

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

615 B



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

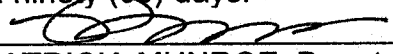
**SUBMITTAL DATE:**  
July 19, 2012

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures & Accumulated Rubbish]  
Case No. : CV11-01054 [NEEDHAM]  
Subject Property: 63137 Jeraboa Road, Mountain Center; APN: 636-174-003  
District: 3/3

**RECOMMENDED MOTION:** Move that:

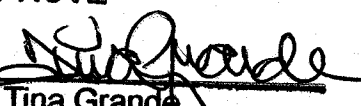
1. The substandard structures (shed, two residences and a tree house accessory structure) on the real property located at 63137 Jeraboa Road, Mountain Center, Riverside County, California, APN: 636-174-003 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Theresa Kay Needham, the owner of the subject real property, be directed to abate the substandard structures on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

  
\_\_\_\_\_  
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:   
Tina Grande

County Executive Office Signature

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD


Departmental Concurrence

- Policy
- Consent
- Policy
- Consent

**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:   
Deputy

9.2

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

Abatement of Public Nuisance  
Case No.: CV11-01054 [NEEDHAM]  
Address: 63137 Jeraboa Road, Mountain Center  
APN#636-174-003  
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 accumulation of rubbish on the real property located at 63137 Jeraboa Road, Mountain Center, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
5. Theresa Kay Needham, the owner of the subject property, be directed to abate the 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 and accumulation of rubbish by removing and disposing of the same from the real property.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 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. CV11-01054  
63137 Jeraboa Road, Mountain Center  
District 3/3  
Page 3

**BACKGROUND:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on May 26, 2011.
2. The inspection revealed four substandard structures (shed, two residences and a tree house accessory structure) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: hazardous wiring, lack of adequate heating facilities; defective or deteriorated flooring or floor supports; members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection; general dilapidation or improper maintenance; fire hazard; abandoned, vacant, public and attractive nuisance; graffiti. The inspection also revealed the accumulation of rubbish (approximately 16,900 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: used wood, scrap metal, household appliances, plastics, household trash, two metal tanks and tires.
3. Subsequent inspections of the above-described real property on July 6, 2011, October 1, 2011, November 30, 2011, December 23, 2011, January 31, 2012, February 27, 2012, March 28, 2012, April 25, 2012 and May 15, 2012, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures and accumulation of rubbish.

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

|                                 |  |  |
|---------------------------------|--|--|
| 1<br>2<br>3<br>4<br>5<br>6<br>7 | IN RE ABATEMENT OF PUBLIC NUISANCE )<br>[SUBSTANDARD STRUCTURES AND )<br>ACCUMULATED RUBBISH]; APN 636-174-003, )<br>63137 JERABOA ROAD, MOUNTAIN CENTER, )<br>COUNTY OF RIVERSIDE, STATE OF )<br>CALIFORNIA; THERESA KAY NEEDHAM, )<br>OWNER. ) | CASE NO. CV 11-01054<br><br>DECLARATION OF OFFICER<br>BRETT POLLARD<br><br>R.C.O. Nos. 457 and 541 |
|---------------------------------|--|--|

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

11 1. I am currently employed by the Riverside County Code Enforcement Department as a  
12 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 based thereon allege that on May 26, 2011, Officer  
16 Ryder conducted an initial inspection of the real property known as 63137 Jeraboa Road, Mountain  
17 Center, within the unincorporated area of Riverside County, California, which is further described as  
18 Assessor's Parcel Number 636-174-003 (hereinafter referred to as "THE PROPERTY"). A true and  
19 correct copy of a Thomas Brothers map page indicating the approximate location of THE  
20 PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

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

25 4. Based on the Lot Book Report from RZ Title Company dated July 13, 2011 and  
26 updated on May 18, 2012, it is determined that additional parties may potentially hold a legal interest  
27 in THE PROPERTY, to wit: State of California Franchise Tax Board (hereinafter referred to as  
28 "INTERESTED PARTY"). A true and correct copy of the Lot Book Report is attached hereto as

1 Exhibit "C" and incorporated herein by this reference.

2 5. I am informed and believe and based thereon allege that on May 26, 2011, Officer  
3 Ryder conducted an initial inspection of THE PROPERTY which was open and accessible. Officer  
4 Ryder observed four structures in a state of general dilapidation. The following conditions which  
5 cause the structures to be substandard and THE PROPERTY to constitute a public nuisance in  
6 violation of the provisions set forth in Riverside County Ordinance 457:

7 Structure 1 – shed:

- 8 1) Hazardous wiring;  
9 2) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
10 due to defective materials or deterioration;  
11 3) General dilapidation or improper maintenance;  
12 4) Fire hazard;  
13 5) Public and attractive nuisance- abandoned/vacant.

12 Structure 2 – dwelling:

- 13 1) Lack of adequate heating facilities;  
14 2) Defective or deteriorated flooring or floor supports;  
15 3) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
16 due to defective materials or deterioration;  
17 4) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
18 which sag, split, or buckle due to defective material or deterioration;  
19 5) Dampness of habitable rooms;  
20 6) Faulty weather protection;  
21 7) General dilapidation or improper maintenance;  
22 8) Fire hazard;  
23 9) Public and attractive nuisance- abandoned/vacant;  
24 10) Graffiti.

20 Structure 3 – dwelling:

- 21 1) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
22 due to defective materials or deterioration;  
23 2) Dampness of habitable rooms;  
24 3) Faulty weather protection;  
25 4) General dilapidation or improper maintenance;  
26 5) Fire hazard;  
27 6) Public and attractive nuisance – abandoned/vacant.

25 Structure 4 – tree house accessory structure:

- 26 1) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
27 which sag, split, or buckle due to defective material or deterioration;  
28 2) Faulty weather protection;  
3) General dilapidation or improper maintenance;  
4) Fire hazard;  
5) Public and attractive nuisance – abandoned/vacant.

1           6.       During the initial inspection on May 26, 2011, Officer Ryder also observed large  
2 amounts of accumulated rubbish on THE PROPERTY including, but not limited to, used wood,  
3 scrap metal, household appliances, plastics, household trash, two metal tanks and tires. The total  
4 area of the accumulated rubbish was approximately sixteen thousand nine hundred (16,900) square  
5 feet. This condition causes THE PROPERTY to constitute a public nuisance in violation of  
6 Riverside County Ordinance No. 541.

7           7.       A site plan and photographs reflecting the substandard condition of the structures and  
8 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated  
9 herein by reference.

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

12          9.       On May 26, 2011, Officer Ryder posted Notices of Defects, Notice of Violation,  
13 "Danger Do Not Enter" signs, and "Do Not Dump" signs on THE PROPERTY.

14          10.      On July 26, 2011, a Notice of Pendency of Administrative Proceedings for the  
15 substandard structures and accumulated rubbish were recorded against THE PROPERTY as  
16 instrument number 2011-0327022. A true and correct copy of the recorded Notice of Pendency is  
17 attached hereto and incorporated by reference as Exhibit "F."

18          11.      On June 2, 2011, Notice of Violation was mailed by certified mail to OWNER.

19          12.      On July 6, 2011, October 1, 2011, November 30, 2011, December 23, 2011, January  
20 31, 2012, February 27, 2012, March 28, 2012, April 25, 2012 and May 15, 2012, I conducted follow  
21 up inspections. During each inspection, the conditions on THE PROPERTY remained the same.  
22 Accumulated rubbish remained on THE PROPERTY and the structures remained in a general state  
23 of dilapidation, and THE PROPERTY continued to constitute a public nuisance in violation of RCO  
24 457 and 541.

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

28          14.      Based upon my experience, knowledge and visual observations, it is my

1 determination that the substandard structures and accumulation of rubbish on THE PROPERTY  
2 create an extreme health, safety, fire and structural hazard to the neighbors and general public and  
3 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance  
4 Nos. 457 and 541.

