

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9.2

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement: regarding Public Hearing on Abatement of Public Nuisance (Accumulated Rubbish) on Case No. CV 08-08916, located at 52058 Lois Avenue, Cabazon; APN: 528-104-039, 5th/5th District.

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is taken of calendar.

Roll Call:

Ayes: Tavaglione, Stone, Benoit and Ashley
Nays: Buster
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 12, 2012 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 12, 2012
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Opal Eckles Deputy

AGENDA NO.
9.2

xc: Co. Co.

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

108B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
2012

SUBJECT: Abatement of Public Nuisance [Accumulated Rubbish]
Case No. : CV08-08916 [AKHTAR]
Subject Property: 52058 Lois Avenue, Cabazon; APN: 528-104-039
District: 5/5

RECOMMENDED MOTION: Move that:

1. The accumulation of rubbish on the real property located at 52058 Lois Avenue, Cabazon, Riverside County, California, APN: 528-104-039 be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
2. Aasim Akhtar, the owner of the subject real property, be directed to abate the accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

April mental Concurrence

(Continued)

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:
Tina Grande

County Executive Office Signature

- | | |
|----------------------------------|--|
| <input type="checkbox"/> Consent | <input checked="" type="checkbox"/> Policy |
| <input type="checkbox"/> Consent | <input checked="" type="checkbox"/> Policy |

Dept Recomm.:
Per Exec. Ofc.:

Abatement of Public Nuisance
Case No.: CV08-08916 [AKHTAR]
52058 Lois Avenue, Cabazon
APN#528-104-039
District 5/5
Page 2

3. If the owner or whoever has possession or control of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the accumulation of rubbish by removing and disposing of the same from the real property.

4. The reasonable cost of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

5. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on January 16, 2009. The inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The rubbish consisted of, but was not limited to: broken concrete, green waste, scrap metal, scrap wood and other miscellaneous household rubbish.

2. The real property has been subsequently inspected an additional fourteen (14) times, the last being January 10, 2012. During each inspection the property continued to be in violation of Riverside County Ordinance No. 541.

3. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of accumulated rubbish.

1 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 08-08916
4 [ACCUMULATION OF RUBBISH] APN: 528-)
104-039, 52058 LOIS AVENUE, CABAZON,) DECLARATION OF CODE
5 COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT TECHNICIAN
CALIFORNIA; AASIM AKHTAR, OWNER.) DAVID JURDEN
6 _____) R.C.O. No. 541

7 I, David Jurden, declare that the facts set forth below are personally known to me except to the
8 extent that certain information is based on information and belief which I believe to be true, and if called
9 as a witness, I could and would competently testify thereto under oath:

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

13 2. I am informed and believe and based thereon allege that on January 16, 2009, Code
14 Enforcement Officer Pike conducted an initial inspection of the real property described as 52058 Lois
15 Avenue, Cabazon, Riverside County, California and further described as Assessor's Parcel Number 528-
16 104-039 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers
17 map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated
18 herein by reference.

19 3. A review of County records and documents disclosed that THE PROPERTY is owned by
20 Aasim Akhtar (hereinafter referred to as the "OWNER"). A certified copy of the County Equalized
21 Assessment Roll for the year 2011-2012 and a copy of the County Geographic Information System
22 ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.

23 4. Based on the Lot Book Report from RZ Title Service on March 12, 2009 and updated on
24 December 28, 2010 and November 1, 2011, it is determined that additional parties may potentially hold a
25 legal interest in THE PROPERTY, to wit: Laford Properties Development Inc. and Farzad Darvish Molla.
26 True and correct copies of the Lot Book Reports are attached hereto as Exhibit "C" and incorporated
27 herein by reference.

28 ///

Officer Declaration

02 JUN 12 2012

1 5. I am informed and believe and based thereon allege that on January 16, 2009, Officer Pike
2 conducted an initial inspection of THE PROPERTY which was partially fenced. There were no signs
3 restricting Officer Pike's entrance wherein he observed accumulated rubbish, which consisted of, but was
4 not limited to the following materials: broken concrete, green waste, scrap metal, scrap wood and other
5 miscellaneous household rubbish.

6 6. As a result of the accumulation of rubbish, THE PROPERTY constituted a public nuisance in
7 violation of the provisions set forth in Riverside County Ordinance No. 541.

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

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

12 9. On January 27, 2011, July 21, 2011 and January 17, 2012, Notices of Violation were
13 mailed to OWNER and INTERESTED PARTIES by certified mail, return receipt requested.

14 10. THE PROPERTY has been inspected an additional fourteen times, the last being January
15 10, 2012. From the road right of way, I observed THE PROPERTY continued to remain in violation of
16 RCO No. 541.

17 11. Based upon my experience, knowledge and visual observations, it is my determination that
18 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general
19 public.

20 12. A Notice of Pendency of Administrative Proceedings regarding the accumulation of
21 rubbish was recorded in the Office of the Assessor, County Clerk & Recorder, County of Riverside, State
22 of California, on August 17, 2011, as Instrument Number 2011-0362989. A true and correct copy of the
23 notice is attached hereto and incorporated herein by reference as Exhibit "F."

24 13. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
25 notification of the Board of Supervisors' hearing was mailed to OWNER and INTERESTED PARTIES
26 by U.S.P.S. and was posted on THE PROPERTY. True and correct copies of the notice and supporting
27 documentation are attached hereto as Exhibit "G" and incorporated herein by reference.

28 14. A recent inspection revealed that THE PROPERTY remains in violation.

1 15. Removal of the accumulation of rubbish on THE PROPERTY is required to bring THE
2 PROPERTY into compliance with Riverside County Ordinance No. 541 and the Health and Safety Code.
3 Under RCO No. 541, no amount of rubbish is allowed to accumulate on THE PROPERTY.

4 16. The Board of Supervisors is requested to issue an Order to Abate the Nuisance described
5 herein. Accordingly, the following findings and conclusions are recommended:

6 (a) the accumulation of rubbish on THE PROPERTY to be deemed and declared a
7 public nuisance;

8 (b) the OWNER and person(s) in possession of THE PROPERTY be required to
9 remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing of the
10 Board's Order to Abate Nuisance, in accordance with all Riverside County Ordinances, including but not
11 limited to the provisions of County Ordinance No. 541;

12 (c) in the event the rubbish is not removed and disposed of according to the above
13 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinances,
14 including but not limited to Riverside County Ordinance No. 541, the rubbish may be abated by
15 representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's
16 Department; and

