

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

913B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
May 23, 2012

SUBJECT: Statement of Abatement Costs [Case Nos. CV98-0497, CV01-1649, CV10-03832 & CV10-03855]
Subject Property: 88-705 Avenue 62, Thermal; HERNANDEZ
APN: 749-300-003
District Four / District Four

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (illegal land use, substandard electrical, unpermitted mobile home park and accumulated rubbish) in the above-referenced matter to be **twenty-eight thousand, eight hundred two dollars and seventy cents (US \$28,802.70)**;
- (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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

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

C.E.O. RECOMMENDATION: APPROVE

BY: *[Signature]*
Tina Grande

County Executive Office Signature

- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster 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: June 5, 2012

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

xc: ATTACHED ~~CONCERNED~~ FILED
WITH THE CLERK OF THE BOARD

Prev. Agn. Ref.: | District: 4 / 4 | Agenda Number:

9.10

Statement of Abatement Costs [Case Nos. CV98-0497, CV01-1649, CV10-03832 & CV10-03855]

Subject Property: 88-705 Avenue 62, Thermal; HERNANDEZ

APN: 749-300-003

District Four / District Four

Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348, 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.

On Oct. 4, 2011, the Superior Court of the State of California, County of Riverside, issued its Default Judgment and Order Assessing Abatement Costs and Attorney's Fees as a result of a lawsuit filed by the County of Riverside in Case No. INC 10009418. The Court awarded County of Riverside costs and attorneys' fees in the amount of twenty-eight thousand, eight hundred two dollars and seventy cents (\$28,802.70). County of Riverside seeks to have these costs recorded against the subject property as an abatement lien and to be added to the tax roll as a special assessment, pursuant to Riverside County Ordinance No. 725.

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.

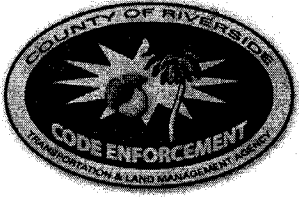
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case Nos. CV98-0497, CV01-1649, CV10-038323 & CV10-03855]
Subject Property: 88-705 Avenue 62, Thermal; HERNANDEZ
APN: 749-300-003
District Four / District Four

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

Hearing Date: JUNE 5, 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 11/12 And Geographic Information System, April 17, 2012...	Exhibit C
Lot Book Report and/or DataQuick.....	Exhibit D



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

May 8, 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: 88-705 Avenue 62, Thermal
Case Nos.: CV98-0497, CV01-1649, CV10-03832 & CV10-03855
APN: 749-300-003; HERNANDEZ

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, June 5, 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 illegal land use, substandard electrical, unpermitted mobile home park and accumulated rubbish located on your real property commonly described as 88-705 Avenue 62, Thermal, Riverside County, California and more particularly described as Assessor's Parcel Number 749-300-003.

Based upon the Court Default Judgment and Order filed October 4, 2011, the total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **twenty-eight thousand, eight hundred two dollars and seventy cents, (US \$28,802.70)**. This amount is immediately due and payable. If you have any objections to the ~~Default Judgment and~~ Order Assessing Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. 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.

If you plan to attend the hearing, please check-in with Code Enforcement staff 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.

GLENN BAUDE
DIRECTOR

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

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

EXHIBIT NO. A

9.10 JUN - 5 2012

(Exempt from Filing Fees Pursuant to Govt. Code § 6103)

1 PAMELA J. WALLS, County Counsel (SBN 123446)
 2 RAYMOND M. MISTICA, Deputy County Counsel (SBN 225808)
 3 3960 Orange Street, Suite 500
 4 Riverside, CA 92501-3674
 5 Telephone: (951) 955-6300
 6 Facsimile: (951) 955-6363
 7 Email: RMistica@co.riverside.ca.us
 8 Attorneys for Plaintiff

FILED

10/31/2011

C BANDA

Superior Court of California
County of Riverside

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
 10 COUNTY OF RIVERSIDE

11 County of Riverside, a political subdivision of)
 12 the State of California,)

Case No. INC 10009418

13 Plaintiff,

14 v.)

NOTICE OF ENTRY OF JUDGMENT

15 DIEGO HERNANDEZ, MIGUEL)
 16 HERNANDEZ, and DOES 1-20,)

17 Defendants.)

Complaint Filed: October 19, 2010

18 TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:

19 PLEASE TAKE NOTICE that default judgment in the above-captioned action was entered on
 20 October 4, 2011, in the form and manner specified in the attached conformed copy of the Default
 21 Judgment in this action filed on October 4, 2011 (Exhibit "A").

