

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

206 B



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

**SUBMITTAL DATE:**  
March 15, 2012

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures & Accumulated Rubbish]  
Case No. : CV 08-04991 [KAWELL]  
Subject Property: 7050 Adams Avenue, Colton, APN: 259-030-003  
District Five / District Five

**RECOMMENDED MOTION:** Move that:

1. The substandard structures (barn) on the real property located at 7050 Adams Avenue, Colton, Riverside County, California, APN: 259-030-003 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Terry L. Kawell, 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 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**

DAY DOCUMENTS FILED WITH THE CLERK OF THE BOARD  
 Consent     Policy  
 Consent     Policy  
 Per Exec. Ofc.:

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** March 27, 2012  
**xc:** Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
BY:   
Deputy

9.1

Abatement of Public Nuisance  
Case No.: CV 08-04991 [KAWELL]  
Address: 7050 Adams Avenue, Colton  
APN#: 259-030-003  
District 5/ District 5  
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 7050 Adams Avenue, Colton, 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. Terry L. Kawell, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
6. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structures and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance  
Case No.: CV 08-04991 [KAWELL]  
Address: 7050 Adams Avenue, Colton  
APN#: 259-030-003  
District 5 / District 5  
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**BACKGROUND:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on February 17, 2010.
2. The inspection revealed a substandard structure (barn) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the barn included, but was not limited to the following: members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; faulty weather protection including deteriorated or ineffective weather proofing of exterior walls; roof or floors including broken windows or doors, lack of paint or other approved wall covering; and general dilapidation or improper maintenance. The inspection also revealed the accumulation of rubbish of approximately sixteen thousand nine hundred eighty-eight (16,988) 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: scrap metal, auto parts, wood, green waste, household trash and miscellaneous debris.
3. Subsequent inspections of the above-described real property on, May 13, 2010, July 12, 2010, January 12, 2011, May 17, 2011, November 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 structures and accumulation of rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 08-04991  
4 [ACCUMULATED RUBBISH]; )  
5 APN 259-030-003, ) DECLARATION OF OFFICER  
6 7050 ADAMS AVENUE, COLTON, COUNTY OF ) LANE E PADILLA  
7 RIVERSIDE, STATE OF CALIFORNIA; )  
8 TERRY L. KAWELL, OWNER. ) [R.C.O. No. 541]  
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9 I, Lane e Padilla, declare that the facts set forth below are personally known to me except to  
10 the extent that certain information is based on information and belief which I believe to be true and if  
11 called as a witness, I could and would competently testify under oath:

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

16 2. On February 17, 2010, I arrived at the real property known as 7050 Adams Avenue,  
17 Colton, within the unincorporated area of Riverside County, California, which is further described as  
18 Assessor's Parcel Number 259-030-003 (hereinafter referred to as "THE PROPERTY") to conduct  
19 an initial inspection. I met with OWNER and he granted me permission to inspect THE  
20 PROEPRTY. A true and correct copy of a Thomas Brothers map page indicating the approximate  
21 location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

22 3. A review of County records and documents indicate that THE PROPERTY is owned  
23 by Terry L. Kawell (hereinafter referred to as "OWNER") at the time of the observation referenced  
24 in paragraph number 2 above. Certified copies of the County Equalized Assessment Roll for the year  
25 2011-2012 and County Geographic Information System ("GIS") report are attached hereto as Exhibit  
26 "B" and incorporated herein by reference.

27 4. Based on the Lot Book Report from RZ Title Service on November 18, 2010 and  
28 updated on June 20, 2011 and January 16, 2012, it is determined that another party may potentially

1 hold a legal interest in THE PROPERTY, to wit: Bank of America (hereinafter referred to as  
2 "INTERESTED PARTY). True and correct copies of the Lot Book Reports are attached hereto as  
3 Exhibit "C" and incorporated herein by this reference.

4 5. During my February 17, 2010 inspection, I observed an accumulation of rubbish on  
5 THE PROPERTY, which consisted of but was not limited to; scrap metal, tires, wood, auto parts,  
6 drywall and household trash. Using the pacing method, I determined the amount of accumulated  
7 rubbish was approximately sixteen thousand nine hundred eighty-eight (16,988) square feet.

8 6. A site plan and photographs of THE PROPERTY are attached hereto as Exhibit "D"  
9 and incorporated herein by reference.

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

12 8. On February 17, 2010, I posted Notice of Violations and "Do Not Dump" signs on  
13 THE PROPERTY.

14 9. On February 23, 2010, Notices of Violations were mailed via certified mail, return  
15 receipt requested to OWNER and on December 20, 2010 were mailed to OWNER and  
16 INTERESTED PARTY.

17 10. On May 28, 2010, a Notice of Noncompliance for the accumulated rubbish was  
18 recorded against THE PROPERTY as instrument number 2010-0246826. A true and correct copy of  
19 the recorded Notice of Noncompliance is attached hereto and incorporated by reference as Exhibit  
20 "F."

21 11. On May 13, 2010, July 12, 2010, January 12, 2011, May 17, 2011, August 19, 2011,  
22 November 8, 2011, and January 18, 2012, I conducted a follow-up inspection of THE PROPERTY.  
23 The violation remained and THE PROPERTY continued to constitute a public nuisance in violation  
24 of RCO No. 541.

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

28 13. Based upon my experience, knowledge and visual observations, it is my

1 determination that the accumulation of rubbish on THE PROPERTY creates an extreme health,  
2 safety, fire and hazard to the neighbors and general public and constitutes a public nuisance in  
3 violation of the provisions set forth in Riverside County Ordinance No. 541.

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

10 15. A recent inspection revealed that THE PROPERTY remains in violation.

11 16. The removal and disposal of all rubbish on THE PROPERTY is required to bring  
12 THE PROPERTY into compliance with Riverside County Ordinance No. 541.

13 17. Accordingly, the following findings and conclusions are recommended:

14 (a) The accumulation of rubbish on THE PROPERTY be deemed and declared a  
15 public nuisance;

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

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

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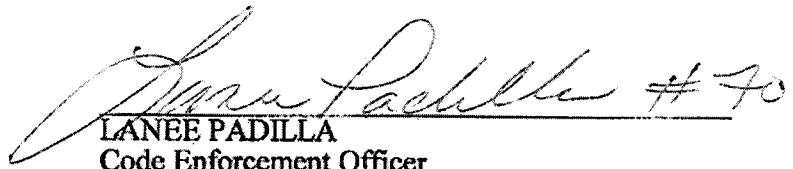
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(d) Reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541 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 1<sup>st</sup> day of MARCH, 2012, at MORENO VALLEY

California.

