

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

518B



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

**SUBMITTAL DATE:**  
July 5, 2012

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures, Excess Outside Storage & Accumulated Rubbish]  
Case Nos. : CV11-05852 & CV11-07776 [HUANG]  
Subject Property: 42180 Whittier Avenue, Hemet; APN: 552-060-004  
District: 3/3

**RECOMMENDED MOTION:** Move that:

1. The four substandard structures (detached bathroom & shower, 2 wooden rail cars and a three sided detached structure) on the real property located at 42180 Whittier Avenue, Hemet, Riverside County, California, APN: 552-060-004 be declared a public nuisance and a violation of Riverside County Ordinance No.457 which does not permit substandard structures on the property.
2. Chin Li Huang, the owner of the subject real property, be directed to abate the substandard structures on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

*[Signature]*  
PATRICIA MUNROE, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

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

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

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *[Signature]*  
Tina Grande  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: Stone  
Date: July 17, 2012  
xc: Co. Co./CED, Sheriff

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

Dep't Rec'd ATTACHMENTS FILED  Consent  Policy  
 WITH THE CLERK OF THE BOARD  
 Per Exec. Ofc.:  Consent  Policy

Departmental Concurrence

**Abatement of Public Nuisance**

**Case Nos. : CV11-05852 & CV11-07776 [HUANG]**

**Address: 42180 Whittier Avenue, Hemet**

**APN#552-060-004**

**District: 3/3**

**Page 2**

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The excess outside storage and accumulation of rubbish on the real property located at 42180 Whittier Avenue, Hemet, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 which do not permit the excess outside storage and accumulation of rubbish on the property.
5. Chin Li Huang, the owner of the subject property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
6. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structures, excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures, excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348, 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance

Case Nos. : CV11-05852 & CV11-07776 [HUANG]

Address: 42180 Whittier Avenue, Hemet

APN#552-060-004

District: 3/3

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**BACKGROUND:**

1. Inspections were made of the subject property by the Code Enforcement Officer on August 8, 2011 and October 28, 2011.
2. The inspections revealed four substandard structures (detached bathroom & shower, 2 wooden rail cars and a three sided detached structure) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: lack of or improper water closet, lavatory, bathtub, shower, or kitchen sink; hazardous wiring; defective or deteriorated flooring or floor supports; members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; faulty weather protection; general dilapidation or improper maintenance; and abandoned, vacant, public and attractive nuisance
3. The inspection also revealed the excess outside storage and accumulation of rubbish (approximately 3,300 square feet) on the subject property in violation of Riverside County Ordinance No. 348 and 541. The excess outside storage and accumulation of rubbish consisted of, but was not limited to the following materials: mattresses, furniture, boxes, five gallon buckets, green woody waste, concrete rubble, tires, scrap metal, carpet, carpet padding, cookware, scrap wood, equipment, tools, pallets, truck shell, automotive parts and asphalt.
4. Subsequent follow up inspections of the above-described real property on November 30, 2011, December 30, 2011, revealed that the property continued to be in violation of Riverside County Ordinance Nos. 348, 457 and 541.
5. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of substandard structures, excess outside storage and accumulated rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NOS. CV 11-05852 & 11-07776  
4 [SUBSTANDARD STRUCTURE AND )  
5 ACCUMULATED RUBBISH AND EXCESS ) DECLARATION OF OFFICER  
6 OUTSIDE STORAGE]; APN 552-060-004, 42180 ) MICHAEL SANDERS  
7 WHITTIER AVENUE, HEMET, COUNTY OF )  
8 RIVERSIDE, STATE OF CALIFORNIA; CHIN LI ) RCO Nos. 457, 348, and 541  
9 HUANG, OWNER. )  
10 \_\_\_\_\_ )

11 I, Michael Sanders, declare that the facts set forth below are personally known to me except  
12 to the extent that certain information is based on information and belief which I believe to be true  
13 and if called as a witness, I could and would competently testify competently under oath:

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

18 2. I am informed and believe and thereon allege that on August 8, 2011, Code  
19 Enforcement Officer Forrey conducted an initial inspection of the real property known as 42180  
20 Whittier Avenue, Hemet, within the unincorporated area of Riverside County, California, which is  
21 further described as Assessor's Parcel Number 552-060-004 (hereinafter referred to as "THE  
22 PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the approximate  
23 location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

24 3. A review of County records and documents indicate that THE PROPERTY is owned  
25 by Chin Li Huang (hereinafter referred to as "OWNER"). Certified copies of the County Equalized  
26 Assessment Roll for the year 2011-2012 and County Geographic Information System ("GIS") report  
27 are attached hereto as Exhibit "B" and incorporated herein by reference. THE PROPERTY is  
28 vacant and is approximately 9.5 acres in size and is located within the R-1 (One Family Dwelling)  
zone classification. The R-1 zone allows for outside storage of materials up to two hundred (200)  
square feet at a height of three (3) feet on improved parcels that are in excess of one acre in size.

4. Based on the Lot Book Report from RZ Title Service on April 25, 2012, it is



1 determined that another party may potentially hold a legal interest in THE PROPERTY, to wit:  
2 Yen Fei Lee Baxter. A true and correct copy of the Lot Book Reports is attached hereto as Exhibit  
3 "C" and incorporated herein by reference.

4 5. I am informed and believe and thereon allege that on August 8, 2011, Officer Forrey  
5 conducted an initial inspection of the open and accessible property. Officer Forrey observed large  
6 amounts of accumulated rubbish and excess outside storage of materials on THE PROPERTY  
7 including, but not limited to: mattresses, furniture, boxes, five gallon buckets, green woody waste,  
8 concrete rubble, tires, scrap metal, carpet, carpet padding, cookware, scrap wood, equipment, tools,  
9 pallets, truck shell, automotive parts and asphalt. This condition causes THE PROPERTY to  
10 constitute a public nuisance in violation of Riverside County Ordinance Nos. 348 and 541.

11 6. On October 28, 2011, I conducted a follow up inspection of THE PROPERTY and  
12 observed four (4) structures in a state of general dilapidation. I observed the following conditions  
13 which cause the structures to be substandard and THE PROPERTY to constitute a public nuisance in  
14 violation of the provisions set forth in Riverside County Ordinance 457:

15 Detached bathroom and shower

- 16 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 17 2) Hazardous wiring;
- 18 3) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
19 due to defective materials or deterioration;
- 20 4) Faulty weather protection;
- 21 5) General dilapidation or improper maintenance;
- 22 6) Public and attractive nuisance – abandoned/vacant.

23 Two Wooden Rail Cars

- 24 1) Defective or deteriorated flooring or floor supports;
- 25 2) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
26 due to defective materials or deterioration;
- 27 3) Faulty weather protection;
- 28 4) General dilapidation or improper maintenance;
- 29 5) Public and attractive nuisance – abandoned/vacant

30 Three Sided Detached Structure

- 31 1) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
32 due to defective materials or deterioration;
- 33 2) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
34 which sag, split, or buckle due to defective material or deterioration;
- 35 3) Faulty weather protection;

- 4) General dilapidation or improper maintenance;
- 5) Public and attractive nuisance – abandoned/vacant

7. A site plan and photographs reflecting the substandard condition of the structures and the accumulated rubbish and excess outside storage on THE PROPERTY are attached hereto as Exhibit “D” and incorporated herein by reference.

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

9. On August 8, 2011, a Notice of Violation, and a “Do Not Dump” sign were posted on THE PROPERTY. On October 28, 2011, a Notice of Violation, Notices of Defects and “Do Not Enter” signs were posted on THE PROPERTY.

10. On August 9, 2011 and November 2, 2011, the Notices of Violations and Notices of Defects were mailed via certified mail to OWNER and INTERESTED PARTIES.

11. On December 30, 2011, I conducted a follow up inspection of THE PROPERTY. I observed that THE PROPERTY remained in violation.

12. On November 29, 2011, Notices of Noncompliance were recorded at the Riverside County Recorder’s Office as instrument numbers 2011-0525892 and 2011-0525893. True and correct copies of the recorded Notices of Noncompliance are attached hereto and incorporated by reference as Exhibit “F.”

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

14. Based upon my experience, knowledge and visual observations, it is my determination that the substandard structures on THE PROPERTY creates an extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 457, 348 and 541.

15. A “Notice to Correct County Ordinance Violations and Abate Public Nuisance” providing notification of the Board of Supervisors hearing as required by Riverside County Ordinance No. 725 was mailed to OWNER by U.S.P.S. and was posted on THE PROPERTY. True

1 and correct copies of the notice, together with the proof of service and the affidavit of posting of  
2 notices are attached hereto as Exhibit "G" and incorporated herein by reference.

3 16. A recent inspection revealed that THE PROPERTY remains in violation.

4 17. Significant rehabilitation, removal and/or demolition of the substandard structures and  
5 removal and disposal of all structural materials, rubbish and debris are required to abate the public  
6 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number  
7 457, the Health and Safety, Uniform Housing, Administrative and Abatement of Dangerous  
8 Buildings Codes. In addition, the removal and disposal of all accumulated rubbish and excess  
9 outside storage on THE PROPERTY is required to bring THE PROPERTY into compliance with  
10 Riverside County Ordinance Nos. 348 and 541 and the Health and Safety Code.

11 18. Accordingly, the following findings and conclusions are recommended:

12 (a) The structures be condemned as substandard buildings, public and attractive  
13 nuisance;

14 (b) The OWNER, or whoever has possession or control of THE PROPERTY, be  
15 required to rehabilitate or demolish said structures, including the removal and disposal of all  
16 structural debris and materials, on THE PROPERTY in strict accordance with the provisions of  
17 Riverside County Ordinance No. 457;

18 (c) The OWNER, or whoever has possession or control of THE PROPERTY, be  
19 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures  
20 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside  
21 County Health Department, Division of Special Services; and, prior to the abatement ordered in  
22 subsection (b) above, to secure the removal and disposal of all asbestos containing materials  
23 discovered through such survey and testing by contract with a duly certified and licensed contractor  
24 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality  
25 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

26 (d) If the substandard structures are not razed, removed and disposed of, or  
27 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to  
28 Riverside County Ordinance No. 457 within ninety (90) days after the posting and mailing of the

1 Board's Order and Findings, the substandard structure and contents therein may be abated by  
2 representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's  
3 Department upon receipt of an owner's consent or a Court Order, where necessary under applicable  
4 law, authorizing entry onto THE PROPERTY; and

5 (e) The accumulation of rubbish and excess outside storage on THE PROPERTY  
6 be deemed and declared a public nuisance;


7 (f) The OWNER, or whoever has possession or control of THE PROPERTY, be  
8 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of  
9 Riverside County Ordinance Nos. 348 and 541;

10 (g) If the materials are not removed and disposed of in strict accordance with all  
11 Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348 and  
12 541, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the  
13 rubbish and excess outside storage may be abated by representatives of the Riverside County Code  
14 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's  
15 consent or a Court Order, where necessary under applicable law, authorizing entry onto THE  
16 PROPERTY; and

