

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

303B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
March 29, 2012

**SUBJECT:** Statement of Abatement Costs [Case Nos. CV09-05866 & CV10-03115]  
Subject Property: 2 Parcels S/O Greenview Dr., Riverside  
APN: 271-160-011; SILVERGATE FINANCIAL INC.  
District One / District One

**RECOMMENDED MOTION:** Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (accumulated rubbish) in the above-referenced matter to be **twenty-three thousand, two hundred eighty-nine dollars and forty cents (US \$23,289.40)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

*[Signature]*

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

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

BY: *[Signature]*  
Tina Grande

**County Executive Office Signature**

Policy  Consent   
Policy  Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** April 10, 2012  
**xc:** Co. Co.

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

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

**Prev. Agn. Ref.:** | **District:** 1 / 1 | **Agenda Number:**

**9.5**

Statement of Abatement Costs [Case Nos. CV09-05866 & CV10-03115]

Subject Property: 2 Parcels S/O Greenview Dr., Riverside

APN: 271-160-011; SILVERGATE FINANCIAL INC.

District One / District One

Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 541 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation were issued. On or about May 4, 2010, Case No. CV09-05866 was closed and reopened under Case No. CV10-03115 and a Notice of Violation and Order to Remove Accumulated Rubbish was issued. On or about Jan. 27, 2011, the accumulated rubbish was abated from the subject property under the direction of the Riverside County Code Enforcement Department.

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

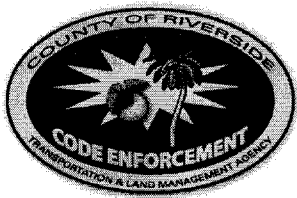
**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** County Counsel  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case Nos. CV09-05866 & CV10-03115]  
Subject Property: 2 Parcels S/O Greenview Dr., Riverside  
APN: 271-160-011; SILVERGATE FINANCIAL INC  
District One / District One

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

**Hearing Date: APRIL 10, 2012**

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting .....	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents .....	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, Jan. 5, 2012 .....	Exhibit C
Lot Book Report.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment .....	Exhibit E
Notice of Hearing Re: Demand for Payment Statement Of Abatement Costs Notice of Special Tax Assessment.....	Exhibit F
Request for Hearing.....	Exhibit G



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

March 5, 2012

**NOTICE OF HEARING RE:  
STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties  
(See Attached Proof of Service  
and Notice List)

Subject Property: 2 Parcels S/O Greenview Dr., Riverside  
Case Nos.: CV09-05866 & CV10-03115  
APN: 271-160-011; SILVERGATE FINANCIAL INC.

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, April 10, 2012, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish located on your real property commonly described as 2 Parcels S/O Greenview Dr., Riverside, Riverside County, California and more particularly described as Assessor's Parcel Number 271-160-011.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **twenty-three thousand, two hundred eighty-nine dollars and forty cents (US \$23,289.40)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Carol Lynn Anderson at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

**You are encouraged to contact Code Enforcement Officer, Stacy Baumgartner at (951) 955-2004 prior to the hearing. Please meet with Stacy Baumgartner at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office to discuss the case.**

GLENN BAUDE  
DIRECTOR

CAROL LYNN ANDERSON  
Administrative Services Officer  
Enclosure: Statement of Abatement Costs



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
271160011 SILVERGATE FINANCIAL INC 2505 CONGRESS ST NO 220 SAN DIEGO, CA 92110

Date: 1/9/2012

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
01/09/2012	CV0905866- INV #103034.	119.50	119.50
12/10/2009	CV0905866:A36127- INV #5594. A36127	100.00	219.50
07/08/2010	PMT #10878. A36127	-100.00	119.50
01/05/2012	CV1003115- INV #103032.	23,169.90	23,289.40
		<b>Total Now Due</b>	<b>\$23,289.40</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

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

W. [Signature]

Code Enforcement Department

EXHIBIT NO.           A<sup>2</sup>

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

271160011  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

Date	Invoice #
1/9/2012	103034

Property Address

271160011  
SILVERGATE FINANCIAL INC  
2 PARCELS SOUTH OF GREENVIEW DRIVE  
RIVERSIDE, CA

Case Number	District	Class
CV0905866	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
8/5/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/10/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/7/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/9/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00

<b>Subtotal</b>	\$119.50
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$119.50

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

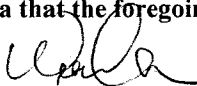
  
Code Enforcement Department

EXHIBIT NO.           A<sup>3</sup>

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

271160011  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

Date	Invoice #
1/5/2012	103032

Property Address
271160011 SILVERGATE FINANCIAL INC 2 PARCELS SOUTH OF GREENVIEW DRIVE RIVERSIDE, CA

Case Number	District	Class
CV1003115	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/4/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
7/2/2010	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
9/13/2010	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
10/14/2010	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
1/4/2011	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
1/10/2011	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
1/19/2011	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
1/20/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
1/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/25/2011	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/27/2011	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/5/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			455.30
1/5/2012	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
1/27/2011	Demolition & Disposal	Demolition & Disposal	1	22,500.00	22,500.00
1/5/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			22,519.30