  
LANEE PADILLA  
Code Enforcement Officer  
Code Enforcement Department

SEE SBD 607 MAP

SEE 687 MAP

7-648

EXHIBIT NO. **A**

COLTON

LOMA LINDA  
92354

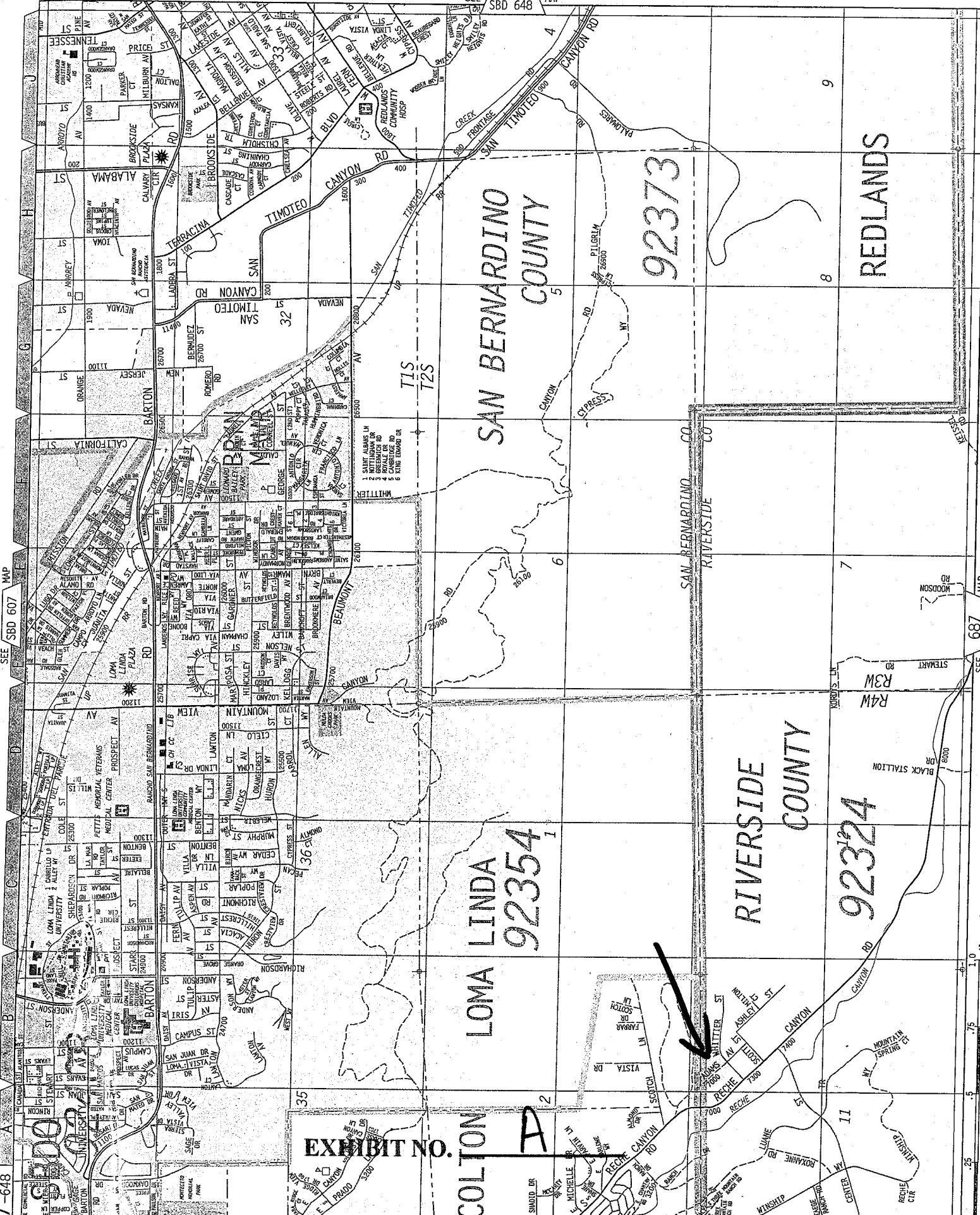
SAN BERNARDINO  
COUNTY

92373

RIVERSIDE  
COUNTY

92324

REDLANDS





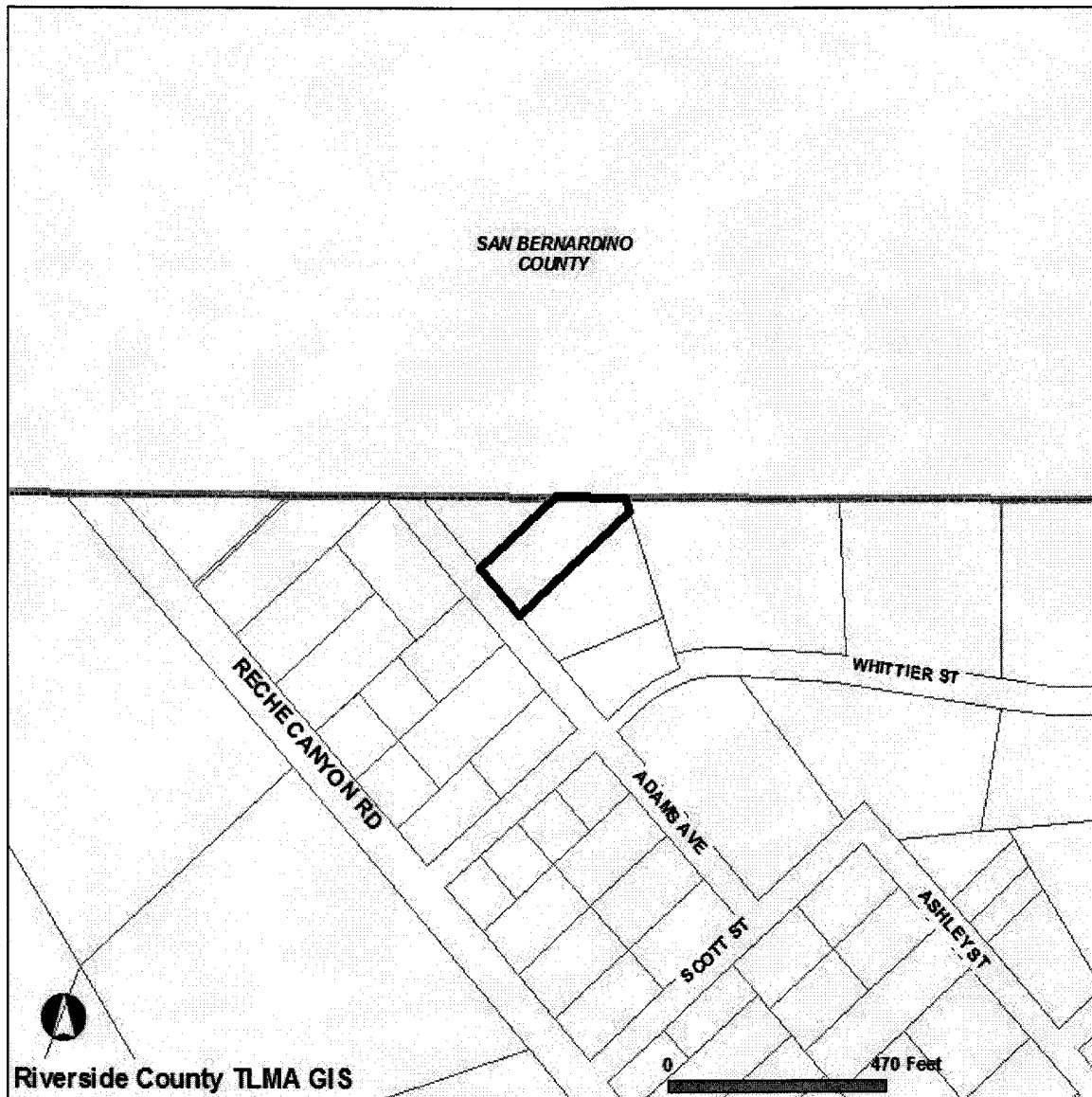
Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #259030003-6		Parcel # 259030003-6	
<b>Assessee:</b>	KAWELL TERRY L	<b>Land</b>	10,329
<b>Mail Address:</b>	7050 ADAMS AVE COLTON CA 92324	<b>Structure</b>	36,286
<b>Real Property Use Code:</b>	R1	<b>Full Value</b>	46,615
<b>Base Year</b>	1975	<b>Homeowners' Exemption</b>	7,000
<b>Conveyance Number:</b>	0026046	<b>Total Net</b>	39,615
<b>Conveyance (mm/yy):</b>	1/1992		
<b>TRA:</b>	68-012		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 5 RS 029/099		
<b>Situs Address:</b>	7050 ADAMS AVE COLTON CA 92324		

**View Parcel Map**

EXHIBIT NO.     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
259-030-003

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

259-030-003-6

**OWNER NAME / ADDRESS**

TERRY L KAWELL  
7050 ADAMS AVE  
COLTON, CA. 92324

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

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

B<sup>2</sup>

RECORDED BOOK/PAGE: RS 29/99  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 5, BLOCK: NOT AVAILABLE  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.72 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1548 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(756 SQ. FT), CONST'D 1960 COMPOSITION, ROOF, CENTRAL HEATING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 647 GRID: B6

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

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

MARION ASHLEY, DISTRICT 5

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T2SR4W SEC 11

**ELEVATION RANGE**

1376/1392 FEET

**PREVIOUS APN**

123-502-114

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***PLANNING***

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-LDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

RECHE CANYON / BADLANDS

**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

**ZONING DISTRICTS AND ZONING AREAS**

EDGEMONT-SUNNYMEAD DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

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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

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## **ENVIRONMENTAL**

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**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**  
G

**WRMSHCP CELL NUMBER**  
100

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

**VEGETATION (2005)**  
DEVELOPED/DISTURBED LAND

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## **FIRE**

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**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

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## **DEVELOPMENT FEES**

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**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.CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
RECHE CANYON/BADLANDS

**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

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## **TRANSPORTATION**

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

**ROAD BOOK PAGE**

45

**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****FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

DATA NOT AVAILABLE

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA ANA RIVER

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**GEOLOGIC****FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

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****SCHOOL DISTRICT**

COLTON JOINT UNIFIED

**COMMUNITIES**

RECHE CANYON

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

NOT APPLICABLE, 51.15 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042412

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

068012

- COLTON JOINT UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZN 1

- FLOOD CONTROL ZONE 1
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CORONA RESOURCE CONSER
- SAN BERNARDINO V MUN WTR DEBT SV
- SAN BERNARDINO VAL COM COLLEGE

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0804991	ABATEMENT	Jun. 5, 2008

**BUILDING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Mon Jan 23 14:07:21 2012  
Version 120118

**Mahosky, Rochelle**

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**From:** Mahosky, Rochelle  
**Sent:** Monday, January 23, 2012 2:09 PM  
**To:** Peeler, Brenda Gayl  
**Subject:** Updated LBR Request

Previous No. 22909  
APN: 259-030-003  
Terry Kawell  
7050 Adams Ave., Colton  
CV08-04991

Thank you,

*Rochelle Mahosky*  
Paralegal  
Riverside County Counsel  
Desk 951.955.6329  
Facsimile 951.955.6363

Please note: Our office is closed every Friday.

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

## Lot Book Report

Order Number: **22909**

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

Order Date: 11/10/2010  
 Dated as of: 11/18/2010  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV08-04991/Lanee Padilla  
 IN RE: KAWELL, TERRY L.

