

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

*Letter B*



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

**SUBMITTAL DATE:**  
July 19, 2012

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures, Excess Outside Storage & Accumulated Rubbish]  
Case No.: CV10-09440 [ESTATE OF STOPHER]  
Subject Property: 25140 Marion Ridge Drive, Idyllwild; APN: 559-164-007  
District: 3/3

**RECOMMENDED MOTION:** Move that:

1. The two (2) substandard cabins on the real property located at 25140 Marion Ridge Drive, Idyllwild, Riverside County, California, APN: 559-164-007 be declared a public nuisance and a violation of Riverside County Ordinance No.457 which does not permit substandard structures on the property.
2. The Estate of Dorothy L. Stopher, 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

- Consent
- Policy
- Consent
- Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 31, 2012  
xc: Co. Co./CED, Sheriff

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

9.1

Prev. Agn. Ref.: | District: 3/3 | Agenda Number:

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

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

Departmental Concurrence

Abatement of Public Nuisance

Case No. : CV10-09440 [ESTATE OF STOPHER]

Address: 25140 Marion Ridge Drive, Idyllwild

APN#559-164-007

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 25140 Marion Ridge Drive, Idyllwild, 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. The Estate of Dorothy L. Stopher, 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 structure, 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 No. : CV10-09440 [ESTATE OF STOPHER]  
Address: 25140 Marion Ridge Drive, Idyllwild  
APN#559-164-007  
District: 3/3  
Page 3

**BACKGROUND:**

1. An initial inspection was made of the subject property by the Code Enforcement Officer on December 2, 2010 and January 27, 2011.
2. The inspections revealed two (2) substandard cabins 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; lack of hot and cold running water to plumbing fixtures; hazardous plumbing; hazardous wiring; lack of adequate heating facilities; deteriorated or inadequate foundation; defective or deteriorated flooring or floor supports; members of walls, partitions, or other vertical supports that split, lean, list or buckle; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection; general dilapidation or improper maintenance; public and attractive nuisance – abandoned/vacant.
3. The inspection also revealed the excess outside storage and accumulation of rubbish (approximately 1,280 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: pine needles, household trash, wire, building materials and other miscellaneous items.
4. Subsequent follow up inspections of the above-described real property on March 9, 2011, March 23, 2011, April 14, 2011, July 15, 2011, and June 6, 2012, 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.

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

5 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 10-09440  
6 [SUBSTANDARD STRUCTURES, )  
7 ACCUMULATED RUBBISH AND EXCESS )  
8 OUTSIDE STORAGE]; APN 559-164-007, 25140 ) DECLARATION OF OFFICER  
9 MARION RIDGE DRIVE, IDYLLWILD, ) NOHEMI JOHNSTON  
10 COUNTY OF RIVERSIDE, STATE OF )  
11 CALIFORNIA; THE ESTATE OF DOROTHY L. ) RCO Nos. 348, 457 and 541  
12 STOPHER, OWNER. )  
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8 I, Nohemi Johnston, declare that the facts set forth below are personally known to me except  
9 to the extent that certain information is based on information and belief which I believe to be true  
10 and if called as a witness, I could and would competently testify competently under oath:

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

15 2. I am informed and believe and thereon allege that on December 2, 2010, Officer  
16 Forrey went to THE PROPERTY to conduct an initial inspection of the real property known as  
17 25140 Marion Ridge Drive, Idyllwild, within the unincorporated area of Riverside County,  
18 California, which is further described as Assessor's Parcel Number 559-164-007 (hereinafter referred  
19 to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the  
20 approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein  
21 by reference.

22 3. A review of County records and documents indicate that THE PROPERTY is owned  
23 by The Estate of Dorothy L. Stopher (hereinafter referred to as "OWNER.") Certified copies of the  
24 County Equalized Assessment Roll for the year 2011-2012 and County Geographic Information  
25 System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.

26 THE PROPERTY is vacant and is approximately 0.46 acres in size and is located within the R-3A  
27 (Village Tourist Residential) zone classification. The R-3A zone allows for outside storage of  
28 materials up to one hundred (100) square feet at a maximum height of three (3) feet on improved

1 parcels that are one-half acre to one acre in size.

2 4. Based on the Lot Book Report from RZ Title Service dated January 10, 2011, and  
3 updated on July 15, 2011 and May 18, 2012, it is determined that no other parties potentially hold a  
4 legal interest in THE PROPERTY. True and correct copies of the Lot Book Reports are attached  
5 hereto as Exhibit "C" and incorporated herein by reference.

6 5. I am informed and believe and thereon allege that on December 2, 2010, Officer  
7 Forrey went to THE PROPERTY to conduct an initial inspection. THE PROPERTY was open and  
8 accessible and Officer Forrey observed accumulated rubbish and excess outside storage of materials  
9 on THE PROPERTY including, but not limited to: pine needles, household trash, wire, building  
10 materials and other miscellaneous items. This condition causes THE PROPERTY to constitute a  
11 public nuisance in violation of Riverside County Ordinance Nos. 348 and 541.

12 6. I am informed and believe and thereon allege that on January 27, 2011, Officer Forrey  
13 returned to open and accessible property to conduct a follow up inspection during which she  
14 observed two cabins in a state of general dilapidation. She observed the following conditions which  
15 cause the structures to be substandard and THE PROPERTY to constitute a public nuisance in  
16 violation of the provisions set forth in Riverside County Ordinance 457:

17 Small cabin at the front of the property:

- 18 1) Lack of hot and cold running water to plumbing fixtures;  
19 2) Hazardous plumbing;  
20 3) Deteriorated or inadequate foundation;  
21 4) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
22 5) which sag, split, or buckle due to defective material or deterioration;  
23 6) Dampness of habitable rooms;  
24 7) Faulty weather protection;  
25 8) General dilapidation or improper maintenance:  
26 9) Public and attractive nuisance – abandoned/vacant.

23 Large cabin at the rear of the property:

- 24 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;  
25 2) Lack of hot and cold running water to plumbing fixtures;  
26 3) Hazardous plumbing;  
27 4) Hazardous wiring;  
28 5) Lack of adequate heating facilities;  
6) Deteriorated or inadequate foundation;  
7) Defective or deteriorated flooring or floor supports;  
8) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
due to defective materials or deterioration;

- 1 9) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
which sag, split, or buckle due to defective material or deterioration;
- 2 10) Dampness of habitable rooms;
- 3 11) Faulty weather protection;
- 4 12) General dilapidation or improper maintenance;
- 5 13) Public and attractive nuisance – abandoned/vacant.

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

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

11 9. On December 2, 2010, a Notice of Violation and a “Do Not Dump” sign were posted  
12 on THE PROPERTY. On January 27, 2011, a Notice of Violation, “Notices of Defects” and  
13 “Danger Do Not Enter” signs were posted on THE PROPERTY.

14 10. On December 7, 2010 a Notice of Violation for the accumulated rubbish and  
15 excessive outside storage of materials was mailed by certified mail, return receipt requested to  
16 OWNER. On February 1, 2011 and August 3, 2011, a Notice of Violation for the substandard  
17 structures and a Notice of Defects were mailed by certified mail return receipt requested to OWNER.

18 11. I am informed and believe and based thereon allege that THE PROPERTY was  
19 inspected on March 9, 2011, March 23, 2011, April 14, 2011 and July 15, 2011. During each  
20 inspection THE PROEPRTY was open and accessible and the violations remained.

21 12. On June 6, 2012, I conducted a follow up inspection of THE PROPERTY which  
22 remained in violation of RCO No. 348, 457 and 541.

23 13. On May 4, 2011, a Notice of Noncompliance was recorded at the Riverside County  
24 Recorder’s Office as instrument number 2011-0194727. A true and correct copy of the recorded  
25 Notice of Noncompliance is attached hereto and incorporated by reference as Exhibit “F.”

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

15. Based upon my experience, knowledge and visual observations, it is my  
determination that the substandard structures on THE PROPERTY creates an extreme health, safety,

1 fire and structural hazard to the neighbors and general public and constitutes a public nuisance in  
2 violation of the provisions set forth in Riverside County Ordinance Nos. 348, 457 and 541.

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

9 17. A recent inspection revealed that THE PROPERTY remains in violation.

10 18. Significant rehabilitation, removal and/or demolition of the substandard structures and  
11 removal and disposal of all structural materials, rubbish and debris are required to abate the public  
12 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number  
13 457, the Health and Safety, Uniform Housing, Administrative and Abatement of Dangerous  
14 Buildings Codes. In addition, the removal and disposal of all accumulated rubbish and excess  
15 outside storage on THE PROPERTY is required to bring THE PROPERTY into compliance with  
16 Riverside County Ordinance Nos. 348 and 541 and the Health and Safety Code.

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

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

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

24 (c) The OWNER, or whoever has possession or control of THE PROPERTY, be  
25 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures  
26 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside  
27 County Health Department, Division of Special Services; and, prior to the abatement ordered in  
28 subsection (b) above, to secure the removal and disposal of all asbestos containing materials

1 discovered through such survey and testing by contract with a duly certified and licensed contractor  
2 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality  
3 Management District (“SCAQMD”) pursuant to SCAQMD Rule NO. 1403;

4 (d) If the substandard structures are not razed, removed and disposed of, or  
5 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to  
6 Riverside County Ordinance No. 457 within ninety (90) days after the posting and mailing of the  
7 Board’s Order and Findings, the substandard structures and contents therein may be abated by  
8 representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff’s  
9 Department upon receipt of an owner’s consent or a Court Order, where necessary under applicable  
10 law, authorizing entry onto THE PROPERTY; and

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

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

16 (g) If the materials are not removed and disposed of in strict accordance with all  
17 Riverside County Ordinances, including but not limited to Riverside County Ordinance Nos. 348 and  
18 541, within ninety (90) days after the posting and mailing of the Board’s Order and Findings, the  
19 rubbish and excess outside storage may be abated by representatives of the Riverside County Code  
20 Enforcement Department, a contractor or the Sheriff’s Department upon receipt of an owner’s  
21 consent or a Court Order, where necessary under applicable law, authorizing entry onto THE  
22 PROPERTY; and

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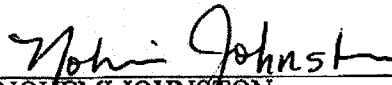


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(h) Reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside County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