**Subtotal** \$23,169.90

**Payments/Credits** \$0.00

**Total Now Due** \$23,169.90

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

Code Enforcement Department

EXHIBIT NO.     A<sup>4</sup>

# NOTICE LIST

Subject Property: 2 Parcels S/O Greenview Dr., Riverside; Case Nos.: CV09-05866 &  
CV10-03115; APN: 271-160-011;  
District One / One

SILVERGATE FINANCIAL INC  
CLARK WARDLE  
2505 CONGRESS STREET NO 220  
SAN DIEGO CA 92110

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

A<sup>5</sup>



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**PROOF OF SERVICE**  
Case Nos. CV09-05866 & CV10-03115

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on March 5, 2012, I served the following document(s):

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

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

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

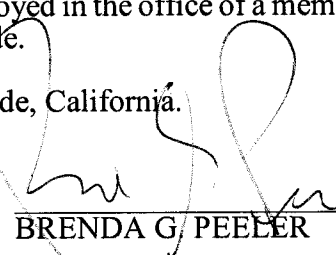
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

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

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

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

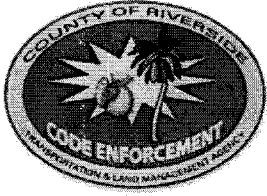
EXECUTED ON March 5, 2012, at Riverside, California.



\_\_\_\_\_  
BRENDA G. PEELER

EXHIBIT NO.     AG





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 9, 2012

RE CASE NO: CV1003115

I, Jamison Cole, 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 3/7/12 at 9:55 a.m., I securely and conspicuously posted Notice of Hearing packet at the property described as:

**Property Address:** 2 PARCELS S/O GREENVIEW, RIVERSIDE

**Assessor's Parcel Number:** 271-160-011

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

Executed on March 9, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jamison Cole, Code Enforcement Officer



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
271160011 SILVERGATE FINANCIAL INC 2505 CONGRESS ST NO 220 SAN DIEGO, CA 92110

Date: 1/9/2012

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
01/09/2012	CV0905866- INV #103034.	119.50	119.50
12/10/2009 07/08/2010	CV0905866:A36127- INV #5594. A36127 PMT #10878. A36127	100.00 -100.00	219.50 119.50
01/05/2012	CV1003115- INV #103032.	23,169.90	23,289.40
		<b>Total Now Due</b>	<b>\$23,289.40</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

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

Code Enforcement Department

EXHIBIT NO. 3

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

271160011  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

Date	Invoice #
1/9/2012	103034

Property Address
271160011 SILVERGATE FINANCIAL INC 2 PARCELS SOUTH OF GREENVIEW DRIVE RIVERSIDE, CA

Case Number	District	Class
CV0905866	1	SOAC

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

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8/5/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/10/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/7/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/9/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00

**Subtotal** \$119.50

**Payments/Credits** \$0.00

**Total Now Due** \$119.50

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

*[Signature]*

Code Enforcement Department

EXHIBIT NO. 32

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

271160011  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

Date	Invoice #
1/5/2012	103032

<b>Property Address</b>
271160011 SILVERGATE FINANCIAL INC 2 PARCELS SOUTH OF GREENVIEW DRIVE RIVERSIDE, CA

Case Number	District	Class
CV1003115	1	SOAC

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

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		Subtotal Code Enforcement Costs			455.30
1/5/2012	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
1/27/2011	Demolition & Disposal	Demolition & Disposal	1	22,500.00	22,500.00
1/5/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			22,519.30
				<b>Subtotal</b>	\$23,169.90

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$23,169.90

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


  
Code Enforcement Department

EXHIBIT NO.     B3

**Vouchers**

Criteria: Accounting Date = 7/1/2002..1/31/2012

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
	<b>Fund 10000 -- General Fund</b>						
3/1/2011	TLARC-00268879	012	RIVCO-0000069602	Gar-Cast	22,500.00	22,500.00	0.00
<b>Total General Fund</b>					<b>22,500.00</b>	<b>22,500.00</b>	<b>0.00</b>

