.30

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

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

Date	Invoice #
8/15/2011	102265

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZEN C/O REGGIE RAGSDALE & BELLAGIO LIVING TR 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

Case Number	District	Class
CV1100499	1	SOAC


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

Date	Item	Description	Hours/Qty	Rate	Amount
1/24/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/31/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/1/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/8/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/8/2011	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
2/15/2011	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
2/15/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/22/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/22/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/23/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/24/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/28/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/1/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/2/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/8/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/8/2011	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
3/17/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/22/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/15/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			937.00
2/9/2011	Officer Hours	Labor Charges	4	184.00	736.00
2/10/2011	Officer Hours	Labor Charges	1	184.00	184.00
		Subtotal Planning Dept Costs			920.00
2/1/2011	Officer Hours	Labor Charges	3	149.00	447.00
2/2/2011	Officer Hours	Labor Charges	3	149.00	447.00
Subtotal					

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
Total Now Due

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

**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

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

Date	Invoice #
8/15/2011	102265

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZE C/O REGGIE RAGSDALE & BELLAGIO LIVING TR 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

Case Number	District	Class
CV1100499	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
2/8/2011	Officer Hours	Labor Charges	6	149.00	894.00
2/9/2011	Officer Hours	Labor Charges	4.2	149.00	625.80
2/15/2011	Officer Hours	Labor Charges	8.4	149.00	1,251.60
2/16/2011	Officer Hours	Labor Charges	2.5	149.00	372.50
2/22/2011	Officer Hours	Labor Charges	8	149.00	1,192.00
2/23/2011	Officer Hours	Labor Charges	8	149.00	1,192.00
2/24/2011	Officer Hours	Labor Charges	6.6	149.00	983.40
2/28/2011	Officer Hours	Labor Charges	3	149.00	447.00
3/1/2011	Officer Hours	Labor Charges	2	149.00	298.00
3/2/2011	Officer Hours	Labor Charges	4.7	149.00	700.30
3/16/2011	Officer Hours	Labor Charges	4.5	149.00	670.50
3/22/2011	Officer Hours	Labor Charges	4.3	149.00	640.70
3/29/2011	Officer Hours	Labor Charges	3.1	149.00	461.90
4/2/2011	Officer Hours	Labor Charges	2	149.00	298.00
		Subtotal Environmental Costs			10,921.70
1/31/2011	Officer Hours	Labor Charges	2	180.00	360.00
2/1/2011	Officer Hours	Labor Charges	10	180.00	1,800.00
2/2/2011	Officer Hours	Labor Charges	2	180.00	360.00
2/3/2011	Officer Hours	Labor Charges	10	180.00	1,800.00
2/8/2011	Officer Hours	Labor Charges	10	180.00	1,800.00
2/9/2011	Officer Hours	Labor Charges	2	180.00	360.00
2/10/2011	Officer Hours	Labor Charges	2	180.00	360.00
2/15/2011	Officer Hours	Labor Charges	6	180.00	1,080.00
2/16/2011	Officer Hours	Labor Charges	2	180.00	360.00
2/21/2011	Officer Hours	Labor Charges	5	180.00	900.00
2/24/2011	Officer Hours	Labor Charges	9	180.00	1,620.00

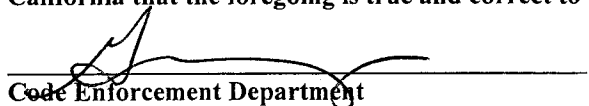
Subtotal

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

Total Now Due

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

**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

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZEN
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

Date	Invoice #
8/15/2011	102265

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZE C/O REGGIE RAGSDALE & BELLAGIO LIVING TR 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

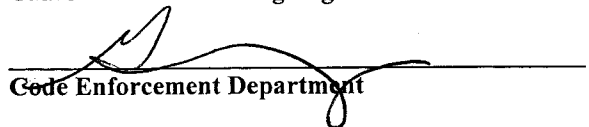
Case Number	District	Class
CV1100499	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
2/28/2011	Officer Hours	Labor Charges	3	180.00	540.00
3/1/2011	Officer Hours	Labor Charges	5	180.00	900.00
		Subtotal Building and Safety Costs			12,240.00
8/15/2011	Attend SOE Hearing			69.75	69.75
8/15/2011	Prepare Case for SOE He...			125.55	125.55
		Subtotal County Counsel Costs			195.30
3/2/2011	Demolition & Disposal	Demolition & Disposal	1	47,822.00	47,822.00
8/15/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			47,942.00
Subtotal					\$73,156.00
Payments/Credits					\$0.00
Total Now Due					\$73,156.00

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

Inland Erosion Control, Inc.

