

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

807B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
February 15, 2012

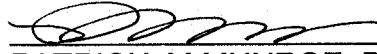
**SUBJECT:** Abatement of Public Nuisance [Substandard Structure & Accumulated Rubbish]  
Case No: CV 11-01572 [DROBNIK]  
Subject Property: 21751 ONAKNOLL DRIVE, PERRIS; APN: 286-250-054  
District One / District One

**RECOMMENDED MOTION:** Move that:

Departmental Concurrence

1. The substandard structure (unpermitted three story accessory structure) on the real property located at 21751 Onaknoll Drive, Perris, Riverside County, California, APN: 286-250-054 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. JOSEF C. DROBNIK, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

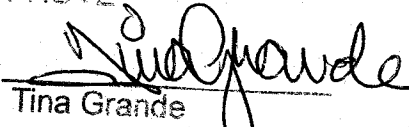
  
PATRICIA M MUNROE, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

<b>FINANCIAL DATA</b>	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

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

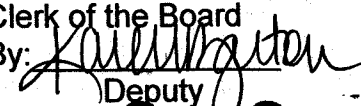
County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Buster, Tavaglione, Stone and Benoit  
**Nays:** None  
**Absent:** Ashley  
**Date:** February 28, 2012  
**xc:** Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

9.2

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

Abatement of Public Nuisance

Case No.: CV 11-01572 [DROBNIK]

Address: 21751 ONAKNOLL DRIVE, PERRIS

APN#: 286-250-054

District One / District One

Page 2

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The accumulation of rubbish on the real property located at 21751 Onaknoll Drive, Perris, 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. Josef C. Drobnik, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
6. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, 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 substandard structure and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance  
Case No.: CV 11-01572 [DROBNIK]  
Address: 21751 ONAKNOLL DRIVE, PERRIS  
APN#: 286-250-054  
District One / District One  
Page 3

**BACKGROUND:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on March 7, 2011.
2. The inspection revealed a substandard structure (a three story accessory structure that is under construction) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: hazardous wiring, defective or deteriorated flooring or floor supports, members of walls, partitions or other vertical supports that split, lean, list or buckle, 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: deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved all covering, general dilapidation or improper maintenance, public and attractive nuisance – abandoned or vacant, the structure is an eyesore to the community. The inspection also revealed the accumulation of rubbish (approximately 7,700 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 furniture, trash, wood and construction debris.
3. Subsequent inspections of the above-described real property on April 7, 2011, June 8, 2011, and recent inspections 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.

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2  
3 **BOARD OF SUPERVISORS**  
4 **COUNTY OF RIVERSIDE**

5 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 11-01572  
6 [SUBSTANDARD STRUCTURES AND )  
7 ACCUMULATED RUBBISH]; APN 286-250-054, )  
8 21751 ONAKNOLL DRIVE, PERRIS, COUNTY ) DECLARATION OF OFFICER  
9 OF RIVERSIDE, STATE OF CALIFORNIA; ) CYNTHIA BLACK  
10 JOSEF C. DROBNIK, OWNER. ) [R.C.O. No. 457]  
11 ) [R.C.O. No. 541]  
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8 I, Cynthia Black, declare that the facts set forth below are personally known to me except to  
9 the extent that certain information is based on information and belief which I believe to be true and if  
10 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 Senior 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. On March 7, 2011, Supervising Code Enforcement Officer Manny Acueto and I  
16 conducted an initial inspection of the real property known as 21751 Onaknoll Drive, Perris, within  
17 the unincorporated area of Riverside County, California, which is further described as Assessor's  
18 Parcel Number 286-250-054 (hereinafter referred to as "THE PROPERTY"). A true and correct copy  
19 of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is attached  
20 hereto as Exhibit "A" and incorporated herein by reference.

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

26 4. Based on the Lot Book Report from RZ Title Company dated April 13, 2011 and  
27 updated on January 5, 2012, it is determined that additional parties potentially hold a legal interest in  
28 THE PROPERTY, to wit: Wells Fargo Bank, N.A., Fredrick Herzog, and Golden State Foreclosure

1 Services, Inc. (hereinafter collectively referred to as "INTERESTED PARTIES"). A true and correct  
2 copy of the relevant portions of Lot Book Reports are attached hereto as Exhibit "C" and  
3 incorporated herein by this reference.

4 5. At the March 7, 2011 inspection, I observed a three story accessory structure that is  
5 under construction. I found the structure upon inspection to be substandard. I searched the Riverside  
6 County's Land Information Systems and found no active permits for construction. I observed the  
7 following conditions, the structure is built around a pre-fabricated structure (a shed), the floor and  
8 ceiling are constructed with fencing material (dog eared wood planks), which cause the structure to  
9 be substandard and THE PROPERTY to constitute a public nuisance in violation of the provisions  
10 set forth in Riverside County Ordinance 457:

- 11 1) Hazardous wiring.
- 12 2) Defective or deteriorated flooring or floor supports.
- 13 3) Members of walls, partitions or other vertical supports that split, lean, list or buckle.
- 14 4) Members of ceilings, roofs, ceiling and roof supports or other horizontal members  
15 which sag, split, or buckle due to defective material or deterioration.
- 16 5) Dampness of habitable rooms.
- 17 6) Faulty weather protection: Deteriorated or ineffective weather proofing of exterior  
18 walls, roof or floors including broken windows or doors, lack of paint or other  
19 approved wall covering.
- 20 7) General dilapidation or improper maintenance.
- 21 8) Public and attractive nuisance – abandoned or vacant.

22 6. During March 7, 2011 inspection, I also observed two areas of accumulated rubbish  
23 on THE PROPERTY. The accumulation of rubbish on THE PROPERTY includes, but is not  
24 limited to, discarded furniture, trash, wood and construction debris which is approximately seven  
25 thousand seven hundred (7,700) square feet. This condition causes THE PROPERTY to constitute a  
26 public nuisance in violation of Riverside County Ordinance No. 541.

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

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

9. On March 7, 2011, I posted a Notice of Defects, a Notice of Violations (Riverside  
County Ordinance 457, Substandard Structure and Riverside County Ordinance No. 541,

1 Accumulation of Rubbish), a "Danger Do Not Enter" sign, and a "Do Not Dump" sign on THE  
2 PROPERTY.

3 10. On March 8, 2011, a Notice of Violation (Riverside County Ordinance 457,  
4 Substandard Structure and Riverside County Ordinance No. 541, Accumulation of Rubbish) were  
5 mailed via certified mail to OWNER. On May 2, 2011, the Notices of Violations (Riverside County  
6 Ordinance 457, Substandard Structure and Riverside County Ordinance No. 541, Accumulation of  
7 Rubbish) were mailed via certified mail to the INTERESTED PARTIES.

8 11. I am informed and believe and thereon allege that on April 7, 2011, Code  
9 Enforcement Technician Marco Diaz drove to THE PROPERTY to conduct a follow up inspection.  
10 The conditions on THE PROPERTY remained in violation, a Notice of Intent to Disconnect Utilities  
11 was posted.

12 12. On June 8, 2011, Code Enforcement Officer Ron Welch and I drove to THE  
13 PROPERTY to conduct a follow up inspection. I observed that the accumulation of rubbish  
14 remained on THE PROPERTY, the substandard structure remained in a general state of dilapidation,  
15 and THE PROPERTY continued to constitute a public nuisance in violation of RCO 457 and 541.

16 13. On March 22, 2011, a Notice of Noncompliance for the accumulated rubbish was  
17 recorded against THE PROPERTY as instrument number 2011-0128239 On March 29, 2011, a  
18 Notice of Noncompliance for the substandard structure was recorded against THE PROPERTY as  
19 instrument number 2011-0136321. A true and correct copy of the recorded Notices of  
20 Noncompliance are attached hereto and incorporated by reference as Exhibit "F."

21 14. 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 15. Based upon my experience, knowledge and visual observations, it is my  
25 determination that the substandard structure and accumulation of rubbish on THE PROPERTY  
26 create an extreme health, safety, fire and structural hazard to the neighbors and general public and  
27 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance  
28 Nos. 457 and 541.

1           16.    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 and INTERESTED PARTIES by U.S.P.S. and was  
4 posted on THE PROPERTY. True and correct copies of the notice, together with the proof of  
5 service and the affidavit of posting of notices are attached hereto as Exhibit "G" and incorporated  
6 herein by reference.

7           17.    A recent inspection revealed that THE PROPERTY remains in violation.

