

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

102B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
January 26, 2012

SUBJECT: Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]
Case No: CV 10-03758 [CHRISTENSEN]
Subject Property: 26220 Leon Road, Homeland; APN: 459-110-032
District Five / District Three

RECOMMENDED MOTION: Move that:

1. The three substandard structures (mobile home, garage and an unpermitted arbor) on the real property located at 26220 Leon Road, Homeland, Riverside County, California, APN: 459-110-032 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Cheryl L. Christensen, the owner of the subject real property, be directed to abate the three substandard structures 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)

[Signature]
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: *[Signature]*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit 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: February 7, 2012
xc: Co. Co., CED, Prop. Owner, Sheriff

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

Prev. Agn. Ref.: | **District:** 5 / 3 | **Agenda Number:**

9.2

Dep't APPROVEMENTS FILED WITH THE CLERK OF THE BOARD
 Policy Consent Policy Consent
 Per Exec. Ofc.:

Departmental Concurrence

Abatement of Public Nuisance
Case No.: CV 10-03758 [CHRISTENSEN]
Address: 26220 LEON ROAD, HOMELAND
APN#: 459-110-032
District 5 / District 3
Page 2

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures 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 26220 Leon Road, Homeland, 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. Cheryl L. Christensen, 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 structures 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, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the three substandard structures 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 10-03758 [CHRISTENSEN]
Address: 26220 LEON ROAD, HOMELAND
APN#: 459-110-032
District 5 / District 3
Page 3

BACKGROUND:

1. An initial inspection was made of the subject real property by the Code Enforcement Officers on June 25, 2010.
2. The inspection revealed three substandard structures on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the three structures included, but were not limited to the following: Structure #1, a mobile home: lack of adequate lighting; lack of adequate heating facilities; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection i.e. Deteriorated or ineffective weather proofing of exterior walls, roof or floors, including broken windows or doors; general dilapidation or improper maintenance; public and attractive nuisance - abandoned/vacant. Structure #2, a garage: members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection, 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; general dilapidation or improper maintenance; public and attractive nuisance-abandoned/vacant. Structure #3, an unpermitted arbor: members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; general dilapidation or improper maintenance; public and attractive nuisance-abandoned/vacant. The three structures are an eyesore to the community. The inspection also revealed the accumulation of rubbish (approximately 300 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: discarded carpet, a broken A/C unit, green waste and miscellaneous household trash and some of the rubbish is concealed by the overgrown weeds.
3. Subsequent inspections of the above-described real property on October 26, 2010, and January 21, 2012, revealed that the property 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 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-03758
4 [SUBSTANDARD STRUCTURES AND)
5 ACCUMULATED RUBBISH]; APN 459-110-032,) DECLARATION OF OFFICER
6 26220 LEON ROAD, HOMELAND, COUNTY OF) EDWARD F. TORRES
7 RIVERSIDE, STATE OF CALIFORNIA;)
8 CHERYL L. CHRISTENSEN, OWNER.) R.C.O. Nos. 457 and 541
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8 I, EDWARD F. TORRES, declare that the facts set forth below are personally known to me
9 except to the extent that certain information is based on information and belief which I believe to be
10 true and if called as a witness, I could and would competently testify under oath:

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

15 2. I am informed and believe and thereon allege that on June 25, 2010, Code
16 Enforcement Officers, Edward Torres and James Pike conducted an initial inspection of the real
17 property known as 26220 Leon Road, Homeland, within the unincorporated area of Riverside
18 County, California, which is further described as Assessor's Parcel Number 459-110-032 (hereinafter
19 referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page
20 indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A" and
21 incorporated herein by reference.

22 3. A review of County records and documents indicate that THE PROPERTY was
23 owned by Cheryl L. Christensen (hereinafter referred to as "OWNER") at the time of the inspection
24 referenced in paragraph number 2 above. A certified copy of the County Equalized Assessment Roll
25 for the year 2010-2011 and a copy of the County Geographic Information System ("GIS") report are
26 attached hereto as Exhibit "B" and incorporated herein by reference.

27 4. Based on the Lot Book Report from RZ Title Company dated June 22, 2010, update
28 of December 16, 2010, March 30, 2011, and August 12, 2011, it is determined that no additional

1 parties potentially hold a legal interest in THE PROPERTY. A true and correct copy of the Lot
2 Book Report is attached hereto as Exhibit "C" and incorporated herein by this reference.

3 5. I am informed and believe and thereon allege that on June 25, 2010, Code
4 Enforcement Officers, Edward Torres and James Pike conducted an initial inspection of THE
5 PROPERTY on which three substandard structures (mobile home, garage and an unpermitted arbor)
6 were observed to be in a state of general dilapidation. The following conditions were observed
7 which 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:

9 Structure #1: Mobile Home

- 10 1) Lack of adequate lighting;
11 2) Lack of adequate heating facilities;
12 3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members
13 which sag, split or buckle due to defective material or deterioration;
14 4) Dampness of habitable rooms;
15 5) Faulty weather protection i.e. Deteriorated or ineffective weather proofing of exterior
16 walls, roof or floors, including broken windows or doors;
17 6) General dilapidation or improper maintenance; public and attractive nuisance -
18 abandoned/vacant.

19 Structure #2: Garage

- 20 1) Members of ceilings, roofs, ceiling and roof supports or other horizontal members
21 which sag, split or buckle due to defective material or deterioration;
22 2) Dampness of habitable rooms;
23 3) Faulty weather protection - A) Deteriorated or ineffective weather proofing of
24 exterior walls, roof or floors including broken windows or doors, lack of paint or
25 other approved wall covering;
26 4) General dilapidation or improper maintenance;
27 5) Public and attractive nuisance-abandoned/vacant.

28 Structure #3: Unpermitted Arbor

- 1) Members of walls, partitions or other vertical supports that split, lean, list or buckle
due to defective material or deterioration;
2) Members of ceilings, roofs, ceiling and roof supports or other horizontal members
which sag, split or buckle due to defective material or deterioration;
3) General dilapidation or improper maintenance;
4) Public and attractive nuisance-abandoned/vacant.

6. I am informed and believe and thereon allege that during the initial inspection on June
25, 2010, a large amount of accumulated rubbish was observed on THE PROPERTY including, but
not limited to, discarded carpet, a broken A/C unit, green waste and miscellaneous household trash
and some of the rubbish is concealed by the overgrown weeds. The total area of the accumulated
rubbish is approximately three hundred (300) square feet. This condition causes THE PROPERTY

1 to constitute a public nuisance in violation of Riverside County Ordinance No. 541.

2 7. A site plan and photographs reflecting the substandard condition of the three
3 structures and the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and
4 incorporated herein by reference.

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

7 9. I am informed and believe and thereon allege that on June 25, 2010, a Notice of
8 Defects, a Notice of Violation, a "Danger Do Not Enter" sign, and a "Do Not Dump" sign was
9 posted on THE PROPERTY.

10 10. On January 28, 2011, a Notice of Noncompliance for the three substandard structures
11 (mobile home, garage and an unpermitted arbor) and accumulated rubbish was recorded against THE
12 PROPERTY as instrument number 2011-0046777. A true and correct copy of the recorded Notice of
13 Noncompliance is attached hereto and incorporated by reference as Exhibit "F."

14 11. On July 23, 2010, and December 23, 2010, the Notices of Violation were mailed via
15 certified mail to OWNER.

16 12. On October 26, 2010, I conducted a follow up inspection of THE PROPERTY. The
17 conditions on THE PROPERTY remained the same. Accumulated rubbish remained on THE
18 PROPERTY, the three substandard structures remained in a general state of dilapidation, and THE
19 PROPERTY continues to constitute a public nuisance in violation of Riverside County Ordinance
20 Nos. 457 and 541.