FEE(s):  
 Report: \$120.00

Property Address: 7050 Adams Avenue  
 Colton CA 92324

Assessor's Parcel No. : 259-030-003-6

**Assessments:**

Land Value:	\$10,252.00
Improvement Value:	\$36,016.00
Exemption Value:	\$7,000.00
Total Value:	\$39,268.00

### Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$265.40
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2010)
Second Installment	\$265.40
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)





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

Order Number: 22909

Reference: CV08-04991/Lane

## Property Vesting

The last recorded documents transferring title of said property

Dated	05/12/1969
Recorded	05/29/1969
Document No.	53250
D.T.T.	\$6.05
Grantor	John H. Burnette and Phyllis Burnette, husband and wife
Grantee	Terry L. Kawell and Joan M. Kawell, husband and wife
Dated	01/23/1992
Recorded	01/24/1992
Document No.	26046
D.T.T.	\$0.00
Grantor	Joan M. Kawell
Grantee	Terry L. Kawell
Property Now Vested as	Terry L. Kawell

## Deeds of Trust

Position No.	1st
A Line of Credit Deed of Trust Dated	06/22/1988
Recorded	07/01/1988
Document No.	183863
Amount	\$65,000.00
Trustor	Terry L. Kawell and Joan M. Kawell, husband and wife, as joint tenants
Trustee	Equitable Deed Company, a California corporation
Beneficiary	Security Pacific National Bank, a National Banking Association
Position No.	2nd
A Line of Credit Deed of Trust Dated	05/24/2006



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

Order Number: 22909

Reference: CV08-04991/Lane

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Recorded	06/30/2006
Document No.	2006-0477177
Amount	\$100,000.00
Trustor	Terry L. Kawell, an unmarried person
Trustee	PRLAP, Inc.
Beneficiary	Bank of America, N.A.

### Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Terry L. Kawell
Case No.	CV08-04991
Recorded	05/28/2010
Document No.	2010-0246826

### Legal Description

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

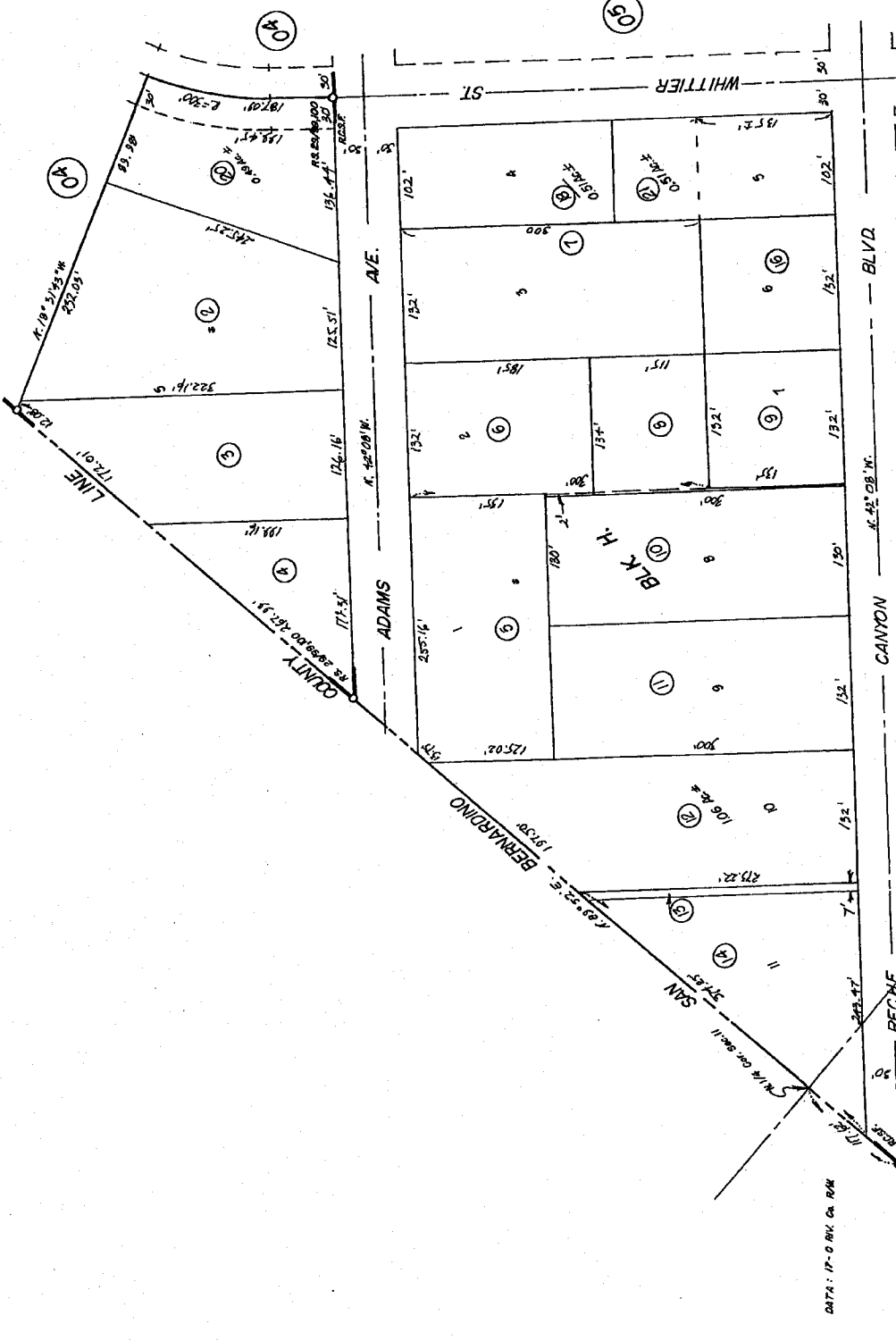
ALL THAT PORTION OF PARCEL NO. 5, ACCORDING TO THE RECORD OF SURVEY AS RECORDED IN BOOK 29, PAGES 99 AND 100 OF RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL NO. 5; THENCE SOUTH 42° 07' 51" EAST 305.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 47° 52' 09" EAST 322.16 FEET; THENCE NORTH 18° 31' 43" WEST 12.08 FEET; THENCE SOUTH 89° 52' 00" WEST 172.01 FEET; THENCE SOUTH 47° 52' 09" WEST 199.16 FEET; THENCE SOUTH 42° 07' 51" EAST 126.16 FEET TO THE TRUE POINT OF BEGINNING.

12-35-2  
259-03

T.R.A. 088-p/12

FOR N 1/2 SEC. 11, T.2S. R.4W.



DATE	OLD NO.	NEW NO.	AREA
5/74	1	20	
7/74	1	20	
6/78	12/19	21	

ASSessor'S MAP BK. 259 PG. 03  
RIVERSIDE COUNTY, CALIF  
RS. 29/98/100, MB. 18/22 RECHE CANYONS SMALL FARMS  
M.B. 15/91

OCT. 1973

53250

RECORDING REQUESTED BY

AND WHICH RECORDED MAIL TO

Perry L. Kawell  
46 Booth Lane  
Crestline, Calif. 92325

RECEIVED FOR RECORD  
MAY 29 1969

AT 9:00 O'CLOCK A.M.  
At Request of  
TITLE INS. & TRUST CO.  
Recorded in Official Records  
of Riverside County, California

*W.D. Balogh*  
FEES \$ 2.00 Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Return address above.

Documentary Transfer Tax \$6.05  
*W.D. Balogh* T. I.  
Signed - Party or Agent Firm Name  
On Behalf of: *T.I.C.O.*

PAID  
Doc. Transfer Tax  
W. D. BALOGH  
RIV. CO. RECORDER

Joint Tenancy Grant Deed

TS 884 CA (11-64)

FEES \$ 6.05

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN H. BURNETTE AND PHYLLIS BURNETTE, husband and wife,

herby GRANT(S) to TERRY L. KAWELL AND JOAN M. KAWELL,  
husband and wife

AS JOINT TENANTS,

the real property in the  
County of Riverside,

State of California, described as:

All that portion of Parcel No. 5 according to record of survey, as  
per map recorded in Book 29 pages 99 and 100 of Maps, in the office  
of the county recorder of said county, described as follows:

COMMENCING at the most Westerly corner of said Parcel No. 5; thence  
South 42° 07' 51" East 305.47 feet to the true point of beginning;  
thence North 47° 52' 09" East 322.16 feet; thence North 18° 31' 43"  
West 12.08 feet; thence South 89° 52' 00" West 172.01 feet; thence  
South 47° 52' 09" West 199.16 feet; thence South 42° 07' 51" East  
126.16 feet to the true point of beginning.

EXCEPT one half of all crude oil, petroleum, gas, brea, asphaltus, and  
all kindred substances and other minerals, as reserved in Deed from  
Josephine Keene and Edward Keene, mothe and son, Avocado-Citrus Company  
a corporation, and Shirley A. Keene wife of Edward Keene, to James  
Sullivan an unmarried man, recorded March 3, 1958, in book 2231, page  
158, Official Records of Riverside County, California.

Dated: MAY 12, 1969

*John H. Burnette*  
John H. Burnette  
*Phyllis Burnette*  
Phyllis Burnette

STATE OF CALIFORNIA  
COUNTY OF

On \_\_\_\_\_ before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
John H. Burnette and  
Phyllis Burnette

\_\_\_\_\_ knows to me  
to be the person they whose names are subscribed in the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Signature: *Barbara Black*  
BARBARA BLACK - Notary Public - Cal.  
COM. EXP. OCT. 18, 1981 - 598 000000000000  
Name (Typed or Printed)

OFFICIAL SEAL  
BARBARA BLACK  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
SAN BERNARDINO COUNTY  
(This area for official seal only)

Title Order No. \_\_\_\_\_ Escrow or Loan No. 598505-CAR

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

AND WHEN RECORDED MAIL TO

Name Terry L. Kawell  
 Address 7050 Adams Ave.  
 City & State Colton, CA 92324

---

MAIL TAX STATEMENTS TO

Name Same  
 Street Address  
 City & State

RECEIVED FOR RECORD  
 AT 11:00 O'CLOCK A.M.