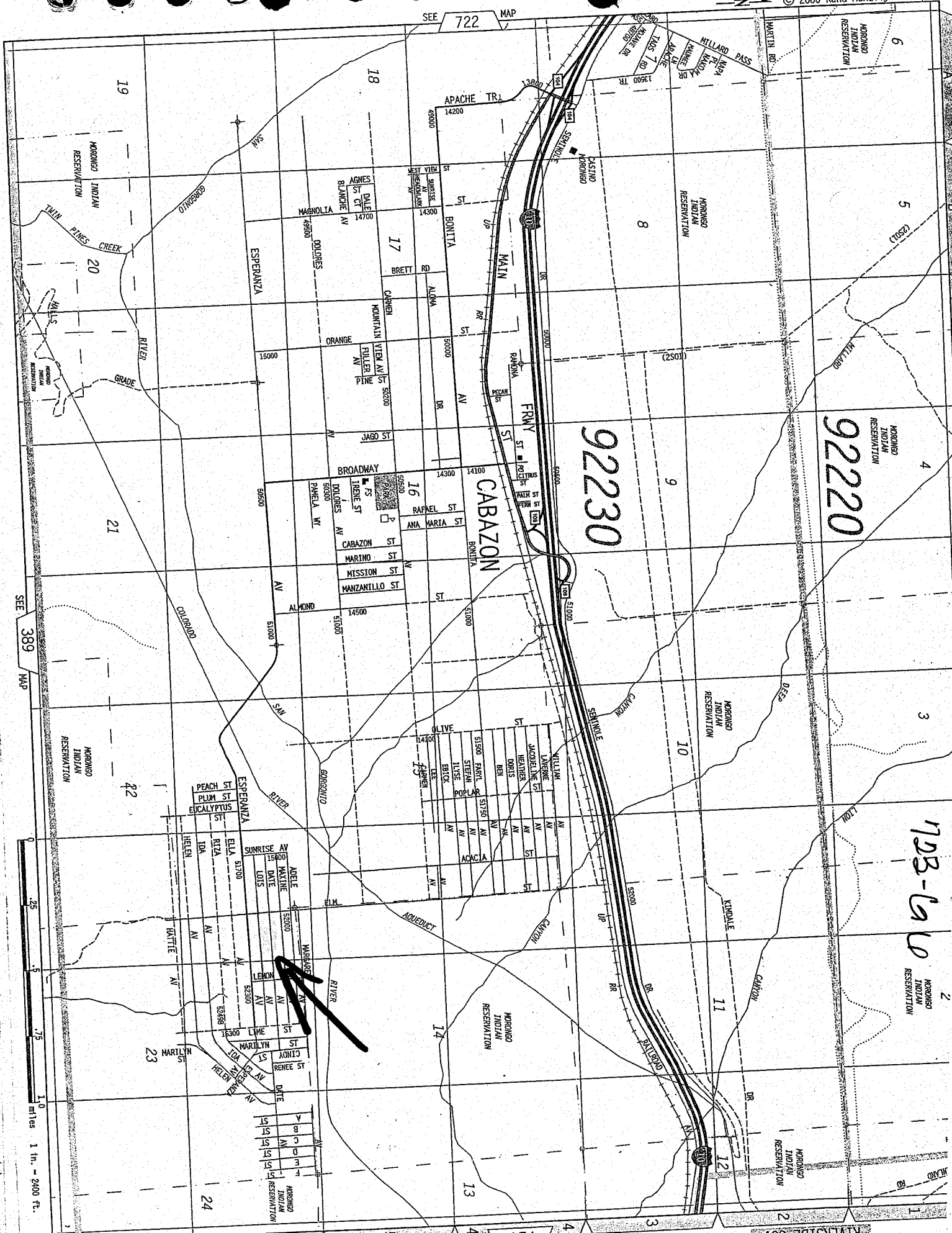
17 (d) reasonable costs of abatement, after notice and opportunity for hearing, may be
18 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
19 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541 and
20 725.

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

23 Executed this 29TH day of MAY, 2012, at SAN JUAN, California.

24
25 
26 _____
27 DAVID JURDEN
28 Code Enforcement Technician
Code Enforcement Department

Exhibit “A”



SEE 722 MAP

SEE 389 MAP

92230

92220

1728-690

0 .25 .5 .75 1.0 miles 1 in. = 2000 ft.

A	ST
B	AV
C	ST
D	ST
E	ST
F	ST
G	ST
H	ST
I	ST
J	ST
K	ST
L	ST
M	ST
N	ST
O	ST
P	ST
Q	ST
R	ST
S	ST
T	ST
U	ST
V	ST
W	ST
X	ST
Y	ST
Z	ST

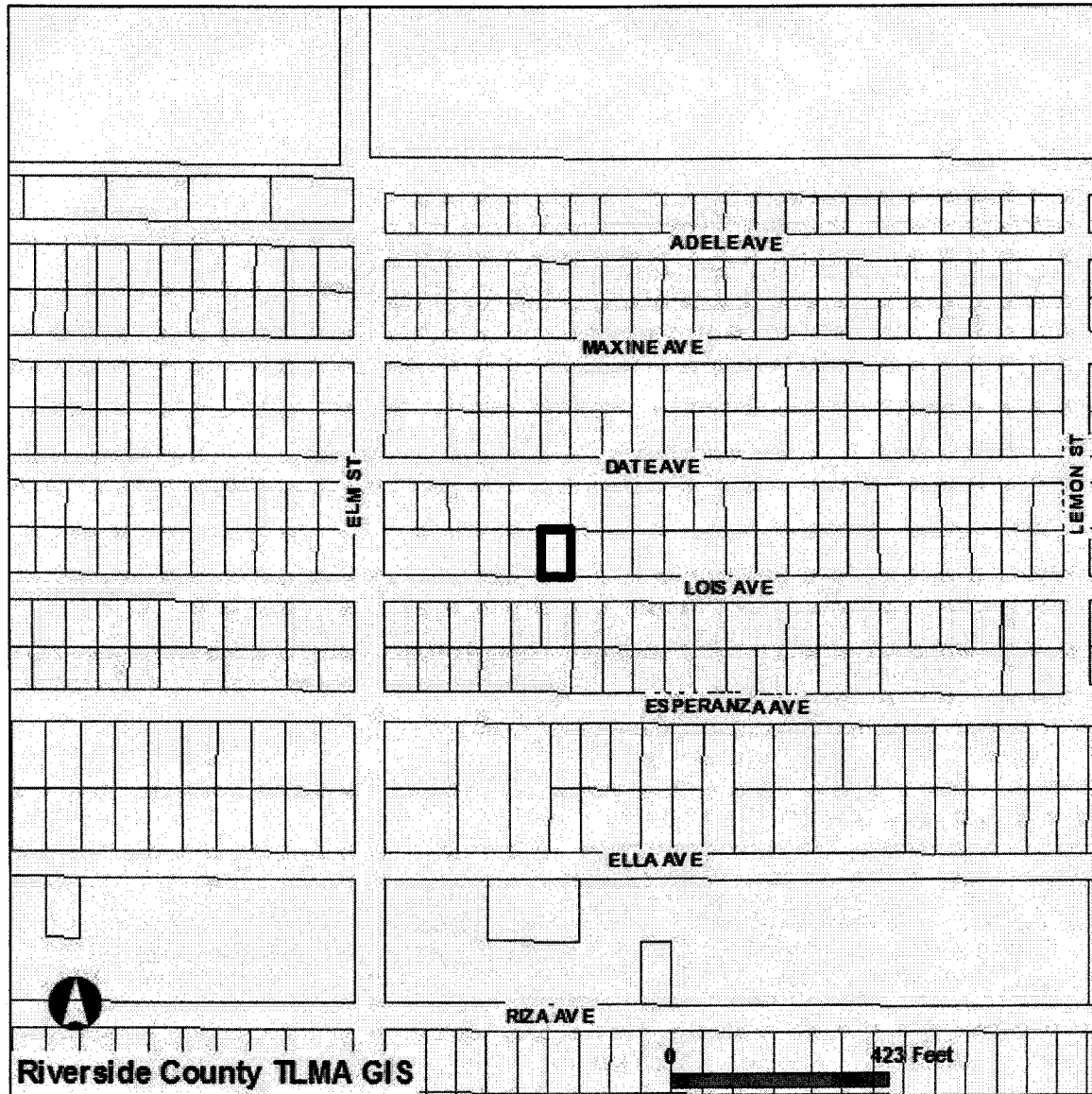
Exhibit “B”

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

Assessment #528104039-4		Parcel # 528104039-4	
Assessee:	MOLLA FARZAD DARVISH	Land	5,100
Mail Address:	P O BOX 88	Structure	5,100
City, State Zip:	CANOGA PARK CA 91305	Full Value	10,200
Real Property Use Code:	MR	Total Net	10,200
Base Year	2011		
Conveyance Number:	0203307		
Conveyance (mm/yy):	5/2011		
PUI:	M010012		
TRA:	55-045		
Taxability Code:	0-00		
ID Data:	Lot 138 MB 041/063 CABAZON ESTATES NO 2		
Situs Address:	52058 LOIS AVE CABAZON CA 92230		



RIVERSIDE COUNTY GIS



Selected parcel(s):
528-104-039

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

528-104-039-4

OWNER NAME / ADDRESS

AASIM AKHTAR
52058 LOIS AVE
CABAZON, CA. 92230

MAILING ADDRESS

(SEE OWNER)
P O BOX 88
CANOGA PARK CA. 91305

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 41/63
SUBDIVISION NAME: CABAZON ESTATES NO 2
LOT/PARCEL: 138, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.12 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 400 SQFT., 1 BDRM/ 1 BATH, 1 STORY, CONST'D 1970 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: G6

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 23

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

W-2-M (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

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

WITHIN THE CABAZON CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

IN OR PARTIALLY WITHIN 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)

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

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

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)

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.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

THE PASS

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

148A

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

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC**FAULT ZONE**

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS**SCHOOL DISTRICT**

BANNING UNIFIED

COMMUNITIES

CABAZON

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

CABAZON #85 -

STREET LIGHTING

PARK & RECREATION

LIGHTING (ORD. 655)