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

24 14. Based upon my experience, knowledge and visual observations, it is my
25 determination that the three substandard structures (mobile home, garage and an unpermitted arbor)
26 and accumulation of rubbish on THE PROPERTY create an extreme health, safety, fire and
27 structural hazard to the neighbors and general public and constitutes a public nuisance in violation of
28 the provisions set forth in Riverside County Ordinance Nos. 457 and 541.

1 15. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance"
2 providing notification of the Board of Supervisors hearing as required by Riverside County
3 Ordinance No. 725, was mailed to OWNER via U.S.P.S. and was posted on THE PROPERTY. True
4 and correct copies of the notice, together with the proof of service and the affidavit of posting of
5 notices are attached hereto as Exhibit "G" and incorporated herein by reference.

6 16. A recent inspection revealed that THE PROPERTY remains in violation.

7 17. Significant rehabilitation, removal and/or demolition of the three substandard
8 structures (mobile home, garage and an unpermitted arbor) and removal and disposal of all structural
9 materials, rubbish and debris are required to abate the public nuisance and bring THE PROPERTY
10 into compliance with Riverside County Ordinance Number 457, the Health and Safety, Uniform
11 Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal
12 and disposal of all rubbish on THE PROPERTY is required to bring THE PROPERTY into
13 compliance with Riverside County Ordinance No. 541.

14 18. Accordingly, the following findings and conclusions are recommended:

15 (a) The three structures be condemned as substandard buildings, public and
16 attractive nuisance;

17 (b) The OWNER, or whoever has possession or control of THE PROPERTY, be
18 required to rehabilitate or demolish said structures, including the removal and disposal of all
19 structural debris and materials, on THE PROPERTY in strict accordance with the provisions of
20 Riverside County Ordinance No. 457;

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

1 (d) If the three substandard structures are not razed, removed and disposed of, or
2 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to
3 Riverside County Ordinance No. 457, within ninety (90) days after the posting and mailing of the
4 Board's Order and Findings, the three substandard structures and contents therein may be abated by
5 representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's
6 Department upon receipt of an owner's consent or a Court Order, where necessary under applicable
7 law, authorizing entry onto THE PROPERTY; and

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

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

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

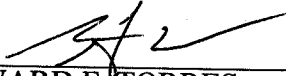
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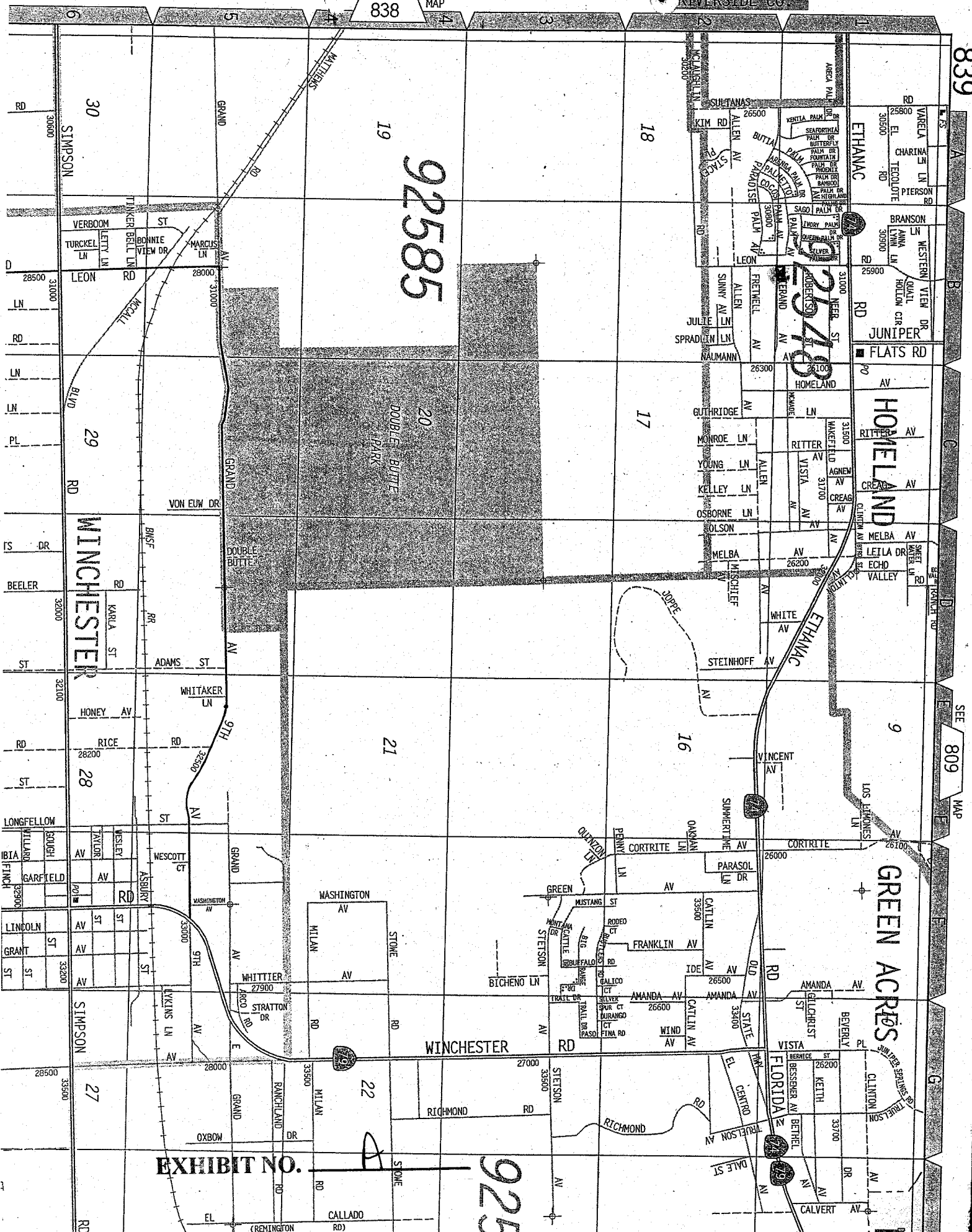
(h) Reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457 and 725.

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

Executed this 21st day of January, 2012, at MORENO VALLEY, California.