42181 Avenida Alvarado Ste#A
 Temecula, CA 92590
 951-301-8334
 951-244-1621 Fax

Invoice

Date	Invoice #
3/2/2011	42937

Bill To
Riverside County

JOB
EITZEN 38175 VIA VISTA GRANDE MURRIETA, CA 92562 PARCEL #928-230-015

Date	Description	Quantity	Units	Rate	Amount
02/23/2011	DEWATER JOB SITE AND CLEAN UP SWELLS IN ROADS. HAUL OFF TRASH				
	3 LABORERS 8 HRS EA	24	HRS	58.00	1,392.00
	SKIP LOADER	4	HRS	105.00	420.00
	1 CREW TRUCK	8	HRS	15.00	120.00
	4' X 6' SILT SOCKS	6	EA	100.00	600.00
	3" TRASH PUMP	6	EA	163.00	978.00
	HAUL OFF MISC. TRASH	1	LOAD	150.00	150.00
	SUBTOTAL				3,660.00
02/24/2011	PLACING OF DRAINS ON SWELLS AND SLOPES AND CLEAN UP OF BASIN AND EROSION ON SLOPES				
	12' X 8' SDR35 PIPE	1	LS	6,900.00	6,900.00
	430 BACKHOE	6	HRS	115.00	690.00
	1 CREW TRUCK	6	HRS	15.00	90.00
	DUMP TRUCK	4	HRS	100.00	400.00
	330 EXCAVATOR	10	HRS	225.00	2,250.00
	1 FOREMAN 5 HRS	5	HRS	78.00	390.00
	4 LABORERS 5 HRS EA	20	HRS	58.00	1,160.00
SUBTOTAL				11,880.00	

Total

Inland Erosion Control, Inc.

42181 Avenida Alvarado Ste#A
 Temecula, CA 92590
 951-301-8334
 951-244-1621 Fax

Invoice

Date	Invoice #
3/2/2011	42937

Bill To
Riverside County

JOB
EITZEN 38175 VIA VISTA GRANDE MURRIETA, CA 92562 PARCEL #928-230-015

Date	Description	Quantity	Units	Rate	Amount
02/25/2011	PLACING OF DRAINS ON ROADS AND SLOPES, CLEAN UP OF BASIN AND PLACING OF EROSION AND SEDIMENT CONTROL DEVICES				
	4" MINUS AGGREGATE ROCK	150	TONS	24.00	3,600.00
	COCONUT BLANKET	21,000	SF	0.20	4,200.00
	STRAW BLANKET	16,000	SF	0.14	2,240.00
	7 LABORERS 8 HRS EA	56	HRS	58.00	3,248.00
	330 EXCAVATOR	10	HRS	225.00	2,250.00
	430 BACKHOE	10	HRS	115.00	1,150.00
	DUMP TRUCK	8	HRS	100.00	800.00
	SKIP LOADER	4	HRS	105.00	420.00
	3/4" POLYROCK BAGS	1,700	EA	1.20	2,040.00
	1 CREW TRUCK 8 HRS	8	HRS	15.00	120.00
	10 MILL VISQUEEN	6	ROLLS	120.00	720.00
	SUBTOTAL				20,788.00
02/28/2011	(POST STORM) DEWATER JOB SITE AND REMOVE VISQUEEN FOR EXCAVATOR				
	3 LABORERS 6 HRS EA	18	HRS	58.00	1,044.00
	SILT SOCKS	3	EA	100.00	300.00
	3" TRASH PUMP	3	EA	163.00	489.00
	SKIP LOADER	4	HRS	105.00	420.00
	1 CREW TRUCK	6	HRS	15.00	90.00
	SUBTOTAL				2,343.00

Total

Inland Erosion Control, Inc.