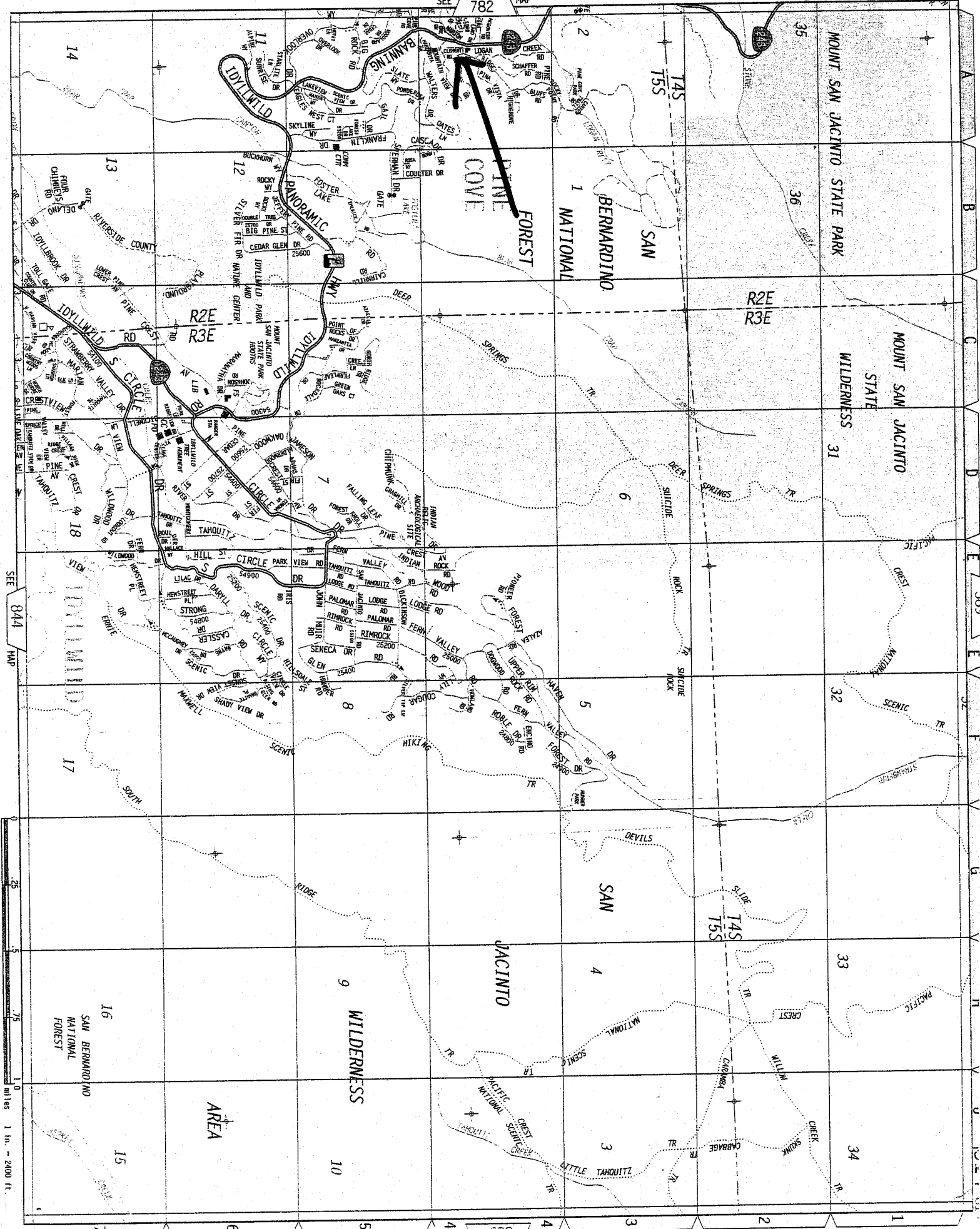
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 19<sup>th</sup> day of July, 2012, at Perris, California.

  
\_\_\_\_\_  
NOHEMI JOHNSTON  
Senior Code Enforcement Officer  
Code Enforcement Department

# **Exhibit “A”**

SEE 782 MAP



SEE 844 MAP

25 5 75 1.0 miles 1 in. = 2400 ft.

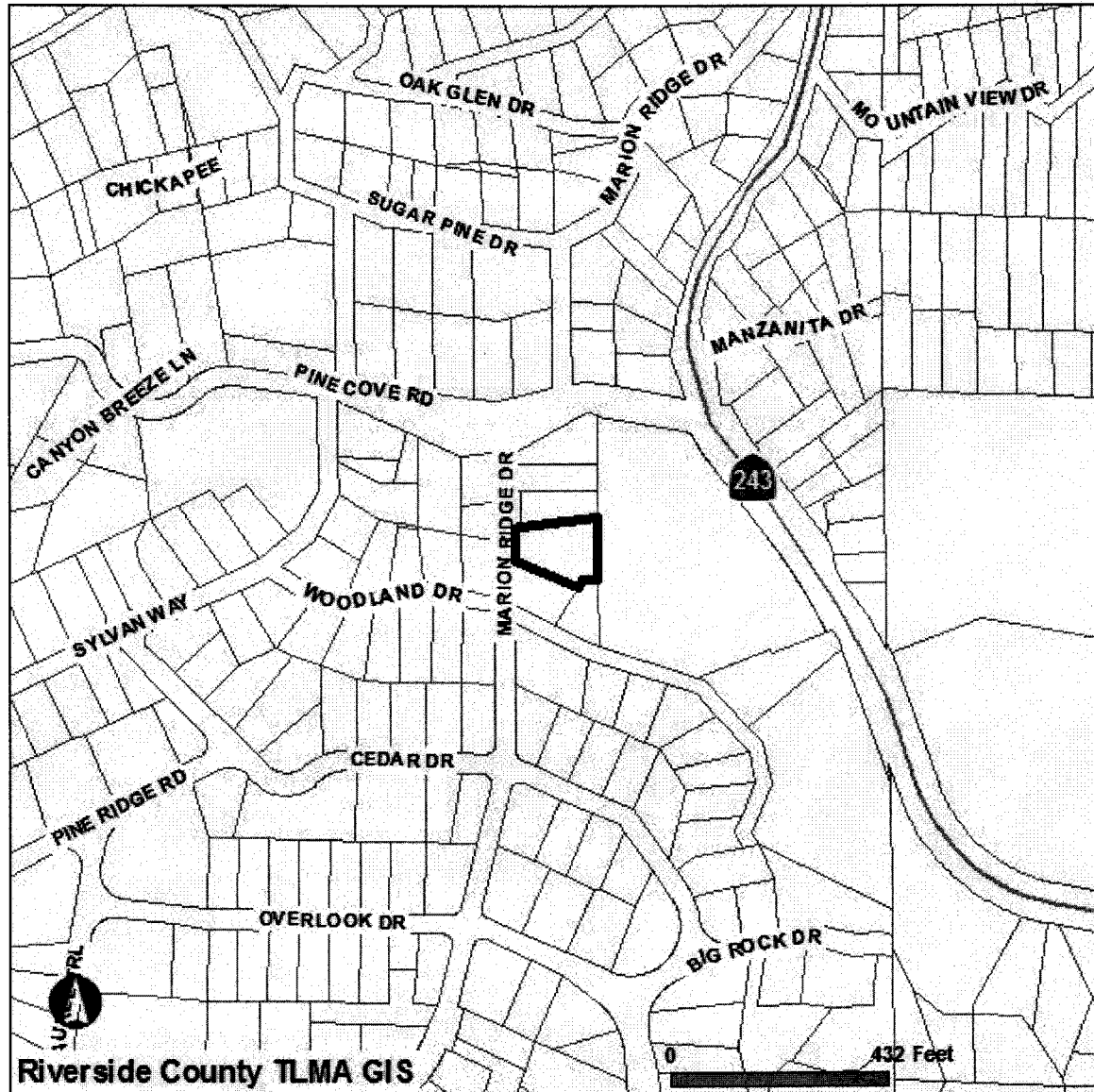
# **Exhibit “B”**

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

Assessment #559164007-7		Parcel # 559164007-7	
<b>Assessee:</b>	STOPHER DOROTHY L	<b>Land</b>	11,432
<b>Mail Address:</b>	13054 LARKHAVEN DR	<b>Structure</b>	21,971
<b>City, State Zip:</b>	MORENO VALLEY CA 92553	<b>Full Value</b>	33,403
<b>Real Property Use Code:</b>	R1	<b>Total Net</b>	33,403
<b>Base Year</b>	1975		
<b>Conveyance Number:</b>	0109176		
<b>Conveyance (mm/yy):</b>	8/1973		
<b>PUI:</b>	R010000		
<b>TRA:</b>	71-304		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot LMB 014/095 PINE COVE 2		
<b>Situs Address:</b>	25140 MARION RIDGE DR IDYLLWILD CA 92549		

**View Parcel Map**

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
559-164-007

**\*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**

559-164-007-7

**OWNER NAME / ADDRESS**

DOROTHY L STOPHER  
25140 MARION RIDGE DR  
IDYLLWILD, CA. 92549

**MAILING ADDRESS**

(SEE OWNER)  
13054 LARKHAVEN DR  
MORENO VALLEY CA. 92553

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 14/95  
SUBDIVISION NAME: PINE COVE 2  
LOT/PARCEL: L, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.46 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 245 SQFT., 1 BDRM/ 0.75 BATH, 1 STORY, CONST'D 1966 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 813 GRID: J5  
PAGE: 814 GRID: A5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

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

JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T5SR2E SEC 11

**ELEVATION RANGE**

6188/6188 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)**

REMAP

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

VILLAGE TOURIST POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-3A-20000

**ZONING DISTRICTS AND ZONING AREAS**

PINE COVE DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND  
MONTANE CONIFEROUS FOREST

**FIRE**

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

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

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

NOT WITHIN THE WESTERN TUMF FEE AREA

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

REMAP

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

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA



**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

154

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

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

NOT IN A CETAP CORRIDOR.

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**HYDROLOGY****FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

DATA NOT AVAILABLE

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

---

**GEOLOGIC****FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

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

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**MISCELLANEOUS****SCHOOL DISTRICT**

HEMET UNIFIED

**COMMUNITIES**

PINE COVE

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

PINE COVE #38 -

NO SERVICE INFORMATION

**LIGHTING (ORD. 655)**

ZONE B, 28.56 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

044401

**FARMLAND**

NOT MAPPED

**TAX RATE AREAS**

071304

•COACHELLA VALLEY RESOURCE CONSER

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 38 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- PINE COVE COUNTY WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1009440	ABATEMENT	Nov. 24, 2010

**BUILDING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue May 29 16:22:52 2012  
Version 120405

# **Exhibit “C”**



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

## Updated Lot Book

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street  
 Riverside CA 92501

Attn: Brent Steele  
 Reference: CV10-09440 / Brenda Peeler  
 IN RE: STOPHER, DOROTHY

Property Address: 25140 Marion Ridge Drive  
 Idyllwild CA 92549

Order Number: **26658**

Order Date: 5/25/2012

Dated as of: 5/18/2012

County Name: Riverside

FEE(s):  
 Report: \$60.00

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

All exceptions are as follows:

Assessor's Parcel No. : 559-164-007-7

Assessments:	Land Value:	\$11,432.00
	Improvement Value:	\$21,971.00
	Exemption Value:	\$0.00
	Total Value:	\$33,403.00

Property Taxes for the Fiscal Year	2011-2012
First Installment	\$274.54
Penalty	\$27.44
Status	NOT PAID-DELINQUENT
Second Installment	\$274.54
Penalty	\$58.44
Status	NOT PAID-DELINQUENT

A Notice of Administrative Proceedings by the	County of Riverside Department of Code Enforcement
City of	Murrieta
County of	Riverside
Recorded	08/04/2011



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

Order Number: 26658  
Reference: CV10-09440 / Bre

---

Document No. 2011-0342581

NO OTHER EXCEPTIONS

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 # 2011-0342581

08/04/2011 03:49P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

DOROTHY L STOPHER )

Case No.: CV11-02818

*Doc*  
**M**

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: 25140 MARION RIDGE DR., IDYLLWILD, CA 92549

PARCEL #: 559-164-007

LEGAL DESCRIPTION: 0.46 Acres, POR BLK L MB 014/095 PINE COVE 2

VIOLATIONS: RCO 520-RCC Title 10.04.140-Vehicle Abatement

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: 07-20-11

By: *Hector Viray*  
Hector Viray, Code Enforcement Department

### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 07/20/11 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





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

## Updated Lot Book

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street  
 Riverside CA 92501

Attn: Brent Steele  
 Reference: CV10-09440/E. Ross  
 IN RE: STOPHER, DOROTHY

Property Address: 25140 Marion Ridge Dr  
 Idyllwild CA 92549

Order Number: **24468**

Order Date: 7/19/2011  
 Dated as of: 7/15/2011

County Name: Riverside

FEE(s):  
 Report: \$60.00

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

All exceptions are as follows:

Assessor's Parcel No. : 559-164-007-7

Assessments:	Land Value:	\$11,348.00
	Improvement Value:	\$21,807.00
	Exemption Value:	\$0.00
	Total Value:	\$33,155.00

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$285.34
Penalty	\$28.23
Status	NOT PAID-DELINQUENT
Second Installment	\$285.34
Penalty	\$59.53
Status	NOT PAID-DELINQUENT

A Notice of Administrative Proceedings by the

City of Hemet  
 County of Riverside  
 Recorded 03/02/2011



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

Order Number: 24468  
Reference: CV10-09440/E. R

---

Document No.	2011-0095768
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Dorothy L Stopher
Case No.	CV10-09440
Recorded	05/04/2011
Document No.	2011-0194727
A Release Recorded:	05/18/2011
Document No.	2011-0219139
of a Lien Recorded	04/03/2003
Document No.	2003-0236871

**NO OTHER EXCEPTIONS**



DOC # 2011-0095768

03/02/2011 02:35P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording Requested By:

COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

and when recorded mail to:

COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
800 S. SANDERSON AVE., Ste. 200  
HEMET, CALIFORNIA 92545

Govt code 6103



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**DEPARTMENT OF ENVIRONMENTAL HEALTH  
OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

5



In the matter of unlawful land use on property of:

DEH No. : TG-11-CO0035943-SP

Dorothy L. Stopher  
C/O Jerry Stopher  
13054 Larkhaven Dr.  
Moreno Valley, CA 92553

**NOTICE OF PENDENCY  
OF  
ADMINISTRATIVE PROCEEDINGS**

And DOES I through X owners

Notice is hereby given to all persons, pursuant to Section 17985 of the Health & Safety Code of the State of California, that administrative proceedings pursuant to Sections of Riverside County Ordinance No. 657 (Riverside County Code 8.132), have been commenced with respect to the land use located upon the following described real property in the County of Riverside.