EDWARD F. TORRES
Code Enforcement Officer
Code Enforcement Department



92585

92578

925

EXHIBIT NO. A

WINCHESTER

HOMELAND

GREEN ACRES

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SEE 809 MAP

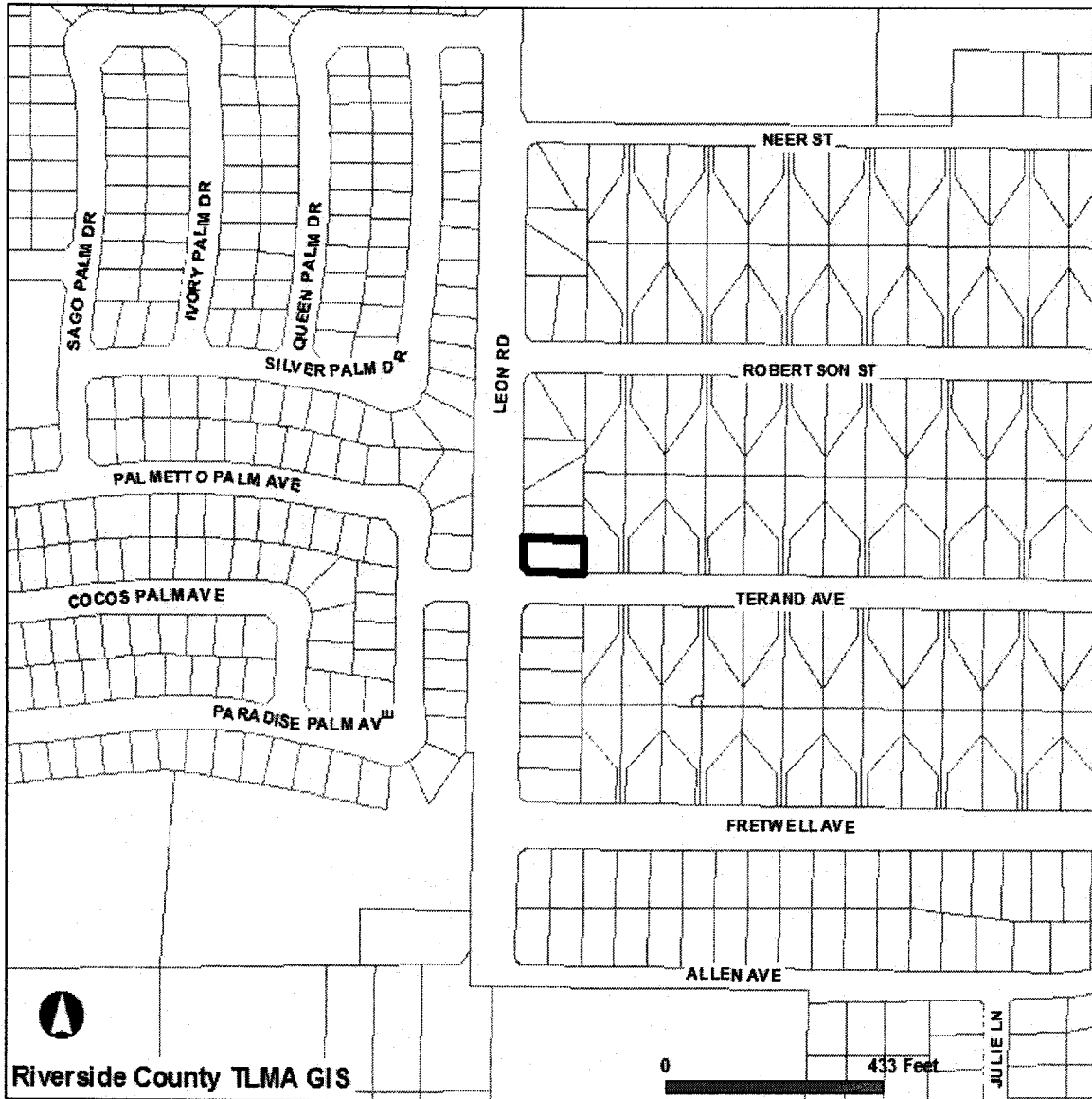
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Assessment Roll For the 2010-2011 Tax Year as of January 1, 2010

Assessment #459110032-1	Parcel # 459110032-1
Assessee: CHRISTENSEN CHERYL L	Land 25,731
Mail Address: 26220 LEON RD HOMELAND CA 92548	Structure 12,708
Real Property Use Code: MO	Full Value 38,439
Base Year 1996	Total Net 38,439
Conveyance Number: 0040546	
Conveyance (mm/yy): 2/1996	
PUI: M030012	
TRA: 89-050	
Taxability Code: 0-00	
ID Data: Lot 37 MB 049/039 TR 2365	
Situs Address: 26220 LEON RD HOMELAND CA 92548	

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
459-110-032

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

459-110-032-1

OWNER NAME / ADDRESS

CHERYL L CHRISTENSEN
26220 LEON RD
HOMELAND, CA. 92548

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

EXHIBIT NO. _____

B²

RECORDED BOOK/PAGE: MB 49/39
SUBDIVISION NAME: TR 2365
LOT/PARCEL: 37, BLOCK: NOT AVAILABLE
TRACT NUMBER: 2365

LOT SIZE

RECORDED LOT SIZE IS 0.17 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 660 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1965 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 839 GRID: B1

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T5SR2W SEC 17

ELEVATION RANGE

1592/1592 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

HARVEST VALLEY / WINCHESTER

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

HIGHWAY 79 POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-T (CZ 488)

ZONING DISTRICTS AND ZONING AREAS

HOMELAND AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA
SUBAREA NAME: HOMELAND/GREEN ACRES
AMENDMENT NUMBER: 1
ADOPTION DATE: MAY, 11, 1999
ACREAGE: 1260 ACRES

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
HIGHWAY 74/79 CORRIDOR

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

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
103B

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT

ROMOLAND & PERRIS UNION HIGH

COMMUNITIES

HOMELAND

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

HOMELAND #80 -
STREET LIGHTING

LIGHTING (ORD. 655)

ZONE B, 30.23 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042723

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

089050

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 80 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 2
- EASTERN MUNICIPAL WATER
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL

- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- PROJECT 3-HOMELAND 2000 AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- ROMOLAND SCHOOL
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1003758	ABATEMENT	May. 7, 2010
CV1009068	ABATEMENT	Nov. 3, 2010

BUILDING PERMITS

Case #	Description	Status
281893	DEMO SEPTIC/SEWER HOOK UP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ117395	PATIO COVER & SCREEN ROOM	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ198803	RE-INSTL AWNING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ257318	PRIVATE DETACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Mon May 23 09:27:45 2011
Version 110502



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

Lot Book Report

Order Number: **21623**

Customer:

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

Order Date: 6/25/2010
Dated as of: 6/22/2010
County Name: Riverside

Attn: Brent Steele
Reference: CV10-03758 / Edward Torres
IN RE: CHRISTENSEN, CHERYL L.

FEE(s):
Report: \$114.00

Property Address: 26220 Leon Road ✓
Homeland CA 92548

Assessor's Parcel No. : 459-110-032-1

Assessments:

Land Value:	\$25,793.00
Improvement Value:	\$12,739.00
Exemption Value:	\$0.00
Total Value:	\$38,532.00

Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$219.49
Penalty	\$21.92
Status	NOT PAID-DELINQUENT
Second Installment	\$219.49
Penalty	\$49.92
Status	NOT PAID-DELINQUENT



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

Order Number: 21623
Reference: CV10-03758 / Ed

Property Vesting

The last recorded document transferring title of said property

Dated	01/24/1996
Recorded	02/02/1996
Document No.	040546
D.T.T.	\$29.15
Grantor	Joseph A. Landry and Era E. Landry, as co-trustees of the Landry Family 1993 Trust, for the benefit of Joseph A. Landry and Era E. Landry
Grantee	Cheryl L. Christensen, a single woman

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:

LOT 37 OF TRACT NO. 2365, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 49, PAGES 39 AND 40, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



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: CV10-09068 & CV10-03758 / L. Lyon
 IN RE: CHRISTENSEN, CHERYL L.

Order Number: **23017**

Order Date: 12/23/2010
 Dated as of: 12/16/2010

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 26220 Leon Road
 Homeland CA 92548

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. : 459-110-032-1

Assessments:	Land Value:	\$25,731.00
	Improvement Value:	\$12,708.00
	Exemption Value:	\$0.00
	Total Value:	\$38,439.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$220.24
Penalty	\$22.00
Status	NOT PAID-DELINQUENT
Second Installment	\$220.24
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

NO OTHER EXCEPTIONS

EXHIBIT NO. C²



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: CV10-03758 / Brenda Peeler
 IN RE: CHRISTENSEN, CHERYL L.