ZONE B, 38.11 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043806

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

055045

- BANNING LIBRARY DISTRICT
- BANNING UNIFIED SCHOOL
- CABAZON COUNTY WATER
- COUNTY SERVICE AREA 85 *

- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0808916	ABATEMENT	Oct. 22, 2008

BUILDING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Apr 25 15:41:07 2012
Version 120118

Exhibit “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV08-08916 / David Jurden
 IN RE: AKHTAR, AASIM

Order Number: **26022**

Order Date: 11/7/2011

Dated as of: 11/1/2011

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 52058 Lois Avenue
 Cabazon

CA

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 528-104-039-4

Assessments:	Land Value:	\$5,100.00
	Improvement Value:	\$5,100.00
	Exemption Value:	\$0.00
	Total Value:	\$10,200.00

Property Taxes for the Fiscal Year	2011-2012
First Installment	\$199.72
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2011)
Second Installment	\$199.72
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2012)

Supplemental Property Tax Assessment for the

Fiscal Year	2006
Bill Number	052528184-3
First Installment	\$53.84



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

Order Number: 26022
Reference: CV08-08916 / Dav

Penalty \$5.38
Due Date 12/10/2007
Status NOT PAID-DELINQUENT
Second Installment \$0.00
Penalty \$0.00
Due Date 04/10/2008
Status NO TAXES DUE

Supplemental Property Tax Assessment for the

Fiscal Year 2006
Bill Number 052555710-2
First Installment \$209.67
Penalty \$20.97
Due Date 12/10/2007
Status NOT PAID-DELINQUENT
Second Installment \$0.00
Penalty \$0.00
Due Date 04/10/2008
Status NO TAXES DUE

The last recorded document transferring title of said property

Dated 09/10/2010
Recorded 05/09/2011
Document No. 2011-0203307
D.T.T. \$0.00
Grantor FCI Lender Services, Inc.
Grantee Aasim Akhtar

A Notice of Administrative Proceedings by the

City of Cabazon
County of Riverside
Recorded 08/17/2011
Document No. 2011-0362989

NO OTHER EXCEPTIONS

NORTH AMERICAN TITLE COMPANY

When Recorded Mail to:

AKHTAR, S. AASIM
PO BOX 88
CANOGA PARK, CA 91305

Mail Tax Statements to:
Same as above

DOC # 2011-0203307

05/09/2011 08:49A Fee:18.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	034

Title Order No. 1050551

Trustee Sale No. 73278

Loan No. 001802-SG

TRUSTEE'S DEED UPON SALE

18 T
-034

APN 528-104-039-4 & 528-104-040-4

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$21,611.92
- 3) The amount paid by the grantee at the trustee sale was \$21,611.92
- 4) The documentary transfer tax is \$0.00
- 5) Said property is located in the City of or Unincorporated Area.

and FCI LENDER SERVICES, INC.

(herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to AASIM AKHTAR

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Riverside, State of California, described as follows:

LOTS 137 AND 138, OF CABAZON ESTATES NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 41, PAGES 63 AND 64 OF MAPS RECORDED ON IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 09/10/2010 and executed by FARZAD DARVISH MOLLA,

as Trustor, and RECORDED ON 10/26/2010 AS DOC #2010-0511412 of official records of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County.

THIS IS AN ACCOMMODATION RECORDING ONLY. IT HAS NOT BEEN ABSTRACTED AS TO ITS CONTENT OR THE EFFECT IT MAY PRESENT UPON RECORDING.
NORTH AMERICAN TITLE CO.



73278



TS-TDUS

TS0020

090528

TRUSTEE'S DEED UPON SALE – continued

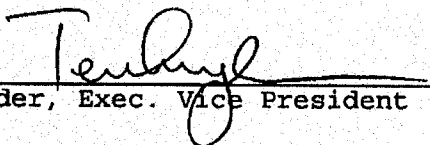
Trustee Sale No. 73278

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 05/05/2011 at the place named in the Notice of Sale, in the county of Riverside, California, in which the property is situated. Grantee, being the highest bidder at said sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$21,611.92 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

DATE: 05/05/2011

FCI LENDER SERVICES, INC., as Trustee


Teri Snyder, Exec. Vice President


CALIFORNIA NOTARY ACKNOWLEDGMENT

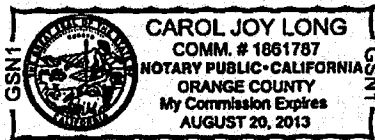
STATE OF CALIFORNIA
COUNTY OF Orange

On 05/05/2011 before me, *****Carol Joy Long*****, Notary Public, personally appeared Teri Snyder who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


Notary Public Signature



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

DOC # 2011-0362989

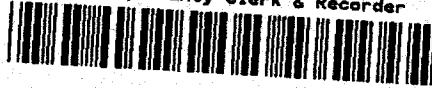
08/17/2011 03:27P Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



DOUB
M

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV08-08916

Aasim Akhtar

And DOES 1 through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 52058 Lois Avenue, Cabazon, CA 92230

PARCEL #: 528-104-039

LEGAL DESCRIPTION: LOT 138 MB 041/063 CABAZON ESTATES NO 2

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as accumulation of rubbish.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances ((Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Dated: July 29, 2011

By: Mary Overholt
Mary Overholt, Code Enforcement Department

ACKNOWLEDGEMENT

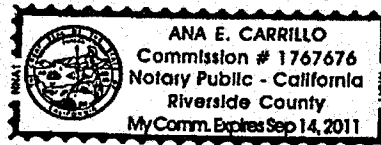
State of California)
County of Riverside)

On 07/29/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011





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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV08-08916 / David Jurden
 IN RE: MOLLA, FARZAD D.

Property Address: 52058 Loid Avenue
 Cabazon CA 92230

Order Number: **23049**

Order Date: 1/5/2011
 Dated as of: 12/28/2010

County Name: Riverside

FEE(s):
 Report: \$60.00

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 528-104-039-4

Assessments:	Land Value:	\$15,263.00
	Improvement Value:	\$1,017.00
	Exemption Value:	\$0.00
	Total Value:	\$16,280.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$145.49
Penalty	\$15.54
Status	NOT PAID-DELINQUENT
Second Installment	\$145.49
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

Prior Delinquencies for tax defaulted year(s)

Redemption Amount

If paid by

Redemption Amount



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

Order Number: 23049

Reference: CV08-08916 / Dav

If paid by

The last recorded document transferring title of said property

Dated	02/19/2010
Recorded	04/22/2010
Document No.	2010-0186367
D.T.T.	\$0.00
Grantor	LaFord Properties Development, Inc., a California Corporation
Grantee	Farzad Darvish Molla, a single man

Affects Property in Question and Other Property

Position No.	1st
A Deed of Trust Dated	04/30/2010
Recorded	05/27/2010
Document No.	2010-0246170
Amount	\$209,644.16
Trustor	Laford Properties Development, Inc.
Trustee	Lawyers Title Company
Beneficiary	Thomas J. Weiss

Affects Property in Question and Other Property

Position No.	2nd
A Deed of Trust Dated	09/10/2010
Recorded	10/26/2010
Document No.	2010-0511412
Amount	\$15,000.00
Trustor	Farzad Darvish Molla
Trustee	Fidelity National Title Company, a California Corporation
Beneficiary	Aasim Akhlar

Affects Property in Question and Other Property

DOC # 2010-0186367
04/22/2010 08:00A Fee:15.00

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



RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Farzad Darvish Molla
1371 Feather Hill Court
Thousand Oaks, CA 91320

Order No. none
Escrow No. none
Parcel No. 528-104-039 and 528-104-040

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	FCOR	INCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	

15
M
029

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$-0- and CITY \$-0-
 computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: CITY OF

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LaFord Properties Development, Inc., a California Corporation

hereby GRANTS to Farzad Darvish Molla, a single man

the following described real property in the City of _____, County of Riverside, State of California:

Lot 137 And 138 of Cabazon Estates No. 2 as per map recorded in Book 41, Pages 63 and 64 of maps, records of Riverside County, California.