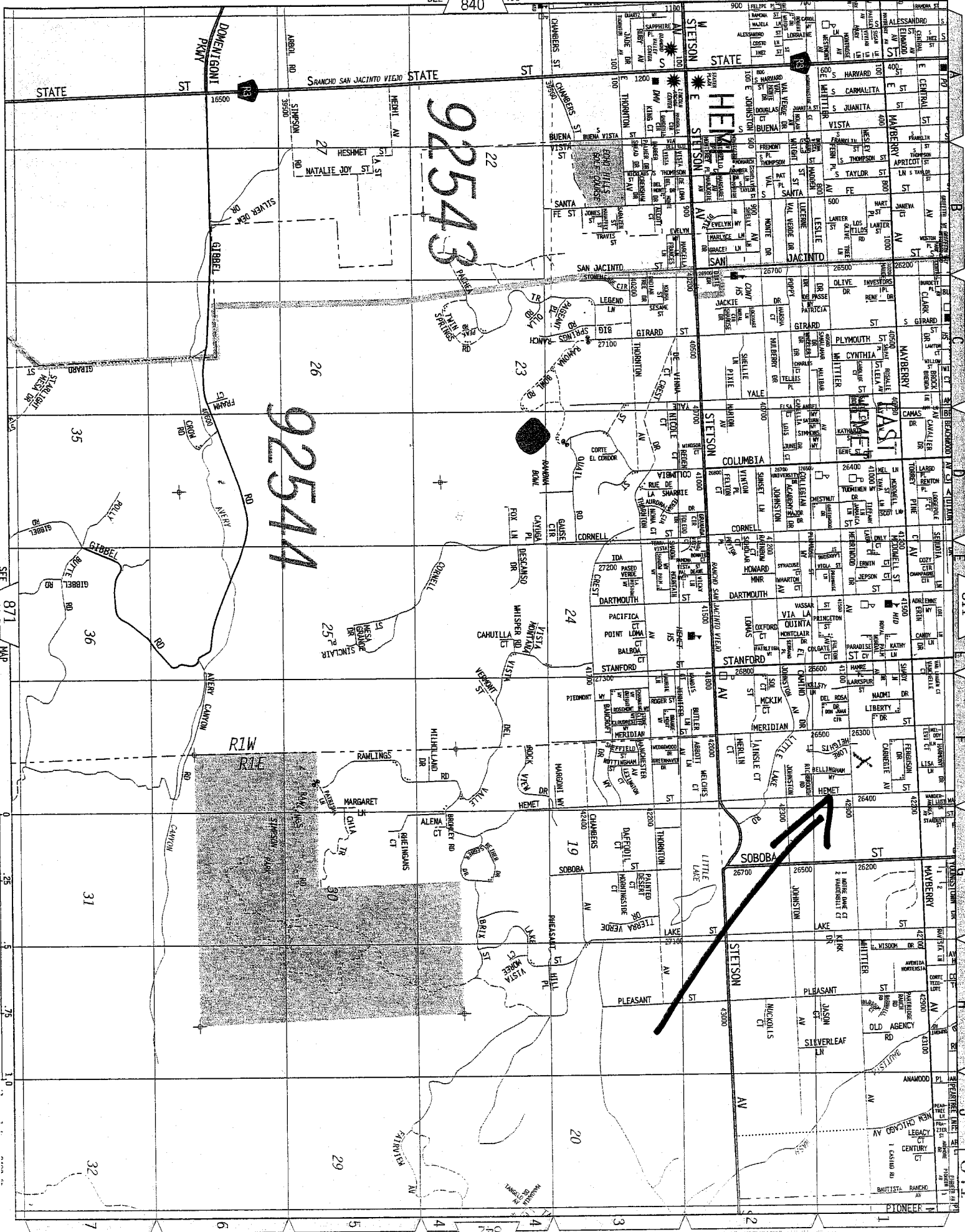
17 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall  
18 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against  
19 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance  
20 Nos. 457, 348 and 541 and 725.

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

23 Executed this 15 day of JUNE, 2012, at MURRIETA, California.

24  
25   
26 MICHAEL SANDERS  
27 Senior Code Enforcement Officer  
28 Code Enforcement Department

# **Exhibit “A”**



# **Exhibit “B”**

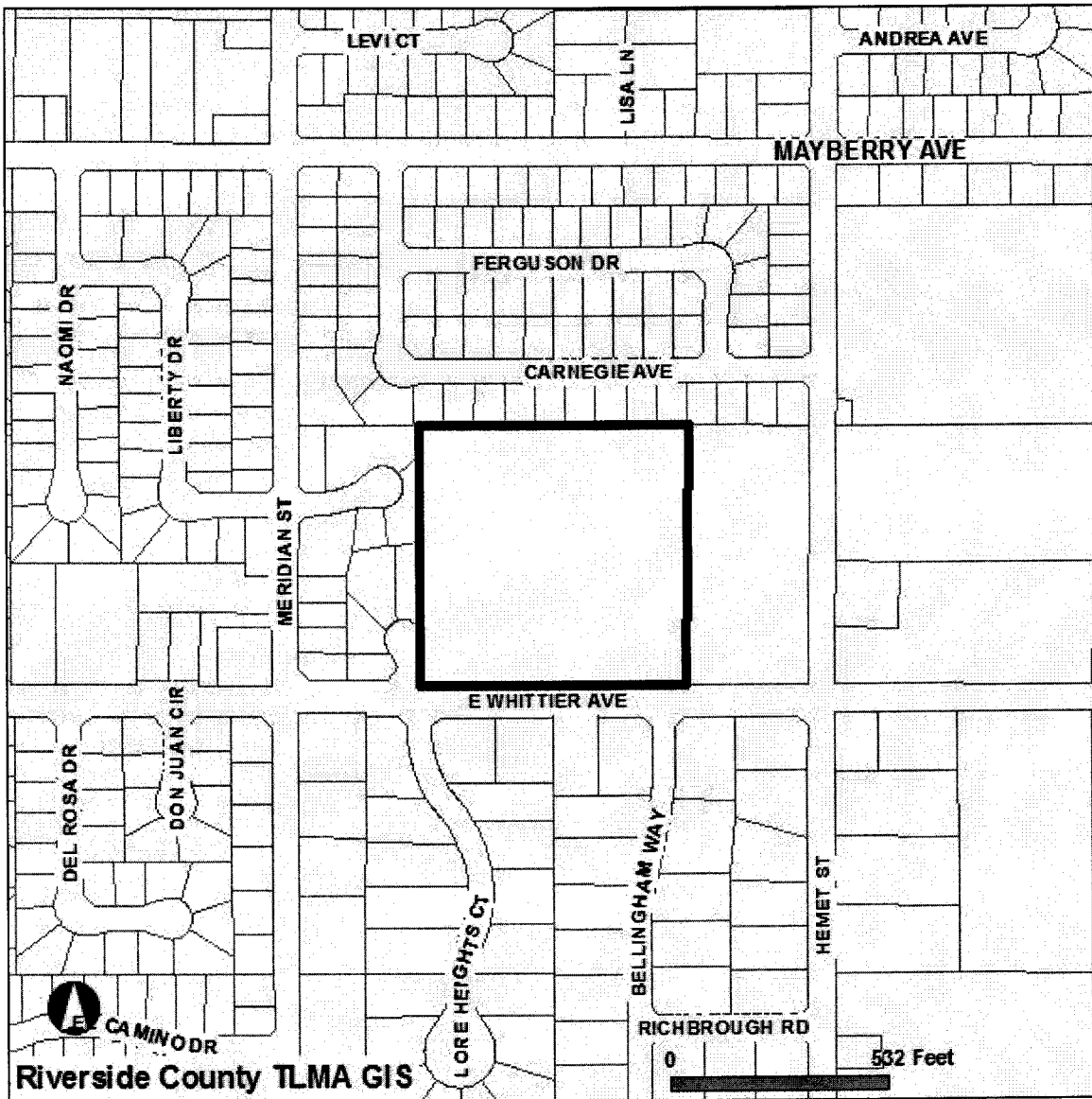
## Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #552060004-4		Parcel # 552060004-4	
<b>Assessee:</b>	HUANG CHIN LI	<b>Land</b>	117,000
<b>Mail Address:</b>	4527 N 12TH AVE	<b>Structure</b>	88,000
<b>City, State Zip:</b>	PHOENIX AZ 85013	<b>Full Value</b>	205,000
<b>Real Property Use Code:</b>	R1	<b>Total Net</b>	205,000
<b>Base Year</b>	2007		
<b>Conveyance Number:</b>	0611699		
<b>Conveyance (mm/yy):</b>	8/2006		
<b>PUI:</b>	R010012		
<b>TRA:</b>	71-024		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 3 MB 001/014 HEMET LAND CO		
<b>Situs Address:</b>	42180 WHITTIER AVE HEMET CA 92544		

**View Parcel Map**



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
552-060-004

**\*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**

552-060-004-4

**OWNER NAME / ADDRESS**

CHIN LI HUANG  
42180 WHITTIER AVE  
HEMET, CA. 92544

**MAILING ADDRESS**

(SEE OWNER)  
3144 W HAYWARD AVE  
PHOENIX AZ. 85051

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 1/14  
SUBDIVISION NAME: HEMET LAND CO  
LOT/PARCEL: 4, BLOCK: P  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 9.5 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1735 SQFT., 2 BDRM/ 1.5 BATH, 1 STORY, DETACHED GARAGE(520 SQ. FT), CONST'D 1951 SHAKE, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 841 GRID: F1

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

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

JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T5SR1E SEC 18

**ELEVATION RANGE**

1720/1728 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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***PLANNING***

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**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)**

SAN JACINTO VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-1

**ZONING DISTRICTS AND ZONING AREAS**

LITTLE LAKE 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**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

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

## **FIRE**

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

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

## **DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
SAN JACINTO VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

## **TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE

TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

112

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

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

NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

**FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

**GEOLOGIC**

**FAULT ZONE**

SAN JACINTO FAULT ZONE  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**FAULTS**

WITHIN A 1/2 MILE OF  
CASA LOMA FAULT  
SAN JACINTO FAULT  
SAN JACINTO FAULTS  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH B).  
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.  
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

**MISCELLANEOUS**

**SCHOOL DISTRICT**

HEMET UNIFIED

**COMMUNITIES**

EAST HEMET

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 26.46 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043315

**FARMLAND**

OTHER LANDS  
URBAN-BUILT UP LAND

- 071024
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1105852	ABATEMENT	Aug. 8, 2011
CV1107776	ABATEMENT	Oct. 28, 2011

**BUILDING PERMITS**

Case #	Description	Status
BZ304545	AWNING TO DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ304808	AWNING TO DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ304809	AWNING TO DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ305231	DWELLING & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
PAR00938	SUBDIVIDE 9.30 INTO 35 LOTS	APPROVED

REPORT PRINTED ON...Tue Apr 17 13:29:02 2012  
Version 120118

# **Exhibit “C”**



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

## Lot Book Report

Order Number: **26641**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT  
4080 Lemon Street  
Riverside CA 92501

Order Date: 5/3/2012  
Dated as of: 4/25/2012  
County Name: Riverside

Attn: Brent Steele  
Reference: CV11-05852 / Brenda Peeler  
IN RE: HUANG, CHIN LI

FEE(s):  
Report: \$120.00

Property Address: 42180 Whittier Ave.  
Hemet CA 92544

Assessor's Parcel No. : 552-060-004-4

**Assessments:**

Land Value:	\$117,000.00
Improvement Value:	\$88,000.00
Exemption Value:	\$0.00
Total Value:	\$205,000.00

## Tax Information

Property Taxes for the Fiscal Year	2011-2012
Total Annual Tax	\$2,517.38
Status: Paid through	06/30/2012

## Property Vesting

The last recorded document transferring title of said property

Dated	08/15/2006
Recorded	08/18/2006



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

Order Number: 26641  
Reference: CV11-05852 / Bre

---

Document No.	2006-0611699
D.T.T.	\$550.00
Grantor	Meiling Lin, a married man, as her sole and separate property
Grantee	Chin Li Huang, a single man

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	04/30/2008
Recorded	05/15/2008
Document No.	2008-0260397
Amount	\$800,000.00
Trustor	Chin Li Huang, a single man
Trustee	Chicago Title, a California Corporation
Beneficiary	Yen Fei Lee Baxter

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Chin L. Huang
Case No.	CV07-4245
Recorded	09/04/2007
Document No.	2007-0563406

A Notice of Administrative Proceedings by the	County of Riverside Department of Code Enforcement
City of	Murrieta
County of	Riverside
Recorded	11/29/2011
Document No.	2011-0525892

A Notice of Administrative Proceedings by the	County of Riverside Department of Code Enforcement
City of	Murrieta