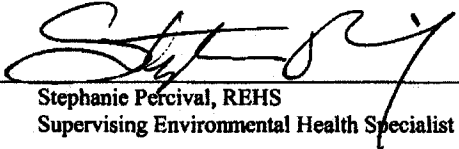
APN 559-164-007-7  
24140 Marion Ridge Dr., Idyllwild, CA 92549

That such proceedings are based upon the noncompliance with the requirements of Riverside County Ordinance No. 657 (Riverside County Code 8.132); that a record of said unlawful condition(s) is on file with the Department of Environmental Health, 800 S. Sanderson Ave., Ste. 200, Hemet, California; that failure to comply with the lawful orders of the Department of Environmental Health heretofore and hereafter issued relative to the above matter may result in legal action by the County of Riverside, State of California, to cause any and all unlawful conditions now existing to be abated; that any purchaser, his heirs, assigns or successors in interest of said property subsequent to the recording of this Notice with the County Recorder shall have such interest subject and subordinate to said administrative proceedings.

**NOTICE IS FURTHER GIVEN** in accordance with Sections 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 ENVIRONMENTAL HEALTH

Dated 3/2/11

By   
Stephanie Percival, REHS  
Supervising Environmental Health Specialist

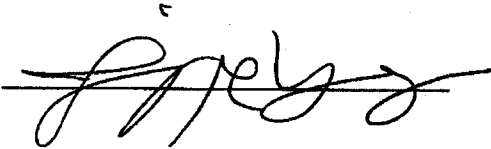
**ACKNOWLEDGEMENT**

State of California  
County of Riverside

On 3/2/11, before me, Jinny R. Yang, Deputy County Counsel, on behalf of Pamela J. Walls, County Counsel of Riverside County, personally appeared Stephanie Percival, 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 pursuant to California Civil Code Section 1181.



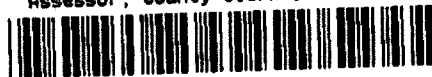
(SEAL)  
None Required



2011-0095768  
03/02/2011 02:35P  
2 of 2

When recorded please mail to:  
Riverside County  
Code Enforcement Department  
39493 Los Alamos Rd.  
Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2011-0194727  
05/04/2011 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF NONCOMPLIANCE

In the matter of the Property of )

Dorothy L Stopher )

Case No.: CV10-09440

*DOB*



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(s). 541 & 348 & 457, (RCC Title 8.120.010 & 17.12.040 & 15.16.020) described as Accumulated Rubbish & Excessive outside Storage & Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at 25140 Marion Ridge Dr., Pine Cove, CA, and more particularly described as Assessor's Parcel Number 559-164-007 and having a legal description of 0.46 Acres, POR BLK L MB 014/095 PINE COVE, Records of Riverside County, with the requirements of Ordinance No. 541 & 348 & 457 (RCC Title 8.120.010 & 17.12.040 & 15.16.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer C. Forrey (951) 600-6140.

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

#### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 04/21/11 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



RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
EASTERN MUNICIPAL WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CALIFORNIA 92570  
**ATTENTION: BILLING DEPARTMENT**

DOC # 2011-0219139  
05/18/2011 12:19P Fee:13.00  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

\$11.00 RECORDING FEE REQUIRED  
PURSUANT TO GOVERNMENT  
CODE SECTION 27361.3 & 17361-4



(E)

**FULL RELEASE OF LIEN  
FOR UNPAID SERVICE CHARGES**

M  
708

EASTERN MUNICIPAL WATER DISTRICT, a public agency, hereby fully releases that certain Lien against Real Property for Unpaid Service Charges recorded on APRIL 03, 2003 as instrument number 2003-236871 in the County of Riverside, California.


This Full Release pertains to all real property now or hereafter owned by the following:

**DOROTHY L STOPHER  
24281 GLENCREST DR  
MORENO VALLEY, CA**

**ACCOUNT #: 20333-09  
APN NUMBER: 482-273-001**

**DATED: APRIL 26 2011**

EASTERN MUNICIPAL WATER DISTRICT

By   
Christine Avalos-Thomsen  
Customer Service Manager

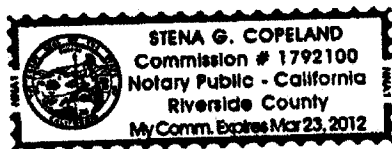
State of California )  
County of Riverside )

On APRIL 26 2011 <sup>ad agc</sup> before me, **STENA G COPELAND**, Notary Public, personally appeared **CHRISTINE AVALOS-THOMSEN**, who 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.

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

(SEAL)

Witness my hand and official seal



  
SIGNATURE OF NOTARY



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

## Lot Book Report

Order Number: **23072**

**Customer:**

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

Order Date: 1/13/2011  
Dated as of: 1/10/2011  
County Name: Riverside

Attn: Brent Steele  
Reference: CV10-09440 / E. Ross  
IN RE: STOPHER, DOROTHY L.

FEE(s):  
Report: \$120.00

Property Address: 25140 Marion Ridge Dr.  
Idyllwild CA 92549

Assessor's Parcel No. : 559-164-007-7

**Assessments:**

Land Value:	\$11,348.00
Improvement Value:	\$21,807.00
Exemption Value:	\$0.00
Total Value:	\$33,155.00

## Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$285.34
Penalty	\$28.53
Status	NOT PAID-DELINQUENT
Second Installment	\$285.34
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)



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

Order Number: 23072  
Reference: CV10-09440 / E.

## Property Vesting

The last recorded document(s) transferring title of said property

Dated	10/19/1962
Recorded	10/29/1962
Document No.	100030
D.T.T.	Can't Read
Grantor	C.A. Hoffman and Luella F. Hoffman, husband and wife
Grantee	Roy J. Stopher and Dorothy L. Stopher, husband and wife

Affidavit - Death of	Joint Tenant
Dated	08/07/1973
Recorded	08/20/1973
Document No.	109176
Decedent	Roy Judd Stopher
Property now vested as	Dorothy L. Stopher, a widow

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

A Notice of Lien Recorded	04/03/2003
Document No.	2003-236871
Amount	\$230.06
Owner	Dorothy L. Stopher
Claimant	Eastern Municipal Water District



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

Order Number: 23072

Reference: CV10-09440 / E.

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## Legal Description

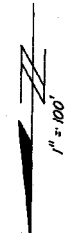
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK "L" OF PINE COVE NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 95 & 96 OF MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

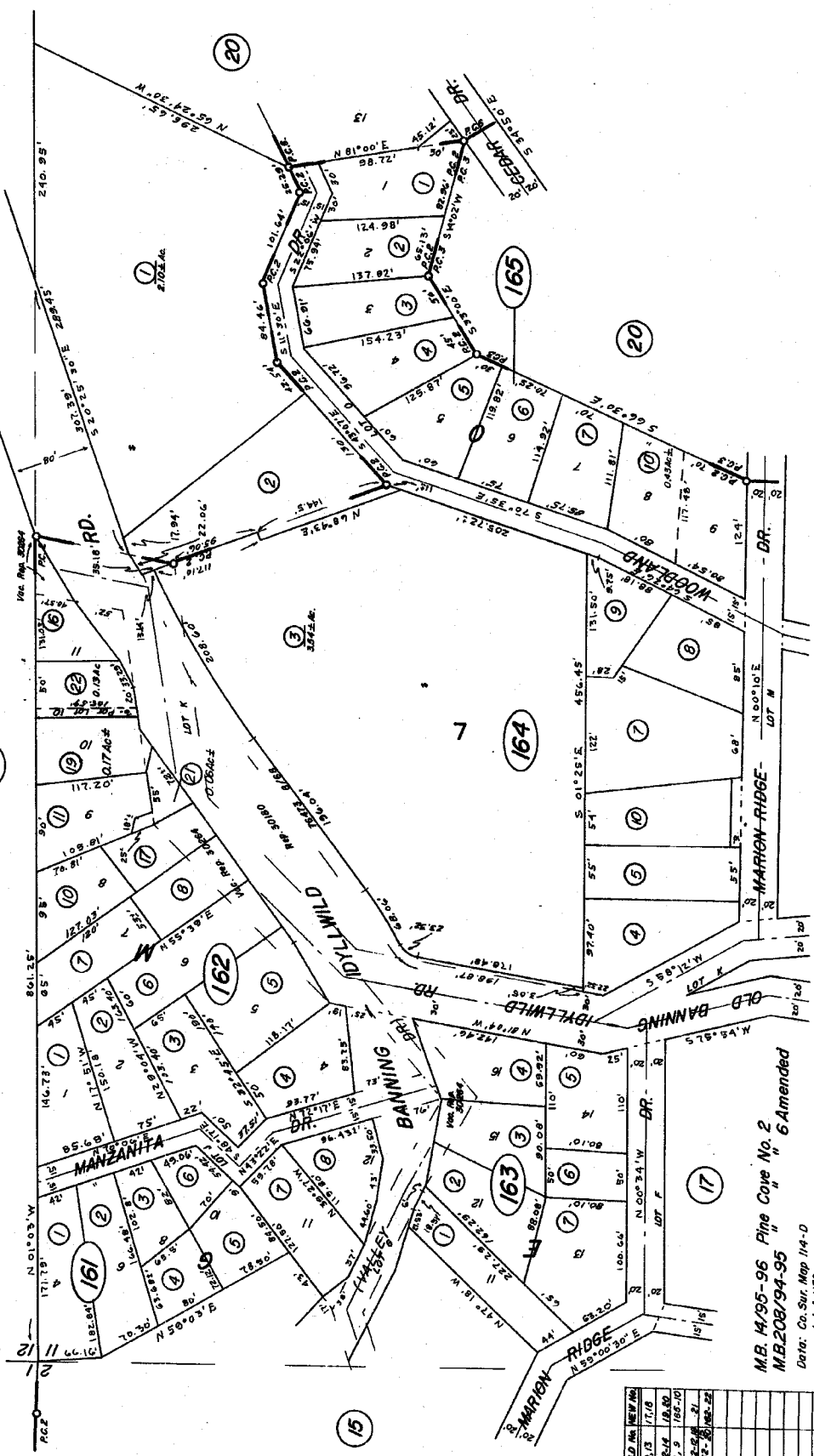
BEGINNING AT THE MOST NORTHERLY POINT OF SAID BLOCK "L"; THENCE SOUTH 81 04' EAST ON THE NORTHERLY LINE OF SAID BLOCK 2232 FEET (FORMERLY RECORDED AS 22.36 FEET); THENCE SOUTH 01 25' EAST 206.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 25' EAST 122.00 FEET; THENCE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.00 FEET; THENCE SOUTH 34 00' 00" WEST, 15.00 FEET; THENCE WESTERLY TO A POINT ON THE WESTERLY LINE OF SAID BLOCK "L" NORTHERLY 74.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID BLOCK; THENCE NORTHERLY ON THE WESTERLY LINE 68.00 FEET; THENCE EASTERLY ON A STRAIGHT LINE TO THE POINT OF BEGINNING.