Date February 19, 2010
LaFord Properties Development, Inc., a California Corporation

By: Reza Safaie, President

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 2/24/2010, before me, Debra Lynn Riehl

A notary public in and for said State, personally appeared Reza Safaie who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Signature Debra Lynn Riehl (Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

Recorded in Official Records
 County of Riverside
 Larry U. Ward
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

WEISS & HUNT

AND WHEN RECORDED MAIL TO:

WEISS & HUNT
 1925 CENTURY PARK EAST
 SUITE 2140
 LOS ANGELES, CA 90067

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
2			3		1				1
(M)	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 043
						T:	CTY	UNI	

DEED OF TRUST AND ASSIGNMENT OF RENTS

(40)
 C
 043

This Deed of Trust, made this 30th day of April, 2010, between LAFORD PROPERTIES DEVELOPMENT, INC., herein called Trustor, whose address is 9454 Wilshire Blvd., Unit PH30, Beverly Hills, CA 90212 and Thomas J. Weiss, herein called Beneficiary, whose address is 1925 Century Park East, Suite 2140, Los Angeles, California 90067, and Lawyers Title Company, a California corporation, herein called Trustee,

Witnesseth: THAT TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Riverside County, California, described as:

Lots 137 and 138 of Cabazon Estates No. 2 as per Map recorded in Book 41 Pages 63 and 64 of Maps, Records of Riverside County, California,

together with THE RENTS, ISSUES AND PROFITS THEREOF, subject however, TO THE RIGHT, POWER AND AUTHORITY GIVEN TO AND CONFERRED UPON Beneficiary by paragraph (11) of the provisions set forth below to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of December 16, 2009, and any extension or renewal thereof, in the principal sum of \$209,644.16, executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of such property hereafter may borrow from beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

- (1) That Trustor will observe and perform said provisions; and that the referenced to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust,
- (2) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (3) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured herein and in such order as Beneficiary may determine or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (4) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum. In any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to record this Deed.

PAGE 2

(5) To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock when due, all encumbrances, charges and liens, with interest, on said property or a part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may be deemed necessary to protect the security herein, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustees; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereon, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(7) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary, who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance,

(8) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(9) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this deed and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may; reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement therein; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(10) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property held hereunder. The recitals in such RECONVEYANCE of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full RECONVEYANCE, Trustee may destroy said Note and this Deed (unless directed in such request to retain them).

(11) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving until Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(12) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall post it with Trustee this Deed said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, a public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or a portion of said property by public announcement of such time and place of sale, and from time to time thereafter may postpone sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

PAGE 2

Public Record

(13) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the County or Counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said Instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(14) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges of the note secured hereby whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

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


The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded on _____ as Instrument No. _____ in Book _____, Page _____ of Official Records in the Office of the County Recorder of _____ as affecting above described property, executed by _____ as Trustor II which is named as Beneficiary, and LAWYERS TITLE COMPANY, A California Corporation, as Trustee, be mailed to <<Sellers Names> whose address is _____.

NOTICE: A copy of any Notice of Default and of any Notice of Sale will be sent to the address contained in this record request. If your address changes, a new request must be recorded.

DATED: 30 April, 2010

LAFORD PROPERTIES DEVELOPMENT, INC.


REZA SAFAIE

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On April 30, 2010, before me, Christine McCain, Notary Public, personally appeared Reza Safaie proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal. Signature: Christine McCain (This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

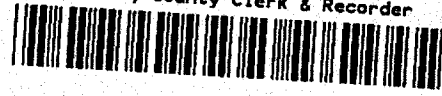


PROVIDENT TITLE COMPANY

317934-25

DOC # 2010-0511412
10/26/2010 08:00A Fee:39.00
Page 1 of 3

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



RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Aasim Akhtar

P.O. Box 88

Candoga Park CA 91305

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
2			3		1				
(M)	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	029

Escrow No.: 001802-SG

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made September 10, 2010

A.P. #528-104-039 & 528-104-040

Farzad Darvish Molla, herein called Trustor,
whose address is _ and

Fidelity National Title Company, a California Corporation, herein called Trustee, and Aasim Akhtar, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE that Property in Riverside County, California, described as:

Lot 137 and 138, of Cabazon Estates No. 2 as shown by map on file in Book 41, Pages 63 and 64 of Maps recorded on in the office of the County Recorder of Riverside County, California.

Also Known as: 52054 & 52058 Lois Avenue, Cabazon, CA 92230-5218

This deed of trust is second and junior in lien to a deed of trust recording concurrently herewith.

"Should the trustor or his successors in interest, without the consent in writing of the beneficiary, sell, transfer or convey or permit to be sold, transferred or conveyed, his interest in the property, or any part thereof, then the beneficiary may, at his option, declare all sums secured hereby immediately due and payable."

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of \$15,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

DATED September 9, 2010

STATE OF CALIFORNIA

COUNTY OF Ventura

On September 13, 2010

before me, Marybeth Fardian

A Notary Public in and for said State personally appeared

Farzad Darvish Molla

Farzad Darvish Molla

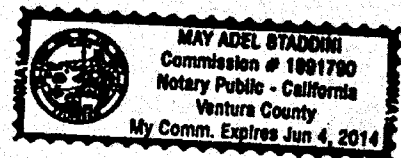
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

(Seal)



Public Record

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that the provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	34	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	389
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	368
Eldorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	181	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	5327	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961 Page 183887				

(which provisions, identical in all counties are printed on the reverse hereof) are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE
To be used only when note has been paid

To: Fidelity National Title Company, Trustee:

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO	

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county of California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor Agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and material furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may; make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purpose; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

5. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

6. That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such money(ies) received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

7. That by accepting payment of any sum secured hereby its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

8. That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may; reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

9. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

10. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

11. That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of; all sums expended under the terms hereof not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

12. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

13. That this Deed applies to inures, to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether, or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

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



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

Lot Book Report

Order Number: **18949**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV08-08916 / James Pike

IN RE: LAFORD PROP DEV

Order Date: 3/17/2009

Dated as of: 3/12/2009

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 52058 Lois Avenue

Cabazon

CA 92230

Assessor's Parcel No. : 528-104-039-4

Assessments:

Land Value:	\$33,150.00
Improvement Value:	\$5,100.00
Exemption Value:	\$0.00
Total Value:	\$38,250.00

Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$280.28
Penalty	\$28.02
Status	NOT PAID-DELINQUENT
Second Installment	\$280.28
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2009)

Supplemental Property Tax Assessment for the

Fiscal Year 2006

Bill Number 052528184-3



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

Order Number: 18949

Reference: CV08-08916 / Ja

First Installment	\$53.84
Penalty	\$5.38
Due Date	12/10/2007
Status	NOT PAID-DELINQUENT
Second Installment	\$0.00
Penalty	\$0.00
Due Date	04/10/2008
Status	NO TAXES DUE
Supplemental Property Tax Assessment for the	
Fiscal Year	2006
Bill Number	052555710-2
First Installment	\$209.67
Penalty	\$20.97
Due Date	12/10/2007
Status	NOT PAID-DELINQUENT
Second Installment	\$0.00
Penalty	\$0.00
Due Date	04/10/2008
Status	NO TAXES DUE
Prior Delinquencies for tax defaulted year(s)	2006 (Supplemental Bill)
Redemption Amount	\$69.71
If paid by	03/31/2009

Property Vesting

The last recorded document transferring title of said property

Dated	05/29/2008
Recorded	06/30/2008
Document No.	2008-0354414
D.T.T.	\$0.00



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

Order Number: 18949

Reference: CV08-08916 / Ja

Grantor	RESS Financial Corporation, a California corporation
Grantee	Laford Properties Development, Inc., a California corporation

Affects Property in Question and Other Property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Laford Properties Dev Inc
Case No.	CV08-05603
Recorded	08/14/2008
Document No.	2008-0447269

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Laford Properties Development Inc
Case No.	CV08-08916
Recorded	03/12/2009
Document No.	2009-0120647

Legal Description

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

LOT 138 OF CABAZON ESTATES NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGES 63 AND 64 OF MAPS, RECORDS OF SAID COUNTY.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