JAN 24 1992  
 Notary Public - California  
 Sharon P. Porter  
 My Comm. Expires Aug. 10, 1992

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Individual Quitclaim Deed**

CAT. NO. NN00680  
 TO 1922 CA (2-83)

THIS FORM FURNISHED BY TIDOR TITLE INSURERS

ALL PTN.

The undersigned grantor(s) declare(s):  
 Documentary transfer tax is \$ -0-  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale.  
 Unincorporated area: ( ) City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joan M. Kawell

hereby REMISES, RELEASES AND QUITCLAIMS to

Terry L. Kawell  
 the following described real property in the  
 County of Riverside, State of California:

All that portion of Parcel No. 5, according to the Record of Survey as recorded in book 29, pages 99 and 100 of records of the County of Riverside, State of California, described as follows:

COMMENCING at the most westerly corner of said Parcel No. 5; thence South 42°07'51" East 305.47 feet to the true point of beginning; thence North 47°52'09" East 322.16 feet; thence North 18°31'43" West 12.08 feet; thence South 89°52'00" West 172.01 feet; thence South 47°52'09" West 199.16 feet; thence South 42°07'51" East 126.16 feet to the true point of beginning.

Dated: January 23, 1992 Joan M. Kawell

STATE OF CALIFORNIA }  
 COUNTY OF San Bernardino } ss.  
 On January 23, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared Joan M. Kawell -

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.  
 WITNESS my hand and official seal.

Signature Sharon P. Porter

(This area for official notarial seal)

Loan No. \_\_\_\_\_



Public Record

July 1, 1988

Photographed by TICOR

188863

Order Number 437444

RECORDING REQUESTED BY:  
*Albion Title Reporting Service*  
 SECURITY PACIFIC NATIONAL BANK  
 WHEN RECORDED, PLEASE MAIL TO:

SECURITY PACIFIC NATIONAL BANK  
 P.O. BOX 70  
 COLTON, CA 92324  
 Attention: CAROLE DI NOTO

1888	24575	3975	
6	3		
3 SVY	8... 0TT		
			F

**88-206198**

RECORDED IN  
 OFFICIAL RECORDS  
 1988 JUN 27 PM 12:37  
 SAN BERNARDINO  
 CO., CALIF.

SPACE ABOVE THIS LINE FOR RECORDER'S USE.

**DEED OF TRUST  
 With Assignment Of Rents**

THIS DEED OF TRUST, made this 22ND day of JUNE, 1988,  
 between TERRY L. KAWELL AND JOAN M. KAWELL, HUSBAND AND WIFE, JOINT TENANTS as TRUSTOR, whose address is  
7050 ADAMS AVENUE COLTON CA  
(Number And Street) (City) (State)

EQUITABLE DEED COMPANY, a California corporation, as TRUSTEE, and  
 SECURITY PACIFIC NATIONAL BANK, a National Banking Association, as BENEFICIARY,

WITNESSETH: That Trustor irrevocably GRANTS, TRANSFERS and ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, the Real  
 Property in Riverside County, California, described as:

ALL THAT PORTION OF PARCEL NO. 5, ACCORDING TO RECORD OF SURVEY, AS PER MAP  
 RECORDED IN BOOK 29, PAGES 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY  
 RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL NO. 5; THENCE SOUTH  
 42°07'51" EAST 305.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  
 47°52'09" EAST 322.16 FEET; THENCE NORTH 18°31'43" WEST 12/08 FEET; THENCE  
 SOUTH 89°52'00" WEST 172.01 FEET; THENCE SOUTH 47°52'09" WEST 199.16 FEET;  
 THENCE SOUTH 42°07'51" EAST 126.16 FEET TO THE TRUE POINT OF BEGINNING.

including all appurtenances, all easements used in connection therewith, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant) used in connection therewith, all shares of stock evidencing the same, pumping stations, engines, machinery, and pipes, TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the assignment, as hereinafter set out, to Beneficiary of the rents, issues and profits; and also including as part of said Real Property, all fixtures and equipment now or hereafter thereto attached or thereon situated and intended or designed for use in connection therewith.

FOR THE PURPOSE OF SECURING (1) Payment of the revolving line of credit indebtedness evidenced by a DesignLine Agreement of even date herewith in the principal sum of \$ 65,000.00, or so much thereof as may be advanced and outstanding made by Trustor, payable to the order of Beneficiary, and extensions or renewals thereof; (2) Performance of each agreement of Trustor under the terms of the DesignLine Agreement; (3) Performance of each agreement of Trustor herein contained.

THE INDEBTEDNESS SECURED BY THIS DEED OF TRUST IS A REVOLVING LINE OF CREDIT. FUNDS MAY BE ADVANCED BY BENEFICIARY, REPAYED BY TRUSTOR AND SUBSEQUENTLY READVANCED BY BENEFICIARY. NOTWITHSTANDING THE AMOUNT OUTSTANDING AT ANY PARTICULAR TIME THIS DEED OF TRUST SECURES THE TOTAL INDEBTEDNESS OF \$ 65,000.00. ABSENT A DEFAULT BY TRUSTOR UNDER THE TERMS OF THE DESIGNLINE AGREEMENT ALL ADVANCES THEREUNDER BY BENEFICIARY ARE OBLIGATORY AND ARE SECURED BY THIS DEED OF TRUST. ALL SUCH OBLIGATORY ADVANCES WILL HAVE THE SAME PRIORITY AS THE FUNDS INITIALLY ADVANCED UNDER THE DESIGNLINE AGREEMENT.

121204 11 07

Public Record

88-206198

The Deed of Trust secures an indebtedness which calls for a variable rate of interest. The

ACCORDING TO THE TERMS OF THE DESIGNLINE AGREEMENT THE UNPAID BALANCE OF THE REVOLVING LINE OF CREDIT MAY AT CERTAIN TIMES BE ZERO. NOTWITHSTANDING THIS FACT, BENEFICIARY IS OBLIGATED UNDER THE TERMS OF THE DESIGNLINE AGREEMENT TO ADVANCE TO THE TRUSTEE UP TO \$ 65,000.00. THEREFORE, THE INTEREST OF BENEFICIARY HEREIN WILL REMAIN IN FULL FORCE AND EFFECT NOTWITHSTANDING A ZERO BALANCE UNDER THE DESIGNLINE AGREEMENT.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- a. To protect and preserve said Real Property and to maintain it in good condition and repair;
  - b. Not to remove, demolish or materially alter any building or any improvement thereon, not to change or alter either the terms and conditions of any existing lease of the premises, or the present character or use of said Real Property;
  - c. To promptly restore in a good and workmanlike manner any building or improvement
  - d. Not to commit or permit waste of the Real Property.
  - e. To comply with all laws, covenants, conditions or restrictions affecting the Real Property;
  - f. To cultivate, irrigate, fertilize, limonite, prune and do all other acts which from the character or use of said Real Property may be reasonably necessary, the specific enumerations herein not excluding the general;
  - g. To provide and maintain fire, and other insurance as required by Beneficiary satisfactory to and with loss payable to Beneficiary and to deliver all policies to Beneficiary, which delivery shall constitute an assignment to Beneficiary of all return premiums;
  - h. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum incurred by Beneficiary or Trustee;
  - i. To pay at least fifteen days before delinquency all taxes, assessments, and charges affecting the Real Property including, but not limited to any water stock and water;
  - j. To pay when due all encumbrances, charges and liens on the Real Property which at any time appear to be prior or superior hereto;
  - k. To pay all costs, fees and expenses of this trust.
2. Trustee shall pay when due the principal and interest on the indebtedness evidenced by the Designline Agreement.
3. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in the Beneficiary's or Trustee's absolute discretion may be deemed necessary therefor, including cost of evidence of title, expert counsel and pay counsels' reasonable fees.
4. To pay immediately without demand all sums expended hereunder by Beneficiary or Trustee, with interest from date of expenditure at the rate of interest as set forth in the accompanying Designline Agreement and the repayment thereof shall be secured hereby.

IT IS MUTUALLY AGREED THAT:

- a. Should the Real Property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, earthquake, or in any manner, Trustor hereby absolutely and irrevocably assigns to Beneficiary all compensation, awards and other payment or relief hereof and Beneficiary shall be entitled at Beneficiary's option to commence, appear and prosecute in Beneficiary's own name, any action or proceedings, or to make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of fire and other insurance affecting said Real Property, so assigned, after deduction of Beneficiary's expenses including attorneys' fees, are to be applied on any indebtedness secured hereby.
- b. By accepting payment of any sum secured hereby after the payment due date, Beneficiary does not waive Beneficiary's right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- c. Without affecting the liability of any person, including Trustor, for the payment of any indebtedness secured hereby or the lien of this Deed upon the Real Property for the full amount of the indebtedness remaining unpaid (excepting only any person or Real Property expressly released otherwise by Beneficiary) Beneficiary may from time to time and without notice: (1) release any person liable for payment of any of the indebtedness; (2) extend the time of payment or otherwise alter the terms of any of the indebtedness; (3) accept additional security therefor of any kind, including first deeds or mortgages; (4) alien, substitute or release any Real Property securing the indebtedness.