Order Number: **23318**

Order Date: 4/5/2011
 Dated as of: 3/30/2011

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 26220 Leon Road
 Homeland CA 92548

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. : 459-110-032-1

Assessments:	Land Value:	\$25,731.00
	Improvement Value:	\$12,708.00
	Exemption Value:	\$0.00
	Total Value:	\$38,439.00

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Cheryl L. Christensen
Case No.	CV10-09068 & CV10-03758
Recorded	01/28/2011
Document No.	2011-0046777

NO OTHER EXCEPTIONS



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: CV10-03758/Brenda Peeler
 IN RE: CHRISTENSEN, CHERYL L.

Order Number: **25880**

Order Date: 8/15/2011

Dated as of: 8/12/2011

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 26220 Leon Road
 Homeland CA 92548

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. : 459-110-032-1

Assessments:	Land Value:	\$25,731.00
	Improvement Value:	\$12,708.00
	Exemption Value:	\$0.00
	Total Value:	\$38,439.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$220.24
Penalty	\$22.00
Status	NOT PAID-DELINQUENT
Second Installment	\$220.24
Penalty	\$53.00
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2005-2010
Redemption Amount	\$4,284.85
If paid by	08/31/2011

EXHIBIT NO. _____

C4



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

Order Number: 25880

Reference: CV10-03758/Bren

Notice of Non-Compliance filed by
In the matter of the property of
Case No.
Recorded
Document No.

County of Riverside Code Enforcement Department
Cheryl L. Christensen
CV10-09068 & CV10-03758
01/28/2011
2011-0046777