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

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

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

17                   (b)    The OWNER, or whoever has possession or control of THE PROPERTY, be  
18 required to rehabilitate or demolish said structure, including the removal and disposal of all structural  
19 debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside  
20 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 substandard structure is 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 substandard structure 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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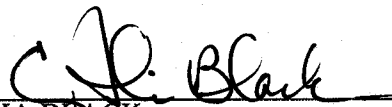


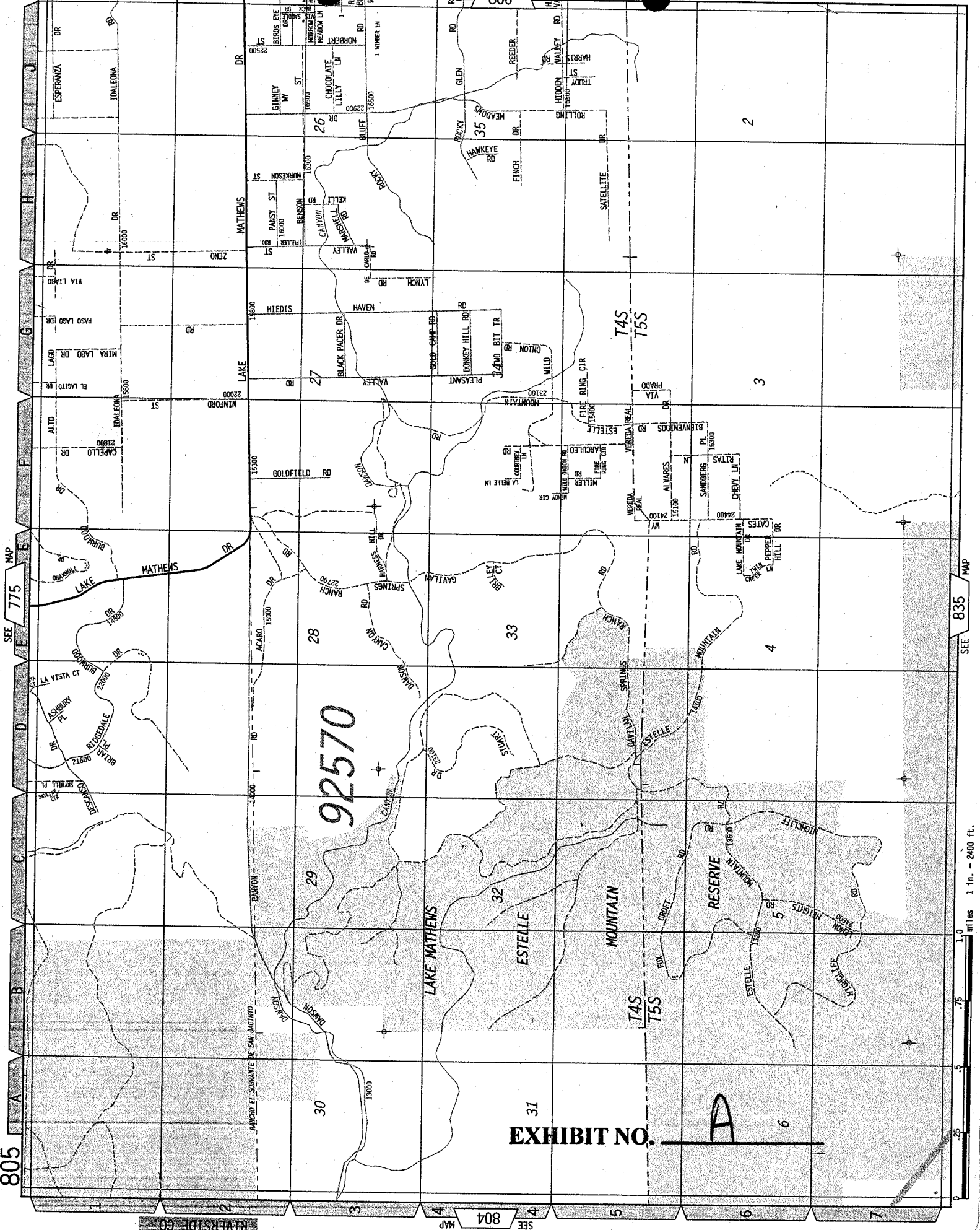
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(h) Reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside County 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 24<sup>th</sup> day of January, 2012, at Perris, California.

  
\_\_\_\_\_  
CYNTHIA BLACK  
Code Enforcement Officer  
Code Enforcement Department



SEE 775 MAP

SEE 835 MAP

805

SEE 804 MAP

EXHIBIT NO. **A**

1.0 miles 1 in. = 2400 ft.

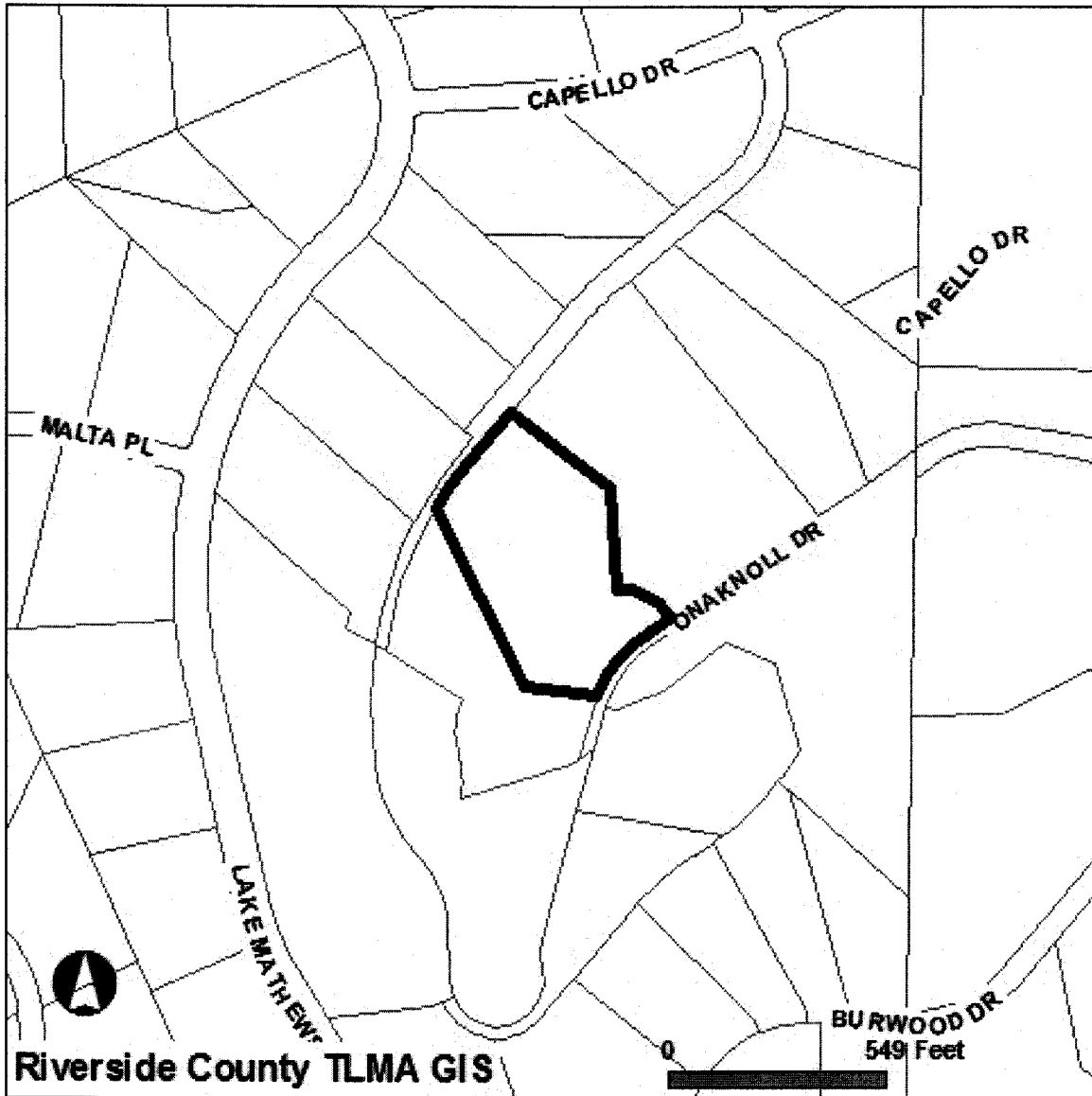
REVERSIDE 60

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

Assessment #286250054-0		Parcel # 286250054-0	
<b>Assessee:</b>	DROBNIK JOSEF C	<b>Land</b>	146,000
<b>Mail Address:</b>	21751 ONAKNOLL DR PERRIS CA 92570	<b>Structure</b>	269,000
<b>Real Property Use Code:</b>	R1	<b>Full Value</b>	415,000
<b>Base Year</b>	2005	<b>Homeowners' Exemption</b>	7,000
<b>Conveyance Number:</b>	0598639	<b>Total Net</b>	408,000
<b>Conveyance (mm/yy):</b>	7/2004		
<b>PUI:</b>	R010010		
<b>TRA:</b>	59-049		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 1 PM 180/017 PM 25697		
<b>Situs Address:</b>	21751 ONAKNOLL DR PERRIS CA 92570		

[View Parcel Map](#)EXHIBIT NO.     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
286-250-054

**\*IMPORTANT\***

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

STANDARD REPORT

**APNs**  
286-250-054-0

**OWNER NAME / ADDRESS**  
JOSEF C DROBNIK  
21751 ONAKNOLL DR  
PERRIS, CA. 92570

**MAILING ADDRESS**  
(SEE OWNER)  
1404 N DREXEL CIR  
MESA AZ. 85207

EXHIBIT NO.   B<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 180/17  
SUBDIVISION NAME: PM 25697  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.68 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2549 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(628 SQ. FT), CONST'D 1999TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 775 GRID: E7  
PAGE: 805 GRID: E1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR5W SEC 21

**ELEVATION RANGE**

2024/2264 FEET

**PREVIOUS APN**

286-250-036

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-EDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-2 1/2 (CZ 5086)

**ZONING DISTRICTS AND ZONING AREAS**

LAKE MATHEWS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

COASTAL SAGE SCRUB  
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**

STATE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

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

**ROAD & BRIDGE DISTRICT**

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. NORTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

LAKE MATHEWS

**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

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
34

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

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## **HYDROLOGY**

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**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
WMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SANTA ANA RIVER

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## **GEOLOGIC**

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**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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## **MISCELLANEOUS**

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**SCHOOL DISTRICT**  
CORONA-NORCO UNIFIED

**COMMUNITIES**  
LAKE MATHEWS

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 43.63 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042007

**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
059049  
•CORONA NORCO UNIFIED SCHOOL  
•COUNTY FREE LIBRARY  
•COUNTY STRUCTURE FIRE PROTECTION

- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2
- WESTERN MUN WATER IMP DIST U-3

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1101572	ABATEMENT	Mar. 7, 2011

REPORT PRINTED ON...Mon Jan 23 11:57:11 2012  
Version 120118





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

## Updated Lot Book

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street  
 Riverside CA 92501

Attn: Brent Steele  
 Reference: CV11-01572/Brenda Peeler  
 IN RE: DROBNIK, JOSEF C.