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

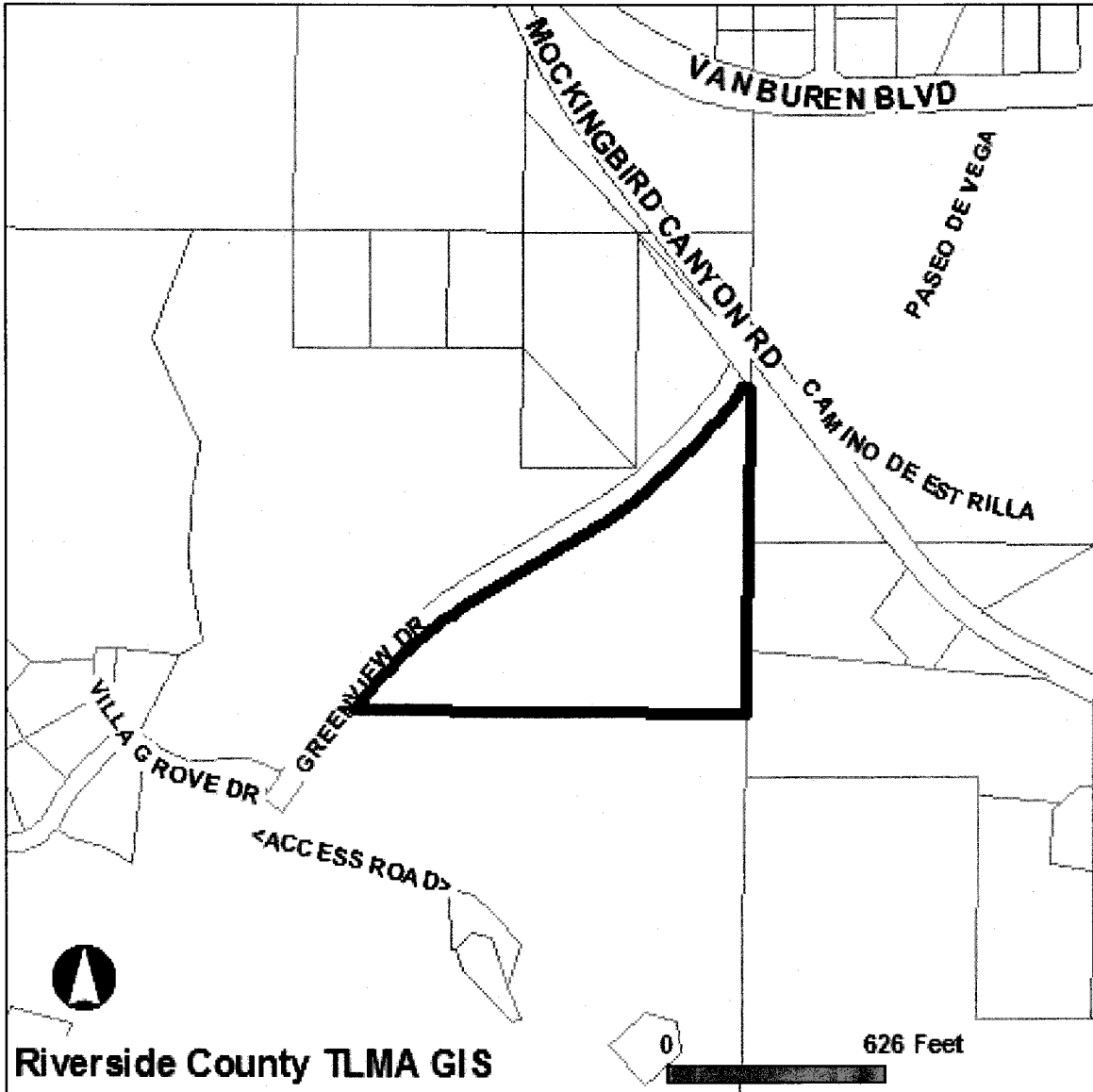
B<sup>4</sup>







RIVERSIDE COUNTY GIS



Selected parcel(s):  
271-160-011

**\*IMPORTANT\***

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

STANDARD REPORT

**APNs**

271-160-011-5

**OWNER NAME / ADDRESS**

SILVERGATE FINANCIAL INC  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
2505 CONGRESS ST NO 220  
SAN DIEGO CA. 92110

**LEGAL DESCRIPTION**

EXHIBIT NO.           C2

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 10.77 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 745 GRID: E4, E5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: RIVERSIDE

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

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

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 28

**ELEVATION RANGE**

1080/1208 FEET

**PREVIOUS APN**

100-103-014

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.

OS-C

RC-VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 6632)

W-1 (CZ 6632)

**ZONING DISTRICTS AND ZONING AREAS**

LAKE MATHEWS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

AGRICULTURAL LAND

COASTAL SAGE SCRUB

DEVELOPED/DISTURBED LAND

RIPARIAN SCRUB, WOODLAND, FOREST

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

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

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

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

LAKE MATHEWS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

***TRANSPORTATION***

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

26

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

**WATER DISTRICT**

WMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

HIGH

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.