22 PAMELA J. WALLS
 23 County Counsel

24 Dated: October 31, 2011

25 By: 

26 RAYMOND M. MISTICA
 27 Deputy County Counsel
 28 Attorneys for County of Riverside

RMM/cb

October 31, 2011

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EXHIBIT A

(Exempt from Filing Fees Pursuant to Govt. Code § 6103)

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2 RAYMOND M. MISTICA, Deputy County Counsel (SBN 225808)
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5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363
7 Email: RMISTICA@co.riverside.ca.us

8 Attorneys for Plaintiff

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
OCT 04 2011
Y. Dominguez
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OCT 14 2011

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 COUNTY OF RIVERSIDE

11
12 County of Riverside, a political subdivision of)
13 the State of California,)

14 Plaintiff,

15 v.

16 DIEGO HERNANDEZ, MIGUEL)
17 HERNANDEZ, and DOES 1-20,)

18 Defendants.

Case No. INC 10009418

[PROPOSED] DEFAULT JUDGMENT AND ORDER

Complaint Filed: October 19, 2010

19 A Complaint for Abatement, Declaratory and Injunctive Relief, and Civil Penalties was filed on
20 October 19, 2010 by Plaintiff County of Riverside to enjoin defendants Diego Hernandez and Miguel
21 Hernandez ("Defendants") from continuing to commit violations of Riverside County Ordinance Nos.
22 348, 457, 650, and 725; Title 25 of the California Code of Regulations sections 1130 through 1190; and
23 the Mobilehome Parks Act (Health & Safety Code sections 18250, 18251 and 18670); and to declare the
24 subject property located at 88-705 Avenue 62, Thermal, in the unincorporated area of Riverside County,
25 California (APN 749-300-003-2), a public nuisance and in violation of the Mobilehome Parks Act and
26 said Riverside County Ordinances.

27 Defendants were served with the Summons and Complaint on or about December 3, 2010.

28 The Request for Entry of Default against Defendants was filed on February 7, 2011, and

1
[PROPOSED] DEFAULT JUDGMENT AND ORDER

EXHIBIT NO. AA

1 Defendants' default was entered on the same date. Plaintiff has concurrently submitted a Request for
2 Dismissal as to all Doe defendants.

3 Pursuant to Code of Civil Procedure section 585, subdivision (b), the Plaintiff submitted an
4 Application for Default Judgment and the Declarations of Raymond M. Mistica, Cuong Phan, Francisco
5 Mendez and Michelle Cervantes in Support of the Application.

6 Upon consideration of the Application for Default Judgment, the declarations, exhibits and papers
7 in support thereof, the Court enters Judgment in favor of the Plaintiff County of Riverside against
8 Defendants as follows:
9

10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Defendants Diego Hernandez
11 and Miguel Hernandez, and their officers, agents, employees, representatives, and all persons acting in
12 concert or participating with them with actual or constructive notice of this injunction, are immediately
13 enjoined from creating, suffering, or permitting the following conditions on the real property located at
14 88-705 Avenue 62, Thermal, in the unincorporated area of Riverside County, California (APN 749-300-
15 003-2) (the "Property") in violation of Riverside County Ordinance Nos. 348, 457, 650, and 725; Title 25
16 of the California Code of Regulations sections 1130 through 1190; and the Mobilehome Parks Act
17 (Health & Safety Code sections 18250, 18251 and 18670):
18

- 19 1. Unapproved space electrical equipment and installations, and substandard electrical wiring
- 20 system;
- 21 2. Unpermitted operation of mobilehome park;
- 22 3. Unpermitted mobilehome park units; and
- 23 4. Unpermitted septic tanks.

24 IT IS FURTHER ORDERED that the subject property located at 88-705 Avenue 62, Thermal, in
25 the unincorporated area of Riverside County, California (APN 749-300-003-2) is declared to be a public
26 nuisance and in violation of the Mobilehome Parks Act and the aforementioned Riverside County
27 Ordinances.

28 ///

EXHIBIT NO. A5

1 IT IS FURTHER ORDERED that Defendants Diego Hernandez and Miguel Hernandez, and their
 2 officers, agents, employees, representatives, and all persons acting in concert or participating with them
 3 with actual or constructive notice of this injunction are enjoined from further violating any Federal and/or
 4 State law or regulation, and/or County ordinance regarding the use of the subject property located at 88-
 5 705 Avenue 62, Thermal, in the unincorporated area of Riverside County, California (APN 749-300-003-
 6 2).

7 IT IS FURTHER ORDERED that the Defendants and each of them shall pay Plaintiff County's
 8 costs of inspection, investigation, and enforcement, including reasonable attorneys' fees pursuant to
 9 Riverside County Ordinance No. 725, section 11 and 15, and California Government Code section 25845.
 10 The reasonable costs of abatement and attorney's fees, pursuant to Riverside County Ordinance No. 725,
 11 may be imposed as a lien on the real property and collected in the same manner as property taxes, or in
 12 any other manner provided by law. Plaintiff shall recover the following:

- 13 1. \$ 13,012.42 in costs from Defendants and each of them.
- 14 2. \$ 3,665.28 in attorneys' fees from Defendants and each of them.
- 15 3. \$ 12,125.00 in civil assessment fees from Defendants and each of them.