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

Order Number: 26641

Reference: CV11-05852 / Bre

---

County of	Riverside
Recorded	11/29/2011
Document No.	2011-0525893

### **Legal Description**

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

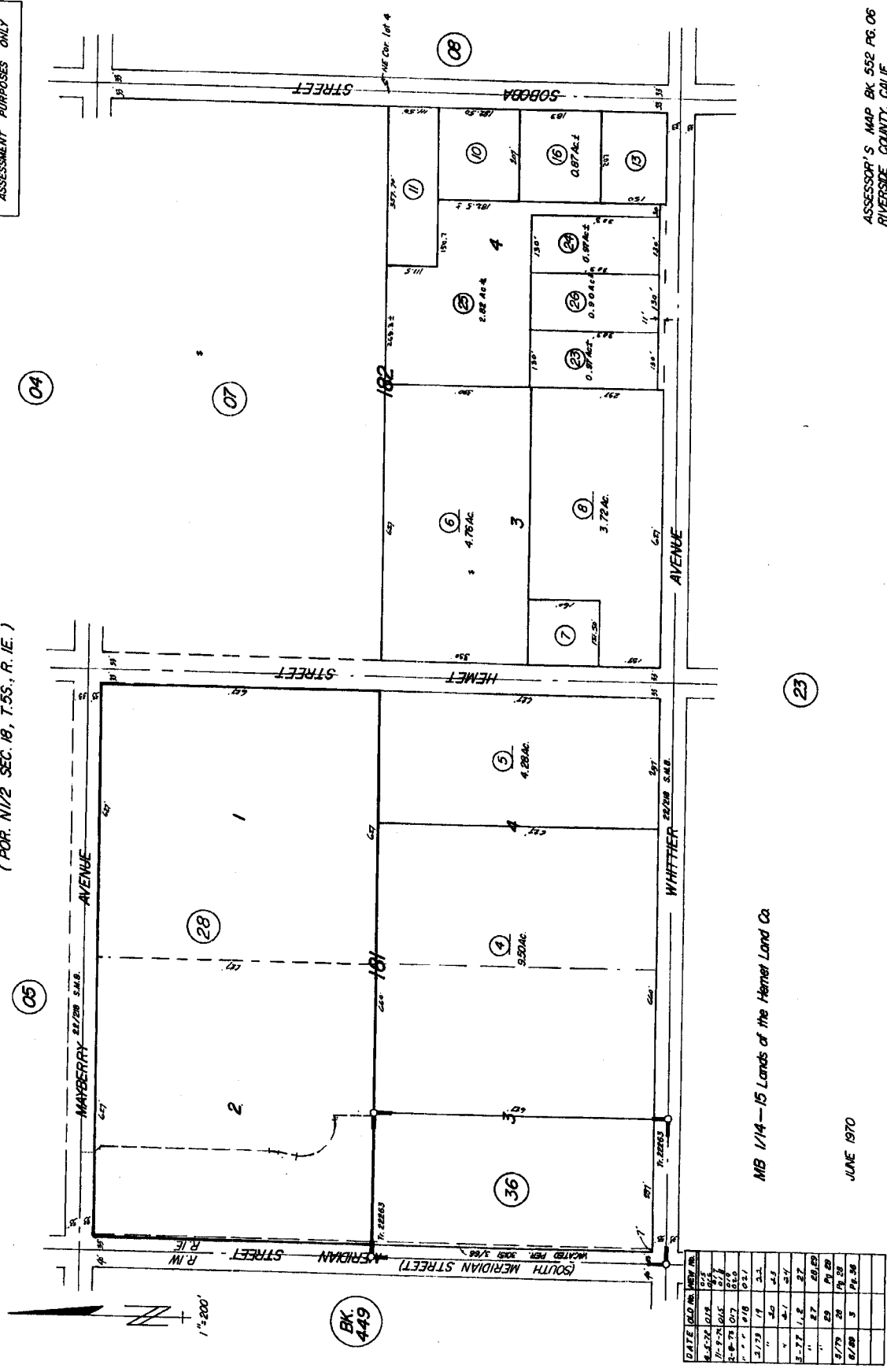
THE EAST HALF OF LOT 3, AND THE WEST HALF OF LOT 4 IN BLOCK 181 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 14 AND 15 OF MAPS, RECORDS OF SAID COUNTY.

13-20  
552-06

T. C. A. 7124

**POR. RO. SAN JACINTO VIEJO**  
(POR. N1/2 SEC. 18, T.5S., R.1E.)

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



MB 1/14 - 15 Lands of the Hemet Land Co.

JUNE 1970

ASSESSOR'S MAP BK 552 PG. 06  
RIVERSIDE COUNTY, CALIF.  
D.J.S.

DATE	OLD NO.	NEW NO.
4-5-74	018	018
7-7-74	018	018
2-6-78	017	018
1-2-78	018	018
3-7-78	17	018
"	20	018
"	21	018
3-27-77	1, 2	27
"	27	27
5/78	28	28
6/80	5	28

BK  
449

FATCOLA/RESALE

DOC # 2006-0611699

08/18/2006 08:00A Fee: 10.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE COMPANY - LA

AND WHEN RECORDED MAIL TO:

MR. CHIN LI HUANG  
11432 SOUTH STREET, SUITE #388  
CERRITOS, CA 90703



										RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM		026

Title Order No.: 2489983-43

*ESCROW # 011293CJ*

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

*TRA 071*

DOCUMENTARY TRANSFER TAX is **\$550.00**

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area  City of

AND

**T**  
026

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

**MEILING LIN, a Married Woman, as her sole and separate property**

hereby GRANT(s) to:

**CHIN LI HUANG, a Single Man**

the real property in the County of Riverside, State of California, described as:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

Also Known as: 42180 WHITTIER AVENUE, HEMET AREA, CA 92544

A.P.N.: 552-060-004-4

DATED August 15, 2006

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On AUGUST 17, 2006

Before me, **CONNIE H.Y. JENSEN**

A Notary Public in and for said State, personally appeared

*Meiling Lin*  
MEILING LIN

\*MEILING LIN\*

proved 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Signature

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE

(This area for official notarial seal)

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THE EAST HALF OF LOT THREE (3), AND THE WEST HALF OF LOT FOUR (4) IN BLOCK 181 OF THE LANDS OF THE HEMET LAND COMPANY, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 14 & 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 552-060-004-4

DOC # 2008-0260397  
 05/15/2008 08:00A Fee:23.00  
 Page 1 of 2

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



WHEN RECORDED MAIL TO:

YEN FEI LEE BAXTER  
 4527 N. 12th Ave.  
 Phoenix, AZ 85013-2626

Parcel No. 552-060-004-4

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
2			2		1				1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI
									051

C  
051  
24

**Deed of Trust with Assignment of Rents**  
 (This Deed of Trust contains an acceleration clause)

This DEED OF TRUST, made April 30, 2008, between CHIN LI HUANG, a Single Man herein called TRUSTOR, whose address is 42180, Whittier Ave., Hemet Area CA 92544, Chicago Title, a California corporation, herein called TRUSTEE, and YEN FEI LEE BAXTER, herein called BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in Trust with Power of Sale, that property in the Hemet Area, County of Riverside, State of California, described as:

THE EAST HALF OF LOT THREE (3), AND THE WEST HALF OF LOT FOUR (4) IN BLOCK 181 OF THE LANDS OF THE HEMET LAND COMPANY, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 14 & 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 552-060-004-4

If the Trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of this title or any interest therein in any manner or way, whether voluntary or involuntarily, without written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable together with the rents, issues and the profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$ 800,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, 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, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	SanBenito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	135	47
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				



When recorded please mail to:  
5025

DOC # 2007-0563406

09/04/2007 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**

030 0

In the matter of the Property of  
CHIN L. HUANG

) Case No. CV07-4245

**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.348, (RCC Title 17.24.010) described as EXCESSIVE OUTSIDE STORAGE. Such Proceedings are based upon the noncompliance of such real property, located at 42180 WHITTIER AVENUE, HEMET, CA, and more particularly described as Assessor's Parcel Number 552-060-004 and having a legal description of 9.50 ACRES IN POR LOTS 3 & 4 BLK 181 MB 001/014 HEMET LAND CO, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.24.010).

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, 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Officer Brian Noone, (951)791-3600.

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 BUILDING AND SAFETY

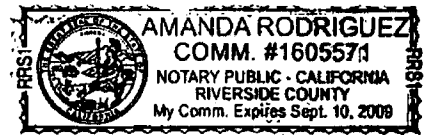
By \_\_\_\_\_  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 8/28/2007 before me, Amanda Rodriguez, Notary Public, personally appeared Mary Overholt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 3 Office)  
39493 Los Alamos Rd. Ste A, Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2011-0525892

11/29/2011 03:47P Fee: NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



030



### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV11-05852

Chin Li Huang )

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: 42180 Whittier Ave., Hemet, CA

PARCEL #: 552-060-004

LEGAL DESCRIPTION: 9.50 ACRES IN POR LOTS 3 & 4 BLK. 181 MB 001/014 HEMET LAND CO

VIOLATIONS: RCO 348 - RCC Title 17.12.040 - Excessive outside storage

RCO 541- RCC Title 8.120.010 - Accumulated 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.

CCUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

Dated: November 01, 2011

By: Hector Viray  
Hector Viray, Code Enforcement Department

#### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 11-03-11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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.

Elizabeth B. Ross  
Commission # 1838743 Comm. Expires March 12, 2013





When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 3 Office)  
39493 Los Alamos Rd. Ste A, Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2011-0525893  
11/29/2011 03:47P Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



030



### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV11-07776

Chin Li Huang )

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: 42180 Whittier Ave., Hemet, CA

PARCEL #: 552-060-004

LEGAL DESCRIPTION: 9.50 ACRES IN POR LOTS 3 & 4 BLK. 181 MB 001/014 HEMET LAND CO

VIOLATIONS: RCO 457- RCC Title 15.16.020-Substandard Structure-6'X10' detached bathroom & shower, 10'X40' wooden rail car, 15'X50' three-sided detached shed.

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.

CCUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray  
Hector Viray, Code Enforcement Department

Dated: November 02, 2011

#### ACKNOWLEDGEMENT

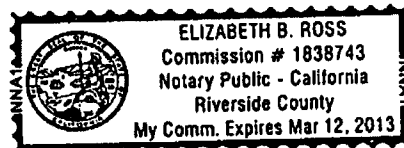
State of California )  
County of Riverside )

On 11-03-11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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.

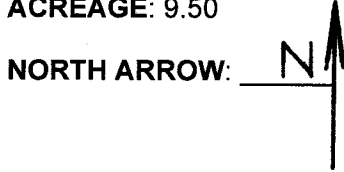
Elizabeth B. Ross  
Commission # 1838743 Comm. Expires March 12, 2013