42181 Avenida Alvarado Ste#A
 Temecula, CA 92590
 951-301-8334
 951-244-1621 Fax

Invoice

Date	Invoice #
3/2/2011	42937

Bill To
Riverside County

JOB
EITZEN 38175 VIA VISTA GRANDE MURRIETA, CA 92562 PARCEL #928-230-015

Date	Description	Quantity	Units	Rate	Amount
03/01/2011	(POST STORM) PLACING OF EROSION CONTROL DEVICES AND CROSS DRAINS ON SLOPES AND ROADS AND PAD TO PREVENT EROSION				
	330 EXCAVATOR	8	HRS	225.00	1,800.00
	430 BACKHOE	8	HRS	115.00	920.00
	1 LABORER 8 HRS	8	HRS	58.00	464.00
	SKIP LOADER	4	HRS	105.00	420.00
	4 LABORERS 4 HRS EA	16	HRS	58.00	928.00
	1 CREW TRUCK	8	HRS	15.00	120.00
	SUBTOTAL				4,652.00
03/02/2011	CLEAN UP AND GRADING OF ROADS AND PAD AND PLACING OF ADDITIONAL CROSS DRAINS				
	430 BACKHOE	8	HRS	115.00	920.00
	330 EXCAVATOR	3	HRS	225.00	675.00
	6 LABORERS 8 HRS EA	48	HRS	58.00	2,784.00
	1 CREW TRUCK	8	HRS	15.00	120.00
	SUBTOTAL				4,499.00

Total	\$47,822.00
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Home

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- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A44101 Submit

General Information		
Citation: A44101	Date: 02/01/11	Time: 11:00 AM
Amt Owing this Citation: \$0.00	This Person: \$0.00	This Plate:
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement	
Status: 03/03/11: Paid In Full		
Number: 1 of 1		
Responsible Party Information		
Name: EITZEN, KENNETH JACK		
Address: 40275 VIA CABALLES		
City/State/Zip: MURRIETA, CA 92562		

Show all Panels | Hide all Panels

Citation Information

Location: APN 928 230 015	Case: CV1100499	Badge #: 21
Comments: PREVENT STORMWATER DISCHARGE		

Violation Information

Code	Description	Amount
13.12.060	NPDES	\$100.00

Fee History

Payment History

Date on Check	Date Received	Type	Num	Location	Amount
2/20/2011	3/3/2011	Check	997	Data Ticket	\$100.00

Notice History

Appeal History

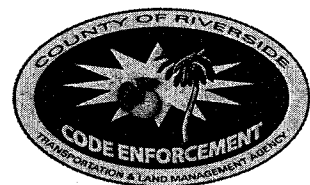
Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
3/10/2011	Payment Data Entered	HH Tang	.
3/10/2011	Payment	HH Tang	.
3/10/2011	New Citation Added	S Choi	.
3/10/2011	Citation Data Entered	S Choi	.
3/10/2011	Responsible party entered	S Choi	.
3/10/2011	Paid In Full	S Choi	Transaction added during Update Citations after Processing Orphan Payment(s)

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EXHIBIT NO. B⁹



County of Riverside Code Enforcement Department

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

Administrative Citation

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZE
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

Citation Issue Date	Billing Date
2/15/2011	2/15/2011

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZE C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

Citation Number	District	Class
A44108	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A44108--CV1100499	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Credits	\$0.00
			Total	\$200.00

EXHIBIT NO. B¹⁰



Home

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A44108

General Information			
Citation: A44108	Date: 02/15/11	Time: 10:00 AM	
Amt Owing this Citation: \$200.00	This Person: \$1000.00	This Plate:	
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement		
Status: OPEN: Noticed			
Number: 1 of 4			
Responsible Party Information			
Name: EITZEN, KENNETH JACK			
Address: 40275 VIA CABALLOS			
City/State/Zip: MURRIETA, CA 92562			

Show all Panels | Hide all Panels

Citation Information		
Location: APN 928 230 015	Case: CV1100499	Badge #: 21
Comments:		

Violation Information		
Code	Description	Amount
13.12.060	NPDES	\$200.00

<input type="checkbox"/> Fee History
<input type="checkbox"/> Payment History

Notice History				
Number	Notice Date	Due Date	Description	Amount
9031853	03/22/11	.	1st Notice Sent	\$200.00
9117345	04/22/11	.	2nd Notice Sent	\$300.00
111124171	05/27/11	.	3rd Notice Sent	\$300.00

<input type="checkbox"/> Appeal History
<input type="checkbox"/> Responsible Party History
<input type="checkbox"/> Citation History

Date	Transaction	Rep Name	Description
3/10/2011	New Citation Added	S Choi	.
3/10/2011	Citation Data Entered	S Choi	.
3/10/2011	Responsible party entered	S Choi	.
3/21/2011	Notice sent	T FEES	Inserted during Extract Commit
4/21/2011	Notice sent	T FEES	Inserted during Extract Commit
5/26/2011	FTB Notice sent	H Akolawala	Inserted during Extract Commit for FTB Notice