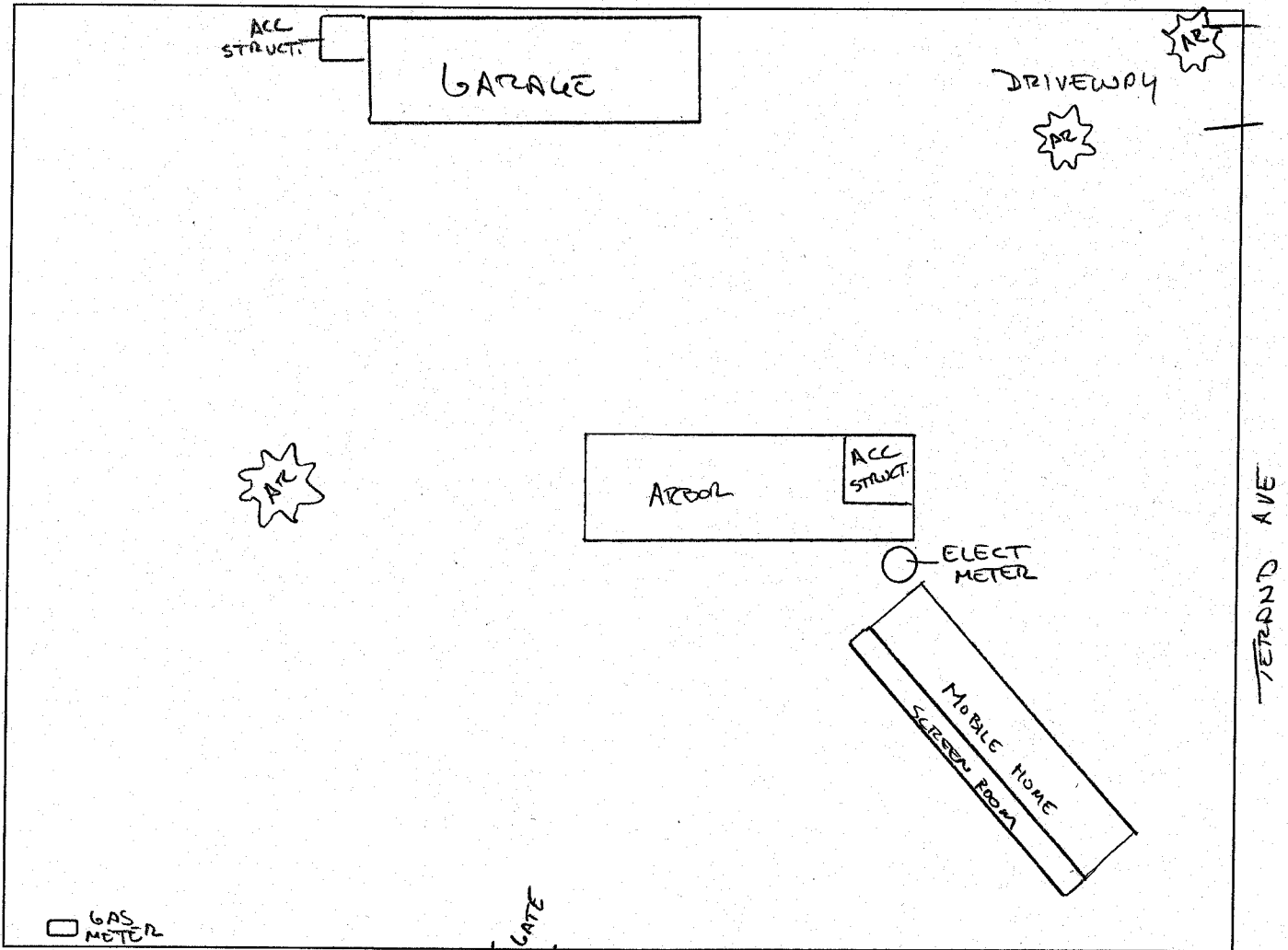
NO OTHER EXCEPTIONS

SITE PLAN: Case # CV-1003758

OWNER(S): CHERYL L CHRISTENSEN
SITE ADDRESS: 26220 LEON RD, HOMELAND
ASSESSOR'S PARCEL: 459-110-032
ACREAGE: 0.170000

NORTH ARROW: ←

REAR PROPERTY LINE



FRONT PROPERTY LINE: 26220 LEON RD, HOMELAND

PREPARED BY: E. TORRES

DATE: 06-25-2010

EXHIBIT NO. D



E. Torres - 06/17/2010

EXHIBIT NO. D²



E. Torres - 06/17/2010

EXHIBIT NO. _____

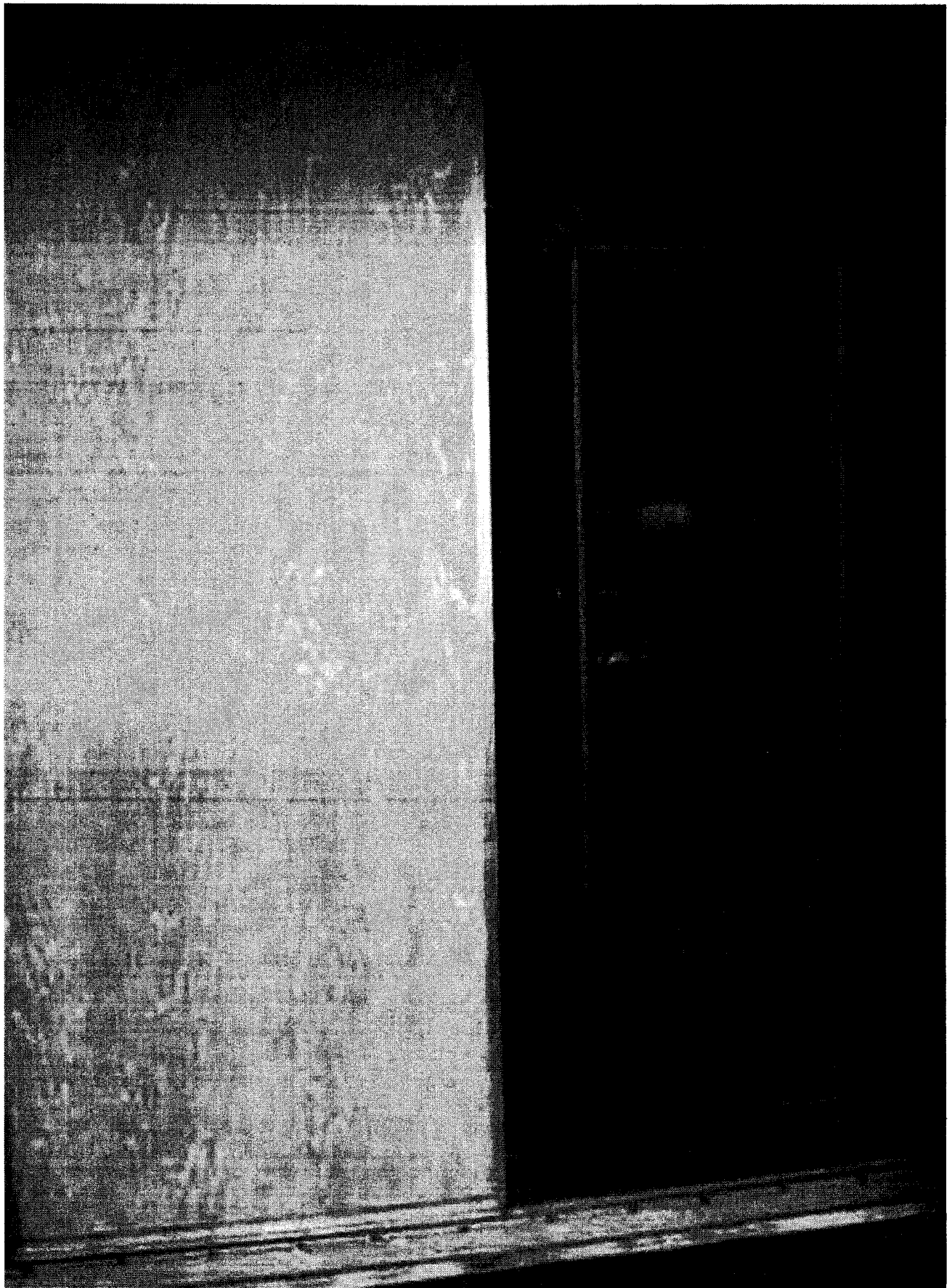
D³





E. Torres; sagging ceiling in ssmh-defects 11, 14, 17 - 06/25/2010

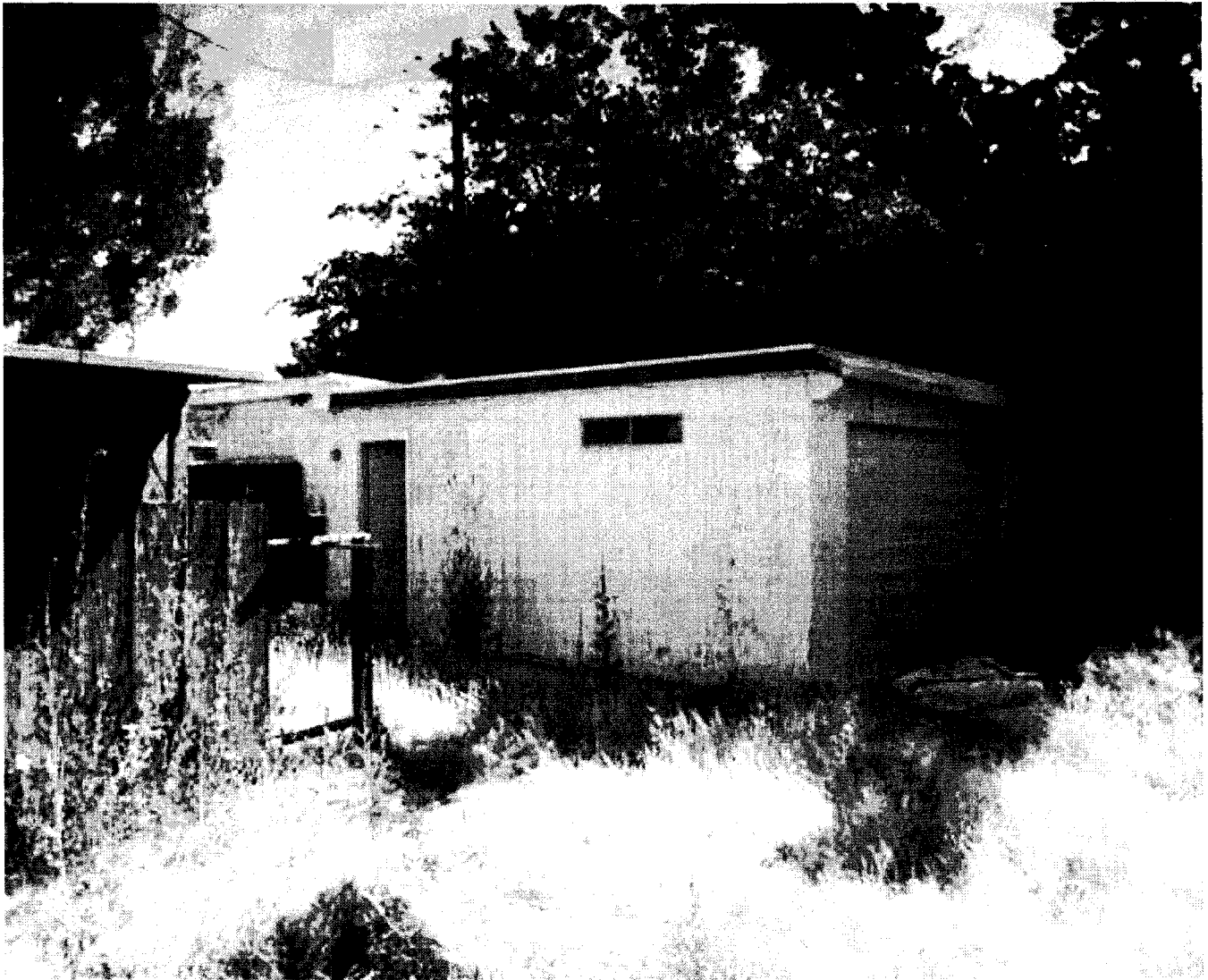
EXHIBIT NO. DS





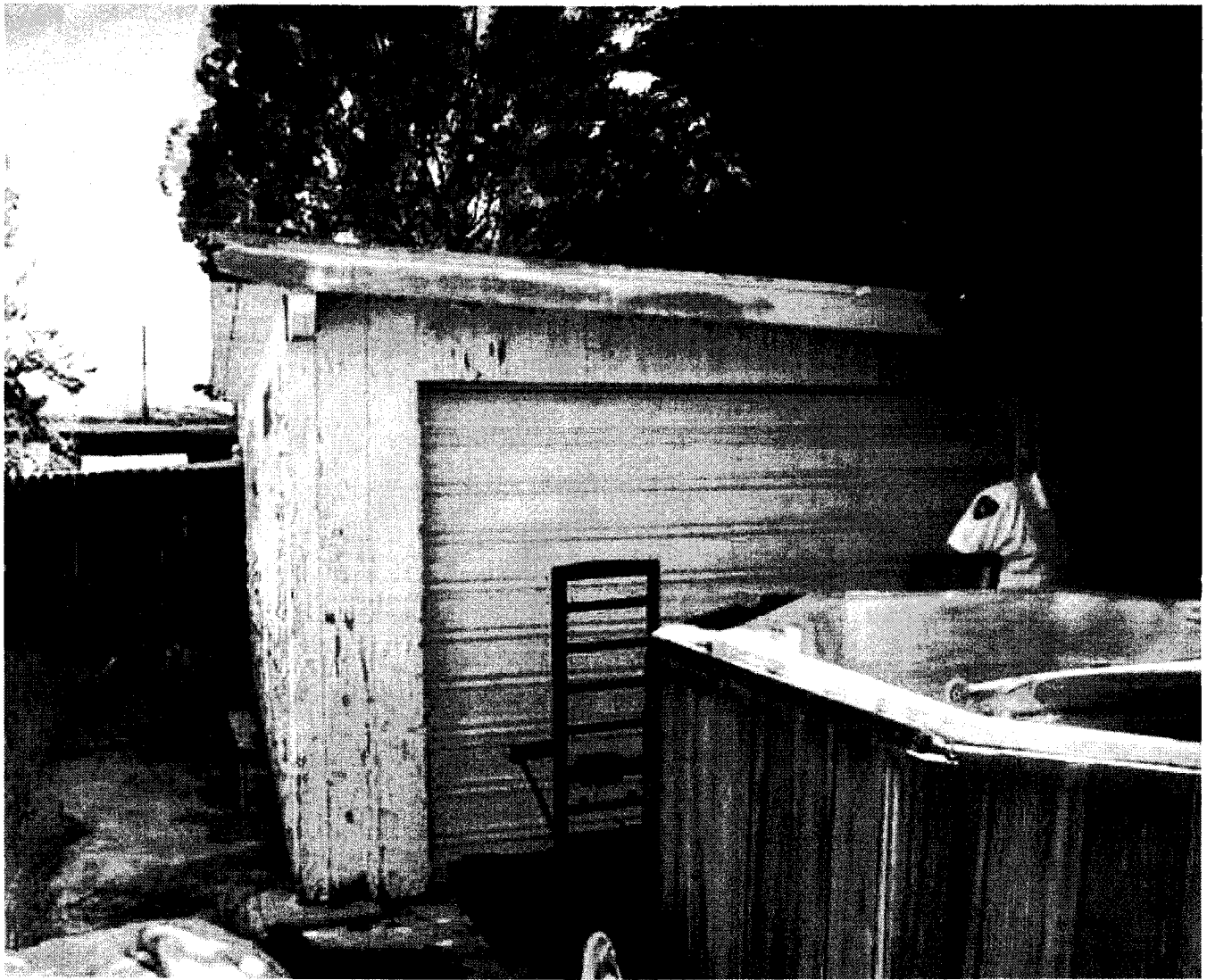
E. Torres; broken window-defects 12, 13, 14, 17 - 06/25/2010

EXHIBIT NO. D⁷



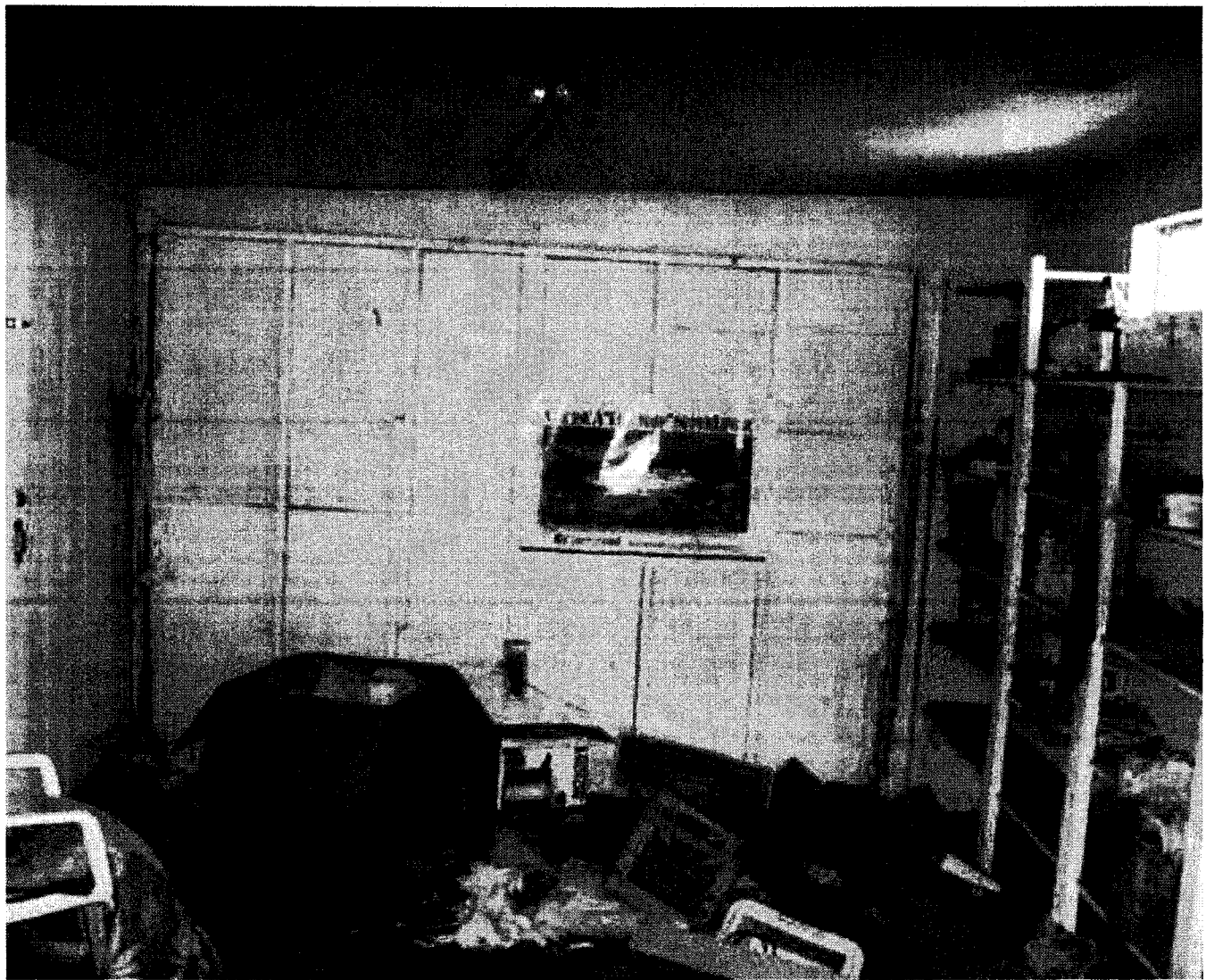
E. Torres; substandard garage-defects 14,17 - 06/25/2010

EXHIBIT NO. D⁸



E. Torres; front of garage-defects 14, 17 - 06/25/2010

EXHIBIT NO. D⁹



E. Torres; interior of garage-defects 14, 17 - 06/25/2010

EXHIBIT NO. D¹⁰



E. Torres; arbor listing to one side-defects 10, 11, 14, 17, 19 - 06/25/2010

EXHIBIT NO. D¹¹



Torres; accessory structure/arbor-defects 10, 11, 14, 17, 19 - 06/25/2010

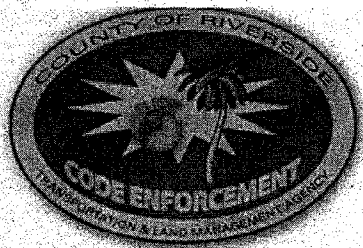
EXHIBIT NO. _____

D12



L Lyon - Rubbish at the garage door. - 10/26/2010

EXHIBIT NO. DB



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

1

CASE No.: CV 10-03758

THE PROPERTY AT: 26220 LEONI RD, HOUNELAND APN#: 459-110-032

WAS INSPECTED BY OFFICER: TORRES / PINE ID#: 159 ON 06/25/10 AT 0947 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 checked="" 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"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 07/25/10 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 \$ 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE I.16.