Property Address: 21751 Onaknoll Drive  
 Perris CA 92570

Order Number: **26537**

Order Date: 1/10/2012

Dated as of: 1/5/2012

County Name: Riverside

FEE(s):  
 Report: \$60.00

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. : 286-250-054-0

Assessments:	Land Value:	\$164,000.00
	Improvement Value:	\$305,000.00
	Exemption Value:	\$7,000.00
	Total Value:	\$462,000.00

Property Taxes for the Fiscal Year	2011-2012
First Installment	\$2,534.70
Penalty	\$253.46
Status	NOT PAID-DELINQUENT
Second Installment	\$2,534.70
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2012)
Notice of Levy of Real Estate Recorded	09/28/2011
Document No.	2011-0428741
County of	Riverside
Case No	RIC10014134



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

Order Number: 26537  
Reference: CV11-01572/Bren

---

Plaintiff

Josef Drobnik

Defendant

Fredrick Herzog



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

## Lot Book Report

Order Number: **23418**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV11-01572 / Jessica Morrison

IN RE:

DROBNIK, JOSEF C.

Order Date: 4/12/2011

Dated as of: 4/13/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 21751 Onaknoll Drive

Perris

CA 92570

Assessor's Parcel No. : 286-250-054-0

**Assessments:**

Land Value:	\$146,000.00
Improvement Value:	\$269,000.00
Exemption Value:	\$7,000.00
Total Value:	\$408,000.00

## Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$2,194.51
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2011)
Second Installment	\$2,194.51
Penalty	\$247.44
Status	NOT PAID-DELINQUENT



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

Order Number: 23418

Reference: CV11-01572 / Jes

## Property Vesting

The last recorded document transferring title of said property

Dated	07/20/2004
Recorded	07/30/2004
Document No.	2004-0598639
D.T.T.	\$748.00
Grantor	Frank Devonald and Christina White Devonald, husband and wife as joint tenants
Grantee	Josef C. Drobnik, a married man as his sole and separate property

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	07/29/2004
Recorded	07/30/2004
Document No.	2004-0598641
Amount	\$544,000.00
Trustor	Josef C Drobnik
Trustee	Fidelity National Title Insurance Company
Beneficiary	Wells Fargo Bank, N.A.
Position No.	2nd
A Line of Credit Deed of Trust Dated	08/25/2004
Recorded	09/14/2004
Document No.	2004-0729477
Amount	\$130,000.00
Trustor	Josef C. Drobnik, a married man as his sole and separate property
Trustee	American Securities Company
Beneficiary	Wells Fargo Bank, N.A.



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

Order Number: 23418  
Reference: CV11-01572 / Jes

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Long Form Security (Installment) Land Contract with Power of Sale

Document No.	2008-0044586
Recorded	01/29/2008
Substitution of Trustee Recorded	08/13/2010
Document No.	2010-0381783
Trustee	Golden State Foreclosure Services, Inc.
Notice of Default Recorded	08/13/2010
Document No.	2010-0381784

### Additional Information

Notice of Non-Compliance filed by	Riverside County Code Enforcement
In the matter of the property of	Josef C Drobnik
Case No.	CV11-01567
Recorded	03/22/2011
Document No.	2011-0128229

Notice of Non-Compliance filed by	Riverside County Code Enforcement
In the matter of the property of	Josef C Drobnik
Case No.	CV11-01572
Recorded	03/22/2011
Document No.	2011-0128239

Notice of Non-Compliance filed by	Riverside County Code Enforcement
In the matter of the property of	Josef C Drobnik
Case No.	CV11-01572
Recorded	03/29/2011
Document No.	2011-0136321

### Legal Description

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



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

Order Number: 23418

Reference: CV11-01572 / Jes

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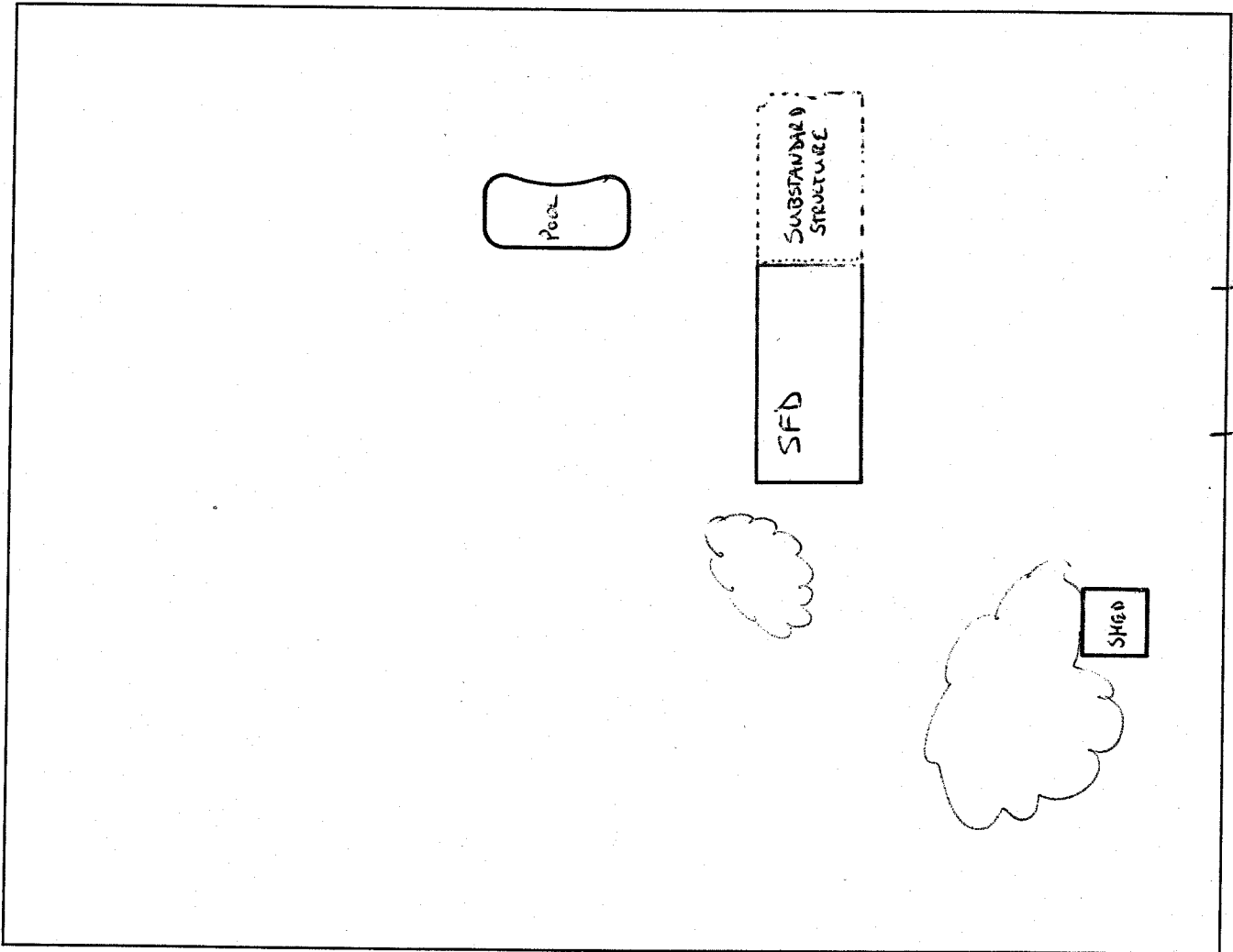
PARCEL 1 AS SHOWN BY MAP 25697, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 180, PAGE(S) 17-18, INCLUSIVE OF MAPS, RECORDS FROM THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# SITE PLAN: Case # CV-1101572

OWNER(S): JOSEF C DROBNIK  
SITE ADDRESS: 21751 ONAKNOLL DR, PERRIS  
ASSESSOR'S PARCEL: 286-250-054  
ACREAGE: 4.68000000000


NORTH ARROW: 