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EXHIBIT NO. B¹¹



County of Riverside Code Enforcement Department

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

Administrative Citation

928230015-6
KENNETH JACK EITZEN / CAROLINE LINA EITZE
C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU
40275 VIA CABALLOS
MURRIETA, CA 92562

Citation Issue Date	Billing Date
2/22/2011	8/15/2011

Property Address
928230015-6 KENNETH JACK EITZEN / CAROLINE LINA EITZE C/O REGGIE RAGSDALE & BELLAGIO LIVING TRU 3 PARCELS E/O 37480 VIA VISTA GRANDE MURRIETA, CA

Citation Number	District	Class
A44112	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A44112--CV1100499	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00

EXHIBIT NO. B12



Home

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A44112

General Information			
Citation: A44112	Date: 02/22/11	Time: 10:00 AM	
Amt Owing this Citation: \$500.00	This Person: \$1000.00	This Plate:	
Issuing Agency: RE-Riverside County Code Enforcement Dept.	Dept: Code Enforcement		
Status: OPEN: Noticed			
Number: 3 of 4			
Responsible Party Information			
Name: EITZEN, KENNETH JACK			
Address: 40275 VIA CABALLOS			
City/State/Zip: MURRIETA, CA 92562			

Show all Panels | Hide all Panels

Citation Information		
Location: APN 928 230 015	Case: CV1100499	Badge #: 21
Comments:		

Violation Information		
Code	Description	Amount
13.12.060	NPDES	\$500.00

<input type="checkbox"/> Fee History
<input type="checkbox"/> Payment History

Notice History				
Number	Notice Date	Due Date	Description	Amount
9050100	03/29/11	.	1st Notice Sent	\$500.00
9135509	04/29/11	.	2nd Notice Sent	\$700.00
111146825	06/03/11	.	3rd Notice Sent	\$700.00

<input type="checkbox"/> Appeal History

<input type="checkbox"/> Responsible Party History
--

Citation History			
Date	Transaction	Rep Name	Description
3/10/2011	New Citation Added	S Choi	.
3/10/2011	Citation Data Entered	S Choi	.
3/10/2011	Responsible party entered	S Choi	.
3/28/2011	Notice sent	T FEES	Inserted during Extract Commit
4/28/2011	Notice sent	T FEES	Inserted during Extract Commit
6/2/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice

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EXHIBIT NO. B13



INVOICE

Order Number: 25908

Order Date: 8/29/2011

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV11-00499 & CV09-03221/Angela Sarmiento
IN RE: EITZEN, KENNETH

Product and/or Service ordered for Property known as:	
Vacant Land	
DESCRIPTION:	FEE:
Lot Book Report	\$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