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 18 Dated: 10-4, 2011


 The Honorable John G. Evans
 Superior Court Judge

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 27 RMM/cb
 December 8, 2010
 28 G:\Litigation\RMM\RMM) COR v. Hernandez - INC 10009418\Pleadings\Proposed Default Judgment and Order.doc

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PROOF OF SERVICE
Superior Court Case No. INC 10009418

I, the undersigned, say 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, CA 92501-3611.

That on October 31, 2011, I served a copy of the following listed documents:

NOTICE OF ENTRY OF JUDGMENT

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

DIEGO HERNANDEZ
85490 CALLE ROSA
COACHELLA CA 92236

MIGUEL HERNANDEZ
85490 CALLE ROSA
COACHELLA CA 92236

- FIRST CLASS MAIL.** I am "readily familiar" with this 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. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.
- OVERNIGHT MAIL.** I am "readily familiar" with this office's practice of collection and processing correspondence for overnight mailing. Under that practice, it would be deposited in a box or facility regularly maintained by the express service carrier in an envelope or package designated by the express service carrier in the ordinary course of business.
- PERSONAL SERVICE.** I personally served the documents/envelope to the persons at the addresses listed above. Delivery was made to the attorney or at the attorney's office by leaving the documents, in an envelope or package clearly labeled to identify the attorney being served, with a receptionist or an individual in charge of the office, between the hours of 9:00 a.m. and 5:00 p.m.
- ELECTRONIC SERVICE.** Based on a court order or an agreement of the parties to accept service by electronic transmission, I caused the documents to be sent to the persons at the electronic notification addresses listed above. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

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

Executed on October 31, 2011, at Riverside, California.



CHARMAINE BENSON

NOTICE LIST

Subject Property: 88-705 Ave. 62, Thermal; Case Nos.: CV98-0497,
CV01-1649, CV10-03832 & CV10-03855
APN: 749-300-003; District 4 / District 4

MIGUEL HERNANDEZ
DIEGO HERNANDEZ
85-490 CALLE ROSA
COACHELLA CALIFORNIA 92236

MIGUEL HERNANDEZ
DIEGO HERNANDEZ
84-426 CORTE LORETO
COACHELLA CALIFORNIA 92236

MIGUEL HERNANDEZ
DIEGO HERNANDEZ
PO BOX 1093
THERMAL CALIFORNIA 92274

MIGUEL HERNANDEZ
DIEGO HERNANDEZ
87-705 AVENUE 62
THERMAL CALIFORNIA 92274

ERIC P. BEATTY
S-B ASSET PARTNERS LP
2335 WEST FOOTHILL BOULEVARD SUITE 18
UPLAND CALIFORNIA 91786

MEGAN BEAMAN ESQ
CALIFORNIA RURAL LEGAL ASSISTANCE, INC.
PO BOX 35/1460 SIXTH STREET
COACHELLA CALIFORNIA 92236

ILENE J JACOBS ESQ
CALIFORNIA RURAL LEGAL ASSISTANCE INC
511 D STREET
PO BOX 2600
MARYSVILLE CALIFORNIA 95901

ARTURO RODRIGUEZ ESQ
84426 NORTH SIENNA CIRCLE
COACHELLA CALIFORNIA 92236

EXHIBIT NO. A⁸

NOTICE LIST

Subject Property: 88-705 Ave. 62, Thermal; Case Nos.: CV98-0497,
CV01-1649, CV10-03832 & CV10-03855
APN: 749-300-003; District 4 / District 4

JESSICA L YARED ESQ
MCCARTHY & HOLTHUS LLP
1770 FOURTH AVENUE
SAN DIEGO CALIFORNIA 92101

NATIONAL CITY MORTGAGE CO
3232 NEWMARK DRIVE
MIAMISBURG OHIO 45342

DIRECTORS MORTGAGE LOAN CORPORATION
PO BOX 12012
RIVERSIDE, CALIFORNIA 92502-2212
REFERENCE: LOAN NUMBER 8379703

DIRECTORS MORTGAGE LOAN CORPORATION
1592 SPRUCE STREET
RIVERSIDE CALIFORNIA 92507

COUNTY OF LOS ANGELES
CHILD SUPPORT SERVICES DEPARTMENT
621 HAWAII STREET
EL SEGUNDO CALIFORNIA 90245-0000
REFERENCE: CASE NUMBER BY0579581