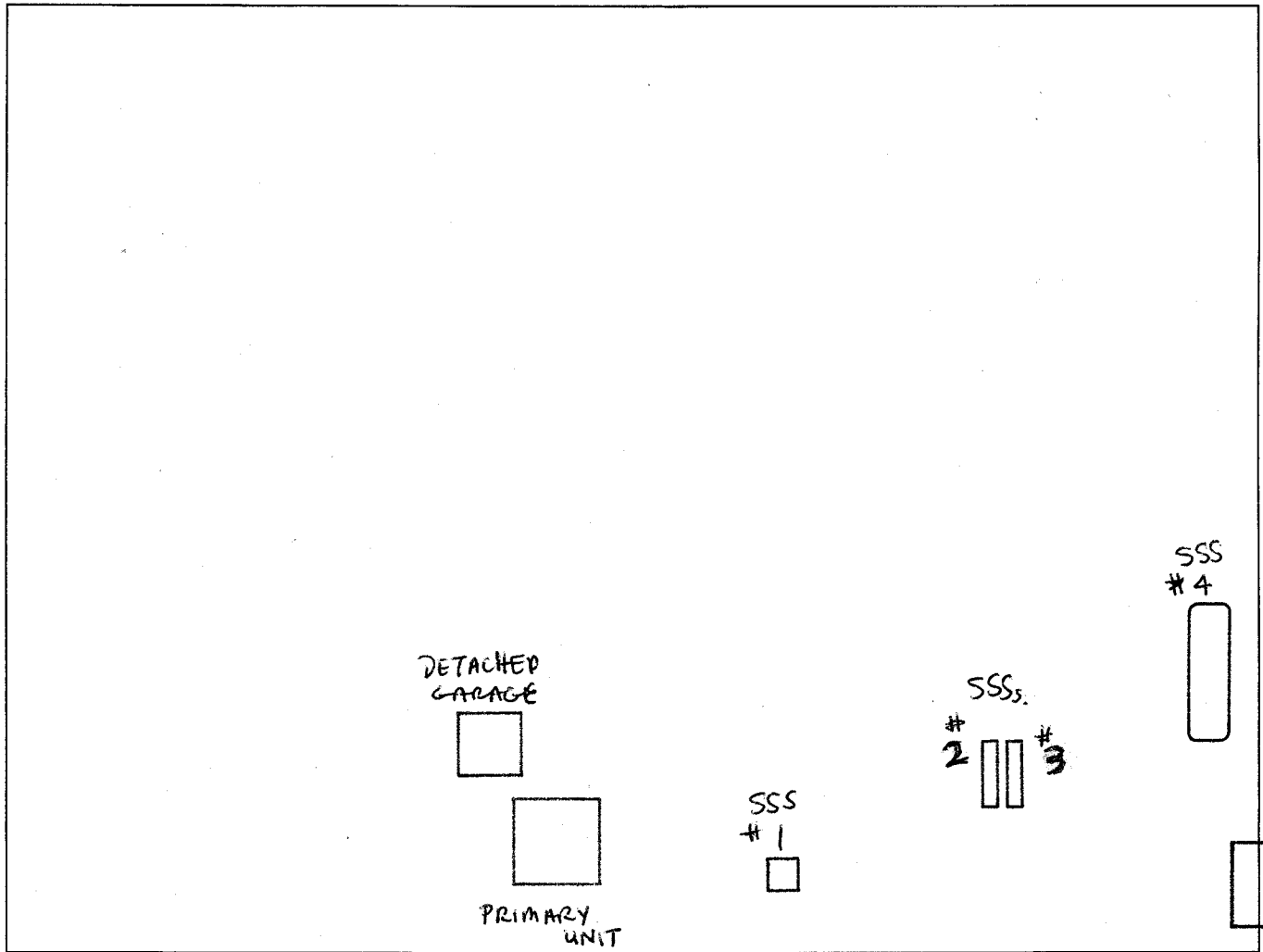
# **Exhibit “D”**

### SITE PLAN: Case # CV-1107776

OWNER(S): CHIN LI HUANG  
SITE ADDRESS: 42180 WHITTIER AVE, HEMET  
ASSESSOR'S PARCEL: 552-060-004  
ACREAGE: 9.50



REAR PROPERTY LINE



FRONT PROPERTY LINE: 42180 WHITTIER AVE, HEMET

PREPARED BY: M. SANDERS # 13 DATE: 12/1/11

FREE  
STANDING  
COVER  
OVER 2  
PROPERTIES

### SITE PLAN: Case # CV-1105852

OWNER(S): CHIN LI HUANG

SITE ADDRESS: 42180 WHITTIER AVE, EAST HEMET

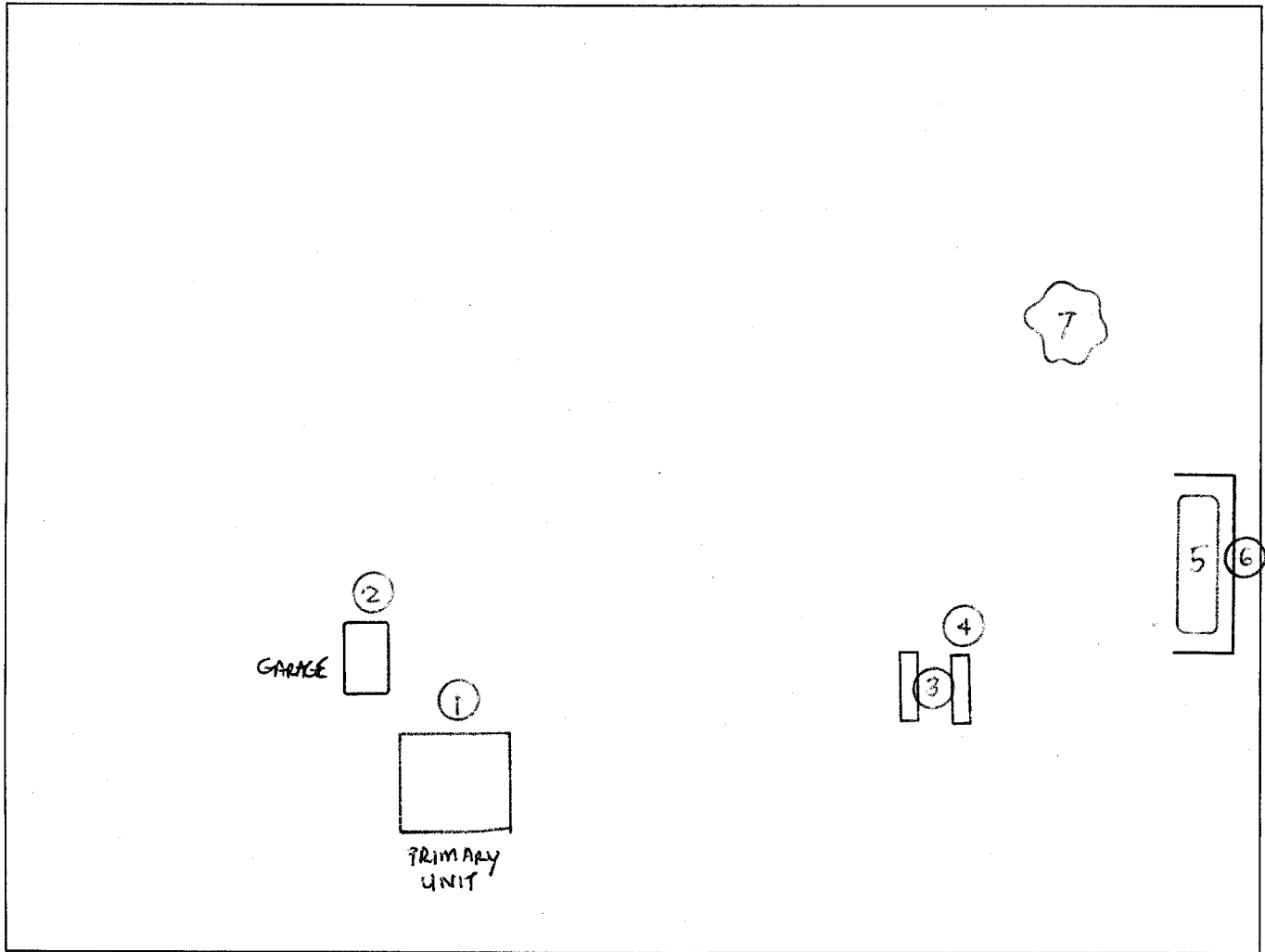
ASSESSOR'S PARCEL: 552-060-004

ACREAGE: 9.50

NORTH ARROW:



REAR PROPERTY LINE

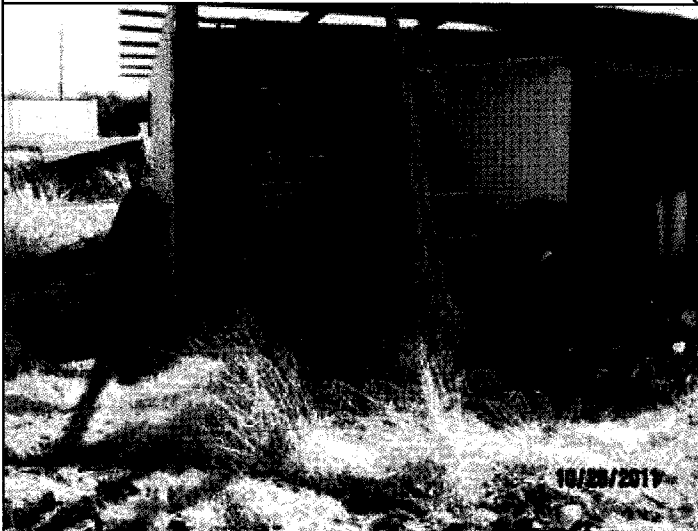


FRONT PROPERTY LINE: 42180 WHITTIER AVE, EAST HEMET

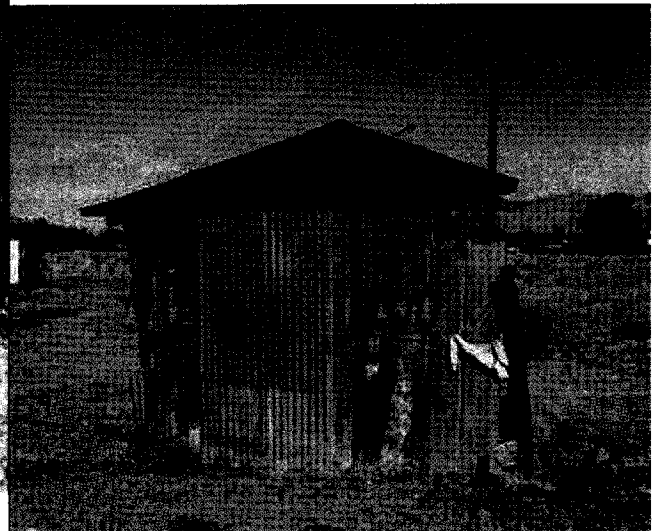
PREPARED BY: M. SANDERS 13

DATE: 12/2/11

*Photographs*



M Sanders 102811 - SSS # 4 missing a portion of its roof



M Sanders 102811 - overview of SSS #



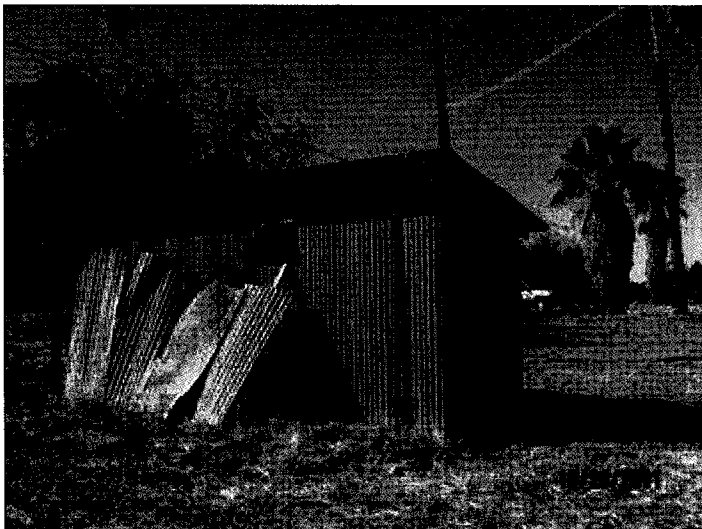
M Sanders 102811 - SSS # 1 broken verticle member



M Sanders 102811 - SSS # 1 missing toil general dilapidation



M Sanders 102811 - SSS # 1 make shift garden hose shower	M Sanders 102811 - SSS # 1 improper lig fixture
-------------------------------------------------------------	----------------------------------------------------



M Sanders 102811 - SSS # 1 side wall falling down



M Sanders 102811 - SSS # 1 side wall fall down



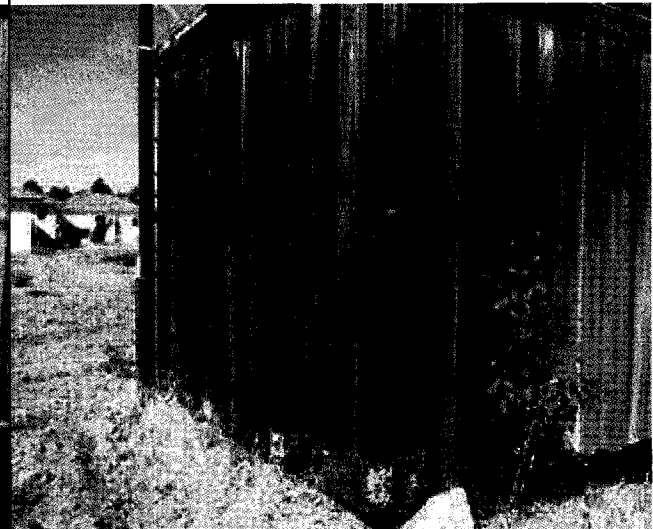
M Sanders 102811 - SSS # 1 broken toilet