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

EXHIBIT NO. _____

BA

Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

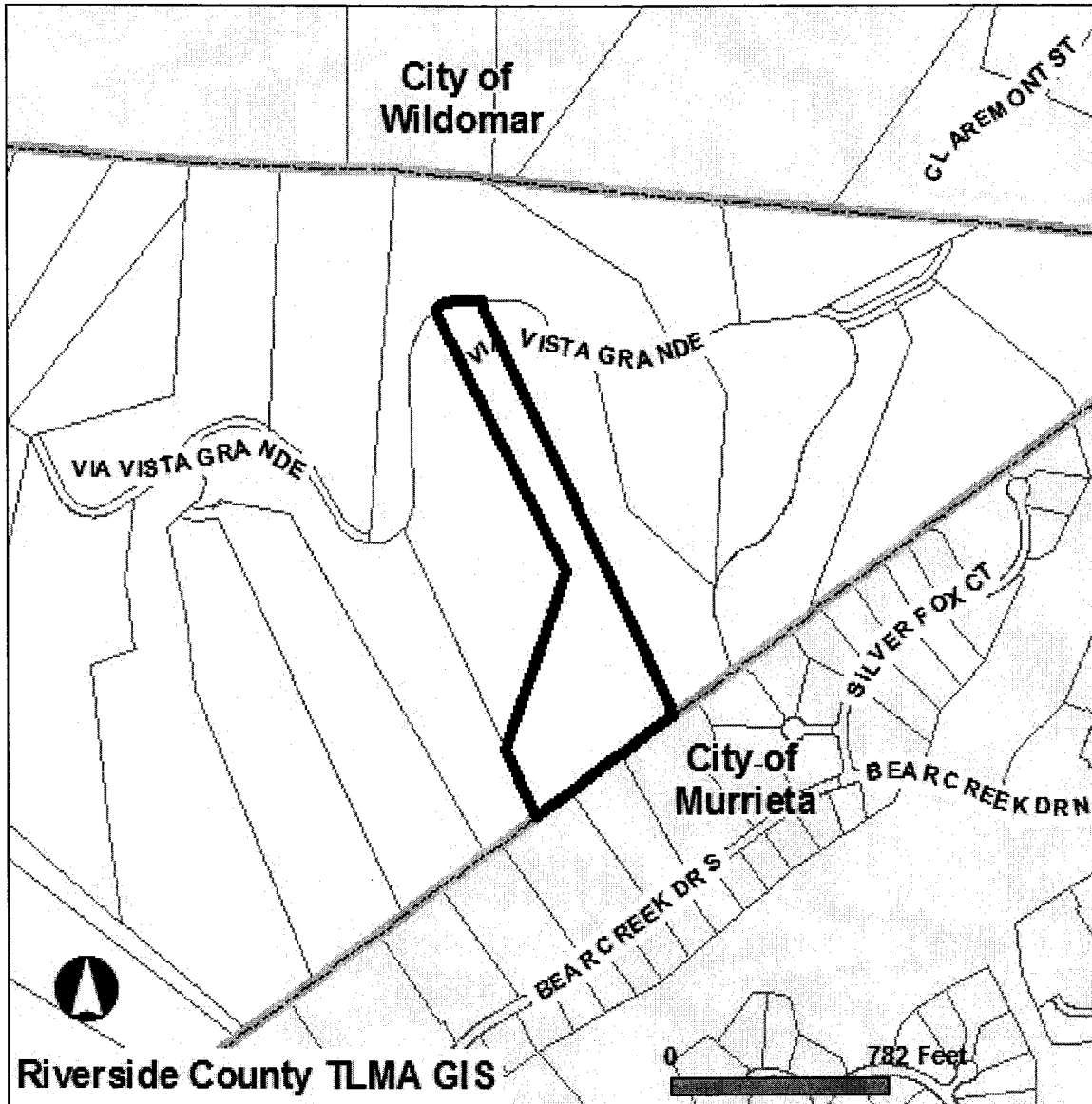
Assessment #928230015-6	Parcel # 928230015-6
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Assessee:	EITZEN KENNETH JACK	Land	60,451
Assessee:	EITZEN CAROLINE LINA	Full Value	60,451
Mail Name:	C/O REGGIE RAGSDALE	Total Net	60,451
Mail Address:	40275 VIA CABALLOS		
City, State Zip:	MURRIETA CA 92562		
Real Property Use Code:	AY		
Base Year	2011		
Conveyance Number:	0267612		
Conveyance (mm/yy):	6/2010		
PUI:	A190000		
TRA:	82-003		
Taxability Code:	0-00		
ID Data:	Lot B PM 128/039 PM 19367		

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-230-015

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

928-230-015-6

OWNER NAME / ADDRESS

KENNETH JACK EITZEN
CAROLINE LINA EITZEN
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O REGGIE RAGSDALE
40275 VIA CABALLOS
MURRIETA CA. 92562

EXHIBIT NO. C2

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 128/39
SUBDIVISION NAME: PM 19367
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 10.09 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 927 GRID: C3

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 11
T7SR4W SEC 2

ELEVATION RANGE

1356/1724 FEET

PREVIOUS APN

928-230-007

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-A-10

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
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)
CHAPARRAL
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
80

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

SANTA MARGARITA

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF
FAULT IN BASEMENT ROCKS
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

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.