STATE OF CALIFORNIA
EMPLOYMENT DEVELOPMENT DEPARTMENT
BENEFIT OVERPAYMENT COLLECTION
SECTION MIC 91
PO BOX 826218
SACRAMENTO CALIFORNIA 94230-6218
REFERENCE: CASE NUMBER 07ED56053

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 2952
SACRAMENTO CALIFORNIA 95812-2952
REFERENCE: CERTIFICATE NUMBERS 07333614412,
10020376258, 08267753563, 09350604784
AND 05294669639

EXHIBIT NO. _____

A⁹

PROOF OF SERVICE

Case Nos. CV98-0497, CV01-1649, CV10-03832 & CV10-03855

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 May 8, 2012, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- NOTICE OF ENTRY OF JUDGMENT
- DEFAULT JUDGMENT AND ORDER
- 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 May 8, 2012, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. A"

(Exempt from Filing Fees Pursuant to Govt. Code § 6103)

1 PAMELA J. WALLS, County Counsel (SBN 123446)
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3 3960 Orange Street, Suite 500
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5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363
7 Email: RMistica@co.riverside.ca.us

FILED

10/31/2011

C BANDA

Superior Court of California
County of Riverside

Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

County of Riverside, a political subdivision of
the State of California,

Case No. INC 10009418

Plaintiff,

v.

NOTICE OF ENTRY OF JUDGMENT

DIEGO HERNANDEZ, MIGUEL
HERNANDEZ, and DOES 1-20,

Defendants.

Complaint Filed: October 19, 2010

TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:

PLEASE TAKE NOTICE that default judgment in the above-captioned action was entered on October 4, 2011, in the form and manner specified in the attached conformed copy of the Default Judgment in this action filed on October 4, 2011 (Exhibit "A").

PAMELA J. WALLS
County Counsel

Dated: October 31, 2011

By: Raymond M. Mistica
RAYMOND M. MISTICA
Deputy County Counsel
Attorneys for County of Riverside

RMM/cb
October 31, 2011
G:\Litigation\RMM\RMM) COR v. Hernandez - INC 10009418\Pleadings\Ntc of Entry of Judgment 10-31-11.doc

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EXHIBIT A

(Exempt from Filing Fees Pursuant to Govt. Code § 6103)

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6 Facsimile: (951) 955-6363
7 Email: RMISTICA@co.riverside.ca.us

8 Attorneys for Plaintiff

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

OCT 04 2011

Y. Dominguez

CSS

OCT 14 2011

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 COUNTY OF RIVERSIDE

11
12 County of Riverside, a political subdivision of
13 the State of California,

14 Plaintiff,

15 v.

16 DIEGO HERNANDEZ, MIGUEL
17 HERNANDEZ, and DOES 1-20,

18 Defendants.

Case No. INC 10009418

[PROPOSED] DEFAULT JUDGMENT AND ORDER

Complaint Filed: October 19, 2010

19 A Complaint for Abatement, Declaratory and Injunctive Relief, and Civil Penalties was filed on
20 October 19, 2010 by Plaintiff County of Riverside to enjoin defendants Diego Hernandez and Miguel
21 Hernandez ("Defendants") from continuing to commit violations of Riverside County Ordinance Nos.
22 348, 457, 650, and 725; Title 25 of the California Code of Regulations sections 1130 through 1190; and
23 the Mobilehome Parks Act (Health & Safety Code sections 18250, 18251 and 18670); and to declare the
24 subject property located at 88-705 Avenue 62, Thermal, in the unincorporated area of Riverside County,
25 California (APN 749-300-003-2), a public nuisance and in violation of the Mobilehome Parks Act and
26 said Riverside County Ordinances.

27 Defendants were served with the Summons and Complaint on or about December 3, 2010.

28 The Request for Entry of Default against Defendants was filed on February 7, 2011, and

[PROPOSED] DEFAULT JUDGMENT AND ORDER

EXHIBIT NO. B3

1 Defendants' default was entered on the same date. Plaintiff has concurrently submitted a Request for
2 Dismissal as to all Doe defendants.

3 Pursuant to *Code of Civil Procedure* section 585, subdivision (b), the Plaintiff submitted an
4 Application for Default Judgment and the Declarations of Raymond M. Mistica, Cuong Pham, Francisco
5 Mendez and Michelle Cervantes in Support of the Application.