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

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

12 17. Significant rehabilitation, removal and/or demolition of the substandard structures and  
13 removal and disposal of all structural materials, rubbish and debris are required to abate the public  
14 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number  
15 457, the Health and Safety, Uniform Housing, Administrative and Abatement of Dangerous  
16 Buildings Codes. In addition, the removal and disposal of all rubbish on THE PROPERTY is  
17 required to bring THE PROPERTY into compliance with Riverside County Ordinance No. 541.

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

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

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

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

1 subsection (b) above, to secure the removal and disposal of all asbestos containing materials  
2 discovered through such survey and testing by contract with a duly certified and licensed contractor  
3 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality  
4 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

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

12 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a  
13 public nuisance;

14 (f) The OWNER, or whoever has possession or control of THE PROPERTY, be  
15 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of  
16 Riverside County Ordinance No. 541;

17 (g) If the materials are not removed and disposed of in strict accordance with all  
18 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541,  
19 within ninety (90) days after the posting and mailing of the Board's Order and Findings, the rubbish  
20 may be abated by representatives of the Riverside County Code Enforcement Department, a  
21 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where  
22 necessary under applicable law, authorizing entry onto THE PROPERTY; and

23 ///  
24 ///  
25 ///  
26 ///  
27 ///  
28 ///

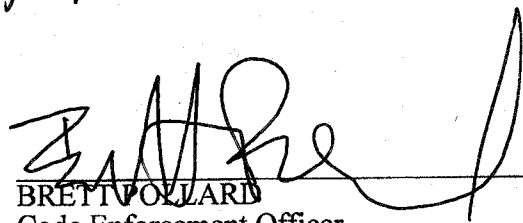


1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

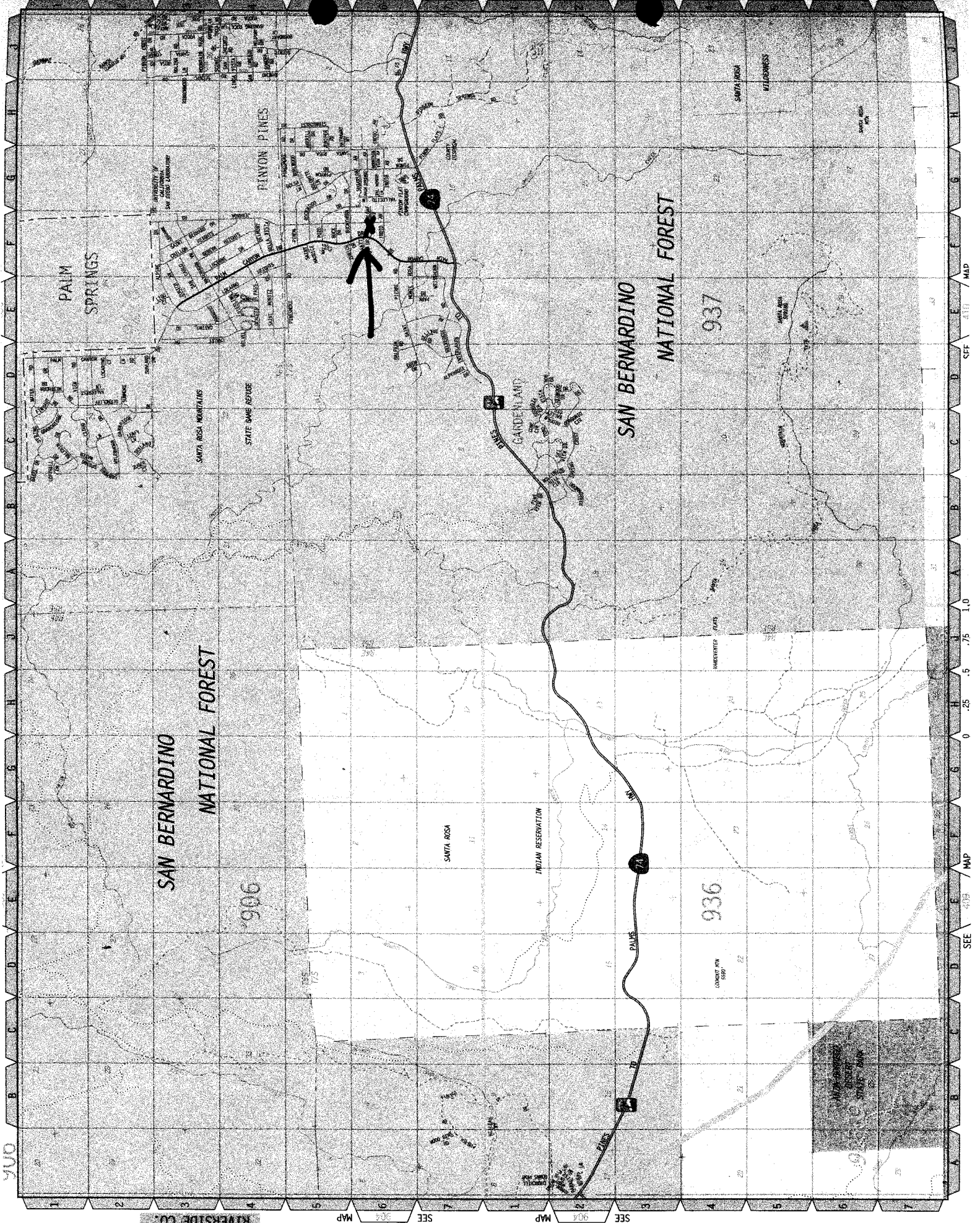
(h) Reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457 and 725.

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

Executed this 11<sup>th</sup> day of JULY, 2012, at MURRIETA, California.

  
\_\_\_\_\_  
BRETT POLLARI  
Code Enforcement Officer  
Code Enforcement Department