FOR. NE 1/4 SEC. 11, T.5S, R.2E.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



560/02



DATE	BY	REVISED
3-79	9-13	11-18
8-81	8-14	10-80
9-86	8-9	10-10
2-02	10-20	2-1
4-07	10-20	10-20

M.B. 14/95-96 Pine Cove No. 2  
M.B. 208/94-95 " " " 6 Amended

Data: Co. Sur. Map 114-D  
L.L.A. 1179  
M.B. 22/37, 58

NOVEMBER 1969

ASSESSOR'S MAP BK 559 PG. 16  
RIVERSIDE COUNTY, CALIF.



WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

100030

C.A.Hoffman Box 146  
Idyllwild California

Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_

RECEIVED FOR RECORD  
OCT 29 1962

*[Handwritten signature]*  
Notarized in Official Record

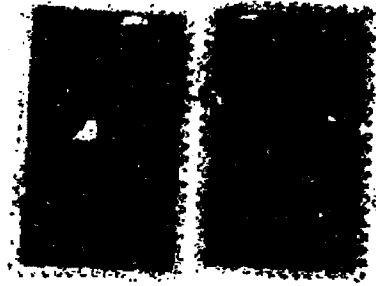
Sec. Records of Riverside County, California

*[Handwritten signature]*  
FEE \$ \_\_\_\_\_

*[Handwritten mark]*

SPACE ABOVE FOR RECORDER'S USE ONLY

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE



# Joint Tenancy Grant Deed

(Individual)

R.R.S.

C.A.Hoffman and Luella F.Hoffman,  
Husband and Wife,

(GRANTOR - GRANTORS)

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

Do Hereby Grant To

Roy J.Stopher and Dorothy L.Stopher, Husband and Wife,

, As joint Tenants,

the real property in the  
County of

Riverside

, State of California, described as follows:

That portion of Block "L" of Pine Cove No.2 as shown by map on file in Book 14, pages 95-96 of Maps, Records of Riverside County California, particularly described as follows:

Beginning at the most Northerly point of said Block "L"; thence  $\text{N } 81^{\circ} 04' \text{ E}$  on the Northerly line of said Block 22.32 feet (formerly recorded as 22.36 feet); thence  $\text{S } 01^{\circ} 25' \text{ E}$  206.40 feet to the TRUE point of beginning; thence  $\text{S } 01^{\circ} 25' \text{ E}$  122.00 feet; thence at right angles to the last described course, a distance of 28.00 feet; thence  $\text{S } 34^{\circ} 00' 00" \text{ W}$  15.00 feet; thence Westerly to a point on the Westerly line of said Block "L" Northerly 85.00 feet from the Southwesterly corner of said Block; thence Northerly on the Westerly line 68.00 feet; thence Easterly on a straight line to the point of beginning.

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

Signature of Trustor

*Don C. McMillan*  
Don C. McMillan

STATE OF CALIFORNIA,  
County of ORANGE

On Oct. 16 1962 before me, the  
undersigned, a Notary Public in and for \_\_\_\_\_  
said County and State, personally appear-  
ed Don C. McMillan

known to me to be the person whose  
name is subscribed to the within  
instrument and acknowledged that he  
executed the same.

WITNESS my hand and official seal.

(SEAL)  
Signature Caroline H. McKeown

CARRINE H. McKEOWN  
Name (typed or printed)  
Notary Public in and for said County  
and State.

Title Order No. \_\_\_\_\_

Escrow or Loan No. \_\_\_\_\_

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

100030  
C.A. Hoffman Box 116  
Laytonville California  
Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_

RECEIVED FOR RECORD  
OCT 29 1962

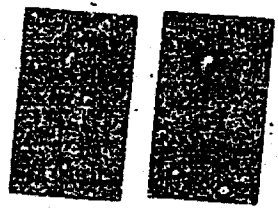
AL BROWNE  
NOTARY PUBLIC  
TRK 3248 PAGE 307  
Notary of Riverside County, California

*John H. King*  
Fees \$ 80

*80*

SPACE ABOVE FOR RECORDER'S USE ONLY

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE



### Joint Tenancy Grant Deed

(Individual)

I.R.S. \_\_\_\_\_

C.A. Hoffman and Luella F. Hoffman,  
Husband and Wife,

(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.  
Do Hereby Grant To

Roy J. Stopher and Dorothy L. Stopher, Husband and Wife,

, As Joint Tenants,

the real property in the  
County of \_\_\_\_\_ Riverside

State of California, described as follows:

Block No. 14 of Pine Coast No. 2 as shown by  
Map No. 14, pages 97-98 of Maps, Records of  
Blaine County California, particularly described as  
follows:

Beginning at the most Northerly point of said Block "L";  
thence S 01° 04' E on the Northerly line of said Block  
22.32 feet (formerly recorded as 22.36 feet); thence  
S 01° 25' E 206.40 feet to the TRUE point of beginning;  
thence S 01° 25' E 122.00 feet; thence at right angles  
to the last described course, a distance of 28.00 feet;  
thence S 14° 00' 00" W 15.00 feet; thence Westerly to a  
point on the Westerly line of said Block "L" Northerly  
55.00 feet from the Southwesterly corner of said Block;  
thence Northerly on the Westerly line 68.00 feet; thence  
Easterly on a straight line to the point of beginning.

Dated Oct 19 - 1962

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_ } ss.

On Oct 19 - 1962

before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared

Robert and Ardell

Lella E. Hoffman

known to me to be the person(s) whose name(s) is (are)

subscribed to the within instrument and acknowledged the

same as executed the same.

(Seal) Bessie F. Herbert

(Name) BESSIE F. HERBERT

My Commission Expires July 7, 1966

("His name (Notary's) shall be typed or legibly printed"

(Sec. 1205, Government Code 1959)

WHEN RECORDED,  
PLEASE MAIL THIS INSTRUMENT TO

Dorothy L. Stopher  
1532 West 125th Street  
Los Angeles, Calif. -90047

109176

Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_  
Loan No. \_\_\_\_\_

RECEIVED FOR RECORD  
AUG 20 1973

30 Min. Past 9 o'Clock, A.M.  
At Register of  
Books 1973, Page 109176  
of Records in Office  
of Recorder, Riverside County, California

W.H. Daugh  
RECORDER  
FEB 5 1973

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### AFFIDAVIT-DEATH OF JOINT TENANT

STATE OF CALIFORNIA,  
County of Los Angeles ss.

Dorothy L. Stopher of legal age, being first duly sworn, deposes and says:  
That Roy Judd Stopher, the decedent mentioned in the attached certified copy of  
Certificate of Death is the same person as Roy J. Stopher  
named as one of the parties in that certain Grant Deed dated Oct. 19, 1962  
executed by C.A. Hoffman and Luella F. Hoffman, husband and wife  
to Roy J. Stopher and Dorothy L. Stopher, husband and wife  
as joint tenants, recorded as Instrument No. 1000-30 on Oct. 29, 1962 in  
Book 3248, Page 307 of Official Records of Riverside County, California,  
covering the following described property situated in the County of Riverside State of California:  
That portion of Block "I" of Pine Cove No. 2, as shown by map on file in  
Book 14, pages 95 & 96 of Maps, Records of said County & State, described as  
follows:

Beginning at the most Northerly point of said Block "I"; thence South 81 04'  
East on the Northerly line of said Block 2232 feet (formerly recorded as 22.36  
feet); thence South 01 25' East 206.40 feet to the true point of beginning;  
thence South 01 25' East 122.00 feet; thence at right angles to the last described  
course, a distance of 28.00 feet; thence South 34 00' 00" West, 15.00 feet;  
thence Westerly to a point on the Westerly line of said Block "I" Northerly  
74.00 feet from the Southerly corner of said Block; thence Northerly on  
the Westerly line 68.00 feet; thence Easterly on a straight line to the  
POINT OF BEGINNING.

Dated: August 7th, 1973

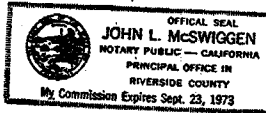
*Dorothy L. Stopher*  
DOROTHY L. STOPHER

SUBSCRIBED AND SWORN TO before me, the  
undersigned a Notary Public in and for said State,

this 7th day of August, 1973

WITNESS my hand and official seal.

Signature *John L. McSwiggen*  
JOHN L. MCSWIGGEN



Name (Typed or Printed)

109176

CERTIFICATE OF DEATH

STATE OF CALIFORNIA - DEPARTMENT OF PUBLIC HEALTH

1. NAME OF DECEASED - FIRST NAME: **Roy** 1b. MIDDLE NAME: **Judd** 1c. LAST NAME: **Stopher** 2a. DATE OF DEATH - MONTH, DAY, YEAR: **March 15, 1973** 2b. HOUR: **10:15 a.m.**

3. SEX: **Male** 4. COLOR OR RACE: **Caucasian** 5. BIRTHPLACE (COUNTRY OR POSSESSOR): **Illinois** 6. DATE OF BIRTH: **November 11, 1912** 7. AGE - LAST BIRTHDAY: **60** 7a. IF UNDER 1 YEAR: **0** 7b. IF UNDER 24 MONTHS: **0**

8. NAME AND BIRTHPLACE OF FATHER: **Sylvester Stopher-Ohio** 9. MAIDEN NAME AND BIRTHPLACE OF MOTHER: **Sarah Judd-Kentucky**

10. CITIZEN OF WHAT COUNTRY: **U.S.A.** 11. SOCIAL SECURITY NUMBER: **549-22-5643** 12. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (CHECK ONE): **Married** 13. NAME OF SURVIVING SPOUSE (IF WIFE, ENTER MAIDEN NAME): **Dorothy L. Trover**

14. LAST OCCUPATION: **Manager** 15. HOW LONG IN THIS OCCUPATION (MONTHS AND YEARS): **20** 16. NAME OF LAST EMPLOYING COMPANY OR FIRM: **Self-employed** 17. KIND OF INDUSTRY OR BUSINESS: **Cabinet Making**

18a. PLACE OF DEATH - NAME OF HOSPITAL OR OTHER IN-PATIENT FACILITY: **Los Angeles** 18b. STREET ADDRESS - (STREET AND NUMBER OR LOCATOR): **1532 West 125th Street** 18c. ZIP CODE CITY CORPORATE LIMITS (SPECIFY YES OR NO): **No**

19a. USUAL RESIDENCE - STREET ADDRESS (STREET AND NUMBER OR LOCATOR): **1532 West 125th Street** 19b. ZIP CODE CITY CORPORATE LIMITS (SPECIFY YES OR NO): **No** 19c. CITY OR TOWN: **Los Angeles** 19d. COUNTY: **Los Angeles** 19e. STATE: **California** 20. NAME AND MAILING ADDRESS OF INFORMANT: **Dorothy L. Stopher-Wife**

21a. CORONER - (CHECK ONE) 21b. PHYSICIAN - (CHECK ONE) 21c. MEDICIAN OR CHIROPODIST - (CHECK ONE) 21d. DATE SIGNED: **3-15-73**