6 Upon consideration of the Application for Default Judgment, the declarations, exhibits and papers
7 in support thereof, the Court enters Judgment in favor of the Plaintiff County of Riverside against
8 Defendants as follows:

9
10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Defendants Diego Hernandez
11 and Miguel Hernandez, and their officers, agents, employees, representatives, and all persons acting in
12 concert or participating with them with actual or constructive notice of this injunction, are immediately
13 enjoined from creating, suffering, or permitting the following conditions on the real property located at
14 88-705 Avenue 62, Thermal, in the unincorporated area of Riverside County, California (APN 749-300-
15 003-2) (the "Property") in violation of Riverside County Ordinance Nos. 348, 457, 650, and 725; Title 25
16 of the California Code of Regulations sections 1130 through 1190; and the Mobilehome Parks Act
17 (Health & Safety Code sections 18250, 18251 and 18670):

- 18 1. Unapproved space electrical equipment and installations, and substandard electrical wiring
- 19 2. Unpermitted operation of mobilehome park;
- 20 3. Unpermitted mobilehome park units; and
- 21 4. Unpermitted septic tanks.

22 IT IS FURTHER ORDERED that the subject property located at 88-705 Avenue 62, Thermal, in
23 the unincorporated area of Riverside County, California (APN 749-300-003-2) is declared to be a public
24 nuisance and in violation of the Mobilehome Parks Act and the aforementioned Riverside County
25 Ordinances.


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1 IT IS FURTHER ORDERED that Defendants Diego Hernandez and Miguel Hernandez, and their
 2 officers, agents, employees, representatives, and all persons acting in concert or participating with them
 3 with actual or constructive notice of this injunction are enjoined from further violating any Federal and/or
 4 State law or regulation, and/or County ordinance regarding the use of the subject property located at 88-
 5 705 Avenue 62, Thermal, in the unincorporated area of Riverside County, California (APN 749-300-003-
 6 2).

7 IT IS FURTHER ORDERED that the Defendants and each of them shall pay Plaintiff County's
 8 costs of inspection, investigation, and enforcement, including reasonable attorneys' fees pursuant to
 9 Riverside County Ordinance No. 725, section 11 and 15, and California Government Code section 25845.
 10 The reasonable costs of abatement and attorney's fees, pursuant to Riverside County Ordinance No. 725,
 11 may be imposed as a lien on the real property and collected in the same manner as property taxes, or in
 12 any other manner provided by law. Plaintiff shall recover the following:

- 13 1. \$ 13,012.42 in costs from Defendants and each of them.
- 14 2. \$ 3,665.28 in attorneys' fees from Defendants and each of them.
- 15 3. \$ 12,125.00 in civil assessment fees from Defendants and each of them.

16
 17
 18 Dated: 10-4, 2011


 The Honorable John G. Evans
 Superior Court Judge

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PROOF OF SERVICE
Superior Court Case No. INC 10009418

I, the undersigned, say 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, CA 92501-3611.

That on October 31, 2011, I served a copy of the following listed documents:

NOTICE OF ENTRY OF JUDGMENT

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

**DIEGO HERNANDEZ
85490 CALLE ROSA
COACHELLA CA 92236**

**MIGUEL HERNANDEZ
85490 CALLE ROSA
COACHELLA CA 92236**

- FIRST CLASS MAIL.** I am "readily familiar" with this 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. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.
- OVERNIGHT MAIL.** I am "readily familiar" with this office's practice of collection and processing correspondence for overnight mailing. Under that practice, it would be deposited in a box or facility regularly maintained by the express service carrier in an envelope or package designated by the express service carrier in the ordinary course of business.
- PERSONAL SERVICE.** I personally served the documents/envelope to the persons at the addresses listed above. Delivery was made to the attorney or at the attorney's office by leaving the documents, in an envelope or package clearly labeled to identify the attorney being served, with a receptionist or an individual in charge of the office, between the hours of 9:00 a.m. and 5:00 p.m.
- ELECTRONIC SERVICE.** Based on a court order or an agreement of the parties to accept service by electronic transmission, I caused the documents to be sent to the persons at the electronic notification addresses listed above. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

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

Executed on October 31, 2011, at Riverside, California.



CHARMAINE BENSON

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

Assessment #749300003-2		Parcel # 749300003-2	
Assessee:	HERNANDEZ MIGUEL A	Land	134,026
Assessee:	VALENCIA DIEGO HERNANDEZ	Structure	181,955
Mail Address:	P O BOX 1093	Full Value	315,981
City, State Zip:	THERMAL CA 92274	Total Net	315,981
Real Property Use Code:	R1		
Base Year	1995		
Conveyance Number:	0751971		
Conveyance (mm/yy):	12/2007		
PUI:	R010012		
TRA:	58-017		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	88705 AVENUE 62 THERMAL CA 92274		



EXHIBIT NO. C

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 9.87 ACRES

PROPERTY CHARACTERISTICS

749-300-003

NO PROPERTY DESCRIPTION AVAILABLE

749-300-003

WOOD FRAME, 1620 SQFT., 3 BDRM/ 1 BATH, 1 STORY, CONST'D 1961COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5592 GRID: A3

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)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T7SR8E SEC 2