REAR PROPERTY LINE



21751 ONAKNOLL DR, PERRIS

PREPARED BY: C. BLACK DATE: 6/8/11

 = ACCUMULATED RUBBISH

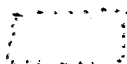
 = SUBSTANDARD STRUCTURE

EXHIBIT NO. D

Code Enforcement Case: CV1101572

Printed on: 06/08/2011

*Photographs*



Photo #1 - rear of substandard structure/cwp defects 12,13,14,17 - 03/07/2011

EXHIBIT NO.     D<sup>3</sup>





Photo #2 - Defects 12 and 13 - 03/07/2011

EXHIBIT NO. D<sup>3</sup>



Photo #3 - Defects 12 and 13 - 03/07/2011

EXHIBIT NO. D<sup>4</sup>

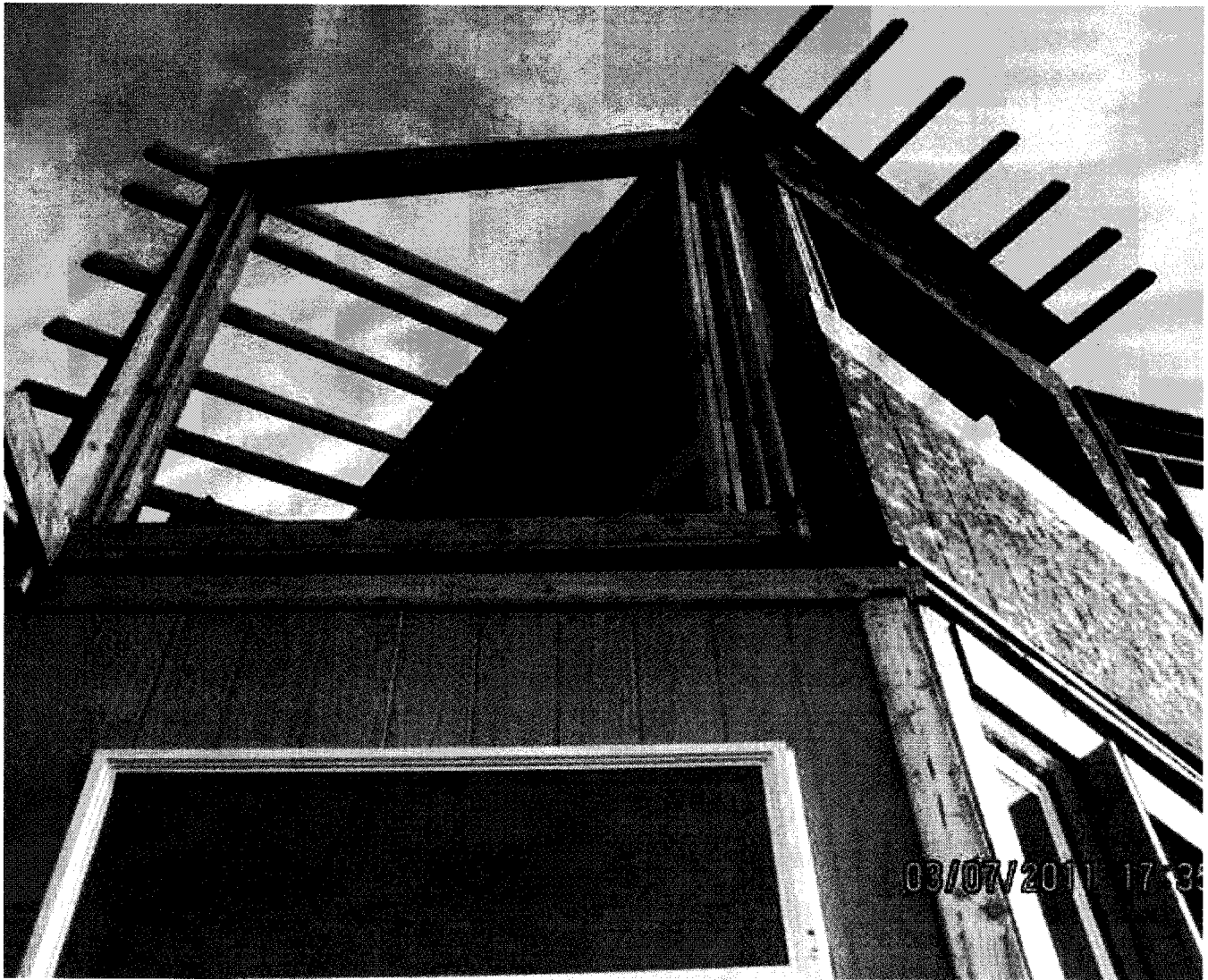


Photo #4 - Defects 12 and 13 - 03/07/2011

EXHIBIT NO. D<sup>5</sup>

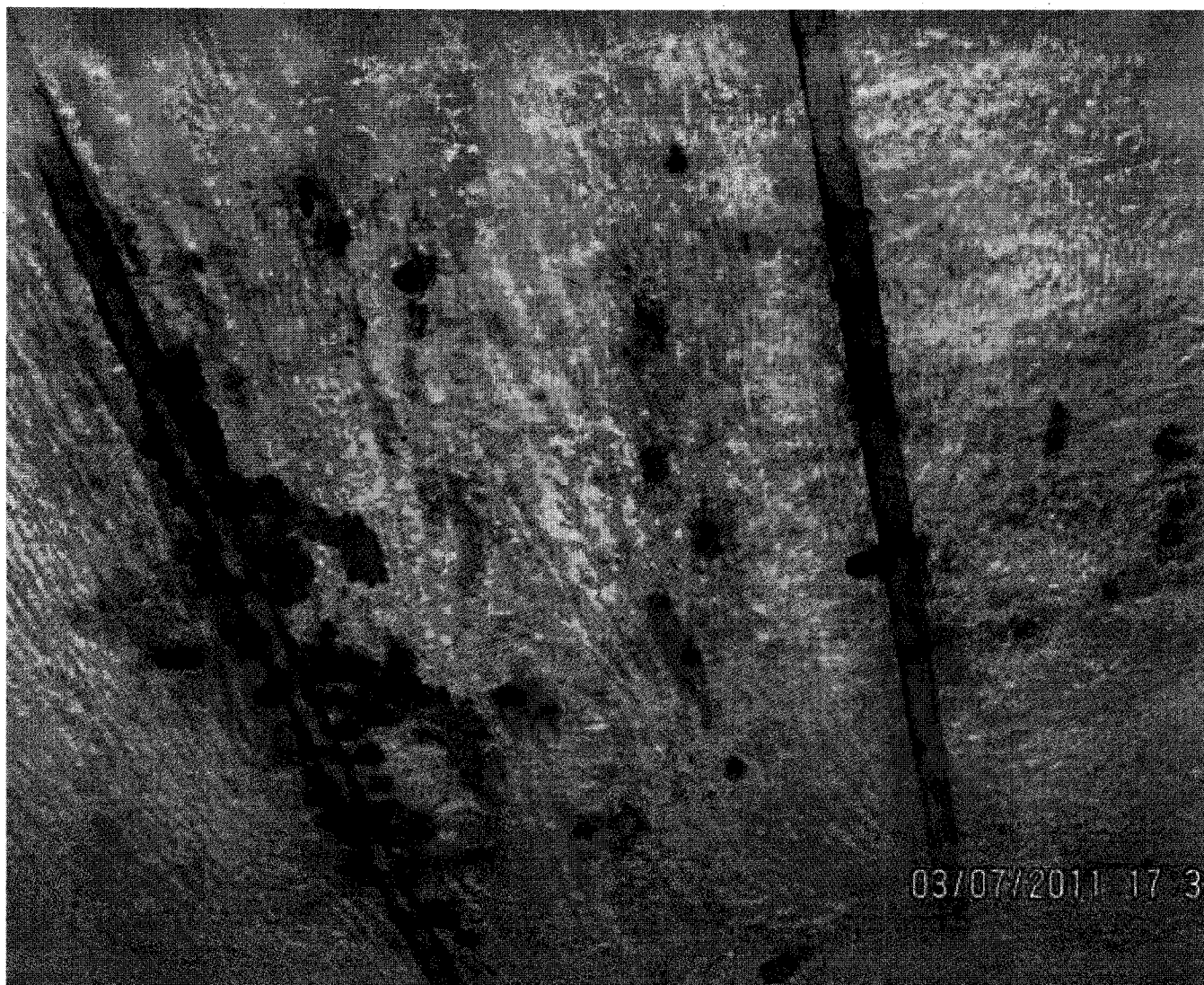


Photo #5 - Defects 14 and 17 - insect infestation (bees) - 03/07/2011

EXHIBIT NO.     D6



Photo #6 - Defect 6 - 03/07/2011

EXHIBIT NO. D<sup>7</sup>

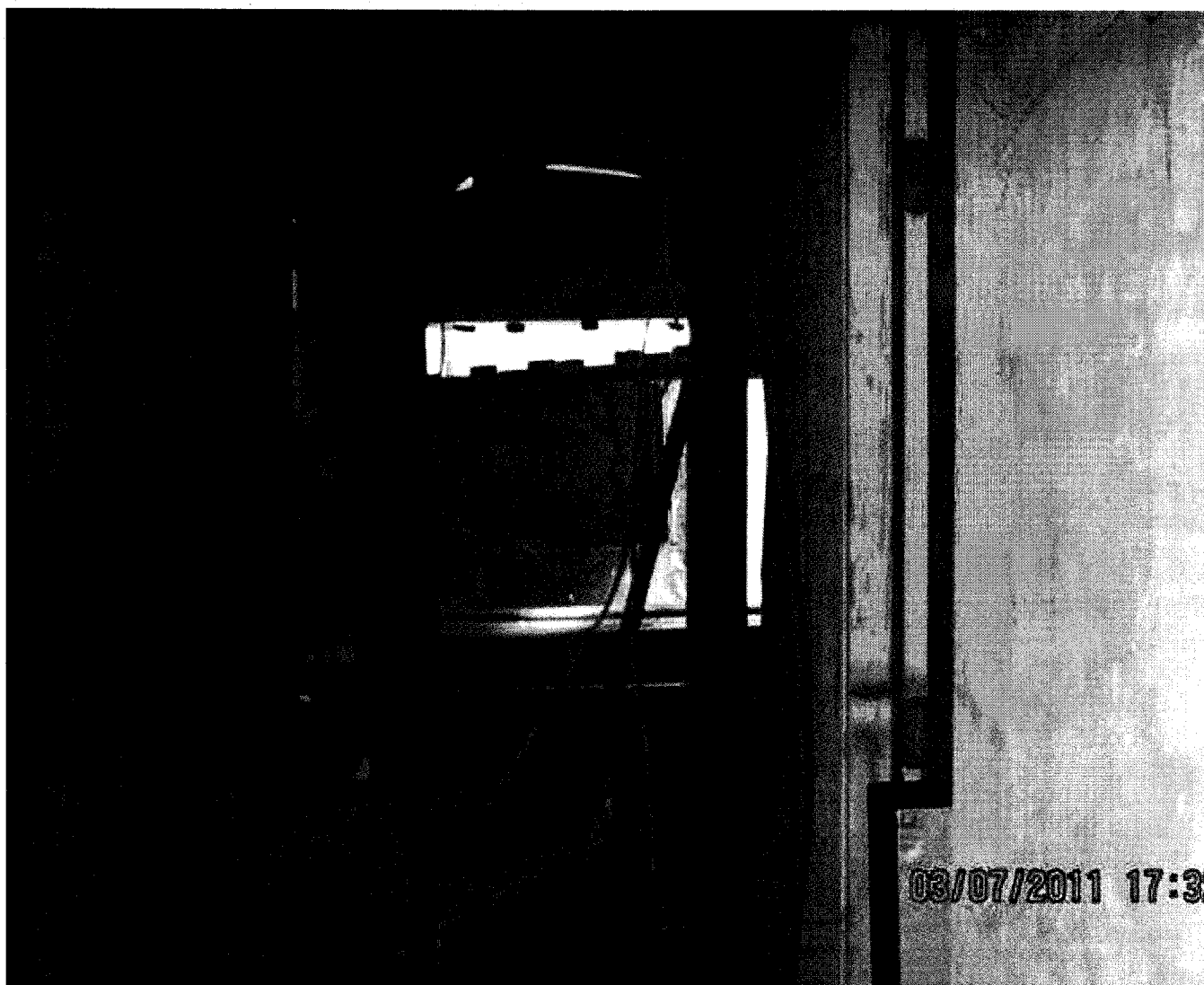


Photo #7 - Defect 6 - 03/07/2011

EXHIBIT NO. D<sup>8</sup>

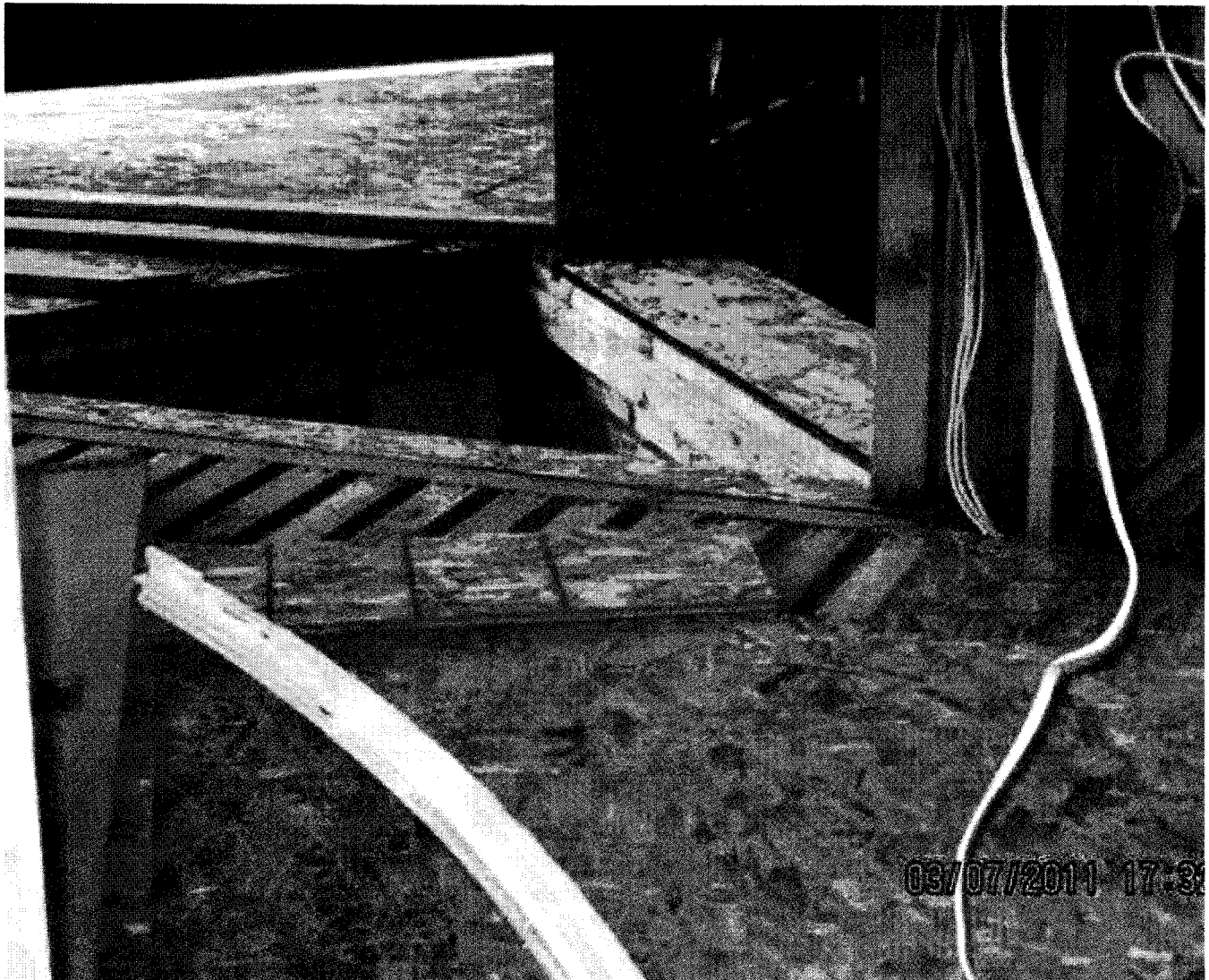


Photo #8 - Defect 5 and 9 - 03/07/2011

EXHIBIT NO. D9



Photo #9 - Defect 10 - 03/07/2011

EXHIBIT NO. D<sup>10</sup>





Photo #10 - Defect 14 and 17 - dead bees - 03/07/2011

EXHIBIT NO. D<sup>11</sup>



Photo #11 - Defects 11,12 and 13 - 03/07/2011

EXHIBIT NO.     D<sup>12</sup>



Photo #12 - Defect 9 - no floor support between 1st and 2nd story - 03/07/2011

EXHIBIT NO. DB



Photo #13 - Defect 13 - no door - 03/07/2011

EXHIBIT NO.     D14



Photo #14 - Defect 6 - 03/07/2011

EXHIBIT NO. DIS



Photo #15 - Defect 11 - no roof or ceiling - 03/07/2011

EXHIBIT NO. D16

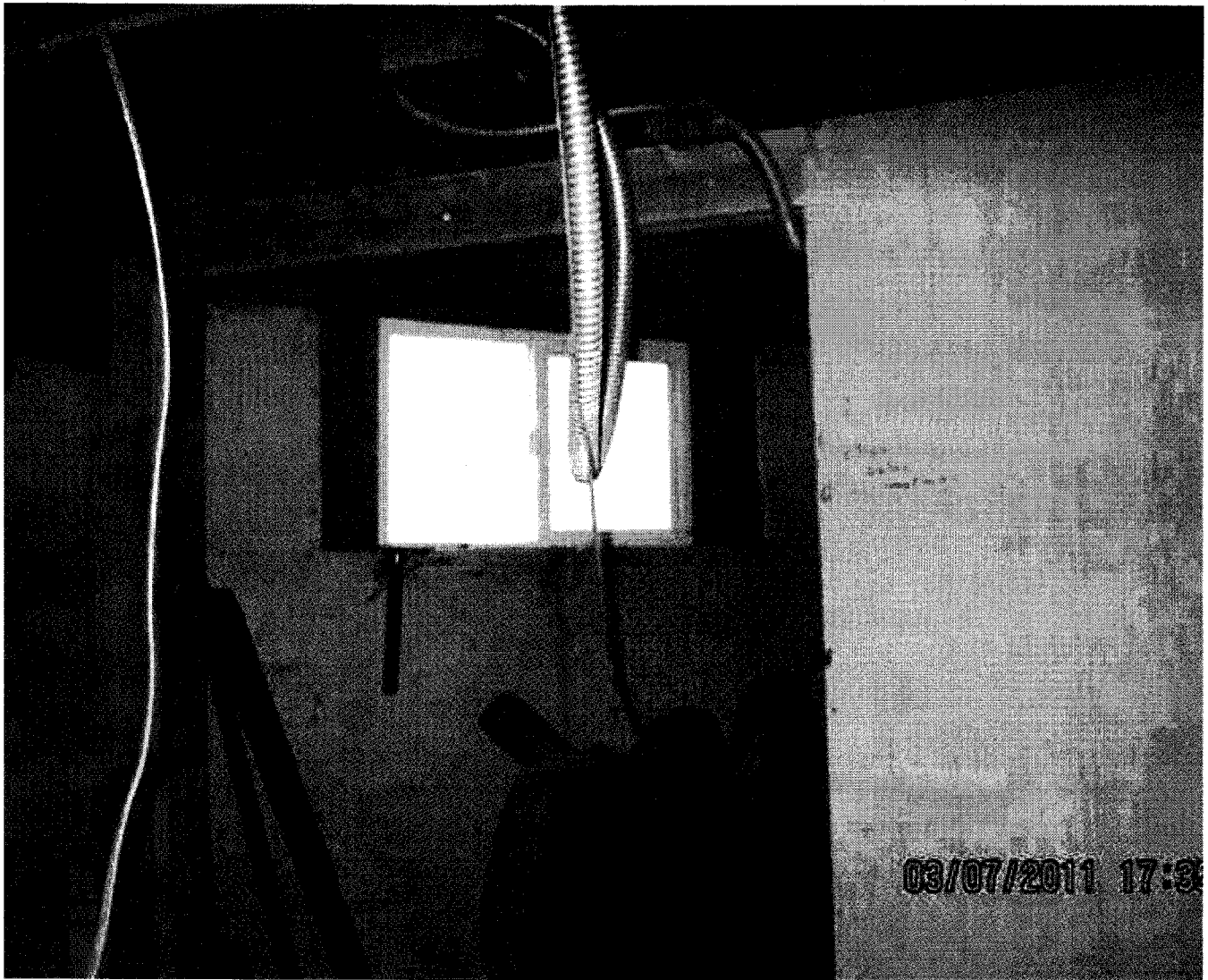


Photo #16 - Defect 6 - 03/07/2011

EXHIBIT NO.     D17

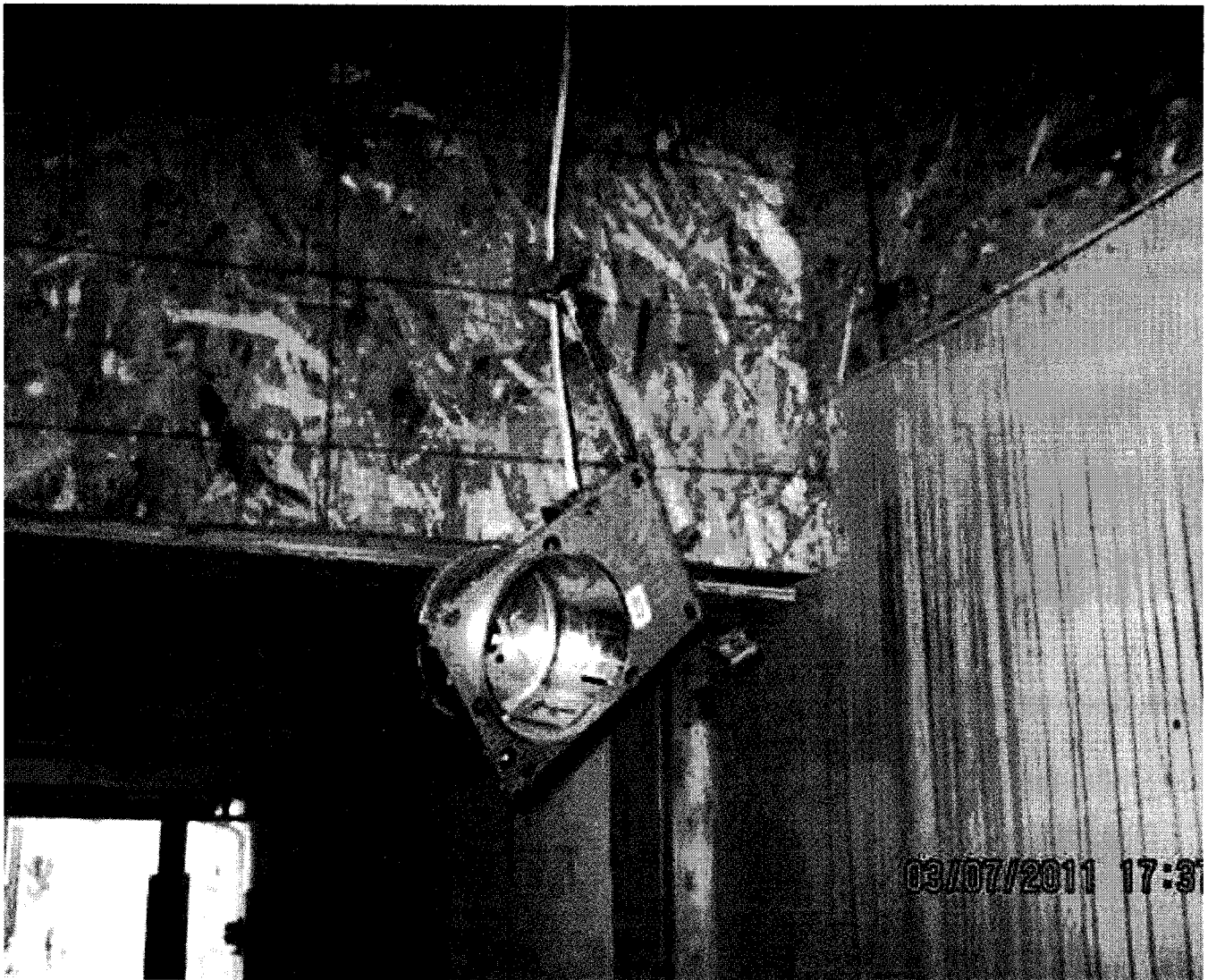


Photo #17 - Defect 6 - 03/07/2011

EXHIBIT NO. D<sup>8</sup>





Photo #18 - Defect 17, open sliding door - public nuisance - 03/07/2011

EXHIBIT NO. DA



Photo #19 - Defect 17, open sliding door - public nuisance/posting - 03/07/2011

EXHIBIT NO. D<sup>20</sup>



Photo #20 - accumulated rubbish 200 sf - area #1 - 03/07/2011

EXHIBIT NO. D<sup>21</sup>



Photo #21 - accumulated rubbish 750 sf - area #2 - 03/07/2011

EXHIBIT NO. D<sup>22</sup>

Code Enforcement Case: CV1101572

Printed on: 06/08/2011

*Photographs*



Photo #1 - Substandard structure from the roadway. RW - 06/07/2011

EXHIBIT NO. D<sup>23</sup>



**COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT**

CV11-01567

**NOTICE OF VIOLATION**

CASE No.: CV 11-01572

THE PROPERTY AT: 21751 Onaknoll Dr, Perris

APN#: 286-250-054