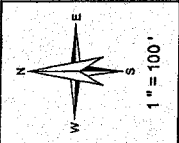
JAN 05 2009

SEC 23 T3SR2E

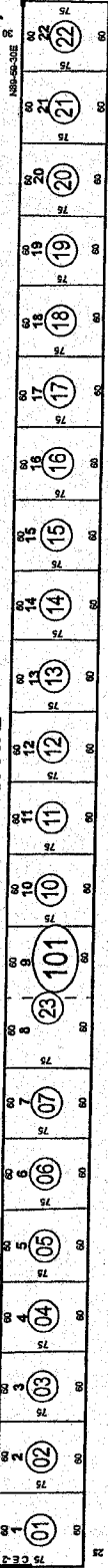
TRA 055-045

528-10

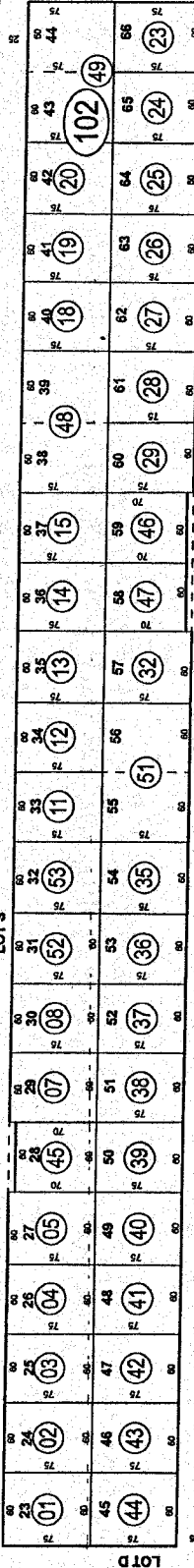
24-29-9



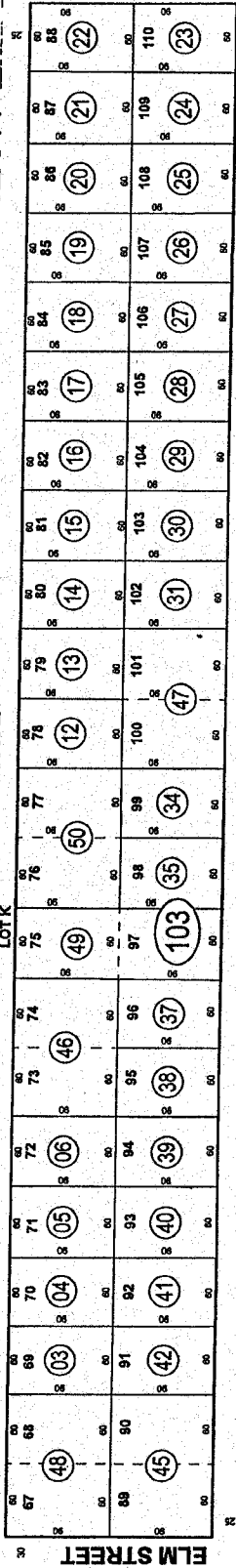
MARGARET AVE



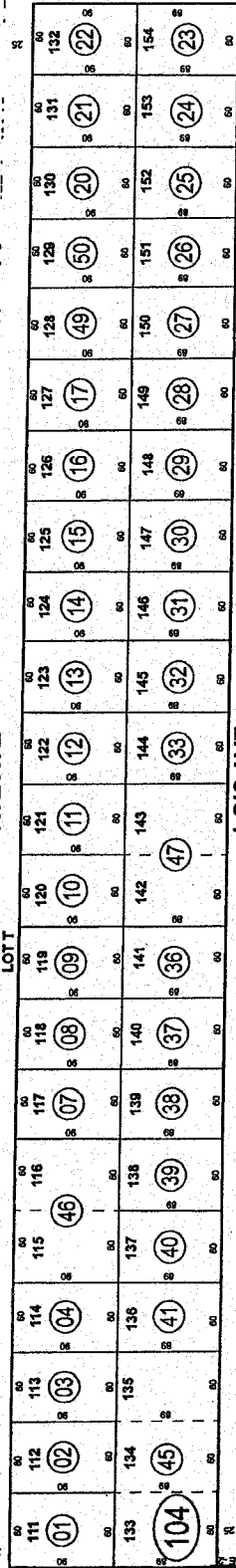
ADELEAVE



MAXINE AVE



DATE AVE

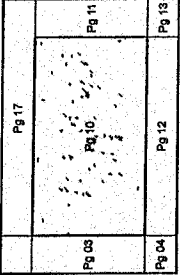


LOIS AVE



Date	Old Number	New Number
4/18/72	102-001	102-045
4/18/72	102-002	102-046
4/18/72	102-003	102-047
4/18/72	102-004	102-048
4/18/72	102-005	102-049
4/18/72	102-006	102-050
4/18/72	102-007	102-051
4/18/72	102-008	102-052
4/18/72	102-009	102-053
4/18/72	102-010	102-054
4/18/72	102-011	102-055
4/18/72	102-012	102-056
4/18/72	102-013	102-057
4/18/72	102-014	102-058
4/18/72	102-015	102-059
4/18/72	102-016	102-060
4/18/72	102-017	102-061
4/18/72	102-018	102-062
4/18/72	102-019	102-063
4/18/72	102-020	102-064
4/18/72	102-021	102-065
4/18/72	102-022	102-066
4/18/72	102-023	102-067
4/18/72	102-024	102-068
4/18/72	102-025	102-069
4/18/72	102-026	102-070
4/18/72	102-027	102-071
4/18/72	102-028	102-072
4/18/72	102-029	102-073
4/18/72	102-030	102-074
4/18/72	102-031	102-075
4/18/72	102-032	102-076
4/18/72	102-033	102-077
4/18/72	102-034	102-078
4/18/72	102-035	102-079
4/18/72	102-036	102-080
4/18/72	102-037	102-081
4/18/72	102-038	102-082
4/18/72	102-039	102-083
4/18/72	102-040	102-084
4/18/72	102-041	102-085
4/18/72	102-042	102-086
4/18/72	102-043	102-087
4/18/72	102-044	102-088
4/18/72	102-045	102-089
4/18/72	102-046	102-090
4/18/72	102-047	102-091
4/18/72	102-048	102-092
4/18/72	102-049	102-093
4/18/72	102-050	102-094
4/18/72	102-051	102-095
4/18/72	102-052	102-096
4/18/72	102-053	102-097
4/18/72	102-054	102-098
4/18/72	102-055	102-099
4/18/72	102-056	102-100
4/18/72	102-057	102-101
4/18/72	102-058	102-102
4/18/72	102-059	102-103
4/18/72	102-060	102-104
4/18/72	102-061	102-105
4/18/72	102-062	102-106
4/18/72	102-063	102-107
4/18/72	102-064	102-108
4/18/72	102-065	102-109
4/18/72	102-066	102-110
4/18/72	102-067	102-111
4/18/72	102-068	102-112
4/18/72	102-069	102-113
4/18/72	102-070	102-114
4/18/72	102-071	102-115
4/18/72	102-072	102-116
4/18/72	102-073	102-117
4/18/72	102-074	102-118
4/18/72	102-075	102-119
4/18/72	102-076	102-120
4/18/72	102-077	102-121
4/18/72	102-078	102-122
4/18/72	102-079	102-123
4/18/72	102-080	102-124
4/18/72	102-081	102-125
4/18/72	102-082	102-126
4/18/72	102-083	102-127
4/18/72	102-084	102-128
4/18/72	102-085	102-129
4/18/72	102-086	102-130
4/18/72	102-087	102-131
4/18/72	102-088	102-132
4/18/72	102-089	102-133
4/18/72	102-090	102-134
4/18/72	102-091	102-135
4/18/72	102-092	102-136
4/18/72	102-093	102-137
4/18/72	102-094	102-138
4/18/72	102-095	102-139
4/18/72	102-096	102-140
4/18/72	102-097	102-141
4/18/72	102-098	102-142
4/18/72	102-099	102-143
4/18/72	102-100	102-144
4/18/72	102-101	102-145
4/18/72	102-102	102-146
4/18/72	102-103	102-147
4/18/72	102-104	102-148
4/18/72	102-105	102-149
4/18/72	102-106	102-150
4/18/72	102-107	102-151
4/18/72	102-108	102-152
4/18/72	102-109	102-153
4/18/72	102-110	102-154
4/18/72	102-111	102-155
4/18/72	102-112	102-156
4/18/72	102-113	102-157
4/18/72	102-114	102-158
4/18/72	102-115	102-159
4/18/72	102-116	102-160
4/18/72	102-117	102-161
4/18/72	102-118	102-162
4/18/72	102-119	102-163
4/18/72	102-120	102-164
4/18/72	102-121	102-165
4/18/72	102-122	102-166
4/18/72	102-123	102-167
4/18/72	102-124	102-168
4/18/72	102-125	102-169
4/18/72	102-126	102-170
4/18/72	102-127	102-171
4/18/72	102-128	102-172
4/18/72	102-129	102-173
4/18/72	102-130	102-174
4/18/72	102-131	102-175
4/18/72	102-132	102-176
4/18/72	102-133	102-177
4/18/72	102-134	102-178
4/18/72	102-135	102-179
4/18/72	102-136	102-180
4/18/72	102-137	102-181
4/18/72	102-138	102-182
4/18/72	102-139	102-183
4/18/72	102-140	102-184
4/18/72	102-141	102-185
4/18/72	102-142	102-186
4/18/72	102-143	102-187
4/18/72	102-144	102-188
4/18/72	102-145	102-189
4/18/72	102-146	102-190
4/18/72	102-147	102-191
4/18/72	102-148	102-192
4/18/72	102-149	102-193
4/18/72	102-150	102-194
4/18/72	102-151	102-195
4/18/72	102-152	102-196
4/18/72	102-153	102-197
4/18/72	102-154	102-198
4/18/72	102-155	102-199
4/18/72	102-156	102-200