# **Exhibit “A”**



900

RIVERSIDE CO. MAP

SEE 904 MAP

SEE 906 MAP

SEE

MAP

443

0

.25

.5

.75

1.0

SCALE

411

MAP

SEE

411

MAP

SEE

908

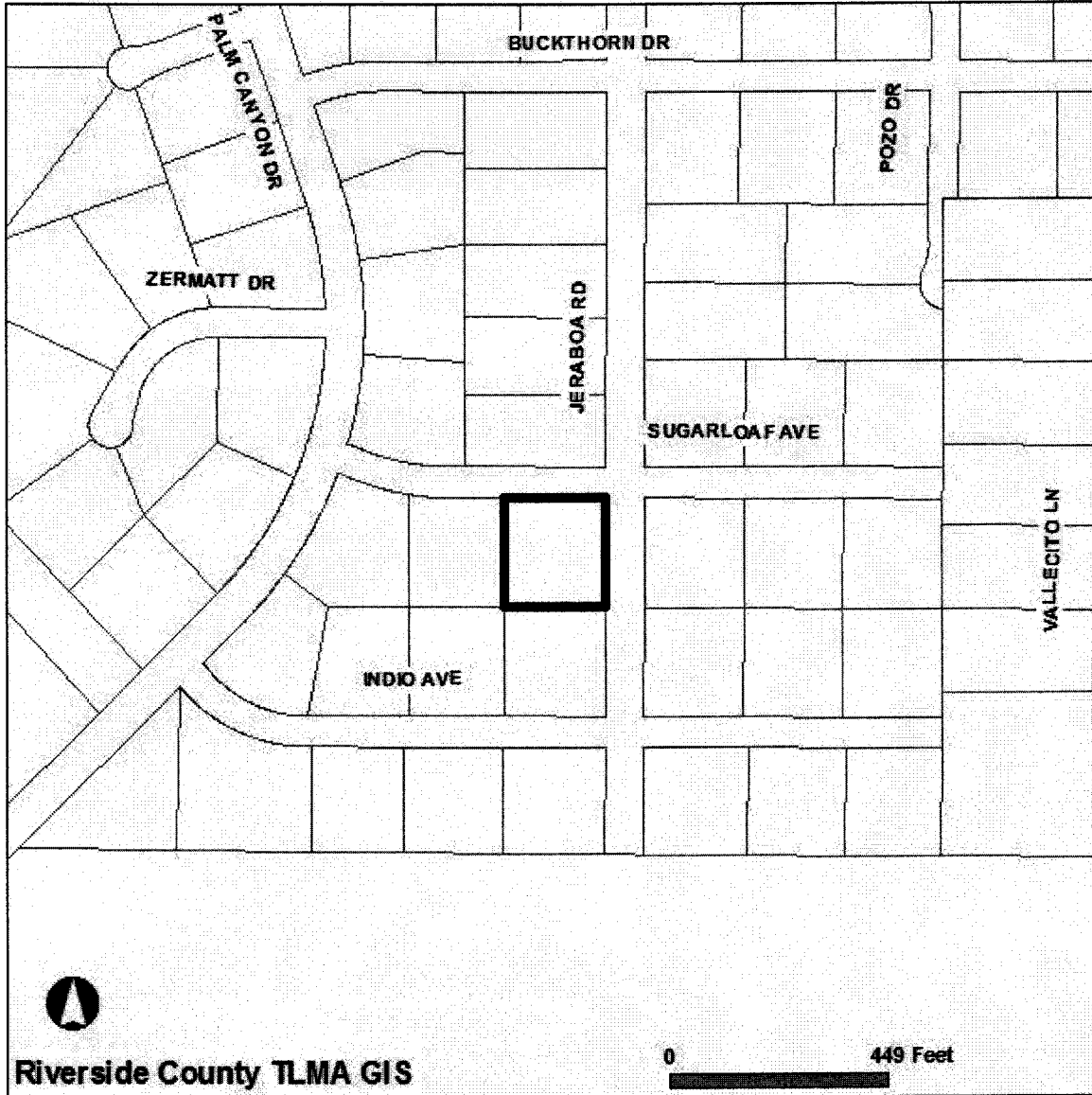
# **Exhibit “B”**

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

| Assessment #636174003-8        |   | Parcel # 636174003-8 |        |
|--------------------------------|---|----------------------|--------|
| <b>Assessee:</b>               | NEEDHAM THERESA KAY                     | <b>Land</b>          | 16,882 |
| <b>Mail Address:</b>           | 46618 MADISON NO 34                     | <b>Structure</b>     | 8,489  |
| <b>City, State Zip:</b>        | INDIO CA 92201                          | <b>Full Value</b>    | 25,371 |
| <b>Real Property Use Code:</b> | YS                                      | <b>Total Net</b>     | 25,371 |
| <b>Base Year</b>               | 1991                                    |                      |        |
| <b>Conveyance Number:</b>      | 0109507                                 |                      |        |
| <b>Conveyance (mm/yy):</b>     | 4/1995                                  |                      |        |
| <b>PUI:</b>                    | Y010000                                 |                      |        |
| <b>TRA:</b>                    | 61-071                                  |                      |        |
| <b>Taxability Code:</b>        | 0-00                                    |                      |        |
| <b>ID Data:</b>                | Lot 616 RS 031/039                      |                      |        |
| <b>Situs Address:</b>          | 63137 JERABOA RD MTN<br>CENTER CA 92561 |                      |        |

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):  
636-174-003

**\*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**

636-174-003-8

**OWNER NAME / ADDRESS**

THERESA KAY NEEDHAM  
63137 JERABOA RD  
MTN CENTER, CA. 92561

**MAILING ADDRESS**

(SEE OWNER)  
46618 MADISON NO 34  
INDIO CA. 92201

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 31/39  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 616, BLOCK: NOT AVAILABLE  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 907 GRID: F6

**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**

T7SR5E SEC 3

**ELEVATION RANGE**

3976/3984 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
VLDR

**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**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-1-1

**ZONING DISTRICTS AND ZONING AREAS**

PINON FLATS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
NO DATA AVAILABLE

**FIRE**

**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

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

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

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

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

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

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

**TRANSPORTATION**

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



NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

196

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

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

NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

**FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

DATA NOT AVAILABLE

**FLOOD CONTROL DISTRICT**

NOT IN A FLOOD DISTRICT

**WATERSHED**

WHITEWATER

**GEOLOGIC**

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

WITHIN A 1/2 MILE OF  
DEEP CANYON FAULT  
PALM CANYON FAULT  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**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.

**MISCELLANEOUS**

**SCHOOL DISTRICT**

PALM SPRINGS UNIFIED

**COMMUNITIES**

PINYON PINES

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN  
PINYON FLATS #60 -  
FIRE PROTECTION

**LIGHTING (ORD. 655)**

ZONE B, 28.16 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

044402

**FARMLAND**

OTHER LANDS

**TAX RATE AREAS**

061071

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 60 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

| Case #    | Description | Start Date    |
|-----------|-------------|---------------|
| CV1101054 | ABATEMENT   | Feb. 10, 2011 |

**BUILDING PERMITS**

| Case # | Description    | Status   |
|--------|----------------|--|
| 091687 | SECURITY LIGHT | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 109054 | DWELL (ONLY)   | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |

**ENVIRONMENTAL HEALTH PERMITS**

| Case #                   | Description    | Status         |
|--------------------------|----------------|----------------|
| NO ENVIRONMENTAL PERMITS | NOT APPLICABLE | NOT APPLICABLE |

**PLANNING PERMITS**

| Case #              | Description    | Status         |
|---------------------|----------------|----------------|
| NO PLANNING PERMITS | NOT APPLICABLE | NOT APPLICABLE |

REPORT PRINTED ON...Tue May 29 16:45:06 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

**Order Number:** **26659**

4080 Lemon Street  
 Riverside CA 92501

**Order Date:** 5/25/2012

**Dated as of:** 5/18/2012

**Attn:** Brent Steele  
**Reference:** CV11-01054 / Brenda Peeler  
**IN RE:** NEEDHAM, THERESA

**County Name:** Riverside

**FEE(s):**  
**Report:** \$60.00

**Property Address:** 63137 Jeraboa Road  
 Mountain Center CA 92561

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. : 636-174-003-8

|              |                    |             |
|--------------|--------------------|-------------|
| Assessments: | Land Value:        | \$16,882.00 |
|              | Improvement Value: | \$8,489.00  |
|              | Exemption Value:   | \$0.00      |
|              | Total Value:       | \$25,371.00 |

|                                    |            |
|------------------------------------|------------|
| Property Taxes for the Fiscal Year | 2011-2012  |
| Total Annual Tax                   | \$310.28   |
| Status: Paid through               | 06/30/2012 |

|   |  |
|---|--|
| A Notice of Administrative Proceedings by the | County of Riverside Department of Code Enforcement |
| City of                                       | Murrieta   |
| County of                                     | Riverside  |
| Recorded                                      | 07/26/2011   |
| Document No.                                  | 2011-0327019                                       |

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



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

Order Number: 26659

Reference: CV11-01054 / Bre

---

|              |              |
|--------------|--------------|
| County of    | Riverside    |
| Recorded     | 07/26/2011   |
| Document No. | 2011-0327022 |

NO OTHER EXCEPTIONS

Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952

DOC # 2007-0185671

03/19/2007 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



M  
036

334



**NOTICE OF STATE TAX LIEN**

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 07065518755

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : THERESA K NEEDHAM

FTB Account Number : 885799063

Social Security Number(s) : ████████-0733

Last Known Address : 46618 MADISON NUMBER 34  
: INDIO CA 92201-0000

For Taxable Years : 2004

| TAX        | PENALTY  | INTEREST | COLLECTION FEES | PAYMENTS | ADJUSTMENTS | TOTAL      |
|------------|----------|----------|-----------------|----------|-------------|------------|
| \$2,766.00 | \$691.50 | \$415.44 | \$137.00        | \$0.00   | \$0.00      | \$4,009.94 |

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 03/09/07

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By:

\*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 03-2004)