M Sanders 102811 - overview of SSS # 2



M Sanders 102811 - SSS # 2 rotting wood members, general dilapidation and public



M Sanders 102811 - SSS # 2 rotting wood members, general dilapidation and public

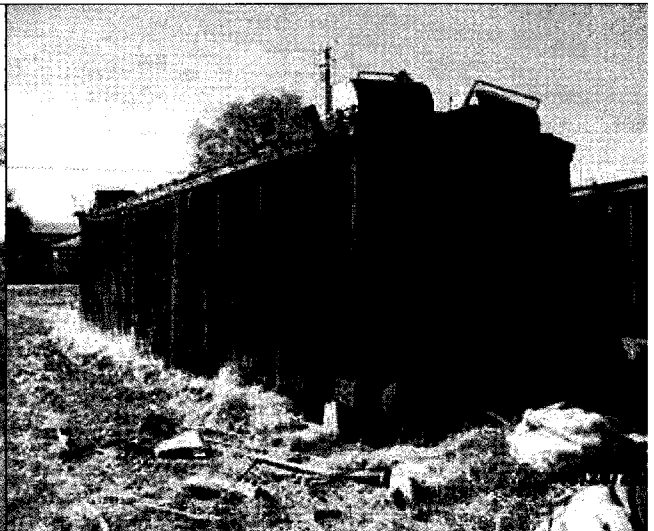
nuisance

nuisance

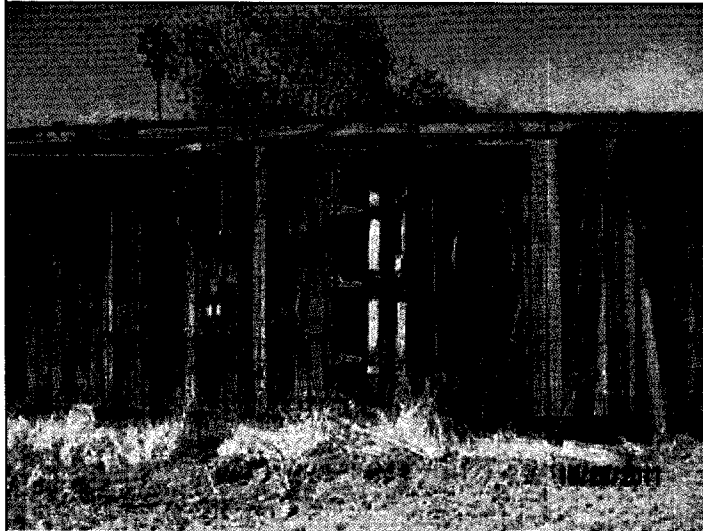




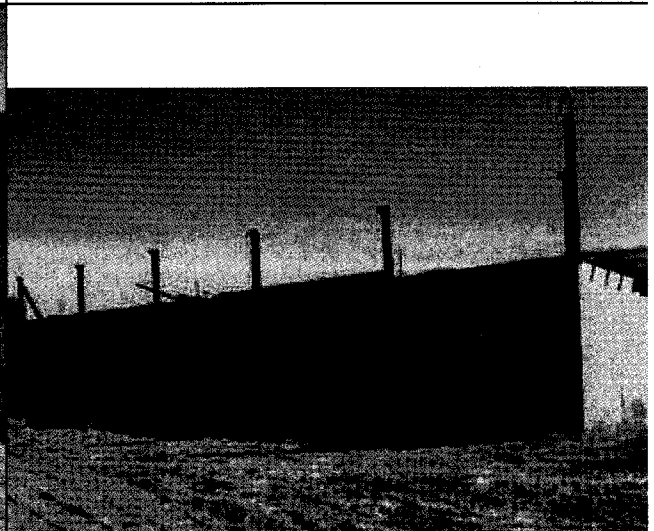
M Sanders 102811 - SSS # 2 rotting wood members, general dilapidation and public nuisance



M Sanders 102811 - SSS # 3 rotting wood members, general dilapidation and public nuisance



M Sanders 102811 - SSS # 3 rotting wood members, general dilapidation and public nuisance



M Sanders 102811 - overview of SSS #

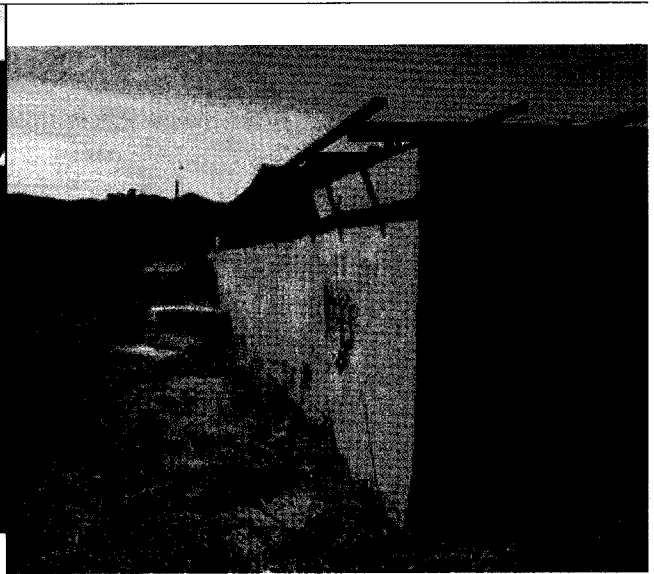


M Sanders 102811 - posted NOV, NOD and Danger sign on # 4

M Sanders 102811 - SSS # 4 dilapidated r and horizontal members



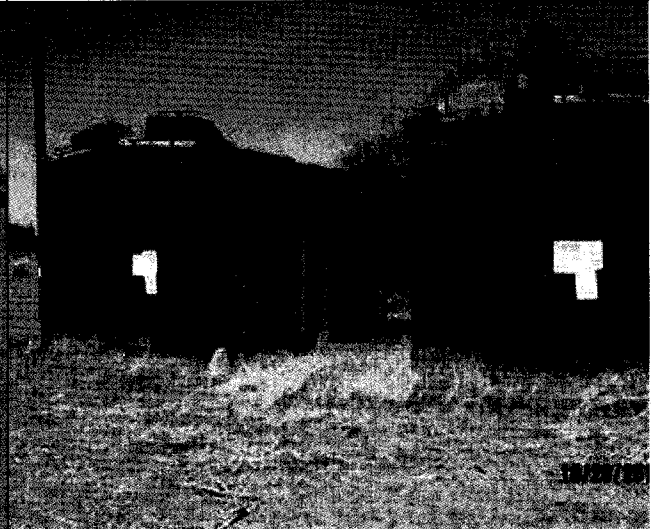
M Sanders 102811 - SSS # 4 dilapidated roof and horizontal members