- d. At any time and from time to time upon written request of Beneficiary, payment of Beneficiary's fees and presentation of this Deed and the Designline Agreement for endorsement (in case of full reconveyance, for cancellation and retention), without affecting the liability of any person for the payment of the indebtedness. Trustee may (a) consent to the making of any map or plan of the Real Property; (b) join in granting any easement or creating or restriction thereon; (c) join in any subdivision or other agreement attaching this Deed or in non or change thereof; (d) recovery, without warranty, all or any part of the Real Property then or hereafter; (e) recovery, without warranty, all or any part of the Real Property then or hereafter; (f) recovery, without warranty, all or any part of the Real Property then or hereafter; and the records hereon of any matters or facts shall be conclusive proof of the truthfulness thereof.

9. Trustor hereby absolutely assigns to Beneficiary during the continuance of these trusts, rents, issues, royalties, and profits of the Real Property affected by this Deed and of all personal property located thereon. Upon Trustor's default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Trustor shall have the right to collect all such rents, issues, royalties and profits earned prior to default as they become due and payable, save and excepting rents, issues, royalties and profits arising accruing by reason of any oil, gas or mineral lease of said Real Property. If Trustor shall default as aforesaid, Trustor's right to collect any of such moneys shall cease and Beneficiary shall have the right, without taking possession of the Real Property affected hereby, to collect rents, issues, royalties and profits. Failure or discontinuance of Beneficiary at any time, from time to time to collect any such moneys shall not in any manner affect the subsequent enforcement by Beneficiary of the right, power and authority to collect the same. Neither contained herein, nor the exercise of the right by Beneficiary to collect, shall be, or be construed to be, an affirmation by Beneficiary of any tenancy, lease or option, nor assumption of liability under, nor a subordination of the lien or charge of this Deed, to any tenancy, lease or option.

10. Upon any default by Trustor hereunder Beneficiary may at any time without notice, with or without, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said Real Property or any part thereof, in Beneficiary's own name and for or otherwise collect all rents, issues and profits, including those past due and unpaid, and pay the same less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine, release any of the same.

11. The entering upon and taking possession of said Real Property, the collection of rents, issues and profits, or the process of fire and other insurance policies, or compliance with any award for any taking or damage of the Real Property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. An Event of Default will occur hereunder upon breach or violation of Trustor's covenants under the Designline Agreement of this Deed of Trust. In addition to the Event of Default caused by sale or transfer of all or any part of the Real Property, or any interest therein, which is specifically covered in paragraph 13 hereof, set forth below is a list of events which constitute Events of Default: (1) Trustor fails to pay in a timely manner any amounts due by the Designline Agreement; (2) Trustor breaches a covenant contained in the Designline Agreement; (3) Trustor breaches a covenant contained in this Deed of Trust; (4) Trustor omits material information in Trustor's credit application or made any false or misleading statements on Trustor's credit statements; (5) Trustor dies; (6) A petition in bankruptcy is filed on behalf of Trustor under any provision of any state or federal bankruptcy law in effect at the time of; (7) Trustor further encumbers the Real Property, or allows the Real Property to be subject to a lien or encumbrance prior to the Deed of Trust.

13. Should the Trustor sell, transfer, convey or assign, either voluntarily or involuntarily, all or any part of the Real Property or any interest therein, such event shall constitute an Event of Default hereunder and all sums secured hereby to be immediately due and payable.

14. Should Trustor default hereunder, or should the buildings on the Real Property become unoccupied for six successive months, notwithstanding any other provisions hereof, without notice to Trustor, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to the Trustor of a written declaration of default and demand for and of written notice of default and of election to cause the Real Property to be sold, with notice Trustee shall cause to be duly filed for record.

15. After the lapse of such time as may then be required by law following the recording of said notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said Real Property at the time and place fixed in said notice of sale, either as a whole or in separate parcels, and in such order as Trustee may determine (but subject to any statutory right of Trustor to direct the order of such property, if consisting of several known lots or parcels, shall be sold) at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale.

- Trustee may postpone sale of all or any portion of the Real Property by public announcement at the time and place of sale, and from time to time thereafter may postpone the date by announcement of the time fixed by the preceding postponement. Any person liable for payment of the indebtedness secured hereby, or Trustor, Trustee, or Beneficiary, may purchase at the sale. Trustee shall deliver to purchaser a (Trustee's) deed conveying the Real Property so sold, but without any covenant, warranty, express or implied. The records in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof.

16. Beneficiary may from time to time substitute a successor or successors to any named herein or acting hereunder to execute this Trust. Upon such appointment, and conveyance to the successor trustee, the latter shall be vested with all the powers conferred upon any Trustee herein named or acting hereunder. Each such appointment shall be made by written instrument executed by Beneficiary, or substituted hereof, and the Deed's place of record, which, when recorded in the records of the County or counties in which the Real Property is situated, shall be conclusive proof of proper appointment of the successor trustee.

July 1, 1988

Photographed By TICOR

183863

88-206198

17. The pleading of any statute of limitations as a defense to any and all obligations secured by this Deed is hereby waived, to the full extent permissible by law.

18. This Deed shall inure to and bind the heirs, legal heirs, devisees, administrators, executors, successors and assigns of the parties hereto. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including pledgees, of the DesignLine Agreement secured hereby, whether or not named as beneficiary herein.

19. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.

20. This Deed shall be construed according to the laws of the State of California.

21. For any statement regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request herefor.

July 1, 1988

Photographed By TICOR

183863

The Undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinafter set forth.

*Terry L. Kawell*  
TERRY L. KAWELL

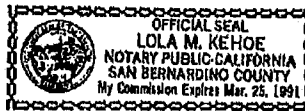
*Joan M. Kawell*  
JOAN M. KAWELL

STATE OF CALIFORNIA )  
COUNTY OF San Bernardino ) SS.

On June 22, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared \*\*\*Terry L. Kawell and Joan M. Kawell\*\*\*

Known to me to be the person whose name subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.



*Lola M. Kehoe*  
(Notary Public's Signature)



July 1, 1988

Photographed By TIGOR

183863

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11/3

RECEIVED FOR RECORD  
Min. Post

JUL 1 1988

Received by Official Recorder  
of Riverside County, California  
W. S. Davis  
Recorder  
Form 2

I hereby certify that this is a true  
copy of the record if the seal of this  
office is impressed in purple ink-----

ERROL J. MACKZUM  
Auditor-Recorder  
San Bernardino County, Calif.



3

Submitted for recordation by, and when recorded, return to:



Recording requested by: LSI

B When recorded return to :  
A Custom Recording Solutions  
C 2550 N. Redhill Ave.  
E Santa Ana, CA. 92705 2521135  
2 800-756-3524 ext. 5011  
Loan #: 31868240144925399  
Reference # 010102-061151346110

DOC # 2006-0477177  
06/30/2006 08:00A Fee:15.00

Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



M	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1	3		1				
A	R	L			COPY	LONG	REFUND	NCHG EXAM

**SHORT FORM DEED OF TRUST**  
(EQUITY MAXIMIZER® ACCOUNT)

This Deed of Trust is made on 24th May, 2006 by  
TERRY L. KAWELL, AN UNMARRIED PERSON

15 T  
LA

(collectively and individually "Trustor"); PRLAP, INC. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

Bank and I agree:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in \_\_\_\_\_  
RIVERSIDE County, California described as follows:

SEE SCHEDULE 'A' ATTACHED HERETO AND MADE A PART HEREOF:

*Exhibit A*

with the street address: 7050 ADAMS AVENUE, COLTON, CA 92324  
and with Parcel No. 269-030-003 and including all improvements and fixtures now or later erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the above described property (collectively the "Property").

2. **This Deed of Trust secures :**

- All obligations of the borrowers in the Equity Maximizer Agreement and Disclosure, dated 05/24/06 and naming TERRY L. KAWELL as borrowers, for a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement. The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 100,000.00, allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"); and
- Trustor's performance of each obligation in this Deed of Trust.

This Deed of Trust will not secure borrowers' obligations under the Agreement in excess of the Total Credit Commitment or Increased Credit Commitment, except for any amounts due to: (a) unpaid interest, or (b) expenses that Bank incurs because obligations of a borrower under the Agreement are not fulfilled (including without limitation, any advances that Bank makes to perform borrowers' duties to pay taxes, insurance, etc.).

To Protect the Security of this Deed of Trust, I Agree: By the execution and delivery of this Deed of Trust and the Equity Maximizer Agreement and Disclosure secured hereby, that provisions (3) to (20), inclusive of the fictitious deed of trust recorded in RIVERSIDE County

07/23/99, as Instrument 1999329045 in Book/Reel and \_\_\_\_\_ at Page/Image \_\_\_\_\_ of the Official Records of the County Recorder of that county, (which provisions, identical in all counties, are printed on the following pages) hereby are adopted and incorporated herein and made a part hereof as though set forth at length; and I will observe and perform such provisions; and that the reference to Property, obligations, and parties in such provisions shall be construed to refer to the Property, obligations, and parties set forth in this Deed of Trust.

Trustor requests that a copy of ANY NOTICE OF DEFAULT AND ANY NOTICE OF SALE under this Deed of Trust be mailed to Trustor at the Trustor's address shown below, or if no address is shown, then at the address of the Property.