Public Record

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

DOC # 2011-0327019  
 07/26/2011 03:31P Fee:NC  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



| S      | R | U | PAGE | SIZE | DA   | MISC | LONG | RFD  | COPY |
|--------|---|---|------|------|------|------|------|------|------|
|        |   |   |      |      |      |      |      |      |      |
| M      | A | L | 465  | 426  | PCOR | NCOR | SMF  | NCHG | EXAM |
| NCHGCC |   |   |      |      |      | T:   | CTY  | UNI  | 026  |

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

**M**  
026

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

Case No.: CV11-01055

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:** 63137 JERABOA ROAD MOUNTAIN CENTER, CA 92561  
**PARCEL #:** 636-174-003  
**LEGAL DESCRIPTION:** 1.00 ACRES IN POR PAR 616 RS 031/039

**VIOLATIONS:** Riverside County Ordinance 457 (RCC Title 15.48.040) substandard mobile home

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

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

COUNTY OF RIVERSIDE  
 DEPARTMENT OF CODE ENFORCEMENT

Dated: July 7, 2011

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

**ACKNOWLEDGEMENT**

State of California )  
 County of Riverside )

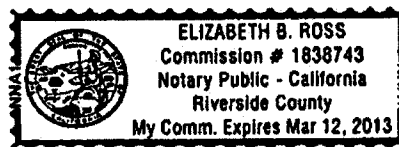
On 07/13/11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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

## Lot Book Report

Order Number: **24457**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV11-01054/Dean Deines

IN RE: NEEDHAM, THERESA KAY

Order Date: 7/19/2011

Dated as of: 7/13/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 63137 Jeraboa Rd

Mountain Center

CA 92561

Assessor's Parcel No. : 636-174-003

**Assessments:**

|                    |             |
|--------------------|-------------|
| Land Value:        | \$16,756.00 |
| Improvement Value: | \$8,427.00  |
| Exemption Value:   | \$0.00      |
| Total Value:       | \$25,183.00 |

## Tax Information

|                                    |                             |
|------------------------------------|-----------------------------|
| Property Taxes for the Fiscal Year | 2010-2011                   |
| Total Annual Tax                   | \$315.14                    |
| Status: Paid through               | PAID (PAID THRU 06/30/2011) |

## Property Vesting

The last recorded document transferring title of said property

Dated 09/25/1991

Recorded 04/10/1995





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

Order Number: 24457

Reference: CV11-01054/Dean

---

|              |                     |
|--------------|---------------------|
| Document No. | 109507              |
| D.T.T.       | None Shown          |
| Grantor      | Elizabeth Harris    |
| Grantee      | Theresa Kay Needham |

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

|                                   |   |
|-----------------------------------|---|
| Notice of Non-Compliance filed by | County of Riverside Department of Building and Safety |
| In the matter of the property of  | Theresa Kay Needham                                   |
| Case No.                          | CV032108  |
| Recorded                          | 07/01/2004  |
| Document No.                      | 2004-0511365  |

|                                   |   |
|-----------------------------------|---|
| Notice of Non-Compliance filed by | County of Riverside Department of Building and Safety |
| In the matter of the property of  | Theresa K Needham                                     |
| Case No.                          | CV032107  |
| Recorded                          | 07/29/2004  |
| Document No.                      | 2004-0589149  |

|                                   |   |
|-----------------------------------|---|
| Notice of Non-Compliance filed by | County of Riverside Department of Building and Safety |
| In the matter of the property of  | Theresa Kay Needham                                   |
| Case No.                          | CV024857  |
| Recorded                          | 09/15/2004  |
| Document No.                      | 2004-0738171  |

|                                     |              |
|-------------------------------------|--------------|
| A Notice of State Tax Lien Recorded | 03/19/2007   |
| Document No.                        | 2007-0185671 |
| Amount                              | \$4,009.94   |
| Account No.                         | 885799063    |



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

Order Number: 24457

Reference: CV11-01054/Dean

---

|                                |                     |
|--------------------------------|---------------------|
| Certificate No.                | 07065518755         |
| Debtor                         | Theresa K Needham   |
| Creditor: State of California, | Franchise Tax Board |

### Legal Description

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

LOT 616 OF RECORD OF SURVEY CAPTIONED "RECORD OF SURVEY OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 5 EAST, AND THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE FRACTIONAL SEC. 3, AND A PORTION OF EAST ONE-HALF OF THE EAST ONE-HALF OF SEC. 9, TOWNSHIP 7 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 31, PAGE 39 THROUGH 43 INCLUSIVE, RECORDER IN THE COUNTY OF SAID COUNTY.

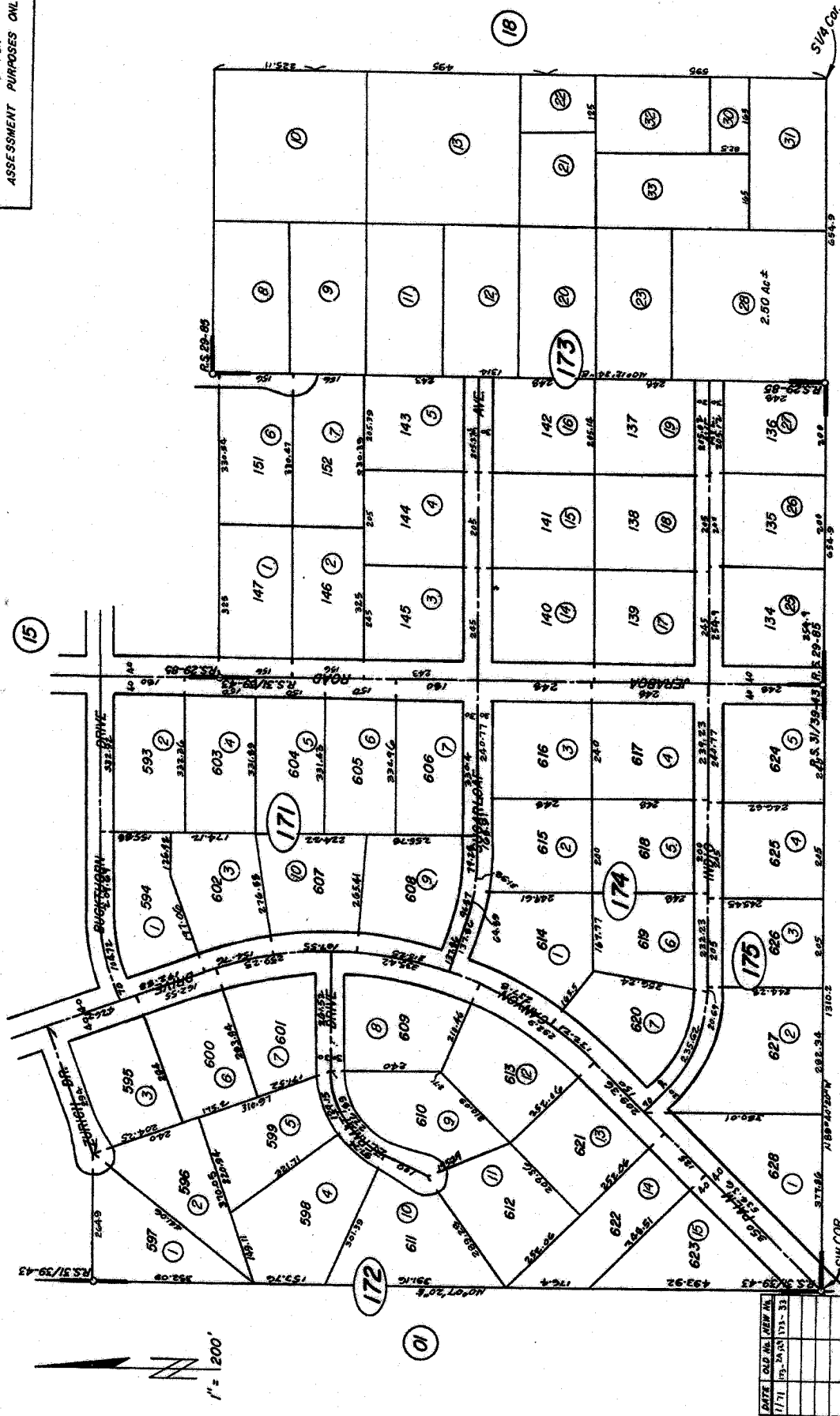
24-69-1

636-17

T. C. A. 6171, 6117

POR. SEC. 3 T. 7S. R. 5E.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



| DATE  | OLD VAL. | NEW VAL. |
|-------|----------|----------|
| 11/71 | 173-33   | 173-33   |
|       |          |          |
|       |          |          |
|       |          |          |
|       |          |          |
|       |          |          |
|       |          |          |