ELEVATION RANGE

-160/-160 FEET

PREVIOUS APN

749-030-010

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

LDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

EASTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-10

ZONING DISTRICTS AND ZONING AREAS

LOWER COACHELLA VALLEY 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
JACQUELINE COCHRAN

AIRPORT COMPATIBILITY ZONES
JACQUELINE COCHRAN ZONE E

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)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
EASTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

230

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 COACHELLA VALLEY WATER DISTRICT AT (760) 398-2651 FOR INFORMATION

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

COACHELLA VALLEY WATER DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

HIGH

SUBSIDENCE

ACTIVE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED

COMMUNITIES

MECCA

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 46.12 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045604

FARMLAND

LOCAL IMPORTANCE

PRIME FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

058017

•CITRUS PEST CONTROL 2

- COACH VAL CO WTR STORM WTR UNIT
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SO COACHELLA VALLEY CSD
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

Case #	Description	Start Date
CV011649	ABATEMENT	Jun. 4, 2001
CV1003832	NEIGHBORHOOD ENFORCEMENT	May. 10, 2010
CV1003855	ABATEMENT	May. 11, 2010

REPORT PRINTED ON...Tue Apr 17 13:58:35 2012
Version 120118

Owner
HERNANDEZ, MIGUEL A

Address
88705 62ND AVE THERMAL, CA 92274

Parcel/Tax ID
749-300-003

Property Profile

Ownership Information

Primary Owner	HERNANDEZ, MIGUEL A	Site Address	88705 62ND AVE
Secondary Owner	VALENCIA, DIEGO	Site City, St Zip	THERMAL, CA 92274
Ownership Description	Joint Tenant	Mail Address	PO BOX 1093
Telephone Number		Mail City, St Zip	THERMAL, CA 92274
Lot		Census Tract	0456.04
Housing Tract / Subdivision Name			
Legal Description	9.87 ACRES IN POR NE 1/4 OF SEC 2 T7S R8E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		

Property Details

Use Code	Single family residence	County/Municipality	RIVERSIDE
State	CA	Total Rooms	
RTSQ	08E-07S-02-NE	Bedrooms	3
Zoning	A1	Bathrooms	1
Number Of Units	1	Basement Square Feet	
Year Built		Parking	
# Of Stories		Parking Square Feet	
Lot Size	429,937	View	
Usable Lot Size		Pool	
Lot Depth		Fireplace	
Lot Width		HT/AC	
Square Feet	1,620	Cooling Detail	
Square Ft 1st Flr		Heating Detail	
Square Ft 2nd Flr		Roof Type	
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet		Construction Type	
Building Shape		Exterior	
New Page Grid		Foundation	
Old Page Grid			

Tax Information

Assessor's Parcel Number/Tax ID	749-300-003	Assessor's Market Value	
Assessed Total		Tax Amount	\$3,845
Land Total	\$134,026	Status/Yr Delinquent	Current
Improvement	\$181,955	Tax Rate Area	58017
Percent Improvement	57.58%	HomeOwners Exemption	N

Sale Information

Last Sale Date	Dec 30, 1994	1st Loan Amount / Type	\$108,000 / Conventional
Document Number	0000483955	2nd Loan Amount	
Sale Value	\$135,000	Last Transaction W/O \$	Dec 18, 2007
Cost / Square feet	\$83	Last Transaction W/O \$ Doc	0000751971
Title Company	FIDELITY NATIONAL TITLE		
Lender	DIRECTORS MORTGAGE LOAN CORP		

Owner
HERNANDEZ,MIGUEL A

Address
88705 62ND AVE THERMAL , CA 92274


Parcel/Tax ID
749-300-003

Sales Comparables - Detail

Target Property			
Address:	88705 62ND AVE THERMAL , CA 92274		
Owner Name:	HERNANDEZ,MIGUEL A		
Parcel Number:	749-300-003	Standard Use Code:	Single family residence
Beds/Baths:	3 / 1	Square Feet:	1,620
Sale Date:	Dec 30, 1994	Sale Amount:	\$135,000
Document Nbr:	0000483955	1st Loan Amt/Type:	\$108,000 / Conventional
RTSQ:	08E-07S-02-NE	2nd Loan Amt:	
Lender:	DIRECTORS MORTGAGE LOAN CORP		
Title Company:	FIDELITY NATIONAL TITLE		
Pool:		View:	
Roof Type:		Fireplace:	
Number of Units:	1	Number of Stories:	
HT/AC:		Heating Detail:	
Sq Ft 1st Floor:		Square Ft 2nd Floor:	
Basement Sq Ft:		Additions Sq Feet:	
Parking Sq Ft:		Parking:	
Lot/Housing Tract:		Subdivision Name:	
Legal Description:	9.87 ACRES IN POR NE 1/4 OF SEC 2 T7S R8E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		