22a. SAFETY BURIAL - (CHECK ONE) 22b. DATE: **3/19/73** 23. NAME OF CEMETERY OR CREMATORY: **Rose Hills Memorial Park** 24. EXAMINER - SIGNATURE (IF BODY EXAMINED) - LICENSE NUMBER: **5432**

25. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH): **Rose Hills Mortuary** 26. IF HE EXAMINED THE BODY (SPECIFY YES OR NO): **Yes** 27. LOCAL HEALTH OFFICER - SIGNATURE (IF BODY EXAMINED) - LICENSE NUMBER: **MAR 19 1973**

29. PART I - DEATH WAS CAUSED BY: **9** 30. PART II - OTHER SIGNIFICANT CONDITIONS - CONTRIBUTING TO DEATH BUT NOT RELATED TO THE IMMEDIATE CAUSE GIVEN IN PART I: **None**

31. THE OCCURRENCE OF DEATH APPEARED TO BE: **46-12-1572A** 32a. ACCIDENT OR HOMICIDE: **No** 32b. ACCIDENT OR HOMICIDE: **No** 32c. ACCIDENT OR HOMICIDE: **No**

33. SPECIFY ACCIDENT SOURCE OR HOMICIDE: **None** 34. PLACE OF INJURY (STREET AND NUMBER OR LOCATION AND CITY OR TOWN): **None** 35. INJURY AT WORK: **No** 36a. DATE OF INJURY - MONTH DAY YEAR: **46-12-1572A** 36b. HOUR: **10:15 a.m.**

37a. PLACE OF INJURY (STREET AND NUMBER OR LOCATION AND CITY OR TOWN): **None** 37b. INJURY FROM PLACE OF RESIDENCE: **No** 38. THE LEGISLATION TO BE APPLIED FOR THIS DEATH: **None** 39. HOW LONG THE BODY WAS STORED: **None**

40. DESCRIBE HOW INJURY OCCURRED: **None**

STATE REGISTRAR: A B C D E F

THIS IS A TRUE COPIED COPY OF THE RECORD FILED IN THE LOS ANGELES COUNTY HEALTH DEPARTMENT IF IT BEARS THE SEAL INDICATED.

MAR 18 1973

*[Signature]*

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

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

EASTERN MUNICIPAL WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CA 92570  
ATTENTION: BILLING DEPARTMENT

NO RECORDING FEE REQUIRED  
PURSUANT TO GOVERNMENT CODE  
SECTION 27383

DOC # 2003-236871

04/03/2003 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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**LIEN AGAINST REAL PROPERTY  
FOR UNPAID SERVICE CHARGES**

BY THIS CERTIFICATE, EASTERN MUNICIPAL WATER DISTRICT, a public agency, has a lien against all real property in the County of Riverside, California, owned by the person identified below at the time of recording of this Certificate or may hereafter be acquired by him for delinquent and unpaid charges for water service plus interest at the rate of 10 percent per year from the date each such charge was due, until paid.

**DOROTHY L STOPHER**  
24281 GLENCREST DR  
MORENO VALLEY, CA

Account Number: 20333-09  
Parcel Number: 482-273-001  
Total Amount Due: \$ 230.06

March 18, 2003

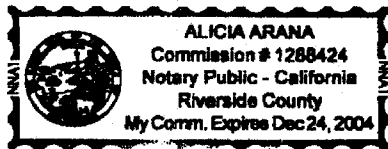
EASTERN MUNICIPAL WATER DISTRICT

By *Christine Avalos Thomsen*  
Christine Avalos Thomsen  
Customer Service Manager

State of California )  
County of Riverside )

On March 18, 2003 before me, **ALICIA ARANA**, Notary Public, personally appeared **Christine Avalos Thomsen**, personally known to me 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.

(SEAL)



Witness my hand and official seal.

*Alicia Arana*  
SIGNATURE OF NOTARY

Public Record

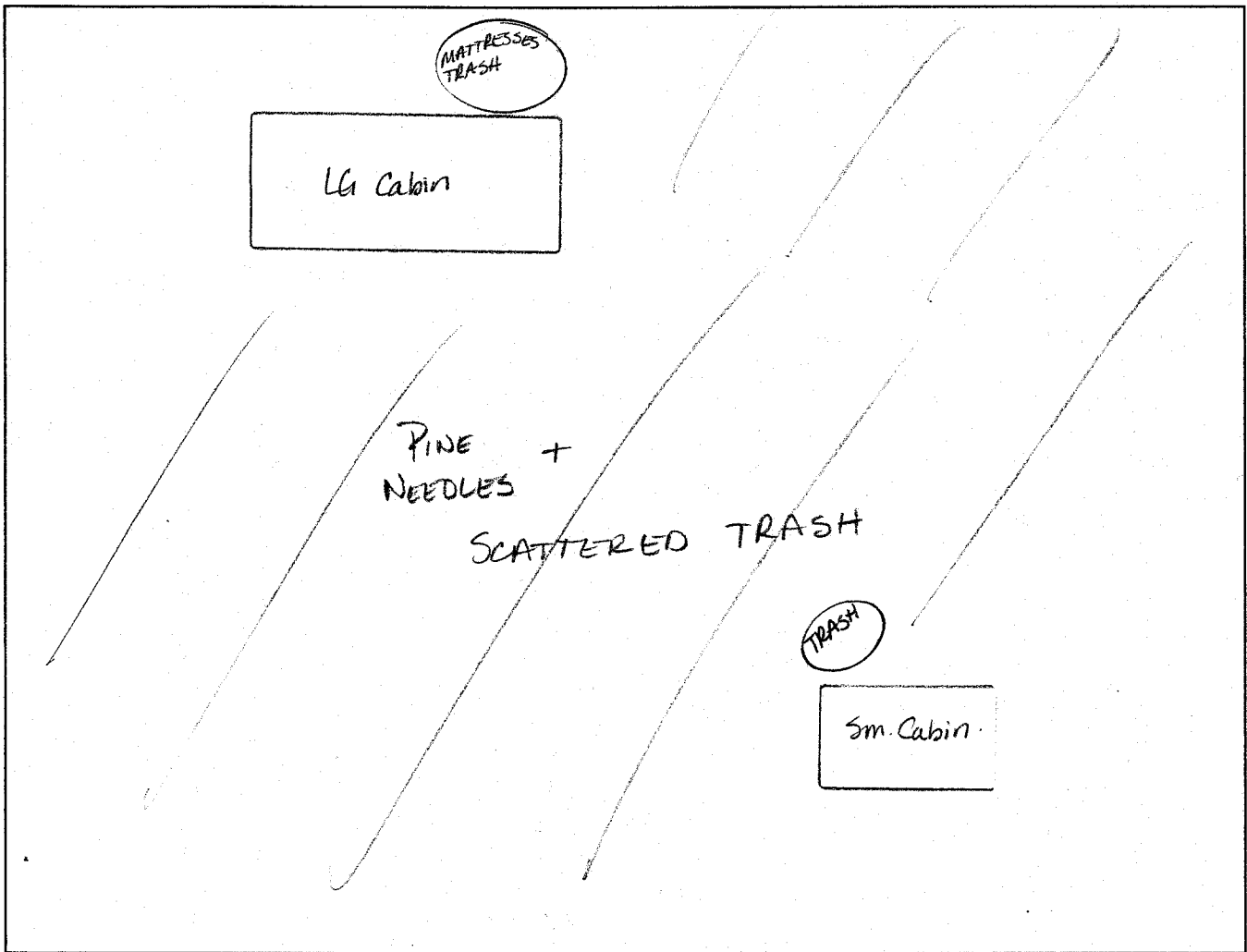
# **Exhibit “D”**

### SITE PLAN: Case # CV-1009440

OWNER(S): DOROTHY L STOPHER  
SITE ADDRESS: 25140 MARION RIDGE DR, PINE COVE  
ASSESSOR'S PARCEL: 559-164-007  
ACREAGE: 0.460000

NORTH ARROW: \_\_\_\_\_

REAR PROPERTY LINE



FRONT PROPERTY LINE: 25140 MARION RIDGE DR, PINE COVE

PREPARED BY: C. Forley DATE: 04-07-11



Code Enforcement Case: CV1009440

Printed on: 04/08/2011

*Photographs*



CForrey / Piles of pine needles undersnow - 12/02/2010

PHOTO (P) #1



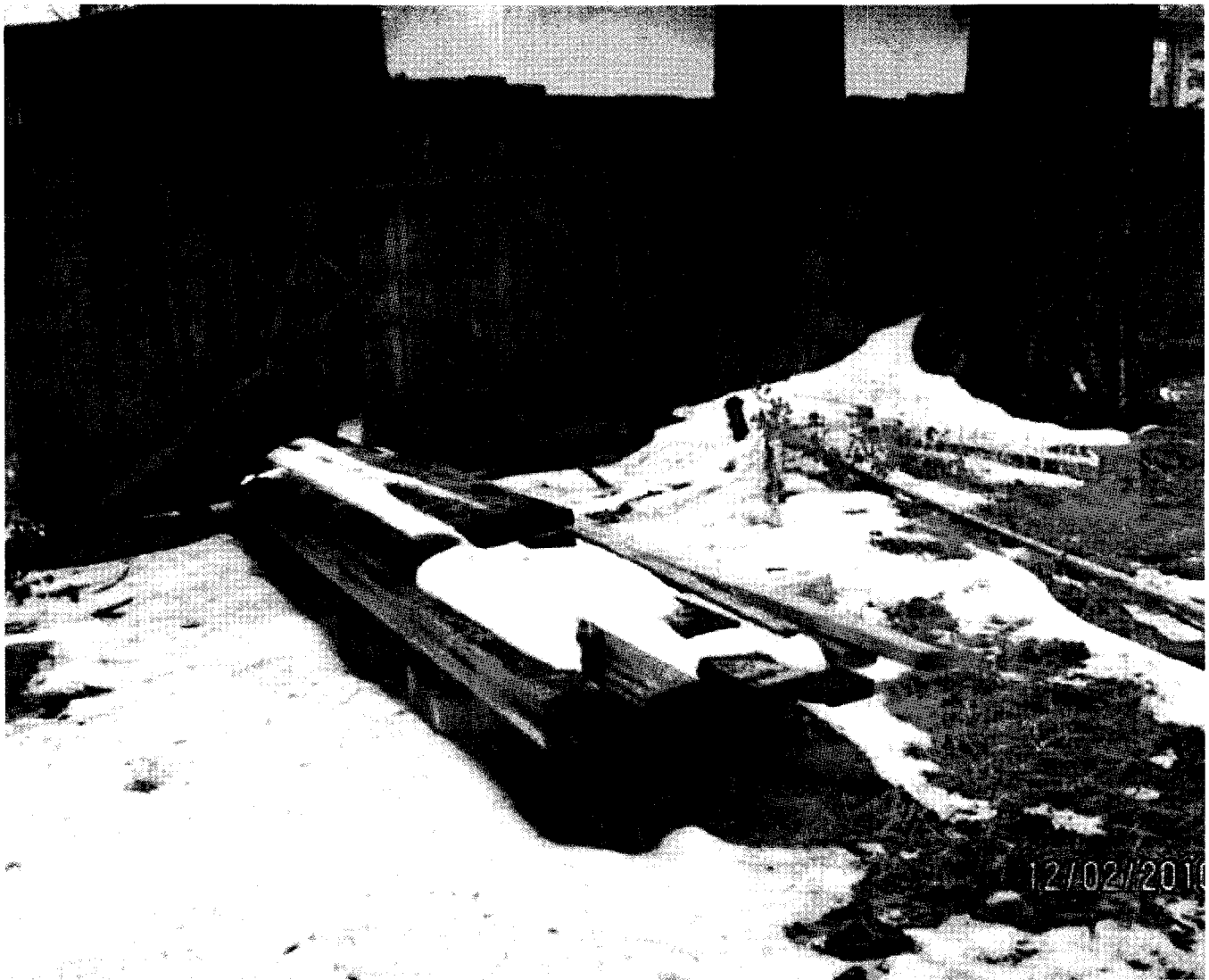
CForrey / AR behind small cabin - 12/02/2010