Date: Gen.'s Survey Plat

R.S. 29/85

R.S. 31/39-43

FEB. 1968

ASSESSOR'S MAP BK. 636 PG. 17  
RIVERSIDE COUNTY, CALIF. SK

109507

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

RECEIVED FOR RECORD AT 8:00 O'CLOCK

APR 10 1995

Presented to Official Records of Riverside County, California

Recorder

NAME [REDACTED]  
STREET ADDRESS [REDACTED]  
CITY STATE ZIP [REDACTED]

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FULL COVENANT

Documentary Transfer Tax \$  
[ ] Computed on the value of property conveyed  
[ ] or computed on the value less liens and encumbrances remaining at time of sale

THIS INSTRUMENT, Made the 25<sup>th</sup> day of Sept 1991  
BETWEEN

ELIZABETH HARRIS Grantor

AND THERESA KAY NEEDHAM Grantee

WITNESSETH That Grantor \_\_\_\_\_ for and in consideration of the sum of \_\_\_\_\_ Dollars.

(\$ \_\_\_\_\_) lawful money of the United States of America to \_\_\_\_\_

in hand paid by the said Grantee \_\_\_\_\_ the receipt whereof is hereby acknowledged, he \_\_\_\_\_ remised, released and forever quitclaimed, and by these presents do \_\_\_\_\_ remise, release and forever quitclaim unto Grantee \_\_\_\_\_ and to \_\_\_\_\_ heirs and assigns, all th \_\_\_\_\_ certain lot \_\_\_\_\_ piece \_\_\_\_\_ or parcel \_\_\_\_\_ of land situate lying and being in the \_\_\_\_\_ County of RIVERSIDE and State of CALIF and bounded and particularly described as follows

Lot 616 of record of survey captioned "Record of Survey of Section 33, Township 6 South, Range 5 East, and the west one-half of the west one-half of the Fractional Sec. 3, and a portion of east one-half of the east one-half of Sec. 9, Township 7 south, range 5 east, San Bernardino Base & Meridian" as shown by map on file in book 31, Pg. 39-43 inclusive, of records of survey Riverside Co. Records, TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in any wise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate right, title, interest, \_\_\_\_\_ property possession, claim and demand whatsoever, as well in law as in equity, of Grantor \_\_\_\_\_ of, in or to the said premises, and every part and parcel thereof with the appurtenances

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said Grantee \_\_\_\_\_ and to \_\_\_\_\_ heirs and assigns forever

IN WITNESS WHEREOF, The said Grantor \_\_\_\_\_ ha \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ the day and year first above written

Elizabeth Harris  
Theresa K. Needham

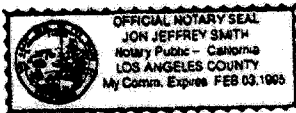
STATE OF CALIFORNIA

COUNTY OF Los Angeles }<sup>SS</sup>

On this 25<sup>th</sup> day of Sept, in the year 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared ELIZABETH HARRIS AND THERESA KAY NEEDHAM

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed it.

WITNESS my hand and official seal.



Jon Jeffrey Smith  
Notary Public in and for said State

MAIL TAX STATEMENTS TO \_\_\_\_\_ NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

1994 Rev. Nov. 8 82 (CRS) (PAGE 3)

1987 W&CUTS 141

109507-4 10 95

IS MICROFILM COPYRIGHTED  
1995 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROFILMS DIVISION

When recorded please mail to:  
Mail Stop# 4029



①

| M | S | U | PAGE | SIZE | DA | PCOR | NOCOR | SMF    | MISC.     |
|---|---|---|------|------|----|------|-------|--------|-----------|
|   |   |   |      |      |    |      |       |        |           |
|   |   |   |      |      |    |      |       |        |           |
| A | R | L |      |      |    | COPY | LONG  | REFUND | NCHG EXAM |

C  
EL

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Theresa Kay Needham

Case No.: CV032108

**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. 457, (RCC Title 15.16) described as Substandard Structure. Such proceedings are based upon the noncompliance of such real property, located at 63137 Jeraboa Rd., Mountain Center, Ca and more particularly described as Assessment Parcel No. 636-174-003 and having a legal description of 1.0 Acres more or less, a portion of Parcel Map 616, Record of Survey Map 31, Page 39, Section 3, T7S, R5E, SBBM, Records of Riverside County with the requirements of Ordinance No. 457, (RCC Title 15.16).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 82675 Hwy. 111, Room 209, Indio, CA 92201, Attention Code Enforcement Technician Diane Cardwell.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By Garry Shopshear  
Garry Shopshear, Supervisor  
Code Enforcement Division

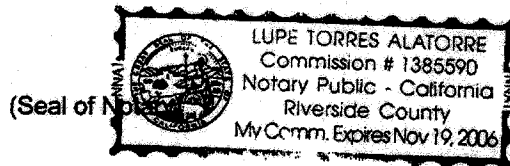
**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On Wed. 6-30-04 before me, Lupe Torres Alatorre, Notary Public, personally appeared Garry Shopshear, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lupe Torres Alatorre



When recorded please mail to:  
Mail Stop# 4029



| M | S | U | PAGE | SIZE | DA   | PCOR | NOCOR  | SMF  | MISC. |
|---|---|---|------|------|------|------|--------|------|-------|
|   | 1 |   | 1    |      |      |      |        |      |       |
|   |   |   |      |      | 1    |      |        | ✓    | EP    |
| A | R | L |      |      | COPY | LONG | REFUND | NCHG | EXAM  |

**NOTICE OF NONCOMPLIANCE**

(1)

C  
EP

In the matter of the Property of )  
Theresa K Needham )

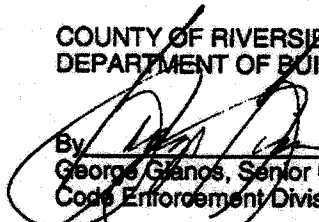
Case No.: CV032107

**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. 457 SEC 12, (RCC Title 15.48) described as Unpermitted Mobile Home. Such proceedings are based upon the noncompliance of such real property, located at 63137 Jeraboa Rd, Mountain Center, CA and more particularly described as Assessment Parcel No. 636-174-003 and having a legal description of 1.00 acres more or less, Record of Survey Book 31, Page 39, Section 3 T7S R5E with the requirements of Ordinance No. 457 SEC 12, (RCC Title 15.48)

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 82675 Hwy. 111, Room 209, Indio, CA 92201, Attention Code Enforcement Officer Brenda Hannah

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By   
George Gianos, Senior Code Enforcement Officer  
Code Enforcement Division

**ACKNOWLEDGMENT**

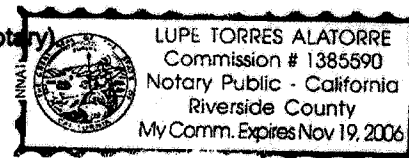
State of California )  
County of Riverside )

On Wed 7-28-04 before me, Lupe Torres Alatorre, Notary Public, personally appeared George Gianos, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lupe Torres Alatorre

(Seal of Notary)



When recorded please mail to:  
Mail Stop# 4029

DOC # 2004-0738171

09/18/2004 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



| M | S | U | PAGE | SIZE | DA   | PCOR | NOCOR  | SMF  | MISC. |
|---|---|---|------|------|------|------|--------|------|-------|
|   | / |   | /    |      |      |      |        |      |       |
|   |   |   |      |      | /    |      |        | ✓    | EP    |
| A | R | L |      |      | COPY | LONG | REFUND | NCHG | EXAM  |
|   |   |   |      |      |      |      |        |      |       |