Search Parameters			
Search Method:	Radius 5.00 mile(s)	Search Logic:	Default
Distressed:	Include Distressed	Use Codes:	Same as Target:
Sale Date:	5/22/2011 - 11/22/2011	Sale Value:	
Square Footage:	1,215 - 2,025	Bedrooms:	1 - 5
Bathrooms:	0 - 3	Lot Size:	
Full Sales Only:	Yes	Number of Units:	-
		Year Built:	
		Same City as Target:	Yes
		Owner Occupied:	Unknown or All
		Pool:	Unknown or All

Sales Comparables

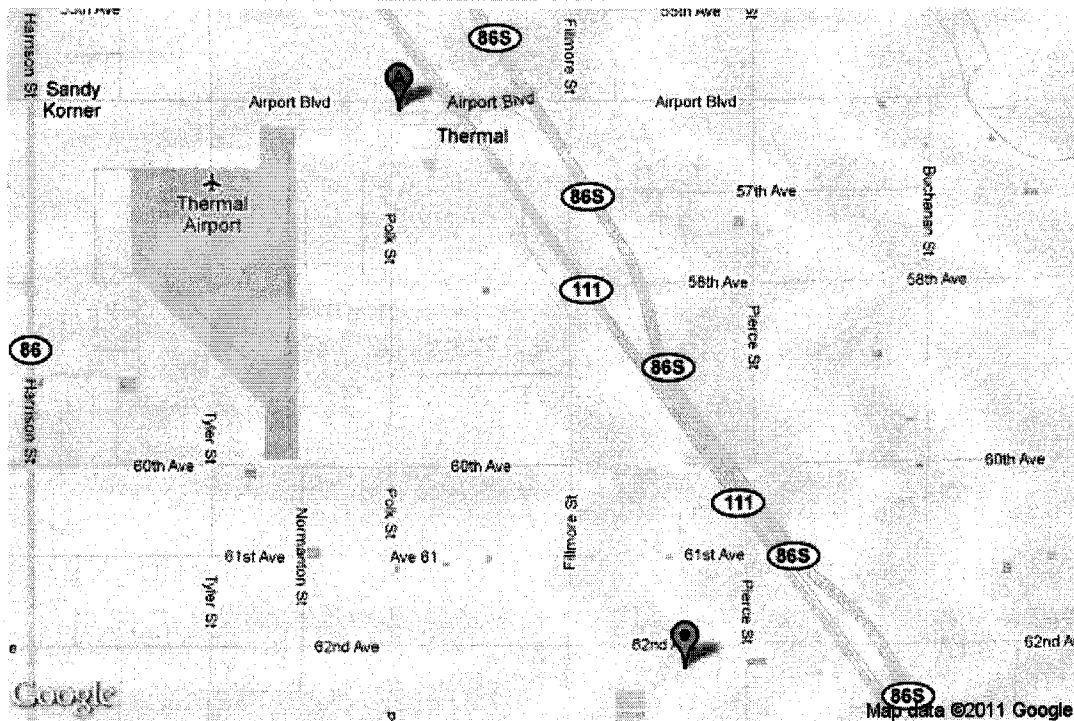
		Distance:	3.47 Miles
1. 			
Address:	87050 KOKELL AVE THERMAL , CA 92274		
Owner Name:	PEREZ,ALEJANDRO R		
Parcel Number:	757-021-016	Standard Use Code:	Single family residence
Beds/Baths:	3 / 2	Square Feet:	1,400
Sale Date:	Sep 30, 2011	Sale Amount:	\$49,000 (Full)
Document Nbr:	0000433202	1st Loan Amt/Type:	\$28,000 / Conventional
RTSQ:		2nd Loan Amt:	
Lender:	WIENER J E & B J TRUST B (IT)		
Title Company:	PREMIUM TITLE		
Pool:		View:	
Roof Type:	Comp Shingle	Fireplace:	Yes
Number of Units:	1	Number of Stories:	1
HT/AC:	Both	Heating Detail:	Central
Sq Ft 1st Floor:		Square Ft 2nd Floor:	
Basement Sq Ft:		Additions Sq Feet:	
Parking Sq Ft:	240	Parking:	in Attached Garage
Lot/Housing Tract:	17	Subdivision Name:	ALDERMAN ACRES
Legal Description:	.21 ACRES M/L IN LOT 17 MB 022/021		