M Sanders 102811 - SSS # 4 hole in stucco



M Sanders 102811 - SSS # 1 posted with NOV, NOD & Danger sign



M Sanders 102811 - SSS # 2 & 3 posted with NOV, NOD & Danger sign

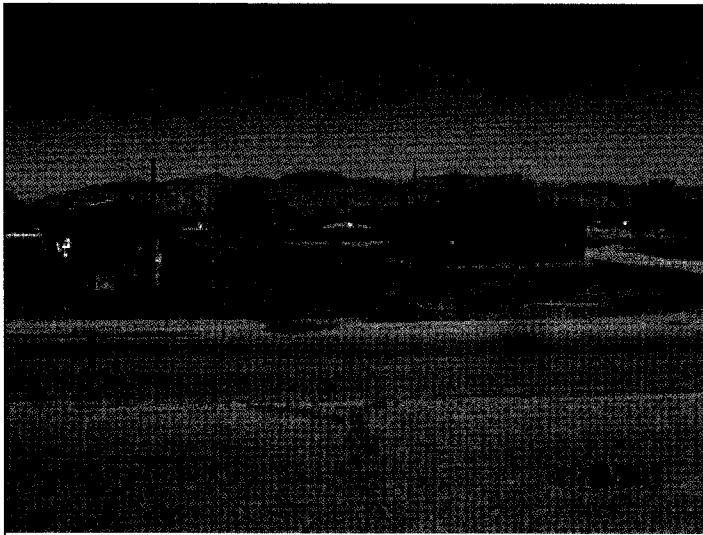


M Sanders 102811 - SSS # 4 another section



of the roof that is coming down

M Sanders 113011 - structure # 4



M Sanders 113011 - structures #s 1-3

*Photographs*



M Sanders 102811 - area # 7



M Sanders 102811 - posted field NOV



M Sanders 102811 - area # 1



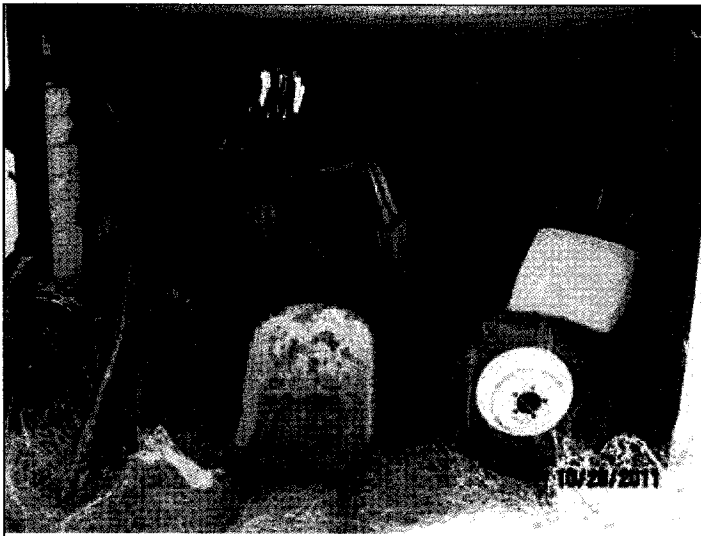
M Sanders 102811 - area # 2



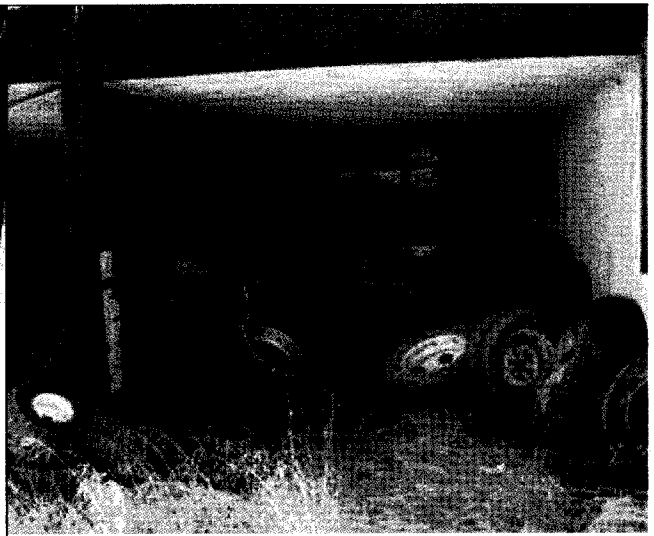
M Sanders 102811 - area # 3



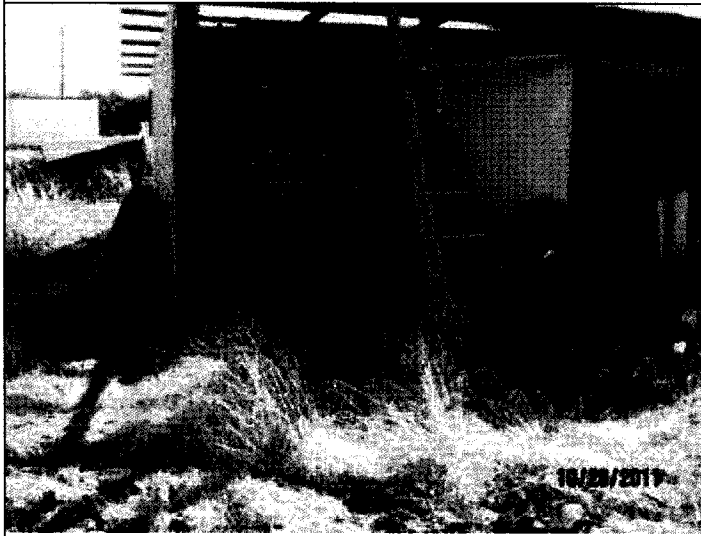
M Sanders 102811 - area # 4



M Sanders 102811 - area # 5



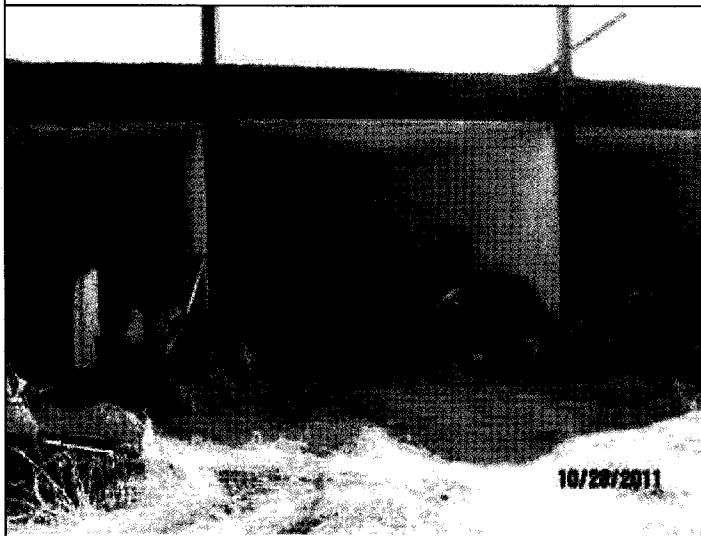
M Sanders 102811 - area # 5



M Sanders 102811 - area # 5



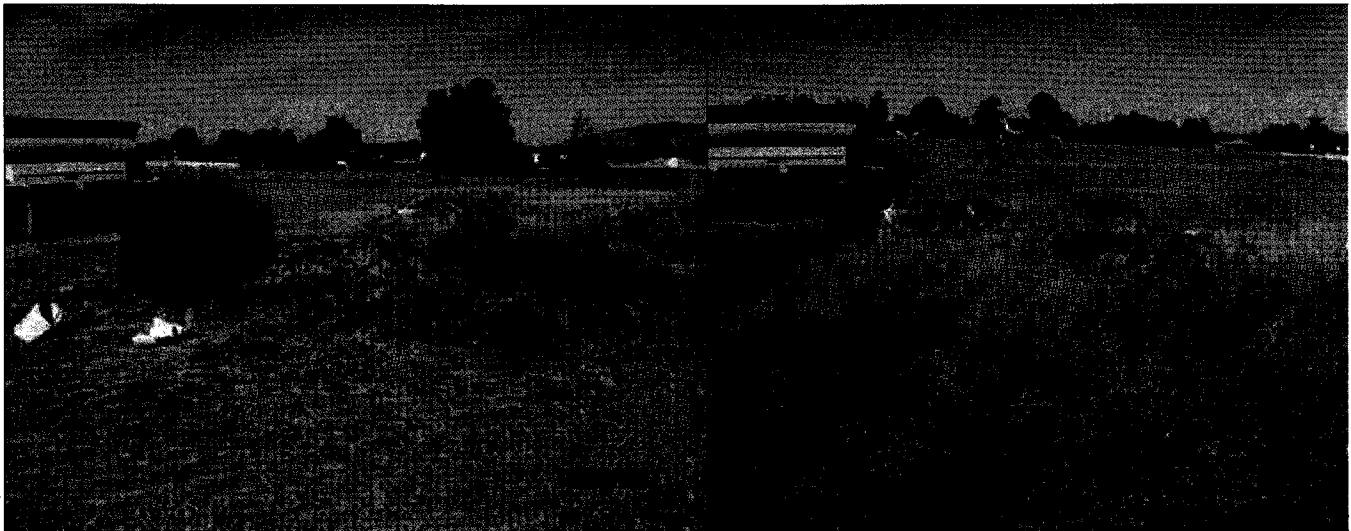
M Sanders 102811 - area # 5



M Sanders 102811 - area # 5

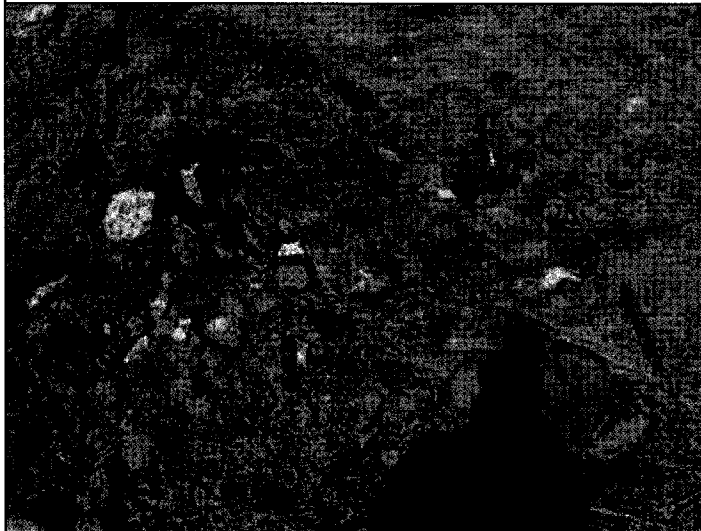


M Sanders 102811 - area # 6



M Sanders 102811 - area # 7

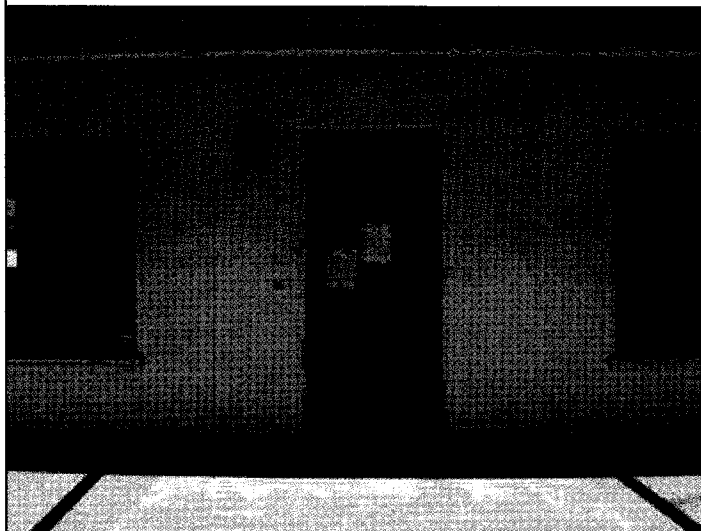
M Sanders 102811 - area # 7



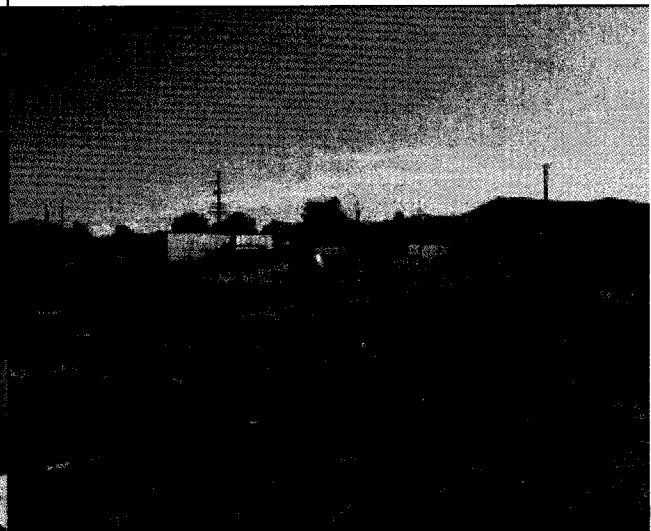
M Sanders 102811 - area # 7



M Sanders 102811 - area # 7



ABustillos - Posting of NOV



M Sanders 113011 -





M Sanders 113011 -



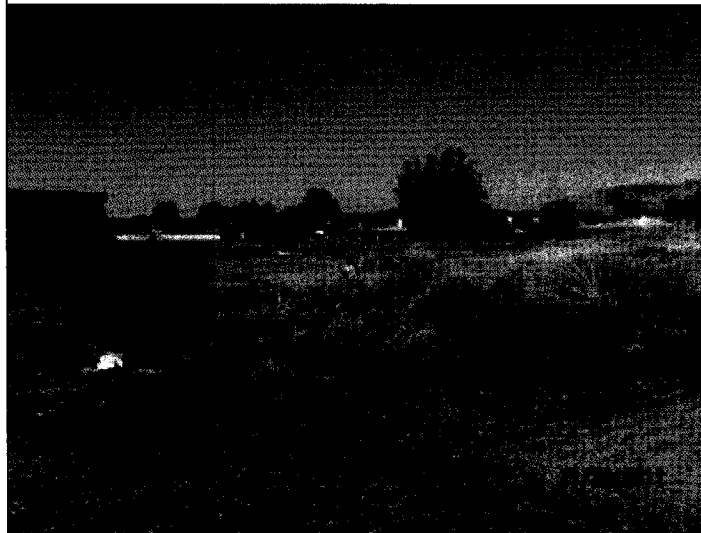
M Sanders 113011 -



M Sanders 113011 -



M Sanders 113011 -



M Sanders 113011 -

# **Exhibit “E”**





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

October 31, 2011

RE CASE NO: CV1105852

I, Carol Forrey, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 08/08/11 at 12:42 PM, I securely and conspicuously posted NOTICE OF VIOLATION FOR RCC 17.12.040 - EXCESS OUTSIDE STORAGE AND RCC 8.120 - ACCUMULATED RUBBISH at the property described as:

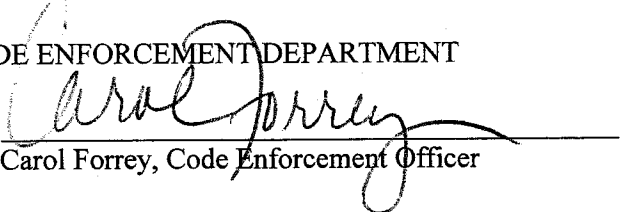
**Property Address:** 42180 WHITTIER AVE, EAST HEMET

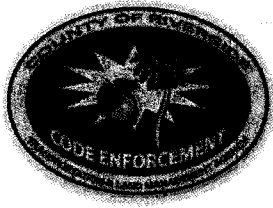
**Assessor's Parcel Number:** 552-060-004

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

Executed on October 31, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Carol Forrey, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

August 9, 2011

CHIN LI HUANG  
4527 N 12TH AVE  
PHOENIX, AZ 85013

RE CASE NO: CV1105852 at 42180 WHITTIER AVE, in the community of EAST HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of EAST HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 sq ft or less, located at the rear of the property, in one pile, stacked no more than 3' high

COMPLIANCE MUST BE COMPLETED BY August 23, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Carol Forrey, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV1105852

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 August 9, 2011, I served the following documents(s):

**NOTICE RE: Notice of Violation**

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

CHIN LI HUANG 4527 N 12TH AVE, PHOENIX, AZ 85013

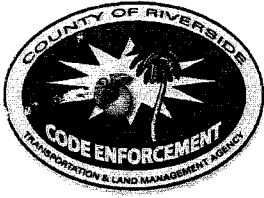
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 August 9, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

November 1, 2011

Occupant  
42180 WHITTIER AVE  
EAST HEMET, CA 92544

RE CASE NO: CV1105852 at 42180 WHITTIER AVE, in the community of EAST HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of EAST HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 sq ft or less, located at the rear of the property, in one pile, stacked no more than 3' high