1

**NOTICE OF NONCOMPLIANCE**

C  
EP

In the matter of the Property of )  
THERESA KAY NEEDHAM )

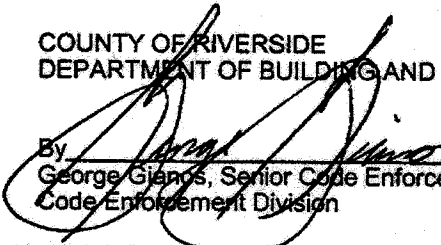
Case No.: CV024857

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 541, (RCC Title 8.120) described as ACCUMULATED RUBBISH. Such proceedings are based upon the noncompliance of such real property, located at 63137 JERABOA ROAD, MOUNTAIN CENTER, CA and more particularly described as Assessment Parcel No. 636-174-003 and having a legal description of SECTION 3, TOWNSHIP 7 SOUTH RANGE 5 EAST, AS RECORDED ON RECORDED SURVEY BOOK 31, PAGE 39, Records of Riverside County, with the requirements of Ordinance No. 541, (RCC Title 8.120).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 82675 Highway 111, Room 209, Indio, CA 92201, Attention Code Enforcement Technician Michele Kompier.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By   
George Gianos, Senior Code Enforcement Officer  
Code Enforcement Division

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On Wed. 9-8-04 before me, Lupe Torres Alatorre, Notary Public, personally appeared George Gianos, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**WITNESS** my hand and official seal.

Lupe Torres Alatorre



# **Exhibit “D”**

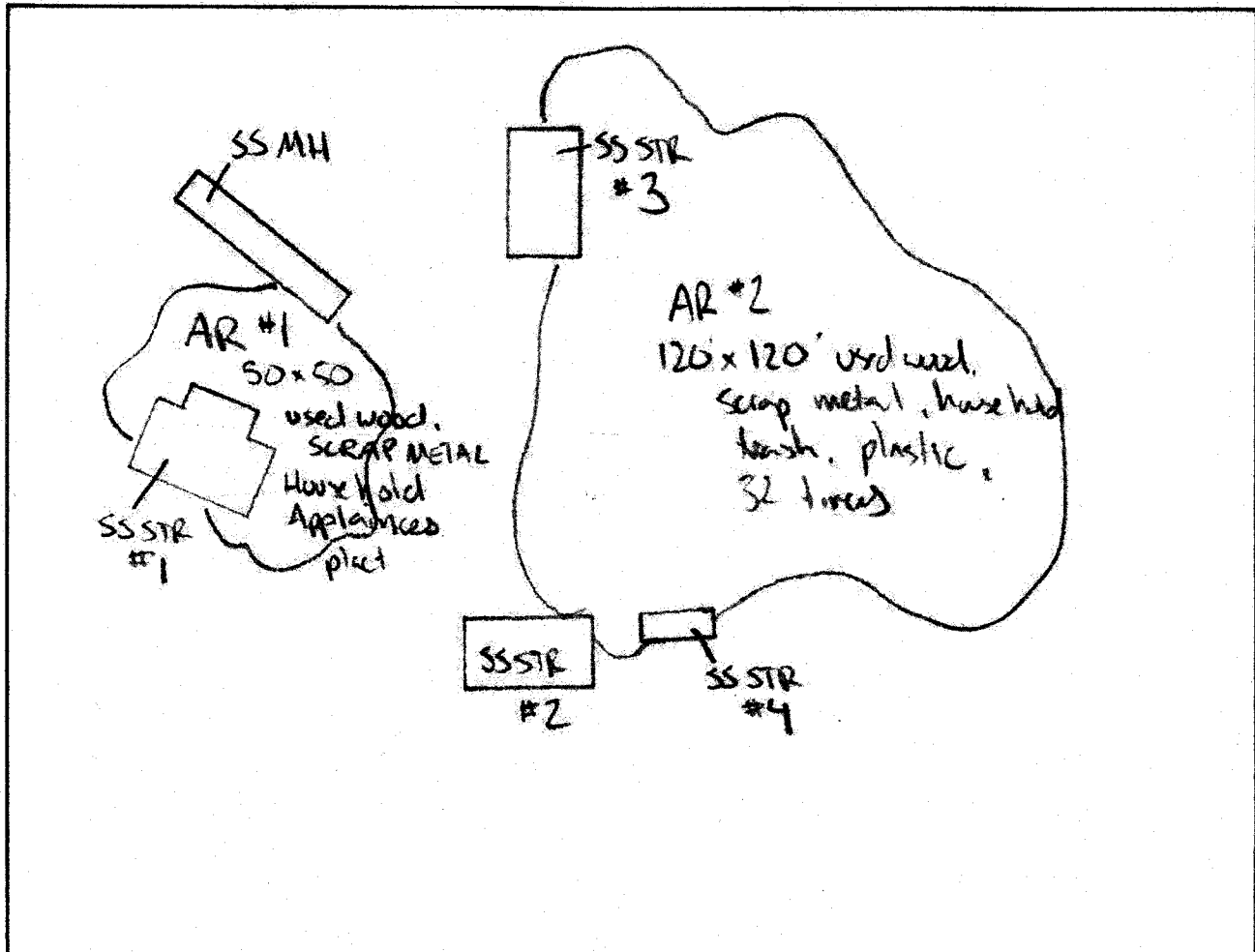


### SITE PLAN: Case # CV-1101054

OWNER(S): THERESA KAY NEEDHAM  
SITE ADDRESS: 63137 JERABOA RD, MTN CENTER  
ASSESSOR'S PARCEL: 636-174-003  
ACREAGE: 1.000000

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 63137 JERABOA RD, MTN CENTER

PREPARED BY: Ryder DATE: 052611

Code Enforcement Case: CV1101054  
Printed on: 08/15/2011  
*Photographs*



\*Ryder - SS STR #1 - Overview and defects; # 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

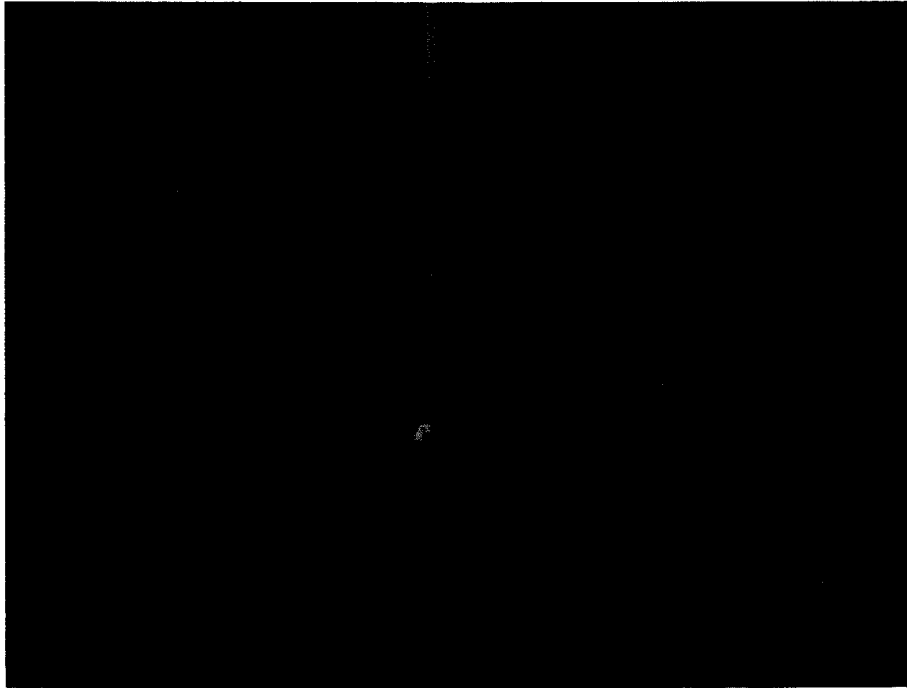
8/15/2011



\*Ryder - SS STR #1 - Overview and defects; # 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #1 - Overview and defects; # 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #1 - Overview and defects; # 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #1 - Overview and defects; # 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011