MB 41 / 63 - 64 CABAZON ESTATES NO 2



November 2008



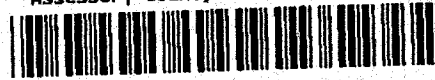
ASSESSOR'S MAP BK528 PG 10
Riverside County, Calif

RECORDING REQUESTED BY
 RESS FINANCIAL CORPORATION

DOC # 2008-0354414
 06/30/2008 08:00A Fee:12.00
 Page 1 of 2
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO

LAFORD PROPERTIES DEVELOPMENT, INC.
 Attn: Reza Safaie
 9454 WILSHIRE BOULEVARD, PH3
 BEVERLY HILLS, CA 90212



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

Loan No.: CABAZON
 A.P. No.: 528-104-039 & 528-104-040
 TRA No.: 055-045

RESS Order No.: 72335

TRUSTEE'S DEED UPON SALE

12
 T
 042

The undersigned Trustee hereby certifies:

1. The Grantee named herein below IS the foreclosing Beneficiary;
2. The amount of the unpaid debt, together with costs was \$92,931.75;
3. The amount bid by the Grantee at the Trustee's Sale was \$92,931.75;
4. Total Documentary Transfer Tax, based on the above is \$0.00; and

RESS Financial Corporation, a California corporation, herein called "Trustee", as Trustee in the Deed of Trust herein referred to, hereby grants and conveys, without warranty, express or implied to LAFORD PROPERTIES DEVELOPMENT, INC., A CALIFORNIA CORPORATION herein called "Grantee", all right, title and interest heretofore acquired and held by Trustee in and to all that certain real property situated in the UNINCORPORATED AREA OF THE County of RIVERSIDE, State of California, described as follows:

LOTS 137 AND 138 OF CABAZON ESTATES NO. 2 AS PER MAP RECORDED IN BOOK 41 PAGES 63 AND 64 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

This conveyance is made pursuant to the power and authority conferred upon the Trustee in that certain Deed of Trust executed by GEOFFREY CANTRELL, a single man as Trustor, recorded 05/31/2007, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2007-0357367, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in that Notice of Default and Election to Sell Under Deed of Trust which was recorded 01/23/2008, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2008-0035588. All requirements of law regarding the mailing of copies of Notices for which Requests had been recorded, and otherwise, and regarding publication, recordation and posting of copies of a Notice of Trustee's Sale, have been complied with.

* Mail tax bill to the above

Trustee's Deed: TWC-008 (7/94)

Public Record

TRUSTEE'S DEED UPON SALE

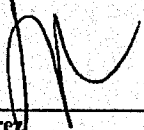
Loan No.: CABAZON
A.P. No.: 528-104-039 & 528-104-040

RESS Order No.: 72335

Said real property was sold by Trustee on 05/29/2008, at public auction, at the place named in said Notice of Trustee's Sale, in the County of RIVERSIDE, State of California, in which said property is situated. Grantee being the highest bidder at said sale, became the purchaser of said real property and paid to Trustee the amount bid therefore, being the sum of \$92,931.75, or by the satisfaction pro tanto, of the obligations then secured by said Deed of Trust.

In WITNESS WHEREOF, Trustee has executed these presents the day set forth in the acknowledgement certificate hereinbelow.

RESS Financial Corporation,
a California corporation, as Trustee

By: 
Janina Perez
Trustee's Sale Officer

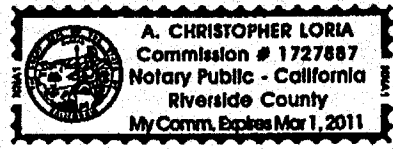
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss:

On 05/29/2008 before me, A. Christopher Loria, a Notary Public in and for said State, personally appeared Janina Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 
A. Christopher Loria



(Seal)

Trustee's Deed: TWC-008 (7/94)

Public Record

When recorded please mail to:
Mail Stop #5002

DOC # 2008-0447269
08/14/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



053 M 053

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Laford Properties Dev Inc

Case No.: CV08-05603

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 52058 Lois Avenue, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-104-039 and having a legal description of LOT 138 MB 041/063 CABAZON ESTATES NO 2, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer Anthony Green 951-485-5840.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

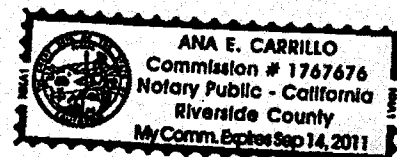
State of California)
County of Riverside)

On 07/29/08 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



Public Record

When recorded please mail to:

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

DOC # 2009-0120647

03/12/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



030
M
030
P

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Laford Properties Development Inc

Case No. CV08-08916

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 52058 Lois Avenue, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-104-039 and having a legal description of LOT 138 MB 041/063 CABAZON ESTATES NO 2, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, 92557 Attention Code Enforcement Officer James Pike.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 03/09/09 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011

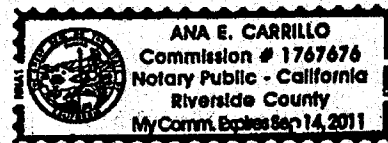


Exhibit “D”



John Boyd
DIRECTOR

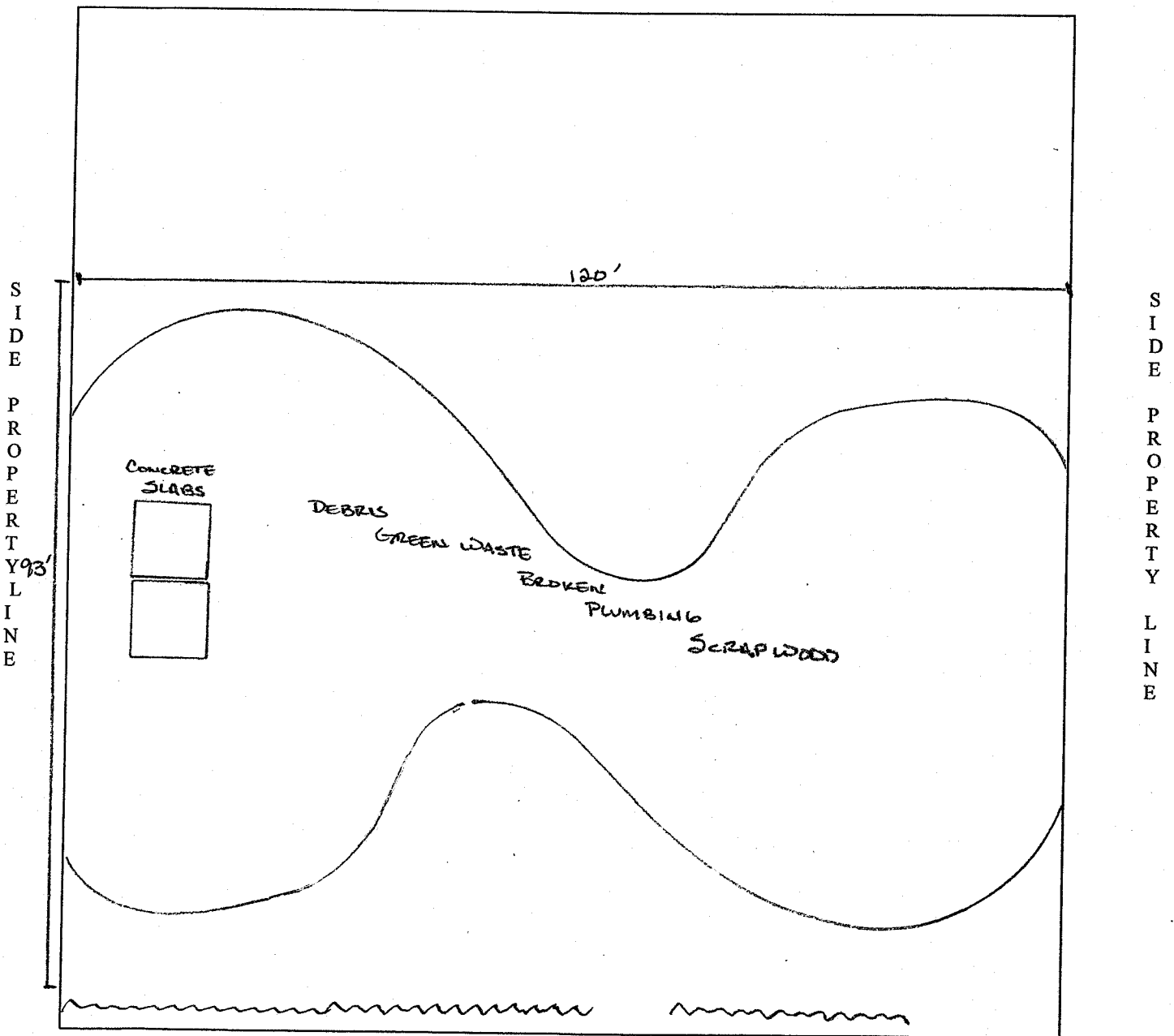
Code Enforcement Department
County Of Riverside
Moreno Valley District Office
24318 Hemlock Avenue, Suite C-1
Moreno Valley, California 92557
(951) 485-5840 – Fax (951) 485-4938