Signature

Mailing Address for Notices:

Terry L. Kawell  
TERRY L. KAWELL

Street City and State  
7050 ADAMS AV COLTON, CA 92324

GENERAL ACKNOWLEDGMENT

State of California  
County of San Bernardino

On 06-14-06 before me, Michael L. Mejia, Notary Public, personally appeared Terry L. Kawell

~~personally known to me~~ (or 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.

WITNESS my hand and official seal.

Signature Michael L. Mejia (SEAL)



Order ID: 2521135

Loan No.: 061151346110

**EXHIBIT A  
LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

ALL THAT PORTION OF PARCEL NO. 5, ACCORDING TO THE RECORD OF SURVEY AS RECORDED IN BOOK 29, PAGES 99 AND 100 OF RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL NO. 5; THENCE SOUTH 42 DEG 07' 51" EAST 305.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 47 DEG 52' 09" EAST 322.16 FEET; THENCE NORTH 18 DEG 31' 43" WEST 12.08 FEET; THENCE SOUTH 89 DEG 52' 00" WEST 172.01 FEET; THENCE SOUTH 47 DEG 52' 09" WEST 199.16 FEET; THENCE SOUTH 42 DEG 07' 51" EAST 126.16 FEET TO THE TRUE POINT OF BEGINNING.

WITH THE APPURTENANCES THERETO.

APN: 259-030-003

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

DOC # 2010-0246826  
05/28/2010 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder



*JW* **M**  
059

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Terry L. Kawell

Case No. CV08-04991

**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 15.16.020) described as Substandard Structure 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 7050 Adams Avenue, Colton, CA, and more particularly described as Assessor's Parcel Number 259-030-003 and having a legal description of POR PAR 5 RS 029/099, Records of Riverside County, with the requirements of Ordinance No. 457 & 541 (RCC Title 15.16.020 & 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Lance Padilla.

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

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By *Mary Overholt*  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

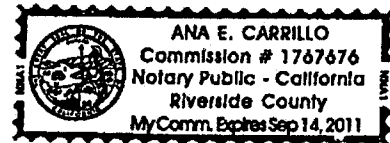
On 05/20/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

*Ana E. Carrillo*

Commission # 1767676 Comm. Expires Sep. 14, 2011



Public Record



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

## Updated Lot Book

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street  
 Riverside CA 92501

Attn: Brent Steele  
 Reference: CV08-04991 / Lanee Padilla  
 IN RE: KAWELL, TERRY L.

Property Address: 7050 Adams Avenue  
 Colton CA 92324

Order Number: **24415**

Order Date: 6/27/2011  
 Dated as of: 6/20/2011  
 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. : 259-030-003-6

Assessments:	Land Value:	\$10,252.00
	Improvement Value:	\$36,016.00
	Exemption Value:	\$7,000.00
	Total Value:	\$39,268.00

Property Taxes for the Fiscal Year	2010-2011
Total Annual Tax	\$530.80
Status: Paid through	PAID (PAID THRU 06/30/2011)

NO OTHER EXCEPTIONS



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

## Updated Lot Book

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV08-04991

IN RE: KAWELL, TERRY

Order Number:

**26551**

Order Date: 1/23/2012

Dated as of: 1/16/2012

County Name: Riverside

FEE(s):

Report: \$60.00

Property Address: 7050 Adams Ave.

Colton

CA 92324

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. : 259-030-003-6

Assessments:	Land Value:	\$10,329.00
	Improvement Value:	\$36,286.00
	Exemption Value:	\$7,000.00
	Total Value:	\$39,615.00

Property Taxes for the Fiscal Year 2011-2012

Total Annual Tax \$535.66

Status: Paid through 06/30/2012

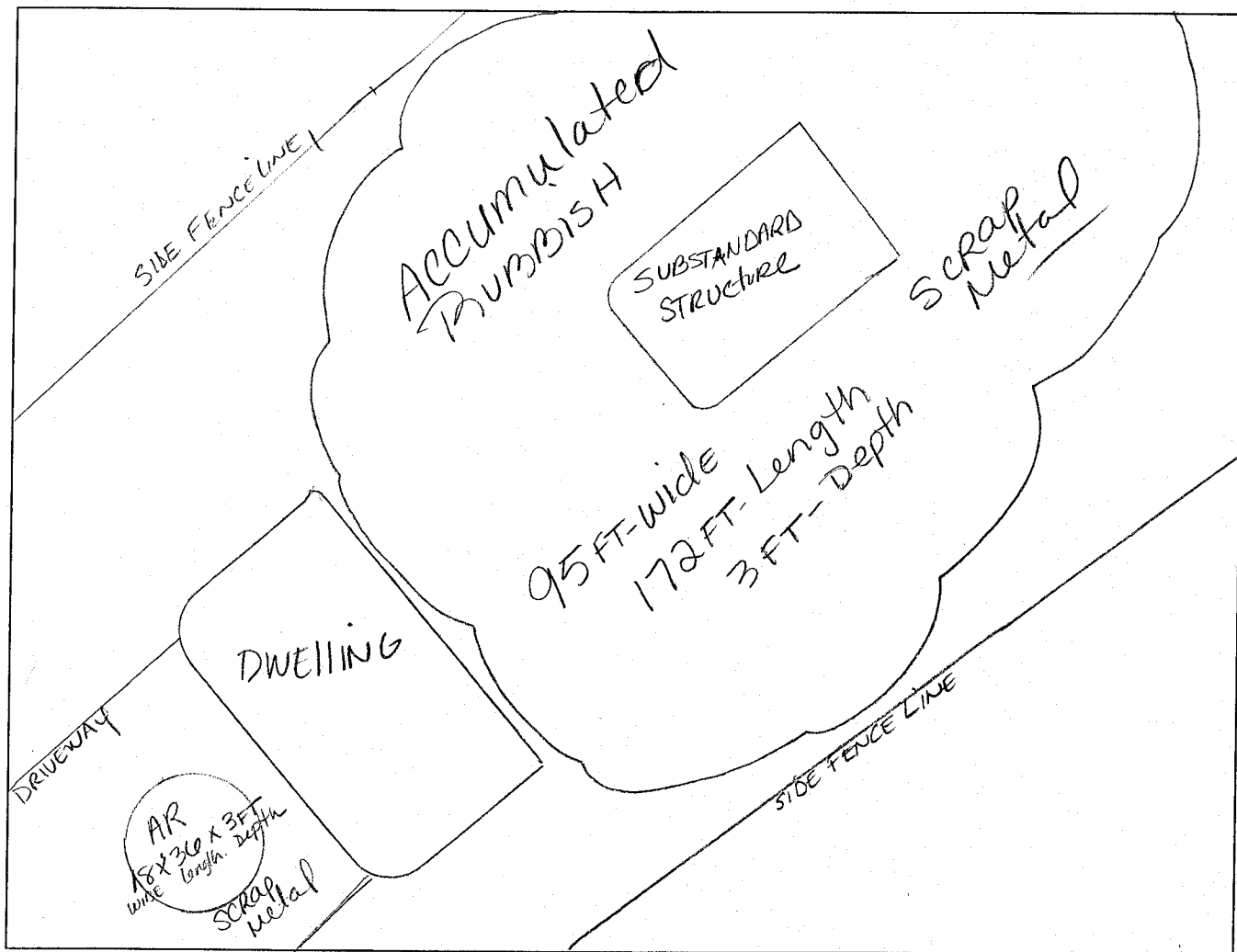
NO OTHER EXCEPTIONS

### SITE PLAN: Case # CV-0804991

OWNER(S): TERRY L KAWELL  
ADDRESS: 7050 ADAMS AVE, COLTON, CA. 92324  
ASSESSOR'S PARCEL: 259-030-003  
ACREAGE: 0.720000