Print Code Enforcement Case

Page 6 of 28



Ryder - SS STR #1 - Overview and defects; # 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #1 - Overview and defects; # 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

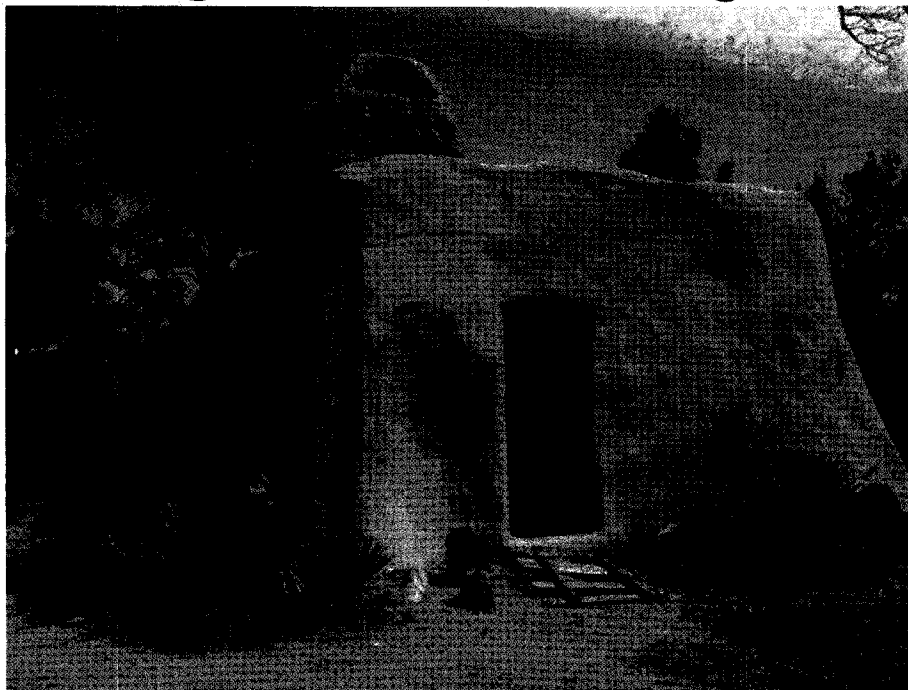
8/15/2011



Ryder - SS STR #1 - defects; # 6 hazard Electirc, 10 defective walls, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



\*Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

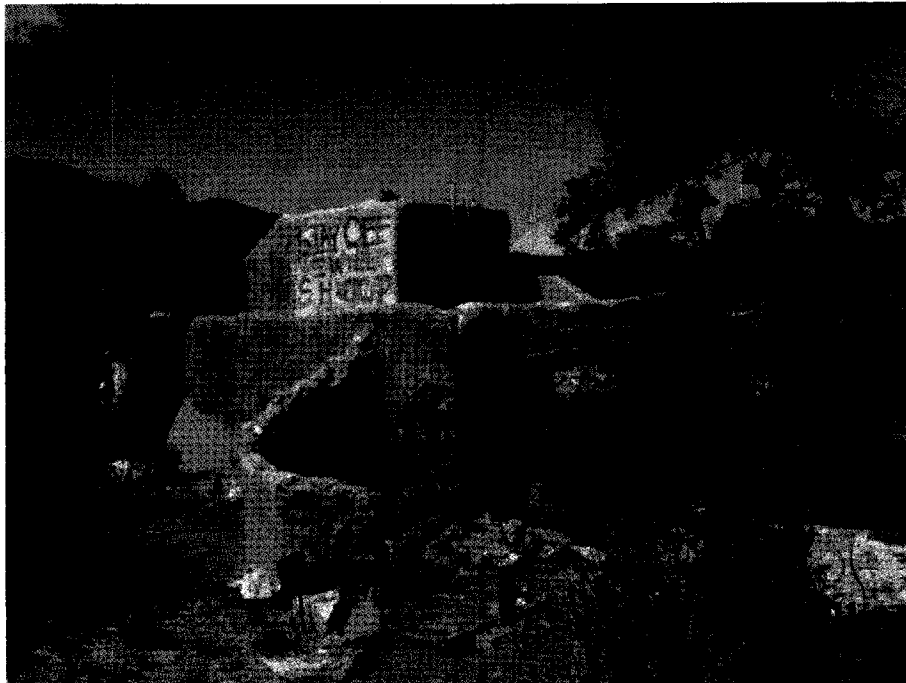
8/15/2011



Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

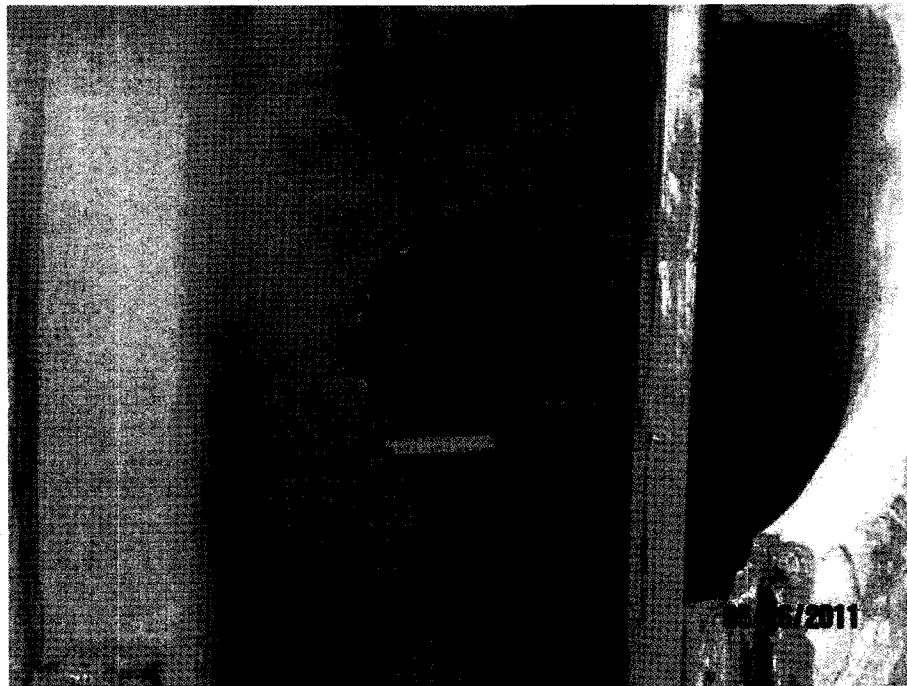
8/15/2011



Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011

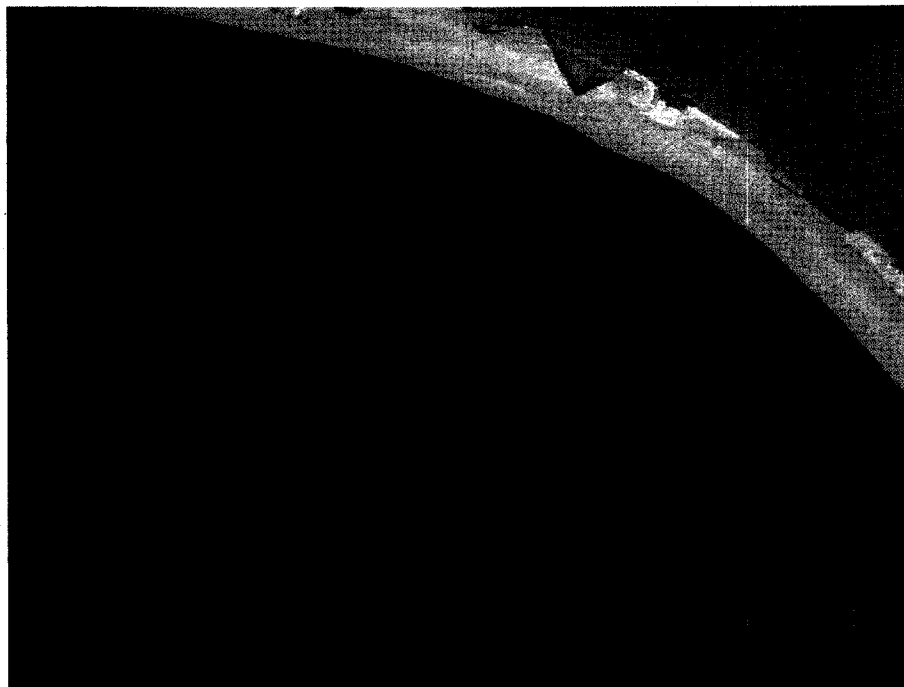




Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR #2 - Overview and defects; # 10 defective walls, 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