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**

RIVERSIDE UNIFIED

**COMMUNITIES**

WOODCREST

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

NOT APPLICABLE, 47.32 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042008

**FARMLAND**

LOCAL IMPORTANCE

OTHER LANDS

**TAX RATE AREAS**

088014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Jan 05 16:48:35 2012  
Version 111212

Owner  
SILVERGATE FINANCIAL INC

Address  
, CA

Parcel/Tax ID  
271-160-011

**Property Profile**

**Ownership Information**

<b>Primary Owner</b>	SILVERGATE FINANCIAL INC	<b>Site Address</b>	
<b>Secondary Owner</b>		<b>Site City, St Zip</b>	, CA
<b>Ownership Description</b>	Company Corporation Incorporated	<b>Mail Address</b>	2505 CONGRESS ST #220
<b>Telephone Number</b>		<b>Mail City, St Zip</b>	SAN DIEGO, CA 92110
<b>Lot</b>		<b>Census Tract</b>	0420.08
<b>Housing Tract / Subdivision Name</b>			
<b>Legal Description</b>	10.77 ACRES M/L IN POR SE 1/4 OF SEC 28 T3S R5W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		

**Property Details**

<b>Use Code</b>	Vacant agricultural/rural	<b>County/Municipality</b>	RIVERSIDE
<b>State</b>	CA	<b>Total Rooms</b>	
<b>RTSQ</b>	05W-03S-28-SE	<b>Bedrooms</b>	
<b>Zoning</b>	A1	<b>Bathrooms</b>	
<b>Number Of Units</b>		<b>Basement Square Feet</b>	
<b>Year Built</b>		<b>Parking</b>	
<b># Of Stories</b>		<b>Parking Square Feet</b>	
<b>Lot Size</b>	469,141	<b>View</b>	
<b>Usable Lot Size</b>		<b>Pool</b>	
<b>Lot Depth</b>		<b>Fireplace</b>	
<b>Lot Width</b>		<b>HT/AC</b>	
<b>Square Feet</b>		<b>Cooling Detail</b>	
<b>Square Ft 1st Flr</b>		<b>Heating Detail</b>	
<b>Square Ft 2nd Flr</b>		<b>Roof Type</b>	
<b>Square Ft 3rd Flr</b>		<b>Construction Quality</b>	
<b>Additions - Square Feet</b>		<b>Construction Type</b>	Other
<b>Building Shape</b>	Other	<b>Exterior</b>	
<b>New Page Grid</b>		<b>Foundation</b>	
<b>Old Page Grid</b>			

**Tax Information**

<b>Assessor's Parcel Number/Tax ID</b>	271-160-011	<b>Assessor's Market Value</b>	
<b>Assessed Total</b>		<b>Tax Amount</b>	\$1,317
<b>Land Total</b>	\$175,166	<b>Status/Yr Delinquent</b>	Current
<b>Improvement</b>		<b>Tax Rate Area</b>	88014
<b>Percent Improvement</b>		<b>HomeOwners Exemption</b>	N

**Sale Information**

<b>Last Sale Date</b>	Mar 07, 2005	<b>1st Loan Amount / Type</b>	/ Conventional
<b>Document Number</b>	0000180390	<b>2nd Loan Amount</b>	
<b>Sale Value</b>	\$1,506,363	<b>Last Transaction W/O \$</b>	
<b>Cost / Square feet</b>		<b>Last Transaction W/O \$ Doc</b>	
<b>Title Company</b>	FIRST AMERICAN TITLE		
<b>Lender</b>			





Owner  
SILVERGATE FINANCIAL INC

Address  
, CA

Parcel/Tax ID  
271-160-011

 **Transaction History**

**Transaction 3 - Transfer**

**Transaction Information**

Buyer / Borrower	ORCO LAND CO	Signature Date	
Recorded Date	Dec 27, 1996	Multiple/Portion	Y
Title Company	FIRST AMERICAN TITLE		

**Ownership Transfer Information**

Seller	CARDEY TRUST	Transaction Type	Resale
Transfer Value	\$100,000 (Minus Lien)	Deed Type	
Document #	0000486026		

**Loan Information**

Loan Amount		Loan Type	Conventional
Document #	0000486026	Interest Rate Type	
		Seller Carry Back	N

Lender Name

**Transaction 2 - Transfer**

**Transaction Information**

Buyer / Borrower	CARDEY TRUST	Signature Date	
Recorded Date	Dec 29, 1995	Multiple/Portion	Y
Title Company	CHICAGO TITLE		

**Ownership Transfer Information**

Seller	FARM CREDIT SVC SOUTHERN CALIF	Transaction Type	Resale
Transfer Value	\$700,000 (Full)	Deed Type	High Liability
Document #	0000435439		

**Loan Information**

Loan Amount	\$1,000,000	Loan Type	Conventional
Document #	0000435439	Interest Rate Type	Fixed
		Seller Carry Back	N

Lender Name FARM CREDIT SVC SOUTHERN CALIF

**Transaction 1 - Transfer**

**Transaction Information**

Buyer / Borrower	FARM,CR SVS COU CA	Signature Date	
Recorded Date	Dec 29, 1995	Multiple/Portion	
Title Company	CHICAGO TITLE		

**Ownership Transfer Information**

Seller	TOPHAM & SONS,	Transaction Type	Resale
Transfer Value		Deed Type	
Document #	0000435433		