WAS INSPECTED BY OFFICER: C. Black ID#: 12 ON 3/7/11 AT 4:00 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 checked="" 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 checked="" 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 <u>Addition</u> .	<input type="radio"/>	17._____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17._____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17._____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="radio"/>	17._____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>		

COMMENTS: \_\_\_\_\_

**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 4/7/11. 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 \$ 129 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. EXHIBIT NO. E  POSTED

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

**SUBSTANDARD BUILDING CONDITIONS:**

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

<p>1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures .....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>3. <input type="checkbox"/> Lack of connection to required sewage system.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>4. <input type="checkbox"/> Hazardous plumbing.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>5. <input type="checkbox"/> Lack of required electrical lighting.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>6. <input checked="" type="checkbox"/> Hazardous Wiring.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>7. <input type="checkbox"/> Lack of adequate heating facilities.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>8. <input type="checkbox"/> Deteriorated or inadequate foundation.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>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.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>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.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>13. <input checked="" type="checkbox"/> Faulty weather protection.....</p> <p style="padding-left: 20px;">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.</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>15. <input type="checkbox"/> Fire hazard.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>16. <input type="checkbox"/> Extensive fire damage.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>18. <input type="checkbox"/> Improper occupancy.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>19. <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>20. <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p>	<p>1001(b)1,2,3 17920.3(a)1,2,3</p> <p>1001(b)4,5 17920.3(a)4,5</p> <p>1001(b)14 17920.3(a)14</p> <p>1001(f) 17920.3(e)</p> <p>1001(b)10 17920.3(a)10</p> <p>1001(e) 17920.3(d)</p> <p>1001(o)6 17920.3(a)6</p> <p>1001(c)1 17920.3(b)1</p> <p>1001(c)2 17920.3(b)2</p> <p>1001(c)4 17920.3(b)4</p> <p>1001(c)6 17920.3(b)6</p> <p>1001(b)11 17920.3(a)11</p> <p>1001(h)1-4 17920.3(g)1-4</p> <p>1001(b)13 17920.3(a)13</p> <p>1001(i) 17920.3(h)</p> <p>1001(a) 17920.3(n)</p>
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\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV11-01572 Address 21751 Oakknoll Dr, Perris E<sup>2</sup>

Date 3/7/11 Officer C Black EXHIBIT NO. \_\_\_\_\_

Meter SCE 222011-489394



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 8, 2011

RE CASE NO: CV1101572

I, Cynthia Black, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 19450 Clark Street, Perris, California 92570 .

That on 03/07/2011 at 4:55 p.m., I securely and conspicuously posted Notice of Violation and Notice of Defects at the property described as:

**Property Address:** 21751 ONAKNOLL DR, PERRIS

**Assessor's Parcel Number:** 286-250-054

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

Executed on March 8, 2011 in the County of Riverside, California.

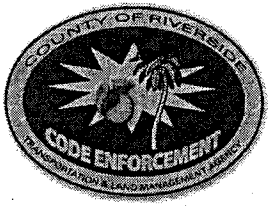
CODE ENFORCEMENT DEPARTMENT

C Black

By: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. E<sup>3</sup>





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

March 8, 2011

JOSEF C DROBNIK  
21751 ONAKNOLL DR  
PERRIS, CA. 92570

RE CASE NO: CV1101572 at 21751 ONAKNOLL DR, in the community of PERRIS, California, Assessor's Parcel Number 286-250-054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21751 ONAKNOLL DR, in the community of PERRIS California, Assessor's Parcel Number 286-250-054, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 15.08.010 (Ord. 457) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

**YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:**

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Obtain permits, conform to current codes, or remove the unpermitted construction - attached three story accessory structure addition.
- 3) 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

19450 CLARK STREET, PERRIS, CALIFORNIA 92570  
(951) 657-0122 • FAX (951) 943-1160

EXHIBIT NO. EA

of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY April 7, 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.