P # 4



CForrey / AR/EOS intermingled behind large cabin - 12/02/2010

P # 7



CForrey / Wood boards - 12/02/2010

P # 8



CForrey / Wood box with pine needles and greenwaste - 01/12/2011

P # 11



CForrey / Mattresses, paint cans, buckets of unknown contents on property - 01/12/2011

P # 13



CForrey / SSS #1 - Small cabin - 01/27/2011

P # 17



CForrey / SSS #1 - Defect #14, 17- tarp on roof, No protective coating on siding - 01/27/2011

P # 18





CForrey / SSS #1 Defect #11, roof of small cabin - 01/27/2011

P # 20



CForrey / SSS #1, Defect # 11 - Tarp as repair for leaking roof - 01/27/2011

P # 24



CForrey / SSS #1 Defect #11, 14 - Roof has no maintenance, dilapidation - 01/27/2011

P # 22



CForrey /SSS #1 Defect #12, 6 - Water damage, bare wires - 01/27/2011

P # 23



CForrey / SSS #2 - Large Cabin - Defects #10,13,17,14 No protective coating, Missing windows, Aban and accessible to the public, no maintenance - 01/27/2011

# 25



CForrey / SSS#2 - Defect #11, 12 - Leaking roof causing ceiling to detach due to dampness - 01/27/2

P # 28



CForrey / SSS#2 - Defect #13 - Missing windows - 01/27/2011

7 # 29



CForrey / SSS#2 - Defect #14 - Flooring dilapidated - 01/27/2011

P #30





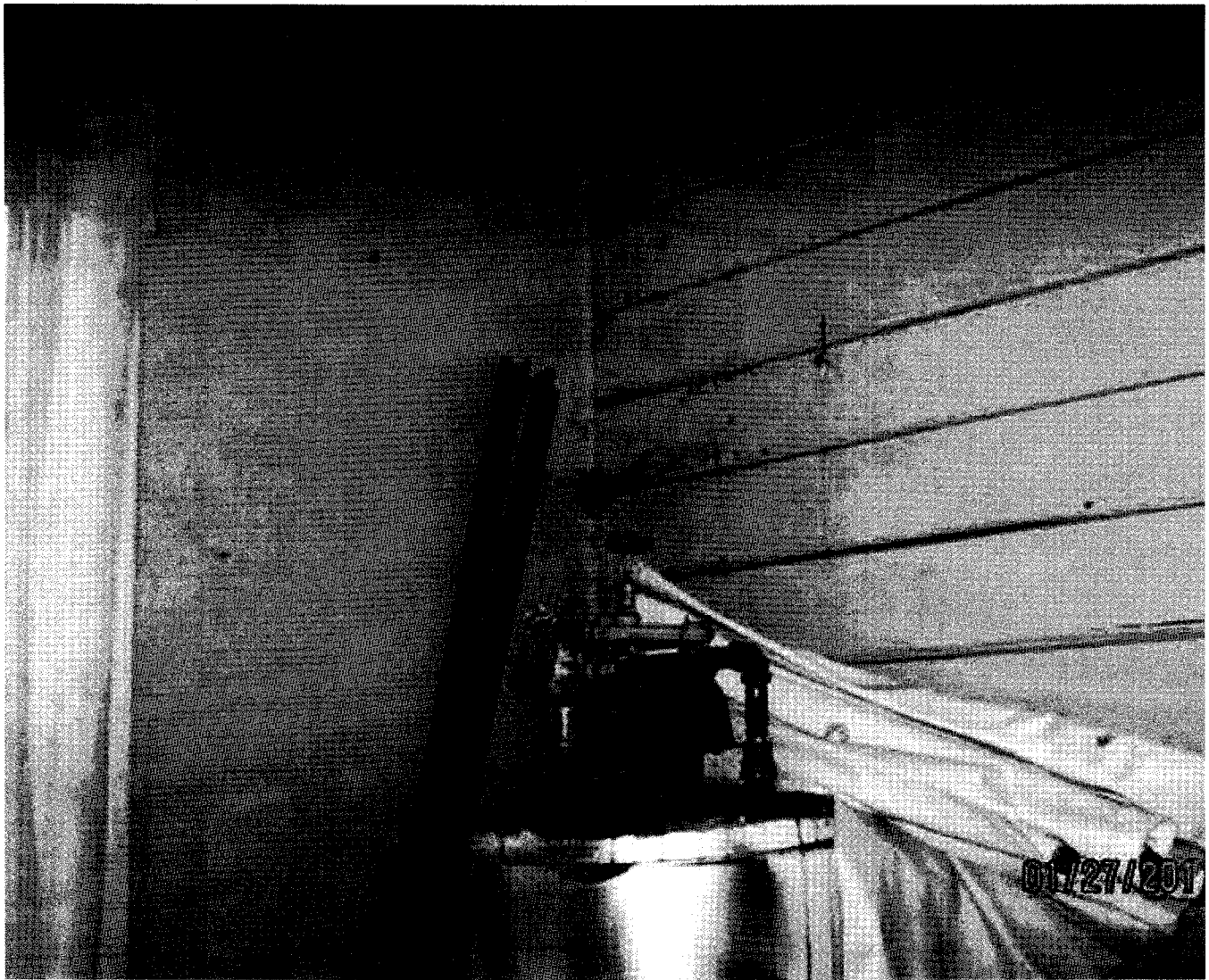
CForrey / SSS#2 - Defects #10, 13, 14 - No protective coating, dilapidation, missing windows - 01/27/

F #31



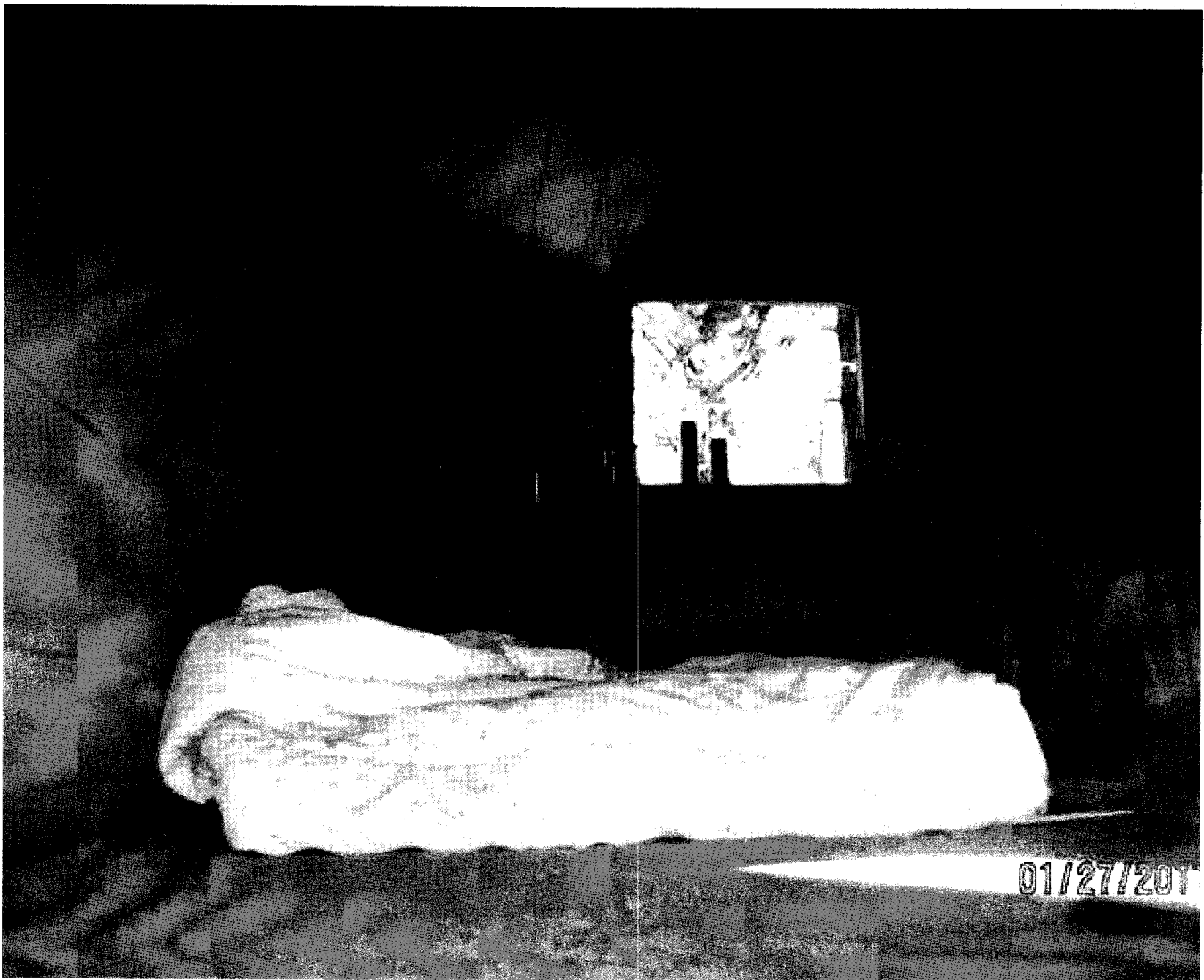
CForrey /SSS#2 Defect #8,9 - Bathroom floor sinking causing gap at base of bathtub - 01/27/2011

P # 33



CForrey / SSS#2 - Defect #2 - Water heater not vented - 01/27/2011

P # 35



CForrey / SSS #2 - Defect #13 missing window in loft area - 01/27/2011

P # 40



CForrey / SSS#2 - #12 Dampness causing mold and mildew - 01/27/2011

P # 42



CForrey / SSS#2 - Defect #10 - Missing wall panels on exterior of cabin - 01/27/2011

P # 43

# **Exhibit “E”**



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

THE PROPERTY AT: 25140 MARION RIDGE DR, PINE COVE (104LLWOOD) CASE No.: CV 10-09440
APN#: 559-164-007

WAS INSPECTED BY OFFICER: C. FORREY ID#: 83 ON 12-02-10 AT 10:35 am/pm

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

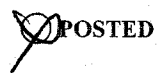
Table with 2 columns of violations. Column 1 includes codes like 5.28.040 (Excessive Yard Sales), 8.28.030 (Unfenced Pool), 8.120.010 (Accumulated Rubbish), 15.08.010 (Unpermitted Construction), 15.12.020(J)(2) (Unapproved Grading/Clearing), 15.16.020 (Substandard Structure), 15.48.010 (Unpermitted Mobile Home), and 15.48.040 (Substandard Mobile Home/Trailer/RV). Column 2 includes codes like 17.252.030 (Unpermitted Outdoor Advertising Display), 17.172.205 (Prohibited Fencing), 17. (Excessive Outside Storage), 17. (Occupied RV/Trailer), 17. (Excessive Animals), 17. (Unpermitted Land Use), and 17.12.040 (Excessive Outside Storage).

COMMENTS: PINE NEEDLES, HOUSEHOLD TRASH, MISC. ITEMS

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 01-02-10. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION.