**Loan Information**

Loan Amount		Loan Type	Conventional
Document #	0000435433	Interest Rate Type	
		Seller Carry Back	N

Lender Name

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

Recording Requested By  
First American Title NHS

DOC # 2005-0180390  
03/07/2005 08:00A Fee: 49.00  
Page 1 of 5 Doc Y Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY  
First American Title Company

AND WHEN RECORDED MAIL TO:  
Silvergate Financial  
2505 Congress Street #220  
San Diego, CA 92110



M	S	U	PAGE	SIZE	DA	PCOR	NOCDR	SMF	ANSC
	1		5						
A	R	L				COPY	LONG	REFUND	ACRS

49- T  
SG

GRANT DEED

A.P.N.: 271-110-001-1 and 271-160-001-6 and 271-160-002-7 and 271-160-011-5 and 271-220-001-1

T.R.A. No. 088-014

File No.: RRI-586780 (db)

586780-22

The Undersigned Grantor(s) Declares(s): DOCUMENTARY TRANSFER TAX (see attached pursuant to Section 11932 of the Revenue & Taxation Code; CITY TRANSFER TAX \$a/a;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; (  City of County of Riverside, and...

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The Eadington Companies, LLC, a California Limited Liability Company

organized under the laws of the State of California

hereby GRANTS to Silvergate Financial Inc., a California Corporation

the following described property in the unincorporated area of County of Riverside, County of Riverside, State of California:

PARCEL 1:

THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1 PAGE(S) 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF GREENVIEW DRIVE AS SHOWN BY TRACT 3141 ON FILE IN BOOK 54 PAGE(S) 33 THROUGH 35, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;  
THENCE NORTH 00° 03' 30" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 2346.31 FEET TO A POINT ON THE CENTER LINE OF MOCKINGBIRD CANYON ROAD, (60 FEET WIDE), AS SHOWN ON RIVERSIDE COUNTY SURVEYOR'S DRAWING NO. 322-C;  
THENCE SOUTH 33° 46' 35" WEST 245.72 FEET;

Mail Tax Statements To: SAME AS ABOVE

EXHIBIT NO.           D<sup>4</sup>

THENCE SOUTH 45° 30' WEST 244.41 FEET;  
 THENCE SOUTH 51° 08' WEST 168.30 FEET;  
 THENCE SOUTH 59° 34' WEST 541.63 FEET;  
 THENCE SOUTH 46° 47' 30" WEST, 262.54 FEET;  
 THENCE SOUTH 37° 45' WEST 561.48 FEET;  
 THENCE SOUTH 77° 01' EAST 681.59 FEET;  
 THENCE SOUTH 48° 32' EAST 81.77 FEET;  
 THENCE SOUTH 42° 23' 15" EAST 104.46 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";  
 THENCE SOUTH 17° 30' 20" WEST 173.27 FEET, TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 20° 44' 50" WEST 142.47 FEET;  
 THENCE NORTH 77° 29' WEST 70.08 FEET;  
 THENCE SOUTH 34° 41' WEST 64.65 FEET;  
 THENCE SOUTH 20° 03' EAST 63.16 FEET;  
 THENCE SOUTH 46° 28' EAST 202.81 FEET;  
 THENCE NORTH 59° 23' 10" EAST 24.96 FEET;  
 THENCE NORTH 20° 44' 50" WEST 97.36 FEET, TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;  
 THENCE NORTH 00° 03' 30" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 2345.39 FEET TO A POINT ON THE CENTER LINE OF MOCKINGBIRD CANYON ROAD, (60 FEET WIDE), AS SHOWN ON RIVERSIDE COUNTY SURVEYOR'S DRAWING NO. 322-C;  
 THENCE SOUTH 33° 46' 35" WEST 234.72 FEET;  
 THENCE SOUTH 45° 30' WEST 244.41 FEET;  
 THENCE SOUTH 51° 08' WEST 168.30 FEET;  
 THENCE SOUTH 59° 34' WEST 541.63 FEET;  
 THENCE SOUTH 46° 47' 30" WEST 262.54 FEET;  
 THENCE SOUTH 37° 45' WEST 561.48 FEET;  
 THENCE SOUTH 77° 01' EAST 681.59 FEET;  
 THENCE SOUTH 48° 32' EAST 81.77 FEET;  
 THENCE SOUTH 42° 23' 15" EAST 482.73 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 53° 23' 15" EAST 151.27 FEET;  
 THENCE AT A RIGHT ANGLE NORTH 47° 36' 45" EAST 147.14 FEET;  
 THENCE NORTH 12° 22' 15" WEST 86.18 FEET;  
 THENCE NORTH 75° 52' 15" WEST 91.90 FEET;  
 THENCE SOUTH 47° 36' 45" WEST 139.55 FEET TO THE TRUE POINT OF BEGINNING;  
 SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE SOUTHWESTERLY 30 FEET THEREOF;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;  
 THENCE NORTH 00° 03' 30" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 2346.31 FEET TO A POINT ON THE CENTER LINE OF MOCKINGBIRD CANYON ROAD, (60 FEET WIDE), AS SHOWN ON RIVERSIDE COUNTY SURVEYOR'S DRAWING NO. 322-C;  
 THENCE SOUTH 33° 46' 35" WEST, 245.72 FEET;  
 THENCE SOUTH 45° 30' WEST 244.41 FEET;  
 THENCE SOUTH 51° 08' WEST 168.30 FEET;  
 THENCE SOUTH 59° 34' WEST 541.63 FEET;  
 THENCE SOUTH 46° 47' 30" WEST 262.54 FEET;  
 THENCE SOUTH 37° 45' WEST 561.48 FEET;