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: Cynthia Black, Sr. Code Enforcement Officer

EXHIBIT NO. ES

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

COPY

**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 checked="" type="checkbox"/> Hazardous Wiring.....   | 1001(e)      | 17920.3(d)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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(e)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 checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....   | 1001(e)2     | 17920.3(b)2     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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<br>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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   |              |                 |
| 11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>which sag, split, or buckle due to defective material or deterioration..... | 1001(e)6     | 17920.3(b)6     |
| OBTAIN PERMIT TO: <input 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 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<br>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 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 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 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. Cv11-01572 Address 21751 Onaknoll Dr, Perris E<sup>6</sup>  
 Date 3/7/11 Officer C Black EXHIBIT NO. \_\_\_\_\_

285-025 (4/96)

Meter SCE 222011-489394

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. CV1101572

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jessica Morrison, 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 March 8, 2011, I served the following documents(s):

**NOTICE RE: NOTICE RE; APPOINTMENT REQUIRED, NOTICE OF VIOLATION & NOTICE OF DEFECTS**

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

JOSEF C DROBNIK 21751 ONAKNOLL DR, PERRIS, CA. 92570

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 March 8, 2011 in the County of Riverside, California.

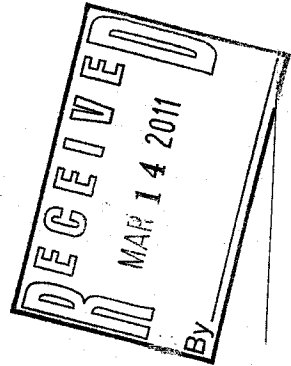
CODE ENFORCEMENT DEPARTMENT

J Morrison  
By: Jessica Morrison, Code Enforcement Aide

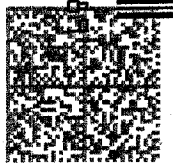
U.S. Postal Service™	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>JOSEF C DROBNIK</b> <b>21751 ONAKNOLL DR</b> <b>PERRIS, CA. 92570</b> <b>CV11-01572 cb 286</b>	

7010 1060 0000 4540 7289

RIVERSIDE COUNTY CODE ENFORCEMENT  
DISTRICT 1 MEAD VALLEY  
19450 CLARK STREET  
PERRIS, CA 92570



7010 1060 0000 4540 720

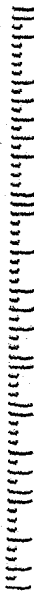


UNITED STATES POSTAGE  
\$05.540  
02 1A  
0004632914  
MAR 09 2011  
MAILED FROM ZIP CODE 92501

JOSEF C DROBNIK  
21751 ONAKNOLL DR  
PERRIS, CA. 92570  
CV11-01572 cb 286

*Handwritten signature*

92570735850



EC: 92570735850 \*0704-01310-09-49

RETURN TO SENDER  
ATTEMPTED TO  
UNABLE TO FORWARD

MIXIE 929 DE 1 00 09/12/11

EXHIBIT NO.



of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY May 25, 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.

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: Ron Welch, Code Enforcement Officer

EXHIBIT NO. E<sup>10</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

May 2, 2011

WELLS FARGO BANK. N.A.  
FINAL DOCUMENTS X4701-022  
3601 MINNESOTA DRIVE  
BLOOMINGTON, MN 55435-5284

RE CASE NO: CV1101572 at 21751 ONAKNOLL DR, in the community of PERRIS, California, Assessor's Parcel Number 286-250-054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21751 ONAKNOLL DR, in the community of PERRIS California, Assessor's Parcel Number 286-250-054, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 15.08.010 (Ord. 457) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

**YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:**

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Obtain permits, conform to current codes, or remove the unpermitted construction - attached three story accessory structure addition.
- 3) 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

19450 CLARK STREET, PERRIS, CALIFORNIA 92570

(951) 657-0122 • FAX (951) 943-1160 **EXHIBIT NO.**           E



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 May 25, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

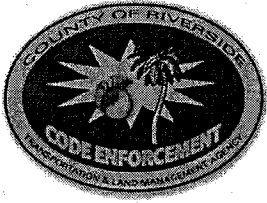
NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer

EXHIBIT NO. ER



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

May 2, 2011

FIDELITY NATIONAL-LPS  
15661 REDHILL AVE, STE 200  
TUSTIN, CA 92780

RE CASE NO: CV1101572 at 21751 ONAKNOLL DR, in the community of PERRIS, California, Assessor's Parcel Number 286-250-054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21751 ONAKNOLL DR, in the community of PERRIS California, Assessor's Parcel Number 286-250-054, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 15.08.010 (Ord. 457) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 3) 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.

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**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.

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- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Obtain permits, conform to current codes, or remove the unpermitted construction - attached three story accessory structure addition.
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19450 CLARK STREET, PERRIS, CALIFORNIA 92570  
(951) 657-0122 • FAX (951) 943-1160

EXHIBIT NO. EB

of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY May 25, 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.

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: Ron Welch, Code Enforcement Officer

EXHIBIT NO. EA



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

May 2, 2011

FREDRICK HERZOG  
21751 ONAKNOLL DR  
PERRIS, CA 92570

RE CASE NO: CV1101572 at 21751 ONAKNOLL DR, in the community of PERRIS, California, Assessor's Parcel Number 286-250-054

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 21751 ONAKNOLL DR, in the community of PERRIS California, Assessor's Parcel Number 286-250-054, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 15.08.010 (Ord. 457) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 3) 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.

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- 2) Obtain permits, conform to current codes, or remove the unpermitted construction - attached three story accessory structure addition.
- 3) **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

19450 CLARK STREET, PERRIS, CALIFORNIA 92570  
(951) 657-0122 • FAX (951) 943-1160

**EXHIBIT NO.** \_\_\_\_\_

E 15

of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY May 25, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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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: Ron Welch, Code Enforcement Officer

EXHIBIT NO. \_\_\_\_\_

E 16



of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY May 25, 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.

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CODE ENFORCEMENT DEPARTMENT

By: Ron Welch, Code Enforcement Officer

EXHIBIT NO. \_\_\_\_\_

E<sup>18</sup>

**RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT**

**NOTICE OF DEFECTS**

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS  
**COPY**

**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 checked="" type="checkbox"/>  | Hazardous Wiring.....  | 1001(e)      | 17920.3(d)   |
|   | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes  |              | <input checked="" 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(e)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 checked="" type="checkbox"/>  | Defective or deteriorated flooring or floor supports.....  | 1001(e)2     | 17920.3(b)2  |
|   | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes  |              | <input checked="" 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<br>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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure |
| 11. <input checked="" type="checkbox"/> | Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>which sag, split, or buckle due to defective material or deterioration.....       | 1001(c)6     | 17920.3(b)6  |
|   | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes  |              | <input 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 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<br>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 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 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 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. CV11-01572 Address 21751 Onaknoll Dr, Perris  
Date 3/7/11 Officer C Black

285-025 (4/96) Meter SCE 222011-489394 EXHIBIT NO. E19  
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. CV1101572

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jessica Morrison, 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 May 2, 2011, I served the following documents(s):

**NOTICE RE: NOTICE OF VIOLATION & NOTICE OF DEFECTS**

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

- WELLS FARGO BANK , N.A. P.O. BOX 1629, MINNEAPOLIS, MN 55440-1629
- WELLS FARGO BANK. N.A. FINAL DOCUMENTS X4701-022 3601 MINNESOTA DRIVE, BLOOMINGTON, MN 55435-5284
- FIDELITY NATIONAL-LPS 15661 REDHILL AVE, STE 200, TUSTIN, CA 92780
- FREDRICK HERZOG 21751 ONAKNOLL DR, PERRIS, CA 92570
- GOLDEN STATE FORECLOSURE SERVICES, INC 1421 EAST COOLEY DRIVE, UNIT 2, COLTON, CA 92324

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 May 2, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jessica Morrison, Code Enforcement Aide

19450 CLARK STR  
(951) 657-0

7010 1060 0000 4540 9320  
 7010 1060 0000 4540 9283  
 7010 1060 0000 4540 9290  
 7010 1060 0000 4540 9306  
 7010 1060 0000 4540 9313

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

TRAC NO.                     