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 AS DETERMINED BY THE BOARD OF SUPERVISORS.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_
CDL/CID# \_\_\_\_\_ D.O.B. \_\_\_\_\_ TEL. NO. \_\_\_\_\_
PROPERTY OWNER TENANT





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

December 7, 2010

RE CASE NO: CV1009440

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 12/02/10 at 1055, I securely and conspicuously posted NOTICE OF VIOLATION FOR RCC 17.12.040 - EXCESS OUTSIDE STORAGE AND RCC 8.120.010 ACCUMULATED RUBBISH at the property described as:

**Property Address:** 25140 MARION RIDGE DR, PINE COVE

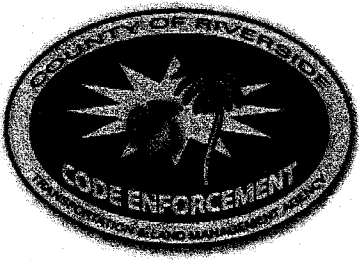
**Assessor's Parcel Number:** 559-164-007

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

Executed on December 7, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Carol Forrey, Code Enforcement Officer



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 10-09440

THE PROPERTY AT: 25140 MARION RIDGE DR. PINE COVE (IDHLLWLD) APN#: 559-164-005

WAS INSPECTED BY OFFICER: C. FORREY ID#: 83 ON 01-27-11 AT 10:01 am/pm

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

Table with 2 columns listing violation codes (e.g., 5.28.040, 8.28.030) and descriptions (e.g., Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish).

COMMENTS: SUBSTANDARD CABINS x 2 - FRONT + REAR

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 02-27-11. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY...

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. AS DETERMINED BY THE BOARD OF SUPERVISORS...

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO. POSTED

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |  | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
|--|--------------|-----------------|
| 1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   |              |                 |
| 2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures <i>NO WATER SERVICE</i><br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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<br>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 checked="" type="checkbox"/> Hazardous plumbing <i>WATER HEATER NOT VENTED PROPERLY</i><br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(f)      | 17920.3(e)      |
| 5. <input type="checkbox"/> Lack of required electrical lighting<br>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<br>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<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(b)6     | 17920.3(a)6     |
| 8. <input checked="" type="checkbox"/> Deteriorated or inadequate foundation<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(e)1     | 17920.3(b)1     |
| 9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(e)2     | 17920.3(b)2     |
| 10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(e)4     | 17920.3(b)4     |
| 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 <i>ROOF LEAKS</i><br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(c)6     | 17920.3(b)6     |
| 12. <input checked="" type="checkbox"/> Dampness of habitable rooms <i>MILDREW ON CEILING</i><br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(b)11    | 17920.3(a)11    |
| 13. <input checked="" type="checkbox"/> Faulty weather protection <i>WINDOW MISSING</i><br>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.<br>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 <i>NO PROTECTIVE COATINGS</i><br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(b)13    | 17920.3(a)13    |
| 15. <input type="checkbox"/> Fire hazard<br>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<br>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 <i>abandoned vacant Accessible to General Public</i><br>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<br>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"/><br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  |              |                 |
| 20. <input type="checkbox"/><br>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. CV10-09440 Address 25140 MARION RIDGE DR. PINE COVE (IDYLLWILD)

Date 01-27-11 Officer C. FORREY

285-025 (4/96)

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

SMALL CABIN IN FRONT

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

UNIFORM HOUSING HEALTH & SAFETY

**SUBSTANDARD BUILDING CONDITIONS:**

	CODE SECTIONS	CODE SECTIONS
1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink <i>TUB NOT SUPPORTED</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)1,2,3	17920.3(a)1,2,3
2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures <i>NO WATER SERVICE</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Hazardous plumbing <i>WATER SERVICE IMPROPERLY VENTED</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Lack of adequate heating facilities <i>NO FIRE TO HOUSE</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(o)6	17920.3(a)6
8. <input checked="" type="checkbox"/> Deteriorated or inadequate foundation <i>BATHROOM FLOOR SINKING</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 <i>BATHROOM FLOOR SINKING</i> 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 <i>NO PROTECTIVE COATING, MISSING PANELS</i> 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 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 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 checked="" type="checkbox"/> Dampness of habitable rooms <i>OPEN TO ELEMENTS CEILING HAS MOLD</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)11	17920.3(a)11
13. <input checked="" type="checkbox"/> Faulty weather protection <i>SEVERAL MISSING WINDOWS</i> 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 type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)1-4	17920.3(g)1-4
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance <i>NO MAINTENANCE OR ATTEMPT</i> 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(b)
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 - <i>abandoned vacant ACCESSIBLE TO GENERAL PUBLIC</i> 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(a)
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. CVID-09440 Address 25140 MARION RIDGE DR PINE COVE (IDYLLWILD)

Date 01-27-11 Officer C. FORREY

285-025 (4/96)

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

LG CABIN IN REAR

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

February 1, 2011

RE CASE NO: CV1009440

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 01/27/11 at 12:07 PM, I securely and conspicuously posted NOTICE OF VIOLATION FOR RCC 15.16.010 - SUBSTANDARS STRUCTURES x2 ON THE FRONT CABIN, AND A NOTICE OF DEFECTS AND A CAUTION - ENTER AT YOUR OWN RISK SIGN on both structures at the property described as:

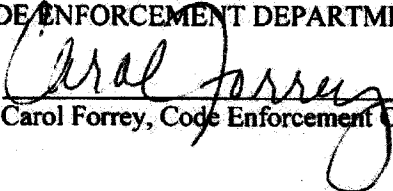
**Property Address:** 25140 MARION RIDGE DR, PINE COVE

**Assessor's Parcel Number:** 559-164-007

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

Executed on February 1, 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**

December 7, 2010

DOROTHY L STOPHER  
1355 S PERRIS BLVD 54  
PERRIS, CA 92570

RE CASE NO: CV1009440 at 25140 MARION RIDGE DR, in the community of PINE COVE, California, Assessor's Parcel Number 559-164-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 25140 MARION RIDGE DR, in the community of PINE COVE California, Assessor's Parcel Number 559-164-007, 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 zero. None allowed on this sized property in an R-3 zone

COMPLIANCE MUST BE COMPLETED BY January 1, 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

**NOTICE OF VIOLATION**

December 7, 2010

Occupant  
25140 MARION RIDGE DR  
PINE COVE, CA 92549

RE CASE NO: CV1009440 at 25140 MARION RIDGE DR, in the community of PINE COVE, California, Assessor's Parcel Number 559-164-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 25140 MARION RIDGE DR, in the community of PINE COVE California, Assessor's Parcel Number 559-164-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

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- 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.
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- 2) Remove or reduce all outside storage to zero. None allowed on this sized property in an R-3 zone

COMPLIANCE MUST BE COMPLETED BY January 1, 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. CV1009440

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 December 7, 2010, I served the following documents(s):

**NOTICE RE: Notice of Violation**

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

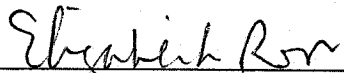
DOROTHY L STOPHER 1355 S PERRIS BLVD 54, PERRIS, CA 92570  
OCCUPANT 25140 MARION RIDGE DR, PINE COVE, CA 92549

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

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

EXECUTED ON December 7, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Elizabeth Ross, Code Enforcement Aide



COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
39493 LOS ALAMOS RD, SUITE A  
MURRIETA, CA 92563

**CERTIFIED MAIL™**

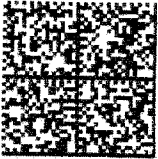


7009 2250 0001 9042 0746



02 1M  
0004234315 DEC 07 2010  
MAILED FROM ZIP CODE 92504

FIRST CLASS



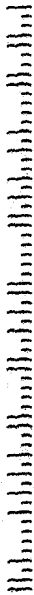
DOROTHY L STOPHER  
1355 S PERRIS BLVD 54  
PERRIS, CA 92570

NIXIE 923 DE 1 00 12/11/10

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 9236350999 \*0704-09573-07-42

9257082557 085999



DEC 13 2010

7009 2250 0001 9042 0746

U.S. Postal Service™  
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Restricted Delivery Fee (Endorsement Required)	

Postmark  
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DOROTHY L STOPHER  
1355 S PERRIS BLVD 54  
PERRIS, CA 92570  
Cv10-09440 APn: 559

PS Form 3800, August 2006

See Reverse for Instructions

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
39493 LOS ALAMOS RD, SUITE A  
MURRIETA, CA 92563

WV 37 11

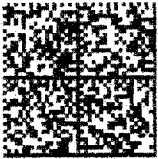
RECEIVED  
JAN 08 2010

**CERTIFIED MAIL™**



7009 2250 0001 9042 0753

FIRST CLASS

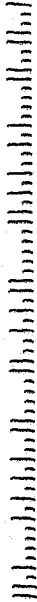


UNITED STATES POSTAGE  
FIRST CLASS PERMIT NO. 1000  
SAN FRANCISCO, CA 94111  
\$ 05.54<sup>0</sup>  
02 1M  
0004234315 DEC 07 2010  
MAILED FROM ZIP CODE 92504

Occupant  
25140 MARION RIDGE DR  
PINE COVE, CA 92549

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 9256303999 \*0704-09576-07-42



7009 2250 0001 9042 0753

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Postmark  
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Occupant  
25140 MARION RIDGE DR  
PINE COVE, CA 92549  
cv10-09440 APn: 559

PS Form 3800, August 2006 See Reverse for Instructions

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

February 1, 2011

DOROTHY L STOPHER  
1355 S PERRIS BLVD 54  
PERRIS, CA 92570

RE CASE NO: CV1009440 at 25140 MARION RIDGE DR, in the community of PINE COVE, California, Assessor's Parcel Number 559-164-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 25140 MARION RIDGE DR, in the community of PINE COVE California, Assessor's Parcel Number 559-164-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 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.
- 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.

**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 zero. None allowed on this sized property in an R-3 zone
- 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.

COMPLIANCE MUST BE COMPLETED BY February 26, 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

**NOTICE OF VIOLATION**

February 1, 2011

Occupant  
25140 MARION RIDGE DR  
PINE COVE, CA 92549

RE CASE NO: CV1009440 at 25140 MARION RIDGE DR, in the community of PINE COVE, California, Assessor's Parcel Number 559-164-007

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**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

# 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 checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures <i>NO WATER SERVICE</i> .....   | 1001(b)4,5   | 17920.3(a)4,5   |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Hazardous plumbing <i>WATER HEATER NOT INSTALLED PROPERLY</i> .....   | 1001(f)      | 17920.3(e)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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(e)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 checked="" 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 checked="" 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 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 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 <i>ROOF LEAKS</i> ..... | 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 checked="" type="checkbox"/> Dampness of habitable rooms <i>MILDEN IN CEILING</i> .....   | 1001(b)11    | 17920.3(a)11    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   |              |                 |
| 13. <input checked="" type="checkbox"/> Faulty weather protection <i>WINDOW MISSING</i> .....  | 1001(b)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 <i>NO PROTECTIVE COATINGS</i> .....   | 1001(b)13    | 17920.3(a)13    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  |              |                 |
| 15. <input type="checkbox"/> Fire hazard.....  | 1001(i)      | 17920.3(b)      |
| 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 <i>abandoned/vacant Accessible to General Public</i> .....  |              |                 |
| 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. CV10-09440 Address 25140 MARION RIDGE DR PINE COVE (IDYLLWILD)

Date 01-27-11 Officer C. FORNEY

285-025 (4/96)

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

Small CABIN IN FRONT

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

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink. <i>TOO SMALL</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)1,2,3	17920.3(a)1,2,3
2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures. <i>NO WATER SERVICE</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Hazardous plumbing. <i>WATER IN PIPE IMPROPERLY VENTED</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Lack of adequate heating facilities. <i>NO FIRE TO HOUSE</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(o)6	17920.3(a)6
8. <input checked="" type="checkbox"/> Deteriorated or inadequate foundation. <i>BATHROOM FLOOR SINKING</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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. <i>BATHROOM FLOOR SINKING</i> 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. <i>NO PROTECTIVE COATING MISSING PANELS</i> 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 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..... OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure	1001(e)6	17920.3(b)6
12. <input checked="" type="checkbox"/> Dampness of habitable rooms. <i>OVER TO ELEMENTS, CEILING HAS MILDOW</i> OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure	1001(b)11	17920.3(a)11
13. <input checked="" type="checkbox"/> Faulty weather protection. <i>SEVERAL MISSING WINDOWS</i> 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 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. <i>NO MAINTENANCE OR ATTEMPT</i> 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. <i>ACCESSIBLE TO GENERAL PUBLIC</i> 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(a)	17920.3(a)
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. CVID-09440 Address 25140 MARION RIDGE DR PINE COVE (DYLWILD)