THENCE SOUTH 77° 01' EAST 13.12 FEET;  
 THENCE SOUTH 37° 19' WEST 345.20 FEET;  
 THENCE SOUTH 28° 11' 45" WEST 184.88 FEET TO THE BEGINNING OF A TANGENT CURVE  
 CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150 FEET;  
 THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE  
 OF 76° 41' 30", AN ARC DISTANCE OF 200.78 FEET TO THE END THEREOF;  
 THENCE NORTH 75° 06' 45" WEST 40.06 FEET, THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 75° 06' 45" WEST 181.16 FEET;  
 THENCE SOUTH 24° 14' 30" WEST 555.14 FEET, MORE OR LESS, TO A POINT ON THE SOUTH  
 LINE OF SAID SOUTHEAST QUARTER, DISTANT THEREOF SOUTH 89° 55' 15" EAST 302.76  
 FEET FROM THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 28;  
 THENCE SOUTH 89° 55' 15" EAST, ALONG SAID SOUTH LINE, 283.42 FEET TO A POINT  
 THEREON;  
 THENCE NORTH 19° 47' WEST 88.04 FEET;  
 THENCE NORTH 21° 36' 25" EAST 405.70 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION IN TRACT 3141, AS SHOWN BY MAP ON FILE  
 IN BOOK 54 PAGE(S) 33 THROUGH 35, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE  
 COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL 1, AS SHOWN BY RECORD OF  
 SURVEY ON FILE IN BOOK 37 PAGE(S) 88 THEREOF OF RECORDS OF SURVEY, RECORDS OF  
 RIVERSIDE COUNTY, CALIFORNIA;  
 THENCE NORTH 34° 41' 00" EAST ALONG THE BOUNDARY LINE OF SAID PARCEL 1, A  
 DISTANCE OF 64.65 FEET TO AN ANGLE POINT THEREIN;  
 THENCE SOUTH 77° 29' 00" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 70.08 FEET  
 TO AN ANGLE POINT THEREIN;  
 THENCE SOUTH 20° 44' 50" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 142.47  
 FEET TO THE CENTER LINE OF A 15.00 FOOT ROAD AND PUBLIC UTILITY EASEMENT, AS  
 SHOWN ON SAID RECORD OF SURVEY;  
 THENCE NORTH 17° 30' 20" EAST ALONG SAID CENTER LINE, A DISTANCE OF 173.27 FEET  
 TO THE SOUTHWESTERLY LINE OF A 30.00 FOOT ROAD AND PUBLIC UTILITY EASEMENT, AS  
 SHOWN ON SAID RECORD OF SURVEY;  
 THENCE NORTH 42° 23' 15" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF  
 104.46 FEET TO AN ANGLE POINT THEREIN;  
 THENCE NORTH 48° 32' 00" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF  
 81.77 FEET TO AN ANGLE POINT THEREIN;  
 THENCE NORTH 77° 01' 00" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF  
 47.00 FEET TO A POINT THEREON;  
 THENCE SOUTH 08° 08' 20" WEST; A DISTANCE OF 214.00 FEET TO THE TRUE POINT OF  
 BEGINNING.

**PARCEL 2:**

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION  
 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE  
 RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 1 PAGE(S) 8 OF MAPS, RECORDS  
 OF SAN BERNARDINO COUNTY, CALIFORNIA, WHICH LIES WESTERLY AND NORTHERLY OF  
 TRACT 3141, AS SHOWN BY MAP ON FILE IN BOOK 54 PAGE(S) 33 THROUGH 35,  
 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 3:**

**LOT 13 OF TRACT 3141, AS SHOWN BY MAP ON FILE IN BOOK 54 PAGE(S) 33 THROUGH 35, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.**

**PARCEL 4:**

**THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIZED SURVEY OF THE RANCHO EL SOBRIANTE DE SAN JACINTO ON FILE IN BOOK 1 PAGE(S) 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.**

**PARCEL 5:**

**AN EASEMENT FOR INGRESS AND EGRESS OVER LETTERED LOTS B, C AND D OF TRACT 3141 AS SHOWN BY MAP ON FILE IN BOOK 54 PAGES 33, 34 AND 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS EVIDENCED BY A NOTICE RECORDED JULY 26, 1979 AS INSTRUMENT NO. 157649.**