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT
 CDL/CID# _____ D.O.B. _____ EXTENSION NO. E _____ TEL. NO. _____ POSTED

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

California Code of Regulations

STANDARD MOBILEHOME OR RECREATIONAL VEHICLE CONDITIONS:

	Mobile Homes	Recreational Vehicles
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink in a recreational vehicle, mobile home or mobile home park	1704(b)1,2	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures in a mobile home.....	1704(b)3	1700(b)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1704(b)11	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
4. <input type="checkbox"/> Hazardous Plumbing.....	1704(f)1-5	1706(f)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
5. <input checked="" type="checkbox"/> Lack of adequate lighting.....	1704(b)5	1700(b)
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
6. <input type="checkbox"/> Hazardous wiring.....	1704(e)1-5	1706(e)1-5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1704(b)4	1700(b)
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
8. <input type="checkbox"/> Deteriorated or inadequate stabilizing devices.....	1704(c)1	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1704(c)2	1706(c)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1704(c)3	1706(c)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
11. <input checked="" 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.....	1704(c)4	1706(c)3
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....	1704(b)8	1706(b)2
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
13. <input checked="" type="checkbox"/> Faulty weather protection ie. deteriorated or ineffective weather proofing of..... exterior walls, roof or floors, including broken windows or doors.....	1704(h)1	1706(h)1
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1704(b)10	1706(b)4
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
15. <input type="checkbox"/> Fire or explosion hazard.....	1704(g)	1706(g)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....	1704(d)1-3	1706(d)1-3
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Title 25 Requirements <input checked="" type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
18. <input type="checkbox"/> Improper use of mobilehome or truckmounted camper.....	1700(a)(c)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
19. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Title 25 Requirements <input type="checkbox"/> Demolish Or Rehabilitate Per Title 25		

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

Mobile Home ID #: 458694 Case No. CV10-03758 Date 6-25-10

Officer E. TORRES/52 Address 26220 LEON, HOMETLAND

EXHIBIT NO. E2

#2
Garage



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10 - 03758

THE PROPERTY AT: 26220 LEON RD., HOMELAND APN#: 459-110-032

WAS INSPECTED BY OFFICER: TORRES/PIKE ID#: 52/59 ON 06/25/10 AT 0947 am

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

<input type="checkbox"/>	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="checkbox"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	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 type="checkbox"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	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="checkbox"/>	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="checkbox"/>	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="checkbox"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 07/25/10 . 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 \$ 109.50 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. E3 TEL. NO. _____ POSTED

#2
GARAGE

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- | | | | |
|--|--|--------------|-----------------|
| 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 checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12 <input checked="" type="checkbox"/> | Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13 <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15 <input type="checkbox"/> | Fire hazard..... | 1001(i) | 17920.3(h) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input 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 checked="" 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. CV10-03758 Address 26220 LEON, HOMELAND

Date 06-25-2010 Officer E TORRES / 52

EXHIBIT NO. E4

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10-03758

THE PROPERTY AT: 26220 LEON RD, HOMELANDS APN#: 459-110-032

WAS INSPECTED BY OFFICER: TORRES/PRICE ID#: 159 ON 06/25/10 AT 0947 am/pm

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

<input type="checkbox"/>	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="checkbox"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	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 type="checkbox"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="checkbox"/>	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="checkbox"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	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="checkbox"/>	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="checkbox"/>	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="checkbox"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 07/25/10 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 \$ 109.52 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. E5 POSTED

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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 checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15. <input type="checkbox"/>	Fire hazard.....	1001(i)	17920.3(h)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input 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 checked="" 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 checked="" type="checkbox"/>	UNPERMITTED CONSTRUCTION		
	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. 10-03758 Address 76270 LEON, HOME LAND

Date 6-25-2010 Officer E. TORRES / 52

EXHIBIT NO. E6

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

July 23, 2010

CHERYL L CHRISTENSEN
26220 LEON RD
HOMELAND, CA. 92548

RE CASE NO: CV1003758 at 26220 LEON RD, HOMELAND, California, Assessor's Parcel Number 459-110-032

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26220 LEON RD, HOMELAND California, Assessor's Parcel Number 459-110-032, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.48.040 (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.

- 3) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.

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.
- 3) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.

EXHIBIT NO. E7

COMPLIANCE MUST BE COMPLETED BY August 21, 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: Edward Torres, Code Enforcement Officer

EXHIBIT NO. 78

#2
607AKE

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT

NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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 checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
12 <input checked="" type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
13 <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15 <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input 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 checked="" 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. CVID-03758 Address 26230 LEON, HOMELAND

Date 06.25.2010 Officer E TORRES / 52

EXHIBIT NO. E9

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- 1. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 2. Lack of hot and cold running water to plumbing fixtures 1001(b)4,5 17920.3(a)4,5
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 3. Lack of connection to required sewage system..... 1001(b)14 17920.3(a)14
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 4. Hazardous plumbing..... 1001(f) 17920.3(e)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 5. Lack of required electrical lighting..... 1001(b)10 17920.3(a)10
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 6. Hazardous Wiring..... 1001(e) 17920.3(d)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 7. Lack of adequate heating facilities..... 1001(o)6 17920.3(a)6
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 8. Deteriorated or inadequate foundation..... 1001(e)1 17920.3(b)1
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 9. Defective or deteriorated flooring or floor supports..... 1001(c)2 17920.3(b)2
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 10. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 11. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 12. Dampness of habitable rooms..... 1001(b)11 17920.3(a)11
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 13. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 14. General dilapidation or improper maintenance..... 1001(b)13 17920.3(a)13
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 15. Fire hazard..... 1001(i) 17920.3(h)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 16. Extensive fire damage.....
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 17. Public and attractive nuisance - abandoned/vacant.....
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 18. Improper occupancy..... 1001(n) 17920.3(n)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 19. UNPERMITTED CONSTRUCTION
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 20.
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure

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

Case No. 10-03758 Address 76270 LEON, HOME LAND

Date 10-25-2010 Officer E. TORRES / 52

EXHIBIT NO. E10



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV1003758

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ana Carrillo, 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 July 23, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation (RCC 8.120.010, 15.16.020 & 15.48.040)

Notice of Defects (3)

Summary of Costs Notification

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

CHERYL L CHRISTENSEN 26220 LEON RD, HOMELAND, CA. 92548

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 July 23, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A. Carrillo

By: Ana Carrillo, Code Enforcement Aide

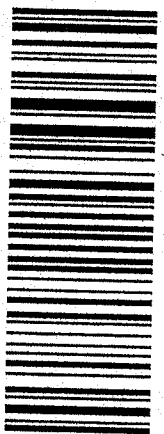
EXHIBIT NO. E¹¹

COUNTY OF RIVERSIDE
 Code Enforcement Department
 24318 Hemlock Avenue, Suite C-1
 Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7009 3410 0000 1268 9662 ~



02 1M
 0004277091 JUL 23 2010
 \$ 05.71⁰
 MAILED FROM ZIP CODE 92504



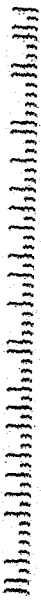
Cheryl L. Christensen
 26220 Leon Road
 Homeland, CA 92548
 CV10-03758 / ET 459-110-032

Handwritten: VAC

NIXIE 923 DE 1 00 07/25/10
 RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 92557722491 *1004-03063-23-99

925489932070724



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OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

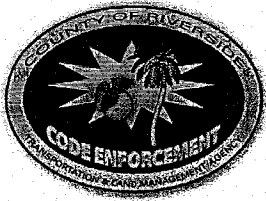
Postmark Here

Cheryl L. Christensen
 26220 Leon Road
 Homeland, CA 92548
 CV10-03758 / ET 459-110-032

for Instructions

7009 3410 0000 1268 9662

EXHIBIT NO. *E12*



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

December 23, 2010

CHERYL L CHRISTENSEN
26220 LEON RD
HOMELAND, CA. 92548

RE CASE NO: CV1003758 at 26220 LEON RD, in the community of HOMELAND, California, Assessor's Parcel Number 459-110-032

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26220 LEON RD, in the community of HOMELAND California, Assessor's Parcel Number 459-110-032, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 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) 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 January 20, 2011. 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.