Date 01-27-11 Officer C. Ferrey

285-025 (4/96)

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

LG CABIN IN POOL





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV1009440

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 February 1, 2011, I served the following document(s):

**NOTICE RE: Notice of Violation**

**And Notice of Defects x2**

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

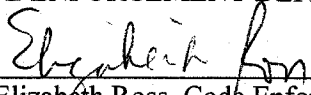
DOROTHY L STOPHER 1355 S PERRIS BLVD 54, PERRIS, CA 92570  
OCCUPANT 25140 MARION RIDGE DR, PINE COVE, CA 92549

**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.

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

EXECUTED ON February 1, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Elizabeth Ross, Code Enforcement Aide

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
39493 LOS ALAMOS RD, SUITE A  
MURRIETA, CA 92563

**CERTIFIED MAIL™**



7009 2250 0001 9042 2344

FIRST CLASS

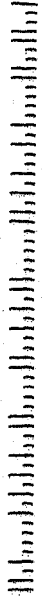


02 1A  
0004635132 FEB01 2011  
\$ 05.54  
MAILED FROM ZIP CODE 92504

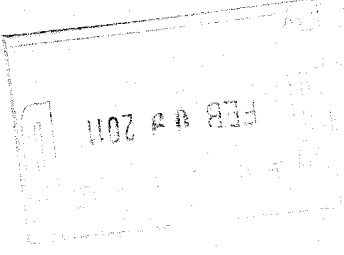
DOROTHY L STOPHER  
1355 S PERRIS BLV  
PERRIS, CA 92570

929 DC 1 00 02/07/11  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 92553503999 \*0704-02795-01-44



925704225090001



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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark  
Here

DOROTHY L STOPHER  
1355 S PERRIS BLVD 54  
PERRIS, CA 92570  
CV10-09440 APN: 559

7009 2250 0001 9042 2344

PS Form 3800, August 2006

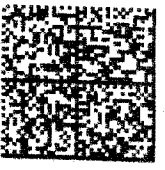
SEE REVERSE FOR INSTRUCTIONS

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
39493 LOS ALAMOS RD, SUITE A  
MURRIETA, CA 92563



7009 2250 0001 9042 2351

FIRST CLASS



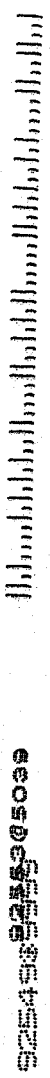
UNITED STATES POSTAGE  
PINE COVE, CA 92504  
02 1A \$05.71  
0004635132 FEB 01 2011  
MAILED FROM ZIP CODE 92504

REC'D FEB 07 2011

Occupant  
25140 MARION RIDGE DR  
PINE COVE, CA 92504

NIXIE 929 DE 1 00 02/09/11  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

EC: 9256350999 \*0704-02759-01-44



7009 2250 0001 9042 2351

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OFFICIAL USE

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

Postmark  
Here

Occupant  
25140 MARION RIDGE DR  
PINE COVE, CA 92549  
Cv10-09440 APN: 559

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

August 3, 2011

DOROTHY L STOPHER  
13054 LARKHAVEN DR  
MORENO VALLEY, CA 92553

RE CASE NO: CV1009440 at 25140 MARION RIDGE DR, in the community of PINE COVE, California, Assessor's Parcel Number 559-164-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 25140 MARION RIDGE DR, in the community of PINE COVE California, Assessor's Parcel Number 559-164-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348) , 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 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.
- 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.

**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 zero. None allowed on this sized property in an R-3 zone
- 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.

COMPLIANCE MUST BE COMPLETED BY August 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.

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

August 3, 2011

Dorothy L Stopher  
C/O Jerry Stopher  
13054 Larkhaven Dr.  
Moreno Valley, 92553

RE CASE NO: CV1009440 at 25140 MARION RIDGE DR, in the community of PINE COVE, California, Assessor's Parcel Number 559-164-007

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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**

August 3, 2011

Dorothy L Stopher  
24281 Glen Crest Dr.  
Moreno Valley, CA 92553

RE CASE NO: CV1009440 at 25140 MARION RIDGE DR, in the community of PINE COVE, California, Assessor's Parcel Number 559-164-007

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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

**SUBSTANDARD BUILDING CONDITIONS:**

CODE SECTIONS 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 checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures <i>NO WATER SERVICE</i> .....   | 1001(b)4,5   | 17920.3(a)4,5   |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Hazardous plumbing <i>WATER HEATER NOT VENTED PROPERLY</i> .....  | 1001(f)      | 17920.3(e)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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(e)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 checked="" 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 checked="" 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 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 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 <i>ROOF LEAKS</i> ..... | 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 checked="" type="checkbox"/> Dampness of habitable rooms <i>MILDWORM ON CEILING</i> .....   | 1001(b)11    | 17920.3(a)11    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   |              |                 |
| 13. <input checked="" type="checkbox"/> Faulty weather protection <i>WINDOW MISSING</i> .....  | 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 <i>NO PROTECTIVE COATINGS</i> .....   | 1001(b)13    | 17920.3(a)13    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  |              |                 |
| 15. <input type="checkbox"/> Fire hazard.....  | 1001(i)      | 17920.3(b)      |
| 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 <i>abandoned/vacant. ACCESSIBLE TO GENERAL PUBLIC</i> .....   |              |                 |
| 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. CV10-09440 Address 25140 MARION RIDGE DE PINE COVE (IDYLLWILD)

Date 01-27-11 Officer C. FORREY

285-025 (4/96)

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

SMALL CABIN IN FRONT

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

UNIFORM HOUSING HEALTH & SAFETY

**SUBSTANDARD BUILDING CONDITIONS:**

	CODE SECTIONS	CODE SECTIONS
1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink. <i>TOO FAR AWAY</i>	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 checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures. <i>NO WATER SERVICE</i>	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Hazardous plumbing. <i>WATER LEAKS IMPROPERLY VENTED</i>	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities. <i>NO HEAT TO HOUSE</i>	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input checked="" type="checkbox"/> Deteriorated or inadequate foundation. <i>BATHROOM FLOOR SINKING</i>	1001(e)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports. <i>BATHROOM FLOOR SINKING</i>	1001(e)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. <i>NO PROTECTIVE COATING MISSING PANELS</i>	1001(e)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(e)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 checked="" type="checkbox"/> Dampness of habitable rooms. <i>OPEN ELEMENTS, CEILING HAS MOLD</i>	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
13. <input checked="" type="checkbox"/> Faulty weather protection. <i>SEVERAL MISSING WINDOWS</i>	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 type="checkbox"/> Demolish Or Rehabilitate Structure		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance. <i>NO MAINTENANCE OR ATTEMPT</i>	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. <i>ACCESSIBLE TO GENERAL PUBLIC</i>		
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

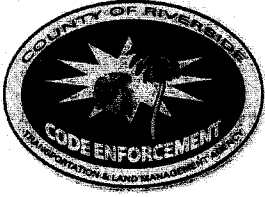
Case No. CN10-07440 Address 25140 MARION RIDGE DR PINE COVE (IDYLLWOOD)

Date 01-27-11 Officer C. Foree

285-025 (4/96)

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

LG CABIN IN POLE



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV1009440

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 3, 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:

DOROTHY L STOPHER 13054 LARKHAVEN DR, MORENO VALLEY, CA 92553  
Dorothy L Stopher C/O Jerry Stopher 13054 Larkhaven Dr., Moreno Valley, 92553  
Dorothy L Stopher 24281 Glen Crest Dr., Moreno Valley, CA 92553

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 3, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Elizabeth Ross  
By: Elizabeth Ross, Code Enforcement Aide

559-164-007

# **Exhibit “F”**



When recorded please mail to:  
Riverside County  
Code Enforcement Department  
39493 Los Alamos Rd.  
Murrieta, CA 92563  
Mail Stop No. 5155

### NOTICE OF NONCOMPLIANCE

In the matter of the Property of )  
Dorothy L Stopher )

Case No.: CV10-09440

*DOB*



**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(s). 541 & 348 & 457, (RCC Title 8.120.010 & 17.12.040 & 15.16.020) described as Accumulated Rubbish & Excessive outside Storage & Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at 25140 Marion Ridge Dr., Pine Cove, CA, and more particularly described as Assessor's Parcel Number 559-164-007 and having a legal description of 0.46 Acres, POR BLK L MB 014/095 PINE COVE, Records of Riverside County, with the requirements of Ordinance No. 541 & 348 & 457 (RCC Title 8.120.010 & 17.12.040 & 15.16.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer C. Forrey (951) 600-6140.

**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

#### ACKNOWLEDGEMENT

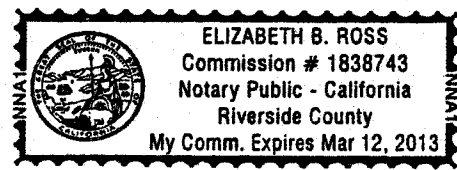
State of California )  
County of Riverside )

On 04/21/11 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

July 10, 2012

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

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

Case No.: CV10-09440  
APN: 559-164-007; STOPHER  
Property: 25140 Marion Ridge Dr., Idyllwild

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348, 457, 541 and 725 to consider the abatement of the excess outside storage, substandard structures and accumulated rubbish located on the SUBJECT PROPERTY described as **25140 Marion Ridge Dr., Idyllwild, Riverside County, California**, and more particularly described as Assessor's Parcel Number 559-164-007.

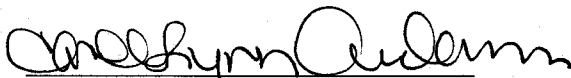
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the excess outside storage, substandard structures and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, July 31, 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.

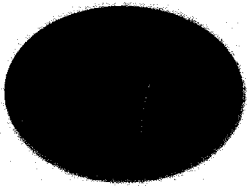
**We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of 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





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

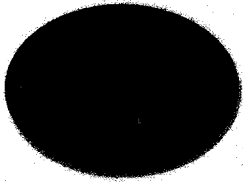
Juan C. Perez  
Interim Director

**RESPONSIBLE PARTIES**

**Case No. CV10-09440**

July 10, 2012

ESTATE OF DOROTHY L STOPHER  
C/O JERRY STOPHER  
13054 LARKHAVEN DR  
MORENO VALLEY CA 92553



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Juan C. Perez  
Interim Director

**PROOF OF SERVICE  
Case No. CV10-09440**

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 10, 2012, I served the following document(s):

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

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

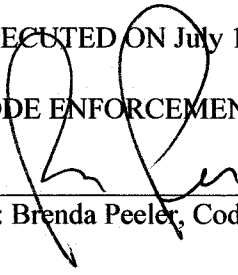
ESTATE OF DOROTHY L STOPHER C/O JERRY STOPHER 13054 LARKHAVEN DR, MORENO VALLEY, CA  
92553

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

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

EXECUTED ON July 10, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Brenda Peeler, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

July 11, 2012

RE CASE NO: CV1009440

I, Ariana Meza, 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 07/11/2012 at 12:27pm, I securely and conspicuously posted Notice To Correct County Ordinance Violations and to Abate Public Nuisance at the property described as:

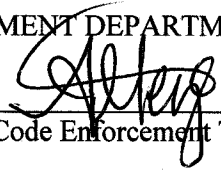
**Property Address:** 25140 MARION RIDGE DR, PINE COVE

**Assessor's Parcel Number:** 559-164-007

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

Executed on July 11, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Ariana Meza, Code Enforcement Technician