Dated: 03/02/2005

The Eadington Companies, LLC, a California  
Limited Liability Company



By: Elizabeth J. Merhab, Manager

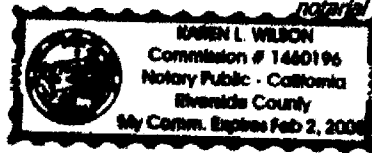
STATE OF California )SS  
COUNTY OF Riverside )

On March 2 2005 before  
me, Karen L. Wilson Notary Public personally appeared  
Elizabeth J. Merkahl, 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 Karen L. Wilson

My Commission Expires: Feb. 2, 2008



*This area for official  
notarial seal*

Notary Name: KAREN L. WILSON Notary Phone: 951-245-5981  
Notary Registration Number: 1460196 County of Principal Place of Business: RIVERSIDE





# County of Riverside Code Enforcement Department

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

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

January 18, 2012

Silvergate Financial Inc  
2505 Congress St No 220  
San Diego, CA 92110

Subject Property: 2 Parcels South of Greenview Drive, Riverside  
Case No(s): CV09-05866, CV10-03115  
APN No(s): 271-160-011

Dear Silvergate Financial Inc.:

**NOTICE IS HEREBY GIVEN** that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Accumulated Rubbish located on your real property commonly described as 2 Parcels South of Greenview Drive, Riverside and more particularly described as Assessor's Parcel Number 271-160-011.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Twenty-Three Thousand, Two Hundred Eighty-Nine Dollars and Forty Cents (\$23,289.40)**.

**You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.**

**YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER.** You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

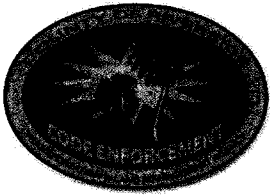
In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact us at (951) 955-2004.

Code Enforcement Department

Carol Lynn Anderson  
Administrative Services Officer

EXHIBIT NO.     E



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

Silvergate Financial Inc  
2505 Congress St No 220  
San Diego, CA 92110

Subject Property: 2 Parcels South of Greenview Drive, Riverside  
Case No(s): CV09-05866, CV10-03115  
APN No(s): 271-160-011

I, \_\_\_\_\_, hereby request a public hearing before the Board of  
Supervisors (Please PRINT your name here)

regarding case number(s) \_\_\_\_\_.

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please SIGN your name here)

Print: \_\_\_\_\_  
(Please PRINT your name here)

You may contact me at the following daytime phone number: \_\_\_\_\_

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

EXHIBIT NO.       E<sup>2</sup>





# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
271160011 SILVERGATE FINANCIAL INC 2505 CONGRESS ST NO 220 SAN DIEGO, CA 92110

Date: 1/9/2012

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
01/09/2012	CV0905866- INV #103034.	119.50	119.50
12/10/2009 07/08/2010	CV0905866:A36127- INV #5594. A36127 PMT #10878. A36127	100.00 -100.00	219.50 119.50
01/05/2012	CV1003115- INV #103032.	23,169.90	23,289.40
		<b>Total Now Due</b>	<b>\$23,289.40</b>

**The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.**

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

W. [Signature]

EXHIBIT NO.     E<sup>3</sup>    

Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

271160011  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

Date	Invoice #
1/9/2012	103034

<b>Property Address</b>
271160011 SILVERGATE FINANCIAL INC 2 PARCELS SOUTH OF GREENVIEW DRIVE RIVERSIDE, CA

Case Number	District	Class
CV0905866	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
8/5/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/10/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/7/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/9/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
				<b>Subtotal</b>	<b>\$119.50</b>
				<b>Payments/Credits</b>	<b>\$0.00</b>
				<b>Total Now Due</b>	<b>\$119.50</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

*[Signature]*

Code Enforcement Department

EXHIBIT NO. EA

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

271160011  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

Date	Invoice #
1/5/2012	103032

<b>Property Address</b>
271160011 SILVERGATE FINANCIAL INC 2 PARCELS SOUTH OF GREENVIEW DRIVE RIVERSIDE, CA

Case Number	District	Class
CV1003115	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
5/4/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
7/2/2010	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
9/13/2010	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
10/14/2010	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
1/4/2011	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
1/10/2011	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
1/19/2011	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
1/20/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
1/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/25/2011	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/27/2011	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/5/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			455.30
1/5/2012	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
1/27/2011	Demolition & Disposal	Demolition & Disposal	1	22,500.00	22,500.00
1/5/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			22,519.30
				<b>Subtotal</b>	\$23,169.90

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$23,169.90

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

Code Enforcement Department

EXHIBIT NO.       E<sup>5</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**RESPONSIBLE PARTIES**

January 18, 2012

OWNER  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

EG





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 18, 2012

RE CASE NO: CV0905866

I, Jamison Cole, hereby declare:

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

That on 1/18/12 at 2:00 p.m., I securely and conspicuously posted Statement of Abatement Costs packet at the property described as:

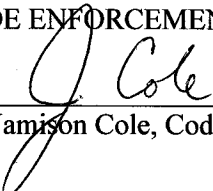
**Property Address:** 2 PARCELS SOUTH OF GREENVIEW DR., RIVERSIDE

**Assessor's Parcel Number:** 271-160-011

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

Executed on January 18, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jamison Cole, Code Enforcement Officer

17650 CAJALCO ROAD, PERRIS, CALIFORNIA 92570  
(951) 776-3233 • FAX (951) 780-5426

EXHIBIT NO.       E<sup>8</sup>      

4/2/12



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 18, 2012

RE CASE NO: CV1003115

I, Jamison Cole, 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 1/18/12 at 2:00 p.m., I securely and conspicuously posted Statement of Abatement Costs packet at the property described as:

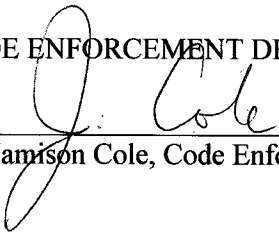
**Property Address:** 2 PARCELS S/O GREENVIEW, RIVERSIDE

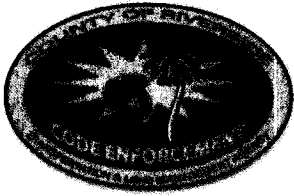
**Assessor's Parcel Number:** 271-160-011

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

Executed on January 18, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jamison Cole, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Glenn Baude  
Director

February 8, 2012

**NOTICE OF HEARING  
RE: DEMAND FOR PAYMENT  
STATEMENT OF ABATEMENT COSTS  
NOTICE OF SPECIAL TAX ASSESSMENT**

To: Owner(s) or Interested Parties  
(See Attached Proof of Service  
and Notice List)

Subject Property: 2 Parcels South of Greenview Drive, Riverside  
Case No.: CV09-05866, CV10-03115; SILVERGATE FINANCIAL INC  
APN: 271-160-011

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Administrative Hearing Officer on **Tuesday, February 28, 2012, at 1:00 P.M.** at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case.

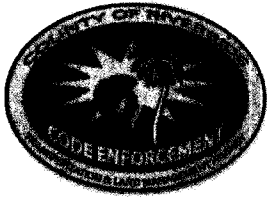
If you have any objections to the Demand for Payment previously sent to you, you must address your objections to the Administrative Hearing Officer at the hearing. If you have any questions about the Demand for Payment, please contact Administrative Services at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Hearing, the DEPARTMENT shall seek an order from the Administrative Hearing Officer to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Administrative Hearing Officer for their final consideration and deliberation of this matter.

  
CAROL LYNN ANDERSON  
Administrative Services Officer

EXHIBIT NO.     F





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

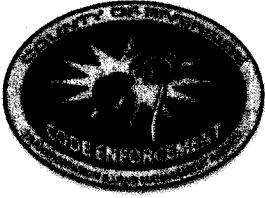
**RESPONSIBLE PARTIES**

February 8, 2012

OWNER  
SILVERGATE FINANCIAL INC  
2505 CONGRESS ST NO 220  
SAN DIEGO, CA 92110

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

F<sup>2</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV09-05866, CV10-03115

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ericka Edwards, 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 8, 2012, I served the following documents(s):

**NOTICE OF HEARING RE: DEMAND FOR PAYMENT STATEMENT OF  
ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT**

**NOTICE LIST**

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

SILVERGATE FINANCIAL INC 2505 CONGRESS ST NO 220, SAN DIEGO, CA 92110

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.

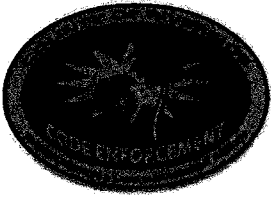
EXECUTED ON February 8, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ericka Edwards, OAIII

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

F<sup>3</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

Silvergate Financial Inc  
2505 Congress St No 220  
San Diego, CA 92110

Subject Property: 2 Parcels South of Greenview Drive, Riverside  
Case No(s): CV09-05866, CV10-03115  
APN No(s): 271-160-011

I, CLARK WARDLE, hereby request a public hearing before the Board of  
Supervisors (Please PRINT your name here)

regarding case number(s) CV09-05866, CV10-03115

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: 2505 CONGRESS ST  
SAN DIEGO CA 92110

Signed: *Clark Wardle* Date: 2/7/12  
(Please SIGN your name here)

Print: CLARK WARDLE, CFO  
(Please PRINT your name here)  
SILVERGATE FINANCIAL INC.

You may contact me at the following daytime phone number: 619-398-8825

**IMPORTANT**

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

EXHIBIT NO. 6

RECEIVED FEB 14 2012  
*Scanned*