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

EXHIBIT NO. _____

EB

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: Lori Lyon, Code Enforcement Officer

INVEST NO. _____

E14

#2
GARRET

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- | | | | |
|---|---|--------------|-----------------|
| 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 checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12. <input checked="" type="checkbox"/> | Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13. <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15. <input type="checkbox"/> | Fire hazard..... | 1001(i) | 17920.3(h) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input 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 checked="" 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. CV10-03758 Address 26220 LEON, HOMELAND

Date 06-25-2010 Officer E TORRES / 52

EXHIBIT NO. E15

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- 1. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 2. Lack of hot and cold running water to plumbing fixtures 1001(b)4,5 17920.3(a)4,5
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 3. Lack of connection to required sewage system..... 1001(b)14 17920.3(a)14
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 4. Hazardous plumbing..... 1001(f) 17920.3(e)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 5. Lack of required electrical lighting..... 1001(b)10 17920.3(a)10
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 6. Hazardous Wiring..... 1001(e) 17920.3(d)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 7. Lack of adequate heating facilities..... 1001(e)6 17920.3(a)6
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 8. Deteriorated or inadequate foundation..... 1001(e)1 17920.3(b)1
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 9. Defective or deteriorated flooring or floor supports..... 1001(e)2 17920.3(b)2
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 10. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 11. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 12. Dampness of habitable rooms..... 1001(b)11 17920.3(a)11
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 13. 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: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 14. General dilapidation or improper maintenance..... 1001(b)13 17920.3(a)13
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 15. Fire hazard..... 1001(i) 17920.3(h)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 16. Extensive fire damage.....
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 17. Public and attractive nuisance - abandoned/vacant.....
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 18. Improper occupancy..... 1001(n) 17920.3(n)
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 19. UNPERMITTED CONSTRUCTION
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure
- 20.
OBTAIN PERMIT TO: Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure

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

Case No. 10-03758 Address 26270 LEON, HOME LAND

Date 10-25-2010 Officer E. TARRIS / 52

285-025 (4/96)

EXHIBIT NO. E16

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1003758

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ana Carrillo, 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 December 23, 2010, I served the following document(s):

NOTICE RE: Notice of Violation (RCC 15.16.020)

Notice of Defects (2)

Summary of Costs Notification

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

CHERYL L CHRISTENSEN 26220 LEON RD, HOMELAND, CA. 92548

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 December 23, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ana Carrillo

By: Ana Carrillo, Code Enforcement Aide

EXHIBIT NO. E¹⁷

COUNTY OF RIVERSIDE
Code Enforcement Department
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

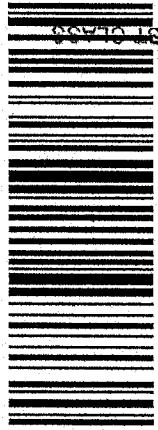
RETURN RECEIPT REQUESTED

W. Christensen
Cheryl L. Christensen
26220 Leon Road
Homeland, CA 92548
CV10-03758 / LL 459-110-032

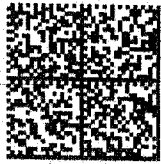
REC'D JAN 04 2011

NIXIE 923 DE 1 OO 12/27/10
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 92557722431 *0704-02621-23-42

51254633222222222222



7010 1060 0001 9959 7133



UNITED STATES POSTAGE
0.2 1M
0004234315
MAIL FROM ZIP CODE 92504
PITNEY BOWES
\$05.71⁰
DEC 23 2010

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Cheryl L. Christensen
26220 Leon Road
Homeland, CA 92548
CV10-03758 / LL 459-110-032

for Instructions

7010 1060 0001 9959 7133 -

EXHIBIT NO. E18



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

March 1, 2011

RE CASE NO: CV1003758

I, Edward Torres, hereby declare:

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

That on 06/25/2010 at 0955 HOURS, I securely and conspicuously posted Notice of Violation for RCC 15.16.010-Substandard Structure (X2) a Notice of Violation for RCC 15.48.040 Substandard Mobile home and RCC 8.120.010-Accumulated Rubbish, Notice of Defects (X3) and Danger signs at the property described as:

Property Address: 26220 LEON RD, HOMELAND

Assessor's Parcel Number: 459-110-032

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

Executed on March 1, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Edward Torres, Code Enforcement Officer

EXHIBIT NO. EA

When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0046777
01/28/2011 03:58P Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



over
M

NOTICE OF NONCOMPLIANCE

In the matter of the Property of Cheryl L. Christensen) Case No. CV10-09068
CV10-03758

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish, Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home, and Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as Substandard Structure (x2). Such Proceedings are based upon the noncompliance of such real property, located at 26220 Leon Road, Homeland, CA, and more particularly described as Assessor's Parcel Number 459-110-032 and having a legal description of LOT 37 MB 049/039 TR 2365, Records of Riverside County, with the requirements of Ordinance No. 541, 457 & 457 (RCC Title 8.120.010, 15.48.040 & 15.16.020).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Lori Lyon.

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
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

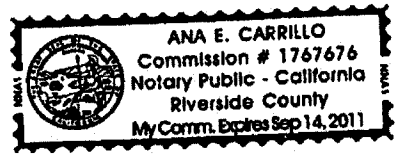
ACKNOWLEDGMENT

State of California)
County of Riverside)

On 01/11/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



Public Record



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

January 12, 2012

**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.: CV10-03758
APN: 459-110-032; CHRISTENSEN
Property: 26220 Leon Road, Homeland

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the abatement of the substandard structures and accumulated rubbish located on the SUBJECT PROPERTY described as 26220 Leon Road, Homeland, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 459-110-032.

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 structures and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, February 7, 2012, 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, Mary Overholt at (951) 485-5840 or Code Enforcement Officer, Stacy Baumgartner at (951) 955-2004 prior to the hearing. Please meet Stacy Baumgartner 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

Carol Lynn Anderson
Administrative Services Officer

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 26220 Leon Road, Homeland
Case No.: CV 10-03758; APN: 459-110-032; District 5

CHERYL L CHRISTENSEN
26220 LEON ROAD
HOMELAND CA 92548

G²

1 **PROOF OF SERVICE**

2 Case No. CV10-03758

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on January 12, 2012, I served the following document(s):

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

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

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

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

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

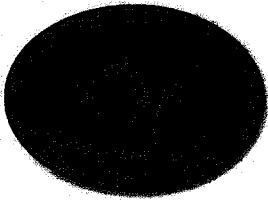
19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the
20 above is true and correct.**

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

23 EXECUTED ON January 12, 2012, at Riverside, California.

24 
25 _____
26 BRENDA PEELER
27
28

EXHIBIT NO. 63



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

January 21, 2012

RE CASE NO: CV1003758

I, Edward Torres, hereby declare:

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

That on 01/21/2012 at 0905 hours, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 26220 LEON RD, HOMELAND

Assessor's Parcel Number: 459-110-032

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

Executed on January 21, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer

EXHIBIT G⁴