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 7050 ADAMS AVE, COLTON

PREPARED BY: L. PADILLA DATE: 2/19/2010

EXHIBIT NO. D



Code Enforcement Case: CV0804991

Printed on: 06/24/2011

*Photographs*



7050 Adams Ave, Colton. Lpadilla 2/17/2010 - 02/19/2010

EXHIBIT NO.     D<sup>2</sup>



Accumulated rubbish 18x36ft scrap metal. Lpadilla 2/17/2010 - 02/19/2010

EXHIBIT NO.     B<sup>3</sup>



Scrap metal in driveway. Lpadilla 2/17/2010 - 02/19/2010

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



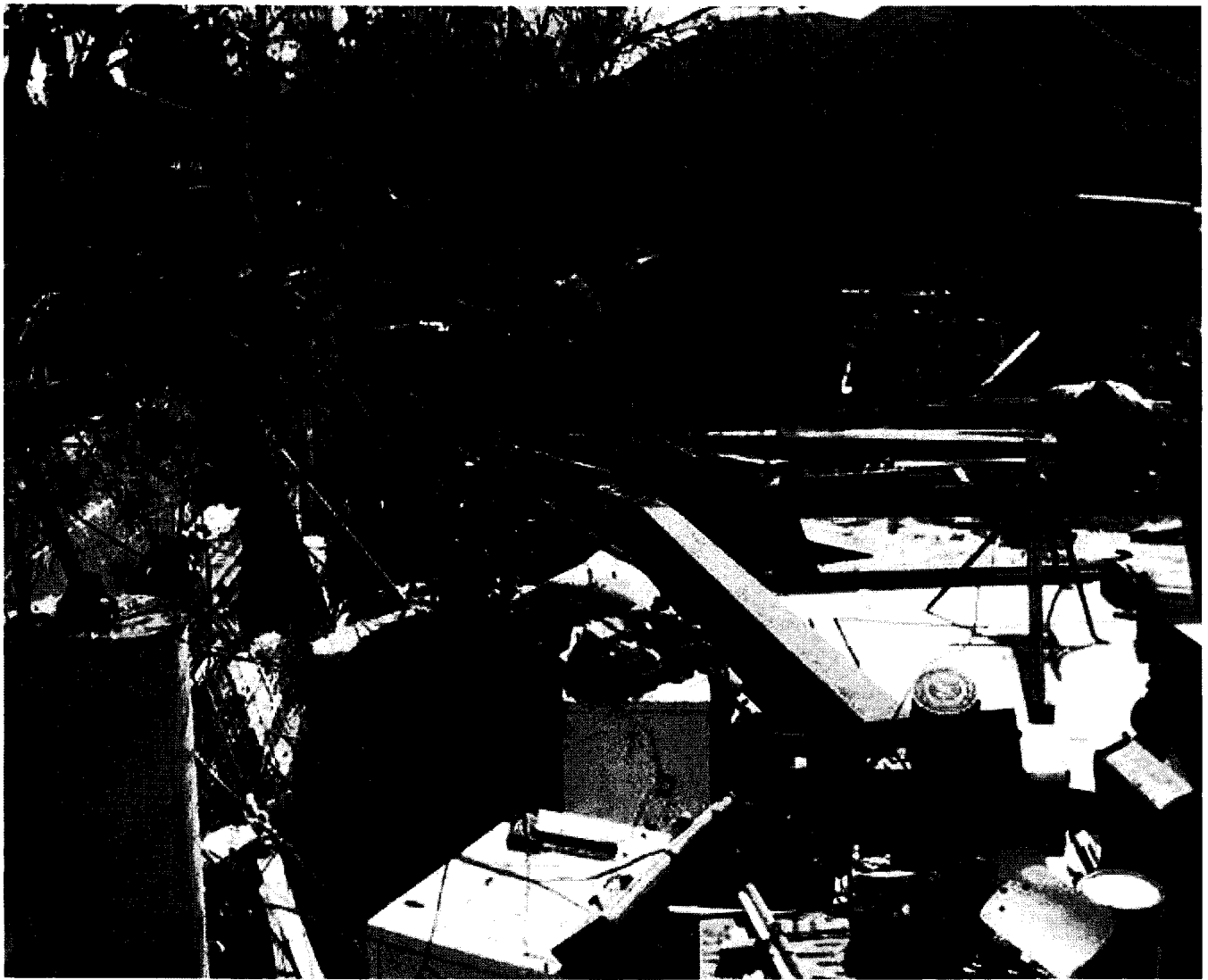
Scrap metal at rear of property. 95x172 Accumulated Rubbish. Lpadilla 2/17/2010 - 02/19/2010

EXHIBIT NO.     D<sup>5</sup>



Scrap metal. Lpadilla 2/17/2010 - 02/19/2010

EXHIBIT NO.         D6



Accumulated rubbish. Scrap metals throughout rear of property. Lpadilla 2/17/2010 - 02/19/2010

EXHIBIT NO.       D<sup>7</sup>

*Photographs*



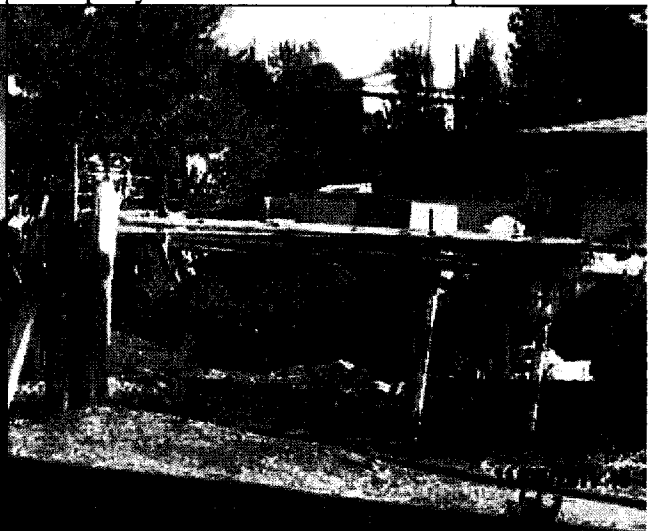
Property remains in violation. Lpadilla 11/8/2011



Property remains in violation. Lpadilla 11/8/2011



Property remains in violation. Lpadilla 11/8/2011



Property remains in violation. Lpadilla 11/8/2011



Property remains in violation. Lpadilla 11/8/2011



Property remains in violation. Lpadilla 11/8/2011

EXHIBIT NO.     D<sup>8</sup>



# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 08-04991

THE PROPERTY AT: 7050 ADAMS AVE, Cotton CA

APN#: 259-030-003

WAS INSPECTED BY OFFICER: L. PADILLA

ID#: 70 ON 2/17/10 AT 11:00 am/pm

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

<input type="checkbox"/>	5.28.040 (RCO 593)	<b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	<b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	<b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	<b>Prohibited Fencing</b> - 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="checkbox"/>	8.120.010 (RCO 541)	<b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.	<input checked="" type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	<b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	<b>Unapproved Grading/Clearing</b> - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	15.16.020 (RCO 457)	<b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Unpermitted Land Use:</b> _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	<b>Unpermitted Mobile Home</b> - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="checkbox"/>	15.48.040 (RCO 457)	<b>Substandard Mobile Home/Trailer/RV</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>		

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

**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 3/17/10** . FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO **\$500.00** PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.**

Terry Kawell  
SIGNATURE

TERRY KAWELL 2-17-10  
PRINT NAME DATE

PROPERTY OWNER  TENANT

CDL/CID#

D.O.B.

TELEPHONE NO. 909-831-0040

EXHIBIT NO. E

POSTED





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

February 23, 2010

RE CASE NO: CV08-04991

I, Lance Padilla, hereby declare:

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

That on 2/17/2010 at 11:00AM, I securely and conspicuously posted Notice of Violation RCC 8.120.010 Accumulated Rubbish at the property described as:

**Property Address:** 7050 ADAMS AVE, COLTON

**Assessor's Parcel Number:** 259-030-003

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

Executed on February 23, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

*Lance Padilla #70*  
By: Lance Padilla, Code Enforcement Officer

EXHIBIT NO. E<sup>2</sup>





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

December 20, 2010

TERRY L KAWELL  
7050 ADAMS AVE  
COLTON, CA. 92324

RE CASE NO: CV08-04991 at 7050 ADAMS AVE, in the community of RECHE CANYON, California, Assessor's Parcel Number 259-030-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 7050 ADAMS AVE, in the community of RECHE CANYON California, Assessor's Parcel Number 259-030-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY JANUARY 20, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

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

EXHIBIT NO. EA

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: Lanee Padilla, Code Enforcement Officer

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**PROOF OF SERVICE**

Case No. CV08-4991

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jennifer Miller, 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 February 23, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation (RCC 8.120.010 & 15.16.020)  
Notice of Defects (1)  
Summary of Costs Notification**

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

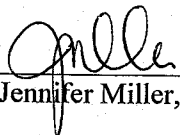
TERRY L KAWELL 7050 ADAMS AVE, COLTON, CA. 92324

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

CODE ENFORCEMENT DEPARTMENT

  
By: Jennifer Miller, Code Enforcement Aide

**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:

Terry L. Kawell  
 7050 Adams Avenue  
 Colton, CA 92324  
 CV08-04991 / LP 259-030-003

2. Article Number

(Transfer from service label)

7009 3410 0000 1203 4752

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Terry L. Kawell  Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Terry L. Kawell 3/1/10

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

REC'D MAR 01 2010

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> 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)	

Postmark Here

Terry L. Kawell  
 7050 Adams Avenue  
 Colton, CA 92324  
 CV08-04991 / LP 259-030-003

PS Form 3800, August 2006 See Reverse for Instructions

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

December 20, 2010

TERRY L KAWELL  
7050 ADAMS AVE  
RECHE CANYON, CA 92324

RE CASE NO: CV08-04991 at 7050 ADAMS AVE, in the community of RECHE CANYON, California, Assessor's Parcel Number 259-030-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 7050 ADAMS AVE, in the community of RECHE CANYON California, Assessor's Parcel Number 259-030-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY JANUARY 20, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

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

EXHIBIT NO.       E8

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: Lanee Padilla, Code Enforcement Officer

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

E<sup>9</sup>





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

December 20, 2010

Perry L. Kawell  
46 Booth Lane  
Crestline, Ca 92325

RE CASE NO: CV08-04991 at 7050 ADAMS AVE, in the community of RECHE CANYON, California, Assessor's Parcel Number 259-030-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 7050 ADAMS AVE, in the community of RECHE CANYON California, Assessor's Parcel Number 259-030-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY JANUARY 20, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

E10

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: Lanee Padilla, Code Enforcement Officer

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

E''



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

December 20, 2010

Security Pacific National Bank  
P.O. Box 70  
Colton, Ca 92324

RE CASE NO: CV08-04991 at 7050 ADAMS AVE, in the community of RECHE CANYON, California, Assessor's Parcel Number 259-030-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 7050 ADAMS AVE, in the community of RECHE CANYON California, Assessor's Parcel Number 259-030-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY JANUARY 20, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