Postmark Here **E 20**

**WELLS FARGO BANK , N.A.**  
**P.O. BOX 1629**  
**MINNEAPOLIS, MN 55440-1629**  
**CV11-01572 RW 286**

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature</p> <p>X <i>[Signature]</i> <input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p>	
	<p>B. Received by (Printed Name)</p> <p><i>Lella Johnston</i></p>	<p>C. Date of Delivery</p> <p><i>5/4</i></p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>delivery address below: <input type="checkbox"/> No</p>	
	<p>1. Article Addressed to:</p> <p style="text-align: center;"> <b>GOLDEN STATE FORECLOSURE SERVICES, INC</b>  <b>1421 EAST COOLEY DRIVE, UNIT 2</b>  <b>COLTON, CA 92324</b>  <b>CV11-01572 RW 286</b> </p>	
<p style="text-align: right;"> <input type="checkbox"/> Registered    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> C.O.D. </p>		
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>		
<p>2. Article Number (Transfer from service label) <b>7010 1060 0000 4540 9320</b></p>		

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

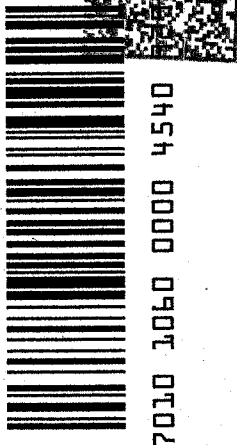
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature</p> <p>X <i>[Signature]</i> <input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p>	
	<p>B. Received by (Printed Name)</p> <p><i>Fred Herzog</i></p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>1. Article Addressed to:</p> <p style="text-align: center;"> <b>FREDRICK HERZOG</b>  <b>21751 ONAKNOLL DR</b>  <b>PERRIS, CA 92570</b>  <b>CV11-01572 RW 286</b> </p>	
<p style="text-align: right;"> <input type="checkbox"/> Registered    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> C.O.D. </p>		
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>		
<p>2. Article Number (Transfer from service label) <b>7010 1060 0000 4540 9283</b></p>		

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

EXHIBIT NO. E21

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT  
DISTRICT I MEAD VALLEY  
19450 CLARK STREET  
PERRIS, CA 92570

**FORWARDED**  
TIME EXTENDED



7010 1060 0000 4540

FIDELITY NATIONAL-LPS  
15661 REDHILL AVE, STE 200  
TUSTIN, CA 92780  
CV11-01572 RW 286

**RECEIVED**  
MAY 09 2011

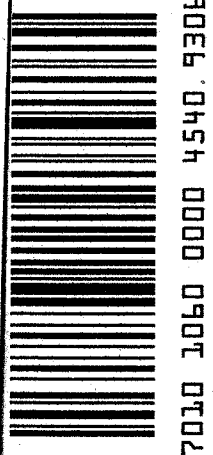
FIDE551 923 DC 1 M 05 05/06/11  
UNABLE TO FORWARD/FOR REVIEW  
NO FORWARDING ORDER ON FILE  
RETURN TO POSTMASTER FOR REVIEW  
OF ORIGINAL ADDRESSEE FOR REVIEW  
BC: 92780792850 PM \*0704-02450-03-42

92780792850

|||||

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT  
DISTRICT I MEAD VALLEY  
19450 CLARK STREET  
PERRIS, CA 92570

**RECEIVED**  
MAY 16 2011



7010 1060 0000 4540. 9308

WELLS FARGO BANK, N.A.  
FINAL DOCUMENTS X4701-022  
3601 MINNESOTA DRIVE  
BLOOMINGTON, MN 55435-5284  
CV11-01572 RW 286

NIXIE

4001 1 20 05/10/11

RETURN TO SENDER  
UNABLE TO FORWARD  
RETURN TO SENDER

EXHIBIT NO. \_\_\_\_\_

E22


554355253

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
**X**   Addressee
- B. Received by (Printed Name) **MAY 06 2011** Date of Delivery
- D. Is delivery address different from item 1?  Yes  
Every address below:  No

**WELLS FARGO BANK, N.A.  
P.O. BOX 1629  
MINNEAPOLIS, MN 55440-1629  
CV11-01572 RW 286**

- Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.
4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number **7010 1060 0000 4540 9313**  
(Transfer from service)

EXHIBIT NO. E<sup>23</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV1101572

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jessica Morrison, 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 September 20, 2011, I served the following document(s):

**NOTICE RE: NOTICE OF VIOLATION & NOTICE OF DEFECTS**

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

Josef C. Drobnik 1404 N. Drexel Cir, Mesa, AZ 85207

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 September 20, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jessica Morrison, Code Enforcement Aide

19450 CLARK STREET, PERRIS, CALIFORNIA 92570  
(951) 657-0122 • FAX (951) 943-1160

EXHIBIT NO. \_\_\_\_\_

E24

When recorded please mail to:  
Riverside County Code Enforcement  
District 1 Mead Valley Office  
19450 Clark Street  
Perris, CA 92570  
Mail Stop # 5004

DOC # 2011-0128239

03/22/2011 04:59P Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



### NOTICE OF NONCOMPLIANCE

In the matter of the Property of  
DROBNIK, JOSEF C

Case No. CV11-01572

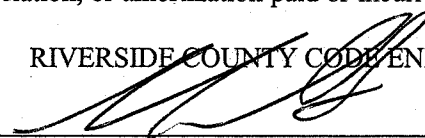
M  
039  
039

**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.457, (RCC Title 15.08.010) described as Construction Without the Required Permits, Riverside County Ordinance No.457, (RCC Title 15.48.040) described as Substandard Mobile Home (quality lower than prescribed by law) and Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 21751 Onaknoll Drive, Perris, CA, and more particularly described as Assessor's Parcel Number 286-250-054 and having a legal description of 4.68 ACRES NET IN PAR 1 PM 180/017 PM 25697, Records of Riverside County, with the requirements of Ordinance No. 457 and Ordinance No. 541 (RCC Title 15.08.010, RCC Title 15.48.040, and RCC Title 8.120.010).

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, 19450 Clark Street, Perris, CA, and Attention Code Enforcement Officer Cyndi Black.

**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.

RIVERSIDE COUNTY CODE ENFORCEMENT

By   
Manuel A. Acueto  
Code Enforcement Department

### ACKNOWLEDGMENT

State of California )  
County of Riverside )

On 3/15/11 before me, Jessica Morrison, Notary Public, personally appeared Manuel A. Acueto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

EXHIBIT NO. \_\_\_\_\_



Commission # 1904280 Comm. Expires Sep. 17, 2014

When recorded please mail to:  
 Riverside County Code Enforcement  
 District 1 Mead Valley Office  
 19450 Clark Street  
 Perris, CA 92570  
 Mail Stop # 5004

DOC # 2011-0136321  
 03/21/2011 08:00A Fee:NC  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



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NCHG CC					T:	CTY	UNI	002	

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
 DROBNIK, JOSEF C

Case No. CV11-01572



**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.457, (RCC Title 15.16) described as Substandard Structure/ Dwelling (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 21751 Onaknoll Drive, Perris, CA, and more particularly described as Assessor's Parcel Number 286-250-054 and having a legal description of 4.68 ACRES NET IN PAR 1 PM 180/017 PM 25697, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16).

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, 19450 Clark Street, Perris, CA, and Attention Code Enforcement Officer Cyndi Black.

**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.

RIVERSIDE COUNTY CODE ENFORCEMENT

By   
 Manuel A. Acueto  
 Code Enforcement Department

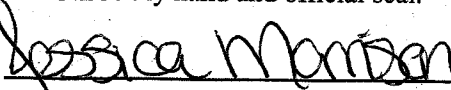
**ACKNOWLEDGMENT**

State of California )  
 County of Riverside )

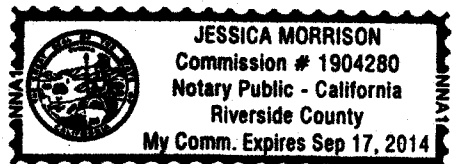
On 3/21/11 before me, Jessica Morrison, Notary Public personally appeared Manuel A. Acueto, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

 EXHIBIT NO. \_\_\_\_\_

Commission # 1904280 Comm. Expires Sep. 17, 2014



F2



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

January 24, 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.: CV11-01572  
APN: 286-250-054; DROBNIK  
Property: 21751 Onaknoll Drive, Perris

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 21751 Onaknoll Drive, Perris, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 286-250-054.

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 28, 2012, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> 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, Manual Acueto at (951) 776-3233 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 1<sup>st</sup> 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: 21751 Onknoll Drive, Perris  
Case No.: CV 11-01572; APN: 286-250-054;  
District 1 / District 1

JOSEF C DROBNIK  
21751 ONAKNOLL DRIVE  
PERRIS CA 92570

JOSEF C DROBNIK  
1404 NORTH DREXEL CIRCLE  
MESA AZ 85207

WELLS FARGO BANK, N.A.  
POST OFFICE BOX 5137  
DES MOINES IA 50306 5137

WELLS FARGO BANK N A  
POST OFFICE BOX 31557  
BILLINGS MT 59107

FREDRICK HERZOG  
21751 ONAKNOLL DRIVE  
PERRIS CA 92570

GOLDEN STATE FORECLOSURE SERVICES INC  
1421 EAST COOLEY DRIVE UNIT 2  
COLTON CA 92324

EXHIBIT NO. 62

1 **PROOF OF SERVICE**

2 Case No. CV11-01572

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 24, 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 24, 2012, at Riverside, California.

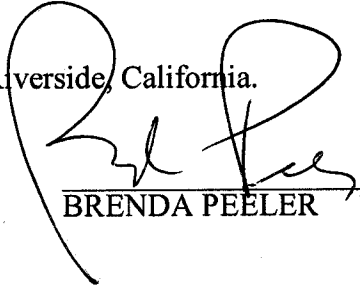
24   
25 \_\_\_\_\_  
26 BRENDA PEELER  
27  
28

EXHIBIT NO. 63

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 24, 2012

RE CASE NO: CV1101572

I, Ron Welch, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 17650 Cajalco Road, Perris, California 92570 .

That on 1/24/2012 at 4:38pm, I securely and conspicuously posted a NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

**Property Address:** 21751 ONAKNOLL DR, PERRIS

**Assessor's Parcel Number:** 286-250-054

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

Executed on January 24, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

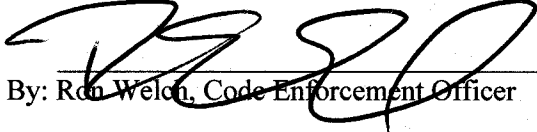
  
By: Ron Welch, Code Enforcement Officer

EXHIBIT NO. 64