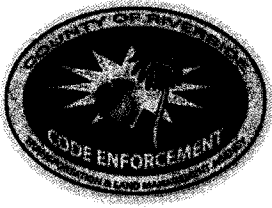
COMPLIANCE MUST BE COMPLETED BY November 16, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

**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 \$119.00 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: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

November 1, 2011

Chin Li Huang  
11432 South St., Ste. # 388  
Cerritos, CA 90703

RE CASE NO: CV1105852 at 42180 WHITTIER AVE, in the community of EAST HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of EAST HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 sq ft or less, located at the rear of the property, in one pile, stacked no more than 3' high

COMPLIANCE MUST BE COMPLETED BY November 16, 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 \$119.00 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: Michael Sanders, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

November 1, 2011

Yen Fei Lee Baxter  
4527 N. 12th Ave.  
Phoenix, AZ 85013-2626

RE CASE NO: CV1105852 at 42180 WHITTIER AVE, in the community of EAST HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of EAST HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to 200 sq ft or less, loated at the rear of the property, in one pile, stacked no more than 3' high

COMPLIANCE MUST BE COMPLETED BY November 16, 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 \$119.00 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: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

November 2, 2011

RE CASE NO: CV1105852

I, Anita Bustillos, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 11/2/2011 at 12:19 p.m., I securely and conspicuously posted Notice of Violation at the property described as:

**Property Address:** 42180 WHITTIER AVE, EAST HEMET

**Assessor's Parcel Number:** 552-060-004

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

Executed on November 2, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anita Bustillos, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV1105852

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 November 1, 2011, I served the following documents(s):

**NOTICE RE: Notice of Violation**

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

OCCUPANT 42180 WHITTIER AVE, EAST HEMET, CA 92544  
Chin Li Huang 11432 South St., Ste. # 388, Cerritos, CA 90703  
Yen Fei Lee Baxter 4527 N. 12th Ave., Phoenix, AZ 85013-2626

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 November 1, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT  
39493 LOS ALAMOS RD.  
MURRIETA, CA 92563

RECD NOV 08 2011

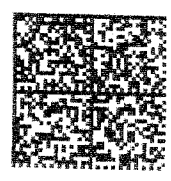
Occupant  
42180 WHITTIE  
EAST HEMET,

NIXIE 923 DE 1 OO 11/08/11  
RETURN TO SENDER  
UNABLE TO FORWARD

1-925-350-839

BC: 9256350399 \*1977-00906-06-41  
|||

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
02 1A  
0004635132  
NOV02 2011  
MAILED FROM ZIP CODE 92504  
\$00.390  
PRIME ROVERES



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**FIELD NOTICE OF VIOLATION**

October 28, 2011

CHIN LI HUANG  
4527 N 12TH AVE  
PHOENIX, AZ 85013

RE CASE NO: CV1107776 at 42180 WHITTIER AVE, in the community of HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

- 4) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. \*\* 6' x 10' detached bathroom and shower \*\*
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. \*\* 10' x 40' wooden rail car \*\*
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. \*\* 10' x 40' wooden rail car \*\*
- 4) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. \*\* 15' x 50' three sided detached shed \*\*

COMPLIANCE MUST BE COMPLETED BY November 12, 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 \$119.00 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.**

Service By:  Posted  Property Owner  Tenant  
Signed: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please SIGN your name here) (Please PRINT your name here)  
CDL/CID#: \_\_\_\_\_ DOB: \_\_\_\_\_ Daytime Phone #: \_\_\_\_\_

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |                                                                                                                                                                                               |              |                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....                                                                       | 1001(b)1,2,3 | 17920.3(a)1,2,3                                                        |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures .....                                                                                                     | 1001(b)4,5   | 17920.3(a)4,5                                                          |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 3. <input type="checkbox"/> Lack of connection to required sewage system.....                                                                                                                 | 1001(b)14    | 17920.3(a)14                                                           |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 4. <input type="checkbox"/> Hazardous plumbing.....                                                                                                                                           | 1001(f)      | 17920.3(e)                                                             |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 5. <input type="checkbox"/> Lack of required electrical lighting.....                                                                                                                         | 1001(b)10    | 17920.3(a)10                                                           |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 6. <input checked="" type="checkbox"/> Hazardous Wiring.....                                                                                                                                  | 1001(e)      | 17920.3(d)                                                             |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure |
| 7. <input type="checkbox"/> Lack of adequate heating facilities.....                                                                                                                          | 1001(o)6     | 17920.3(a)6                                                            |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation.....                                                                                                                        | 1001(c)1     | 17920.3(b)1                                                            |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....                                                                                                         | 1001(c)2     | 17920.3(b)2                                                            |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle<br>due to defective material or deterioration.....           | 1001(c)4     | 17920.3(b)4                                                            |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure |
| 11. <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6     | 17920.3(b)6                                                            |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 12. <input type="checkbox"/> Dampness of habitable rooms.....                                                                                                                                 | 1001(b)11    | 17920.3(a)11                                                           |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 13. <input checked="" type="checkbox"/> Faulty weather protection.....                                                                                                                        | 1001(h)1-4   | 17920.3(g)1-4                                                          |
| A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors<br>including broken windows or doors, lack of paint or other approved wall covering.                        |              |                                                                        |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure |
| 14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....                                                                                                     | 1001(b)13    | 17920.3(a)13                                                           |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure |
| 15. <input type="checkbox"/> Fire hazard.....                                                                                                                                                 | 1001(i)      | 17920.3(h)                                                             |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 16. <input type="checkbox"/> Extensive fire damage.....                                                                                                                                       |              |                                                                        |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....                                                                                                |              |                                                                        |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure |
| 18. <input type="checkbox"/> Improper occupancy.....                                                                                                                                          | 1001(n)      | 17920.3(n)                                                             |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 19. <input type="checkbox"/>                                                                                                                                                                  |              |                                                                        |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |
| 20. <input type="checkbox"/>                                                                                                                                                                  |              |                                                                        |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes                                                                                                               |              | <input type="checkbox"/> Demolish Or Rehabilitate Structure            |

\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV 1107776 Address 42180 WHITTIER AVE. HEMET

Date 10/28/11 Officer M. SANDERS #13

285-025 (4/96) (#1) 5'x10' DETACHED BATHROOM & SHOWER



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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |                                                                                                                                                                                               |              |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| 1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....                                                                                  | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures .....                                                                                                     | 1001(b)4,5   | 17920.3(a)4,5   |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 3. <input type="checkbox"/> Lack of connection to required sewage system.....                                                                                                                 | 1001(b)14    | 17920.3(a)14    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 4. <input type="checkbox"/> Hazardous plumbing.....                                                                                                                                           | 1001(f)      | 17920.3(e)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 5. <input type="checkbox"/> Lack of required electrical lighting.....                                                                                                                         | 1001(b)10    | 17920.3(a)10    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 6. <input type="checkbox"/> Hazardous Wiring.....                                                                                                                                             | 1001(e)      | 17920.3(d)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 7. <input type="checkbox"/> Lack of adequate heating facilities.....                                                                                                                          | 1001(b)6     | 17920.3(a)6     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation.....                                                                                                                        | 1001(c)1     | 17920.3(b)1     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....                                                                                              | 1001(c)2     | 17920.3(b)2     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                        |              |                 |
| 10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle<br>due to defective material or deterioration.....           | 1001(c)4     | 17920.3(b)4     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                        |              |                 |
| 11. <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6     | 17920.3(b)6     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 12. <input type="checkbox"/> Dampness of habitable rooms.....                                                                                                                                 | 1001(b)11    | 17920.3(a)11    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 13. <input checked="" type="checkbox"/> Faulty weather protection.....                                                                                                                        | 1001(h)1-4   | 17920.3(g)1-4   |
| A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors<br>including broken windows or doors, lack of paint or other approved wall covering.                        |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                        |              |                 |
| 14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....                                                                                                     | 1001(b)13    | 17920.3(a)13    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                        |              |                 |
| 15. <input type="checkbox"/> Fire hazard.....                                                                                                                                                 | 1001(i)      | 17920.3(h)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 16. <input type="checkbox"/> Extensive fire damage.....                                                                                                                                       |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....                                                                                                |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure                                        |              |                 |
| 18. <input type="checkbox"/> Improper occupancy.....                                                                                                                                          | 1001(a)      | 17920.3(n)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 19. <input type="checkbox"/> _____                                                                                                                                                            |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |
| 20. <input type="checkbox"/> _____                                                                                                                                                            |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure                                                   |              |                 |

**\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. CV 1107776 Address 42180 WHITTIER AVE. HEMET

Date 10/28/11 Officer M. SANDERS #13

285-025 (4/96) #2 10' x 40' WOODEN RAIL CAR

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

1. <input type="checkbox"/>	Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/>	Lack of hot and cold running water to plumbing fixtures .....	1001(b)4,5	17920.3(a)4,5
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/>	Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/>	Hazardous plumbing.....	1001(f)	17920.3(e)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input type="checkbox"/>	Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/>	Hazardous Wiring.....	1001(e)	17920.3(d)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input type="checkbox"/>	Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/>	Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input checked="" type="checkbox"/>	Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
10. <input checked="" type="checkbox"/>	Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input type="checkbox"/>	Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
12. <input type="checkbox"/>	Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
13. <input checked="" type="checkbox"/>	Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
	A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14. <input checked="" type="checkbox"/>	General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15. <input type="checkbox"/>	Fire hazard.....	1001(i)	17920.3(h)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16. <input type="checkbox"/>	Extensive fire damage.....		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17. <input checked="" type="checkbox"/>	Public and attractive nuisance - abandoned/vacant.....		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/>	Improper occupancy.....	1001(n)	17920.3(n)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19. <input type="checkbox"/>	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/>	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

**\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. CV1107776 Address 42180 WHITTIER AVE. HEMET

Date 10/28/11 Officer M. SANDERS #13

285-025 (4/96) **(#3)** 10'x40' WOODEN RAIL CAR

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

SUBSTANDARD BUILDING CONDITIONS:	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures .....	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
12. <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
13. <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15. <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/> Improper occupancy.....	1001(n)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV 110 7776 Address 42180 WHITTIER AVE, HEMET

Date 10/20/11 Officer M. SANDERS #13

285-925 (4/96) \*4 15' x 50' THREE SIDED DETACHED STRUCTURE

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

October 28, 2011

RE CASE NO: CV1107776

I, Michael Sanders, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on October 28, 2011 at 11:13 AM, I securely and conspicuously posted Notices of Violations x4, Notices of Defects x4 and Danger, Do Not Enter signs x4 at the property described as:

**Property Address:** 42180 WHITTIER AVE, HEMET

**Assessor's Parcel Number:** 552-060-004

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

Executed on October 28, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

November 2, 2011

CHIN LI HUANG  
4527 N 12TH AVE  
PHOENIX, AZ 85013

RE CASE NO: CV1107776 at 42180 WHITTIER AVE, in the community of HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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- 4) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. \*\* 6' x 10' detached bathroom and shower \*\*
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COMPLIANCE MUST BE COMPLETED BY November 17, 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 \$119.00 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: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

November 2, 2011

Occupant  
42180 WHITTIER AVE  
HEMET, CA 92544

RE CASE NO: CV1107776 at 42180 WHITTIER AVE, in the community of HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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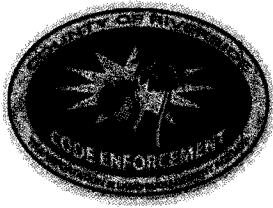
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

November 2, 2011

Chin Li Huang  
11432 South St., Ste. #388  
Cerritos, CA 90703

RE CASE NO: CV1107776 at 42180 WHITTIER AVE, in the community of HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 15.16.020 (Ord. 457) , 15.16.020 (Ord. 457) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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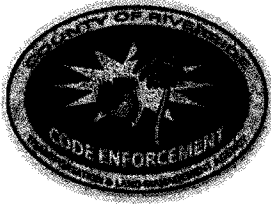
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