CASES#: CV08-08916 PROPERTY SITUS: 52058 LOIS AVE., CARAZON, CA

A.P.N.: 528-104-039 DRAWN ON (date) 041409 DRAWN BY: d. FEE

Provide North Arrow

REAR PROPERTY LINE



SIT.05 – Code Enforcement 10.07

NOT TO SCALE

FRONT PROPERTY LINE

LOIS

ST/AV/DR

Code Enforcement Case: CV0808916

Printed on: 02/09/2012

Photographs



AR. JHeagstedt - 09/08/2010



Photo taken on the parcel D Jurden, CET - 10/08/2010



Photo taken on the parcel D Jurden, CET - 12/21/2010



Photo taken from the right of way D Jurden, CET - 12/21/2010



Photo taken on the parcel D Jurden, CET - 09/14/2011



Photo taken on the parcel D Jurden, CET - 01/10/2012

Exhibit “E”



RIVERSIDE COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 08-08916

THE PROPERTY AT: 52058 Lois Ave., Cabazon APN#: 528-104-039

WAS INSPECTED BY OFFICER: Pike ID#: 59 ON 01/16/09 AT 1113 am/pm

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

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

COMMENTS: RUBBISH ON PROPERTY

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 02/16/09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.45 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

CDL/CID#

D.O.B.

TEL. NO.

PROPERTY OWNER TENANT

POSTED



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

October 7, 2011

RE CASE NO: CV0808916

I, James Pike, hereby declare:

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

That on 01/16/09 at 1113, I securely and conspicuously posted Notice of Violation and Do Not Dump Sign at the property described as:

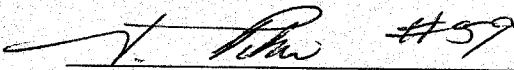
Property Address: 52058 LOIS AVE, CABAZON

Assessor's Parcel Number: 528-104-039

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

Executed on October 7, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: James Pike, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

January 17, 2012

AASIM AKHTAR
P O BOX 88
CANOGA PARK, CA 91305

RE CASE NO: CV0808916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 2, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

January 17, 2012

AASIM AKHTAR
52058 LOIS AVE
CABAZON, CA 92230

RE CASE NO: CV0808916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 2, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

January 17, 2012

AASIM AKHTAR
18842 KILFINAN STREET
NORTHRIDGE, CA 91326

RE CASE NO: CV0808916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

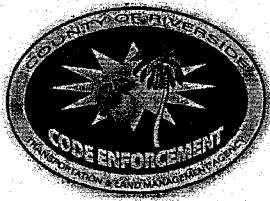
COMPLIANCE MUST BE COMPLETED BY February 2, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

January 17, 2012

Farzad Darvish Molla
1371 Feather Hill Court
Thousand Oaks, CA 91320

RE CASE NO: CV0808916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 2, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

January 17, 2012

WEISS & HUNT
1925 CENTURY PARK EAST
LOS ANGELES, CA 90067

RE CASE NO: CV0808916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 2, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0808916

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 17, 2012, I served the following documents(s):

NOTICE RE: Notice of Violation (RCC 8.120.010)

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

AASIM AKHTAR P O BOX 88, CANOGA PARK, CA 91305
OCCUPANT 52058 LOIS AVE, CABAZON, CA 92230
AASIM AKHTAR 18842 KILFINAN STREET, NORTHRIDGE, CA 91326
Farzad Darvish Molla 1371 Feather Hill Court, Thousand Oaks, CA 91320
WEISS & HUNT 1925 CENTURY PARK EAST, LOS ANGELES, CA 90067

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 January 17, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Ana Carrillo, Code Enforcement Aide

7010 2780 0000 6418 7142

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark
Here

Aasim Akhtar
P.O. Box 88
Canoga Park, CA 91305
CV08-08916 / DJ 528-104-039

for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Aasim Akhtar
P.O. Box 88
Canoga Park, CA 91305
CV08-08916 / DJ 528-104-039

2. Article Number
(Transfer from service label)

7010 2780 0000 6418 7142

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) S. A. AKHTAR C. Date of Delivery 1-23-12

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

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

4. Restricted Delivery? (Extra Fee) Yes

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark
Here

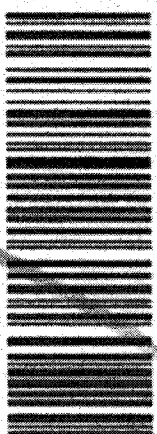
65T2 9T49 0000 0822 0T02

Aasim Akhtar
 52058 Lois Avenue
 Cabazon, CA 92230
 CV08-08916 / DJ 528-104-039

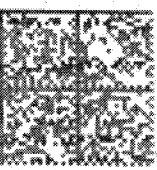
for instructions

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

CERTIFIED MAIL



7010 2780 0000 6418 7159



U.S. POSTAGE
 ZIP 92504
 02 1M
 0001370098 JAN 18 2012
\$ 005.59⁰

NWR
 1/19

Aasim Akhtar
 52058 Lois Avenue
 Cabazon, CA 92230
 CV08-08916 / DJ 528-104-039

NIXIE 923 DE 1 00 01/20/12
 RETURN TO SENDER
 NO MAIL TO FORWARD
 BC: 92557722491 *0704-00198-19-45

522308525970924



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

For delivery information, visit our website at www.usps.com

OFFICIAL USE

7010 2780 0000 6418 7166

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

Postmark
Here

Aasim Akhtar
 18842 Kilfinan Street
 Northridge, CA 91326
 CV08-08916 / DJ 528-104-039

for instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Aasim Akhtar
 18842 Kilfinan Street
 Northridge, CA 91326
 CV08-08916 / DJ 528-104-039

2. Article Number
(Transfer from service label)

7010 2780 0000 6418 7166

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

1-20

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

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



[Home](#) | [Help](#) | [Sign In](#)

[Track & Confirm](#)

[FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7010 2780 0000 6418 7173**

Service(s): **Certified Mail™**

Status: **Notice Left**

Track & Confirm

Enter Label/Receipt Number.

We attempted to deliver your item at 1:27 pm on January 20, 2012 in NEWBURY PARK, CA 91320 and a notice was left. Information, if available, is updated periodically throughout the day. Please check again later.