MISCELLANEOUS

SCHOOL DISTRICT

MURRIETA VALLEY UNIFIED

COMMUNITIES

LA CRESTA

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 28.04 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043224

FARMLAND

OTHER LANDS

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
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Mon Aug 15 09:10:10 2011
Version 110728



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

Lot Book Report

Order Number: **25908**

Customer:

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

Order Date: 8/29/2011
 Dated as of: 8/22/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV11-00499 & CV09-03221/Angela Sarmiento
 IN RE: EITZEN, KENNETH

FEE(s):
 Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 928-230-015-6

Assessments:

Land Value:	\$107,984.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$107,984.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$1,260.96
Penalty	\$126.96
Status	NOT PAID-DELINQUENT
Second Installment	\$1,260.96
Penalty	\$157.09
Status	NOT PAID-DELINQUENT

EXHIBIT NO. D



P.O. Box 1193
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Tel # (562) 325-8351
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Order Number: 25908

Reference: CV11-00499 & CV

Property Vesting

The last recorded document transferring title of said property

Dated	11/21/2009
Recorded	06/10/2010
Document No.	2010-0267611
D.T.T.	\$0.00
Grantor	Jack Eitzen and Caroline Cocciardi, husband and wife and Reggie Ragsdale and Jacque Ragsdale, husband and wife
Grantee	Kenneth Jack Eitzen and Caroline Lina Eitzen, Trustees of the Bellagio Living Trust dated May 11, 1998

Affects Property in Question and Other Property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	08/20/2004
Recorded	09/08/2004
Document No.	2004-0709995
Amount	\$90,000.00
Trustor	Jack Eitzen and Caroline Cocciardi, husband and wife, as community property with right of survivorship as to an undivided 50% interest and Reggie Ragsdale and Jacque Ragndale, husband and wife, as community property with the right of survivorship as to an undivided 50% interest, as tenants in common
Trustee	First American Title Company, a California Corporation
Beneficiary	Wyeth W. Cade and Orpha B. Cade, Trustees of the Cade Charitable Remainder Unitrust dated December 4, 1995

Affects Property in Question and Other Property



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Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 25908

Reference: CV11-00499 & CV

Additional Information

Notice of Non-Compliance filed by County of Riverside Department of Code Enforcement
In the matter of the property of Jack Eitzen and Caroline Cocciardi
Case No. CV09-03221
Recorded 06/09/2009
Document No. 2009-0292787

Notice of Delinquent Assessment Recorded 12/30/2010
Document No. 2010-0626506
Amount \$2,562.81
Owner Kenneth Jack Eitzen and Caroline Lina Eitzen, Trustees of the Bellagio Living Trust dated May 11, 1998
Claimant Coast Assessment Service Company, a California Corporation

A Notice of Pending Action filed in the Superior Court of the State of California County of Riverside
Case No. TEC1105786
Recorded 07/06/2011
Document No. 2011-0297299
Plaintiff Temecula Valley Erosion Control, Inc., a California Corporation
Defendant Fairway Hills Estates, LLC

A Deed Dated 11/21/2009
Recorded 06/10/2010
Document No. 2010-0267612
D.T.T. \$0.00
Grantor Jack Eitzen and Caroline Cocciardi, husband and wife and Reggie Ragsdale and Jacque Ragsdale, husband and wife
Grantee Reggie Ragsdale and Jacque Ragsdale, husband and wife as community property with Rights of Survivorship

Although document affects property in question, at time of recordation, there is no recorded interest of grantor.



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Fax # (714) 783-3038

Order Number: 25908

Reference: CV11-00499 & CV

Legal Description

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

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 19367, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 128 PAGES 39 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, RECORDER IN THE COUNTY RECORDER OF SAID COUNTY, AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, NORTH 25° 48' 22" WEST, A DISTANCE OF 254.47 FEET; THENCE NORTH 19° 12' 43" EAST, A DISTANCE OF 644.40 FEET; THENCE NORTH 27° 12' 41" WEST A DISTANCE OF 1010.67 FEET; TO A POINT ON THE CENTERLINE OF VIA VISTA GRANDE; THENCE EASTERLY ON A NON-TANGENT CURVE, ALONG SAID CENTERLINE OF VIA VISTA GRANDE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 39° 22' 25" AN ARC DISTANCE OF 103.08 FEET, THE INTITAL RADIAL LINE BEARS NORTH 27° 12' 41" WEST; THENCE EASTERLY ALONG SAID CENTERLINE OF VIA VISTA GRANDE, SOUTH 89° 23' 45" EAST, A DISTANCE OF 66.97 FEET, TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 25° 49' 23" EAST, A DISTANCE OF 1581.34 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, TO THE MOST EASTERLY CORNER OF PARCEL 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID PARCEL 2, SOUTH 54° 50' 30" WEST, A DISTANCE OF 320.10 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF SAID PARCEL 2, SOUTH 54° 51' 30" WEST, A DISTANCE OF 279.70 FEET; TO THE POINT OF BEGINNING.