November 2, 2011

Yen Fei Lee Baxter  
4527 N 12th Ave.  
Phoenix, AZ 85013-2626

RE CASE NO: CV1107776 at 42180 WHITTIER AVE, in the community of HEMET, California, Assessor's Parcel Number 552-060-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 42180 WHITTIER AVE, in the community of HEMET California, Assessor's Parcel Number 552-060-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) , 15.16.020 (Ord. 457) , 15.16.020 (Ord. 457) , 15.16.020 (Ord. 457), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer



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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures .....	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
5. <input type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
6. <input checked="" type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
7. <input type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
11. <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
12. <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
13. <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
15. <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
18. <input type="checkbox"/> Improper occupancy.....	1001(n)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
19. <input type="checkbox"/> _____		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
20. <input type="checkbox"/> _____		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure

\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV1107776 Address 42180 WHITTIER AVE. HEMET

Date 10/20/11 Officer M. SANDERS #13

285-025 (4/96) (#1) 5'x10' DETACHED BATHROOM & SHOWER

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT

## NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)1,2,3	17920.3(a)1,2,3
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures ..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)4,5	17920.3(a)4,5
3. <input type="checkbox"/> Lack of connection to required sewage system..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)14	17920.3(a)14
4. <input type="checkbox"/> Hazardous plumbing..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(f)	17920.3(e)
5. <input type="checkbox"/> Lack of required electrical lighting..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)10	17920.3(a)10
6. <input type="checkbox"/> Hazardous Wiring..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(e)	17920.3(d)
7. <input type="checkbox"/> Lack of adequate heating facilities..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(o)6	17920.3(a)6
8. <input type="checkbox"/> Deteriorated or inadequate foundation..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)1	17920.3(b)1
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)2	17920.3(b)2
10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)4	17920.3(b)4
11. <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)6	17920.3(b)6
12. <input type="checkbox"/> Dampness of habitable rooms..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)11	17920.3(a)11
13. <input checked="" type="checkbox"/> Faulty weather protection..... A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(h)1-4	17920.3(g)1-4
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)13	17920.3(a)13
15. <input type="checkbox"/> Fire hazard..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(i)	17920.3(h)
16. <input type="checkbox"/> Extensive fire damage..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/> Improper occupancy..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(n)	17920.3(n)
19. <input type="checkbox"/> _____ OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/> _____ OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV 1107776 Address 42180 WHITTIER AVE. HEMET

Date 10/28/11 Officer M. SANDERS #13

285-025 (4/96) #2 10' x 40' WOODEN RAIL CAR

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

1.	[ ] Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
2.	[ ] Lack of hot and cold running water to plumbing fixtures .....	1001(b)4,5	17920.3(a)4,5
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
3.	[ ] Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
4.	[ ] Hazardous plumbing.....	1001(f)	17920.3(e)
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
5.	[ ] Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
6.	[ ] Hazardous Wiring.....	1001(e)	17920.3(d)
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
7.	[ ] Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
8.	[ ] Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
9.	<input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
10.	<input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
11.	[ ] Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
12.	[ ] Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
13.	<input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
	A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14.	<input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15.	[ ] Fire hazard.....	1001(i)	17920.3(h)
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
16.	[ ] Extensive fire damage.....		
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
17.	<input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18.	[ ] Improper occupancy.....	1001(n)	17920.3(n)
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
19.	[ ]		
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		
20.	[ ]		
	OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure		

**\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. CV1107776 Address 42180 WHITTIER AVE - HEMET

Date 10/28/11 Officer M. SANDERS #13

285-025 (4/96) #3 10' x 40' WOODEN RAIL CAR

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

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

SUBSTANDARD BUILDING CONDITIONS:	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)1,2,3	17920.3(a)1,2,3
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures ..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)4,5	17920.3(a)4,5
3. <input type="checkbox"/> Lack of connection to required sewage system..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)14	17920.3(a)14
4. <input type="checkbox"/> Hazardous plumbing..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(f)	17920.3(e)
5. <input type="checkbox"/> Lack of required electrical lighting..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)10	17920.3(a)10
6. <input type="checkbox"/> Hazardous Wiring..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(e)	17920.3(d)
7. <input type="checkbox"/> Lack of adequate heating facilities..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(o)6	17920.3(a)6
8. <input type="checkbox"/> Deteriorated or inadequate foundation..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)1	17920.3(b)1
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(c)2	17920.3(b)2
10 <del>✗</del> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <del>✗</del> Demolish Or Rehabilitate Structure	1001(c)4	17920.3(b)4
11 <del>✗</del> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <del>✗</del> Demolish Or Rehabilitate Structure	1001(c)6	17920.3(b)6
12 <input type="checkbox"/> Dampness of habitable rooms..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)11	17920.3(a)11
13 <del>✗</del> Faulty weather protection..... A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <del>✗</del> Demolish Or Rehabilitate Structure	1001(h)1-4	17920.3(g)1-4
14 <del>✗</del> General dilapidation or improper maintenance..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <del>✗</del> Demolish Or Rehabilitate Structure	1001(b)13	17920.3(a)13
15 <input type="checkbox"/> Fire hazard..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(i)	17920.3(h)
16 <input type="checkbox"/> Extensive fire damage..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17 <del>✗</del> Public and attractive nuisance - abandoned/vacant..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <del>✗</del> Demolish Or Rehabilitate Structure		
18 <input type="checkbox"/> Improper occupancy..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(n)	17920.3(n)
19 <input type="checkbox"/> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20 <input type="checkbox"/> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

\*\*\* YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV 1107776 Address 42480 WHITTIER AVE, HEMET

Date 10/28/11 Officer M. SANDERS #13

285-025 (4/96) #4 15' x 50' THREE SIDED DETACHED STRUCTURE

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV1107776

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 November 2, 2011, I served the following document(s):

**NOTICE RE: Notice of Violation and Notice of Defects X4**

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

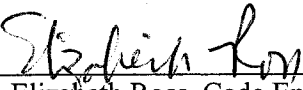
CHIN LI HUANG 4527 N 12TH AVE, PHOENIX, AZ 85013  
OCCUPANT 42180 WHITTIER AVE, HEMET, CA 92544  
Chin Li Huang 11432 South St., Ste. #388, Cerritos, CA 90703  
Yen Fei Lee Baxter 4527 N 12th Ave., Phoenix, AZ 85013-2626

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

CODE ENFORCEMENT DEPARTMENT

  
By: Elizabeth Ross, Code Enforcement Aide

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT  
39493 LOS ALAMOS RD.  
MURRIETA, CA 92563

REC'D NOV 08 2011

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
02 1A  
0004635132  
NOV 03 2011  
MAILED FROM ZIP CODE 92504  
**\$ 00.515**  
FINEY BOWERS

Occupant  
42180 WHITT  
HEMET, CA 9

9256305039

MIXIE 923 DE 1 OO 11/08/11  
RETURN TO SENDER  
UNABLE TO FORWARD

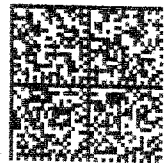
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|||

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT  
39493 LOS ALAMOS RD.  
MURRIETA, CA 92563

CHIN LI HUANG  
4527 N 12TH AVE  
PHOENIX, AZ 85013

950132255010025  
9256305039

PRESORTED  
FIRST CLASS



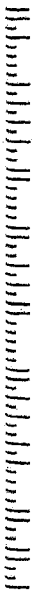
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0004635132  
MAILED FROM ZIP CODE 92504  
UNITED STATES POSTAGE  
PUNY BOWES  
\$00.515  
NOV 03 2011

REC'D NOV 14 2011

NIXIE 950 DE 1 00 11/11/11

RETURN TO SENDER  
NOT DELIVERABLE TO ADDRESSEE  
UNABLE TO FORWARD

BC: 9256303999 \*0804-04704-03-42



# **Exhibit “F”**



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 3 Office)  
39493 Los Alamos Rd. Ste A, Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2011-0525892

11/29/2011 03:47P Fee:NC

Page 1 of 1

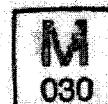
Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



030



## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV11-05852

Chin Li Huang )

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:** 42180 Whittier Ave., Hemet, CA

**PARCEL #:** 552-060-004

**LEGAL DESCRIPTION:** 9.50 ACRES IN POR LOTS 3 & 4 BLK 181 MB 001/014 HEMET LAND CO

**VIOLATIONS:** RCO 348 - RCC Title 17.12.040 - Excessive outside Storage

RCO 541- RCC Title 8.120.010 - Accumulated 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: November 01, 2011

By:   
Hector Viray, Code Enforcement Department


### ACKNOWLEDGEMENT

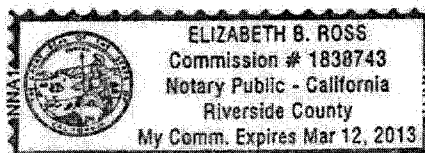
State of California )  
County of Riverside )

On 11-03-11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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.

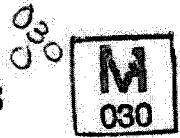
  
Commission # 1838743 Comm. Expires March 12, 2013





When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 3 Office)  
39493 Los Alamos Rd. Ste A, Murrieta, CA 92563  
Mail Stop No. 5155

### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS



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

Case No.: CV11-07776

Chin Li Huang )

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: 42180 Whittier Ave., Hemet, CA

PARCEL #: 552-060-004

LEGAL DESCRIPTION: 9.50 ACRES IN POR LOTS 3 & 4 BLK 181 MB 001/014 HEMET LAND CO

VIOLATIONS: RCO 457- RCC Title 15.16.020-Substandard Structure-6'X10' detached bathroom & shower, 10'X40' wooden rail car, 15'X50' three-sided detached shed.

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

By: Hector Viray  
Hector Viray, Code Enforcement Department

Dated: November 02, 2011

### ACKNOWLEDGEMENT

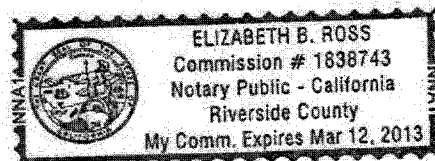
State of California )  
County of Riverside )

On 11-03-11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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.

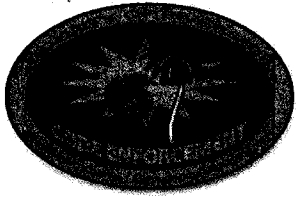
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Elizabeth B. Ross  
Commission # 1838743 Comm. Expires March 12, 2013



# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Juan C. Perez  
Interim Director

June 13, 2012

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

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

Case No.: CV11-05852 & CV11-07776  
APN: 552-060-004; HUANG  
Property: 42180 Whittier Ave., Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 348, 541 and 725 to consider the abatement of the Substandard Structure, Excess Outside Storage and Accumulated Rubbish located on the SUBJECT PROPERTY described as 42180 Whittier Ave., Hemet, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 552-060-004.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the Substandard Structure, Excess Outside Storage and Accumulated Rubbish from the real property.

SAID HEARING will be held on **Tuesday, July 17, 2012, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

**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**

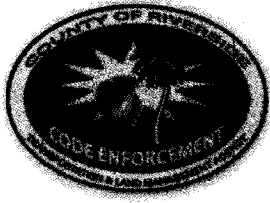
Subject Property: 42180 Whittier Avenue, Hemet  
Case Nos.: CV 11-05852 & CV 11-07776; APN: 552-060-004; District 3/3

CHIN LI HUANG  
4527 N 12<sup>TH</sup> AVENUE  
PHOENIX AZ 85013

YEN FEI LEE BAXTER  
4527 N 12<sup>TH</sup> AVENUE  
PHOENIX AZ 85013

JASON CHENG  
6732 NAOMI AVENUE  
BUENA PARK CA 90620





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

June 15, 2012

RE CASE NO: CV1105852 & CV1107776

I, Michael Sanders, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 37600 Sky Canyon Drive, Suite G, French Valley, California 92563.

That on June 14, 2012 at 12:54 PM, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 42180 WHITTIER AVE, EAST HEMET

**Assessor's Parcel Number:** 552-060-004

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

Executed on June 15, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script, appearing to read "Michael Sanders", is written over a horizontal line.

By: Michael Sanders, Sr. Code Enforcement Officer