[Go >](#)

Detailed Results:

- Notice Left, January 20, 2012, 1:27 pm, NEWBURY PARK, CA 91320
- Processed through USPS Sort Facility, January 20, 2012, 12:36 am, SANTA CLARITA, CA 91383
- Depart USPS Sort Facility, January 19, 2012, SANTA CLARITA, CA 91383
- Processed through USPS Sort Facility, January 19, 2012, 6:03 pm, SANTA CLARITA, CA 91383
- Depart USPS Sort Facility, January 18, 2012, SAN BERNARDINO, CA 92403
- Processed through USPS Sort Facility, January 18, 2012, 10:31 pm, SAN BERNARDINO, CA 92403

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

[Site Map](#)

[Customer Service](#)

[Forms](#)

[Gov't Services](#)

[Careers](#)

[Privacy Policy](#)

[Terms of Use](#)

[Business Customer Gateway](#)

Copyright © 2010 USPS. All Rights Reserved.

No FEAR Act EEO Data

FOIA



1-800-ASK-USPS



1-800-4USPS

U.S. Postal Service™ CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Farzad Darvish Molla 1371 Feather Hill Court Thousand Oaks, CA 91320 CV08-08916 / DJ 528-104-039	
Postmark Here	



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 21, 2011

111 OXNARD
1636 CASTLEHILL CT
WESTLAKE VILLAGE, CA 91361

RE CASE NO: CV08-08916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel
Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY AUGUST 6, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

July 21, 2011

AASIM AKHTAR
P.O. BOX 88
CANOGA PARK, CA 91305

RE CASE NO: CV08-08916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY AUGUST 6, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV08-08916

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 21, 2011, I served the following document(s):

NOTICE RE: Notice of Violation (RCC 8.120.010)

Summary of Costs Notification

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


111 OXNARD 1636 CASTLEHILL CT, WESTLAKE VILLAGE, CA 91361
AASIM AKHTAR P.O. BOX 88, CANOGA PARK, CA 91305 ✓

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

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

EXECUTED ON July 21, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jennifer Miller, Code Enforcement Aide

CERTIFIED MAIL™

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

RETURN RECEIPT REQUESTED
RETURN RECEIPT REQUESTED



7010 1670 0001 7243 1653

REC'D AUG 31 2011

111 Oxnard
1636 Castlehill Court
Westlake Village, CA 91361
CV08-08916 / DJ 528-104-039 (2)

NL
7/25/11

NIXIE 519 DE 1 00 08/14/11

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

91361\$1533 0001
9255707224

BC1 92557722481 *0704-01909-22-40
|||

of the state of California

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark
Here

111 Oxnard
1636 Castlehill Court
Westlake Village, CA 91361
CV08-08916 / DJ 528-104-039 (2)

PS Form 3800, August 2006 See Reverse for Instructions



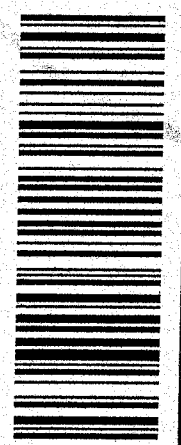
UNITED STATES POSTAGE
PRIMEV®
02 1M
000 8000828
MAILED FROM ZIP CODE 92501
\$ 05.590
JUL 22 2011

ES9T EH2L T000 029T DT02

CERTIFIED MAIL™

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

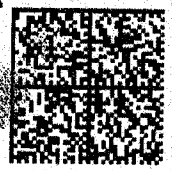
RETURN RECEIPT REQUESTED
RETURN RECEIPT REQUESTED



7010 1670 0001 7243 1660

Aasim Akhtar
P.O. Box 88
C. [Redacted]
CV08-08916 / DJ 528-104-039 (2) \$110

REC'D AUG 31 2011



UNITED STATES POSTAGE
PRIMEV BOWES
02 1M
0008000828
JUL 22 2011
MAILED FROM ZIP CODE 92501
\$ 05.590

- Reason Checked
- Moved - Left No Address
- Unable to Forward - Not Known
- Unclaimed
- No Such Street
- Insufficient Address
- No Such Number
- No Such Number Init.

513000 1001

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark
Here

Aasim Akhtar
P.O. Box 88
Canoga Park, CA 91305
CV08-08916 / DJ 528-104-039 (2)

PS Form 3800, August 2006 See Reverse for Instructions

099T E422 T000 029T 0T02



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV08-08916

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557

2. That on **August 8, 2011 at 1314 PM**, I securely and conspicuously posted a **Notice of Violation and Order to Remove Rubbish (Ord. No. 541.5) (RCC 8.120.010)** and **Summary of Cost Notification** at the property described as:


Property Address: 52058 Lois Avenue, Cabazon

Assessor's Parcel Number: 528-104-039

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

Executed on **August 10, 2011** at Moreno Valley, California.

CODE ENFORCEMENT DEPARTMENT

By: 

David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

January 27, 2011

WEISS & HUNT
1925 CENTURY PARK EAST
SUITE 2140
LOS ANGELES, CA 90067

RE CASE NO: CV08-08916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY FEBRUARY 27, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

January 27, 2011

AASIM AKHTAR
P.O. BOX 88
CANOGA PARK, CA 91305

RE CASE NO: CV08-08916 at 52058 LOIS AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-104-039

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 52058 LOIS AVE, in the community of CABAZON California, Assessor's Parcel Number 528-104-039, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY FEBRUARY 27, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV08-08916

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 27, 2011, I served the following documents(s):

NOTICE RE: Notice of Violation (RCC 8.120.010)

Notice of Noncompliance - Copy

Summary of Costs Notification

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

WEISS & HUNT 1925 CENTURY PARK EAST SUITE 2140, LOS ANGELES, CA 90067 ✓
AASIM AKHTAR P.O. BOX 88, CANOGA PARK, CA 91305

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 January 27, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

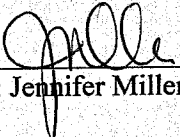

By: Jennifer Miller, Code Enforcement Aide

Exhibit “F”

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

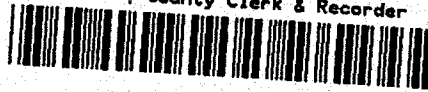
DOC # 2011-0362989

08/17/2011 03:27P Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside
Larry U. Ward

Assessor, County Clerk & Recorder



DOUB
M

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV08-08916

Aasim Akhtar

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 52058 Lois Avenue, Cabazon, CA 92230

PARCEL #: 528-104-039

LEGAL DESCRIPTION: LOT 138 MB 041/063 CABAZON ESTATES NO 2

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as accumulation of rubbish.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances ((Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Dated: July 29, 2011

By: Mary Overholt
Mary Overholt, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 07/29/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011

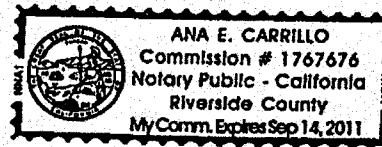


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

May 22, 2012

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

TO: Owners and Interested Parties
(See Attached Proof of Service
and Attached Notice List)

Case No.: CV08-08916
APN: 528-104-039; AKHTAR
Property: 52058 Lois Ave., Cabazon

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 541 and 725 to consider the abatement of the accumulated rubbish located on the SUBJECT PROPERTY described as 52058 Lois Ave., Cabazon, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 528-104-039.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, June 12, 2012, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. 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.

JUAN C. PEREZ
INTERIM DIRECTOR

Carol Lynn Anderson
Administrative Services Officer

NOTICE LIST

Subject Property: 52058 Lois Avenue, Cabazon
Case No.: CV 08-08916; APN: 528-104-039; District 5/5

AASIM AKHTAR
PO BOX 88
CANOGA PARK CA 91305

LAFORD PROPERTIES DEVELOPMENT INC
9454 WILSHIRE BLVD UNIT PH30
BEVERLY HILLS CA 90212

FARZAD DARVISH MOLLA
PO BOX 88
CANOGA PARK CA 91305

1 **PROOF OF SERVICE**

2 Case No. CV08-08916

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

6 That on May 22, 2012, I served the following document(s):

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

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

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

12 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
13 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.

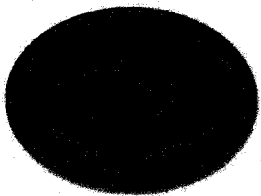
14 — **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices
of the addressee(s).

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

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

19 EXECUTED ON May 22, 2012, at Riverside, California.

20 
21 _____
22 **BRENDA PEELER**
23
24
25
26
27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

May 29, 2012

RE CASE NO: CV0808916

I, James Pike, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 581 South Grand Avenue, San Jacinto, California, 92582 .

That on 05/25/12 at 1619, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 52058 LOIS AVE, CABAZON

Assessor's Parcel Number: 528-104-039

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

Executed on May 29, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: James Pike, Code Enforcement Officer