Owner
HERNANDEZ, MIGUEL A

Address
88705 62ND AVE THERMAL, CA 92274

Parcel/Tax ID
749-300-003

Sales Comparables - Detail



Target Property

88705 62ND AVE THERMAL, CA 92274



Sales Comparable #1

87050 KOKELL AVE THERMAL, CA 92274

Market Analysis

	Low	Average	High	Comps
Distance From Subject	3.47	3.47	3.47	1
Sale Amount	\$49,000	\$49,000	\$49,000	1
Assessed Value	\$57,583	\$57,583	\$57,583	1
Cost/SF	\$35.00	\$35.00	\$35.00	1
Square Feet	1,400	1,400	1,400	1
Lot Size	9,148	9,148	9,148	1
Year Built	1972	1972	1972	1
# Bedrooms	3.0	3.0	3.0	1
# Baths	2.0	2.0	2.0	1
# Stories	1	1	1	1
# Units	1	1	1	1

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO

NAME Miguel A. Hernandez and Diego Hernandez Valencia

ADDRESS P.O. Box 1093

CITY
 STATE & ZIP Thermal, Ca 92274



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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GRANT DEED

TITLE ORDER NO.

ESCROW NO.

APN NO. 749-300-003

14

C
810

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX \$ 0.00

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area: City of THERMAL and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 BENJAMIN HERNANDEZ, A SINGLE MAN

hereby GRANT(s) to

MIGUEL A. HERNANDEZ, A SINGLE MAN AND DIEGO HERNANDEZ VALENCIA, A SINGLE MAN, AS JOINT TENANTS

the following described real property in the County of RIVERSIDE
 SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

State of California

Dated 12/12/2007

Benjamin Hernandez
 BENJAMIN HERNANDEZ

STATE OF CALIFORNIA)
 COUNTY OF RIVERSIDE) S.S.

ON 12/12/2007 before me, YESENIA ESPINOZA, NOTARY PUBLIC

Notary Public, personally appeared
 BENJAMIN HERNANDEZ

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

Yesenia Espinoza

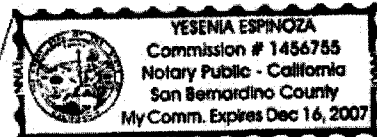


EXHIBIT NO. D4

EXHIBIT "A"

THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF GOVERNMENT LOT 2
IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 EAST,
SAN BERNARDINO BASE AND MERIDIAN EXCEPTING THEREFROM THE
NORTHERLY 30 FEE THEREOF ALSO EXCEPTING THEREFROM ALL MINERAL
RIGHTS, INCLUDING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS
CONVEYED TO RAYMOND MONGLIOMOT, ET ALL IN DEED RECORDED JUNE 18,
1974 IN BOOK 1974 PAGE 75034, OFFICIAL RECORDS.



2987-8751971
12/18/2007 09:06A
2 of 2

EXHIBIT NO. _____

D⁵

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:
HERNANDEZ, ETAL
P.O. BOX. 1093
THERMAL, CA. 92274

DOC # 2003-533598

07/17/2003 09:00 Fee:16.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



TRA.058

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GRANT DEED

C
RU

ASSESSOR'S PARCEL NO.: 749-300-003
TITLE ORDER NO.: ACCOMM.
ESCROW NO.: ACCOMM.

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS: \$ -0- County \$.00 City TRANSFER BETWEEN CO-SIGNER
 computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OLIMPIA HERNANDEZ, A SINGLE WOMAN AND RAFAEL ALVARADO AND LETICIA ALVARADO, HUSBAND AND WIFE WHO AGUIRED TITLE AS LETICIA HERNANDEZ, A SINGLE WOMAN OR HERNANDEZ

hereby GRANT(S) to BENJAMIN HERNANDEZ, A SINGLE MAN AND MIGUEL A HERNANDEZ, A SINGLE MAN AND DIEGO HERNANDEZ VALENCIA, A SINGLE MAN ALL AS JOINT TENANTS

the real property in the CITY OF THERMAL, County of Riverside State of California, Described as: THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF GOVERNMENT LOT 2 IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM THE NORTHERLY 30 FEET THEREOF; ALSO EXCEPTING THEREFROM ALL MINERAL RIGHTS, INCLUDING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS CONVEYED TO RAYMOND MANGLIOMOT, ET AL IN DEED RECORDED JUNE 18, 1974 IN BOOK 1974 PAGE 75034, OFFICIAL RECORDS.

Dated July 10, 2003

State of California
County of RIVERSIDE
On JULY 10, 2003

Before me SARA SAENZ

Olimpia Hernandez
OLIMPIA HERNANDEZ

Personally appeared

~~OLIMPIA HERNANDEZ AND RAFAEL ALVARADO AND LETICIA HERNANDEZ ALVARADO~~ ***

Rafael Alvarado
RAFAEL ALVARADO

Personally known to me (or provided 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.

Leticia Hernandez Alvarado
Leticia Hernandez Alvarado

WITNESS my hand and official seal

Signature

Sara Saenz



(This area for official notary seal)

EXHIBIT NO. D6