E12

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: Lanee Padilla, Code Enforcement Officer

EXHIBIT NO. EB



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

December 20, 2010

Bank Of America Custom Recording Solutions  
2550 N. Redhill Ave  
Santa Ana, Ca 92705

RE CASE NO: CV08-04991 at 7050 ADAMS AVE, in the community of RECHE CANYON, California, Assessor's Parcel Number 259-030-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 7050 ADAMS AVE, in the community of RECHE CANYON California, Assessor's Parcel Number 259-030-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY JANUARY 20, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

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

EXHIBIT NO. EA

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: Lanee Padilla, Code Enforcement Officer

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

E 15



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV08-04991

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jennifer Miller, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on December 20, 2010, I served the following document(s):

**NOTICE RE: Notice of Violation (RCC 8.120.010 & RCC 15.16.020)  
Notice of Defects (1)  
Summary of Costs Notification**

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

1. TERRY L KAWELL 7050 ADAMS AVE, COLTON, CA. 92324
2. TERRY L KAWELL 7050 ADAMS AVE, RECHE CANYON, CA 92324
3. Perry L. Kawell 46 Booth Lane, Crestline, Ca 92325
4. Security Pacific National Bank P.O. Box 70, Colton, Ca 92324
5. Bank Of America Custom Recording Solutions 2550 N. Redhill Ave, Santa Ana, Ca 92705

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON December 20, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

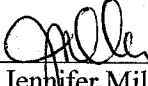
  
By: Jennifer Miller, Code Enforcement Aide

EXHIBIT NO.                     E16

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee  <i>Mute Seyg</i></p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery  <i>12/23</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Bank of America  Custom Recording Solutions  2550 N. Redhill Avenue  Santa Ana, CA 92705  CV08-04991 / LP 259-030-003 (5)</p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">REC'D DEC 23 2010</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <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)</p>	7007 2680 0000 5468 6409
PS Form 3811, February 2004	Domestic Return Receipt
	102595-02-M-1540

7007 2680 0000 5468 6409

**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 \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Bank of America  
Custom Recording Solutions  
2550 N. Redhill Avenue  
Santa Ana, CA 92705  
CV08-04991 / LP 259-030-003 (5)

PS Form 3800, August 2006 See Reverse for Instructions

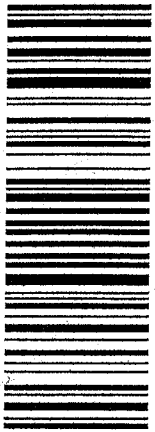
EXHIBIT NO. E17



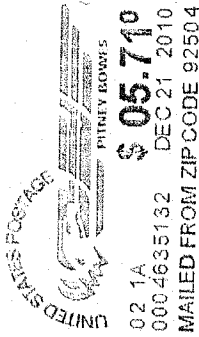
COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED

FIRST CLASS



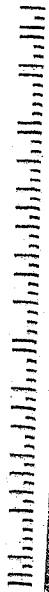
7007 2680 0000 5468 6393



RECD JAN 04 2011

~~Security Pacific National Bank  
P.O. Box 70  
Colton, CA 92324  
CV08-04991 / LP 259-030-003 (5)~~

NIXIE 929 DC 1 00 12/29/10  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 92557722431 \*0704-05589-21-41



7007 2680 0000 5468 6393

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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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)	

Postmark  
Here

Security Pacific National Bank  
P.O. Box 70  
Colton, CA 92324  
CV08-04991 / LP 259-030 (5)

PS Form 3800, August 2006

See Reverse for Instructions

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

E18

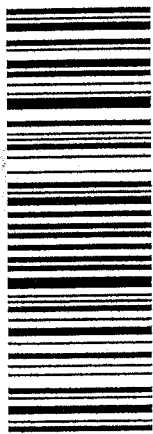
CERTIFIED MAIL™

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

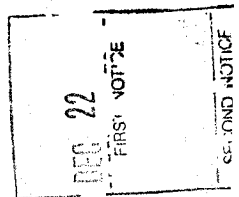
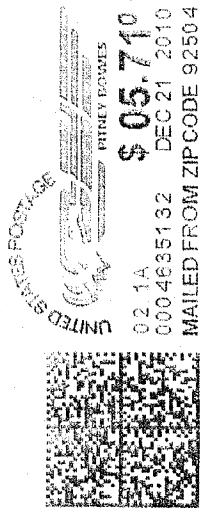
FIRST CLASS



7007 2680 0000 5468 6386

REC'D JAN 04 2011

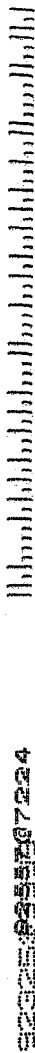
Perry L. Kawell  
46 Booth Lane  
Crestline, CA 92325  
CV08-04991 / LP 259-030-003 (5)



NIXIE 923 DE 1 00 12/23/10

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

EC: 92557722431 \*0704-05582-21-41



7007 2680 0000 5468 6386

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

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**OFFICIAL USE**

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

Postmark  
Here

Perry L. Kawell  
46 Booth Lane  
Crestline, CA 92325  
CV08-04991 / LP 259-030-003 (5)

PS Form 3800, August 2006

See Reverse for Instructions

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

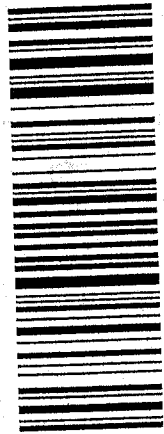
E19

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

RETURN RECEIPT REQUESTED

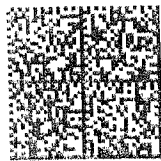
RETURN RECEIPT REQUESTED

Terry L. Kawell  
7050 Adams Avenue  
Reche Canyon, CA 92324  
CV08-04991 / LP 259-030-003 (5)



7007 2680 0000 5468 6379

FIRST CLASS

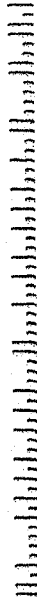


UNITED STATES POSTAGE  
FIRST CLASS  
\$ 05.71  
02 1A  
0004635132 DEC 21 2010  
MAILED FROM ZIP CODE 92504

DEC 22 2010

NIXIE 929 DE 1 00 01/26/11  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92557722431 \*0704-05681-21-41



923249999979041

7007 2680 0000 5468 6379

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

Terry L. Kawell  
7050 Adams Avenue  
Reche Canyon, CA 92324  
CV08-04991 / LP 259-030-003 (5)

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. E 20

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

DOC # 2010-0246826  
05/28/2010 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



*05/28* **M**  
059

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Terry L. Kawell

Case No. CV08-04991

**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 15.16.020) described as Substandard Structure 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 7050 Adams Avenue, Colton, CA, and more particularly described as Assessor's Parcel Number 259-030-003 and having a legal description of POR PAR 5 RS 029/099, Records of Riverside County, with the requirements of Ordinance No. 457 & 541 (RCC Title 15.16.020 & 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Lane Padilla.

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

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By *Mary Overholt*  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

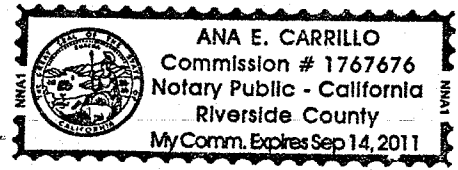
On 05/20/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

*Ana E. Carrillo*

EXHIBIT NO. F





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

February 29, 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.: CV08-04991  
APN: 259-030-003; KAWELL  
Property: 7050 Adams Ave., Colton

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 541 and 725 to consider the abatement of the accumulated rubbish located on the SUBJECT PROPERTY described as 7050 Adams Ave., Colton, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 259-030-003.

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 accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, March 27, 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, Mary Overholt at (951) 485-5840 or Code Enforcement Officer, Stacy Baumgartner at (951) 955-2004 prior to the hearing. Please meet Stacy Baumgartner at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 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: 7050 Adams Avenue, Colton  
Case Nos.: CV 08-04991; APN: 259-030-003; District 5/5

TERRY L KAWELL  
7050 ADAMS AVE  
COLTON CA 92324

BANK OF AMERICA  
2550 N REDHILL AVE  
SANTA ANA CA 92705

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

62

1 **PROOF OF SERVICE**

2 Case No. CV08-04991

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 February 29, 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)**

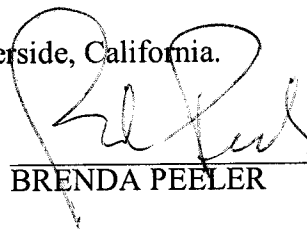
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection  
14 and processing correspondence for mailing. Under that practice it would be deposited with  
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,  
16 California,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

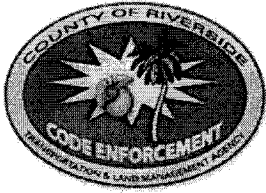
19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the  
20 above is true and correct.**

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 February 29, 2012, at Riverside, California.

24   
25 \_\_\_\_\_  
26 BRENDA PEELER

27 EXHIBIT NO.         G<sup>3</sup>          
28



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 2, 2012

RE CASE NO: CV0804991

I, Lance Padilla, hereby declare:

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

That on 3/1/2012 at 1500HRS, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 7050 ADAMS AVE, COLTON

**Assessor's Parcel Number:** 259-030-003

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

Executed on March 2, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lance Padilla, Code Enforcement Officer