\*Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

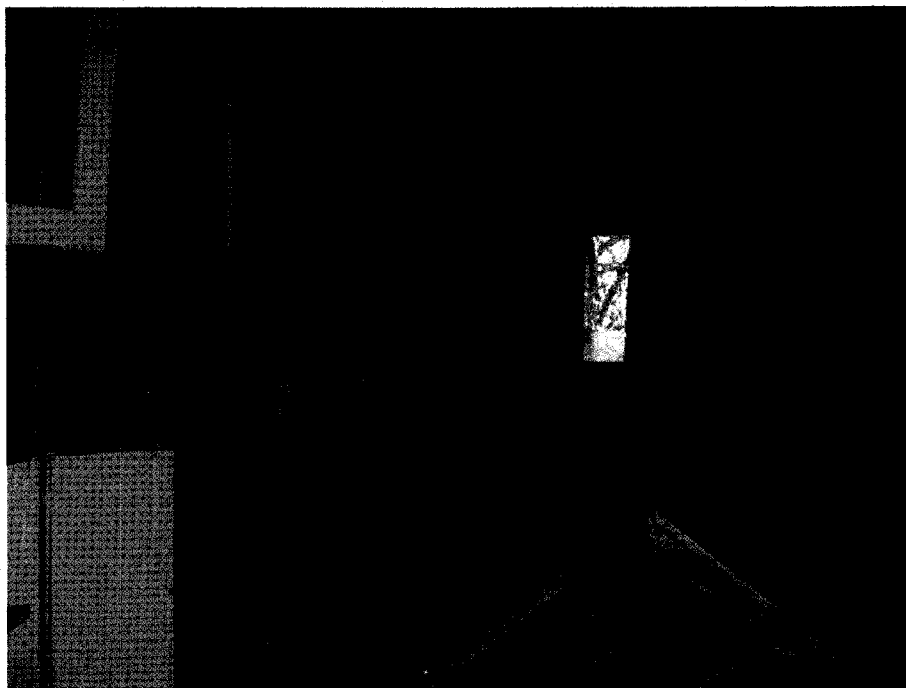
8/15/2011



Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 3 - Overview and defects; # 10 defective walls, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

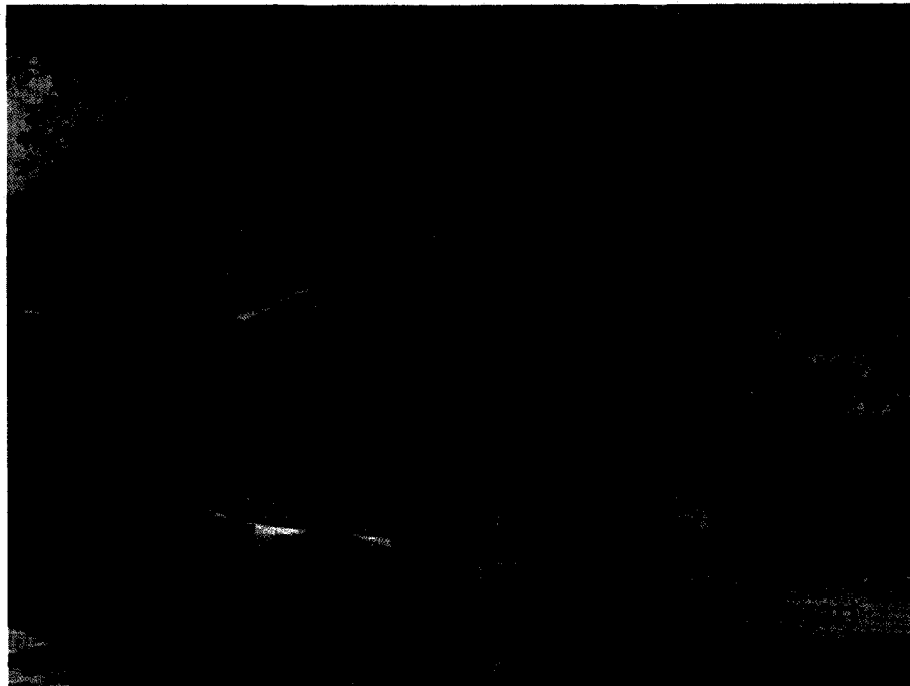
8/15/2011



\*Ryder - SS STR # 4 - Overview and defects; # 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 4 - Overview and defects; # 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

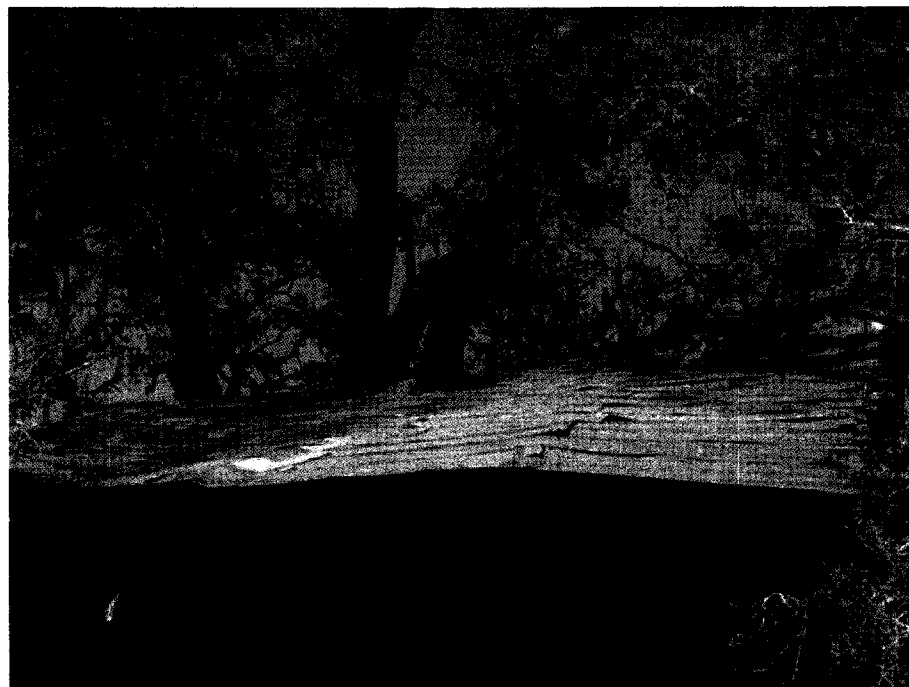
8/15/2011



Ryder - SS STR # 4 - Overview and defects; # 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



Ryder - SS STR # 4 - Overview and defects; # 11 defective ceiling, 12 dampness to habitable rooms, 13 faulty weather protection, 14 general dilapidation, fire hazard, 17 public nuisance - 05/26/2011

<http://user.govoutreach.com/riversideco/ceprintrequest.php?curId=372993&type=0>

8/15/2011



B POLLARD 051512 open, accessible and vacant



B POLLARD 051512 SSS#1



B POLLARD 051512 AR



B POLLARD 051512 SSS#2

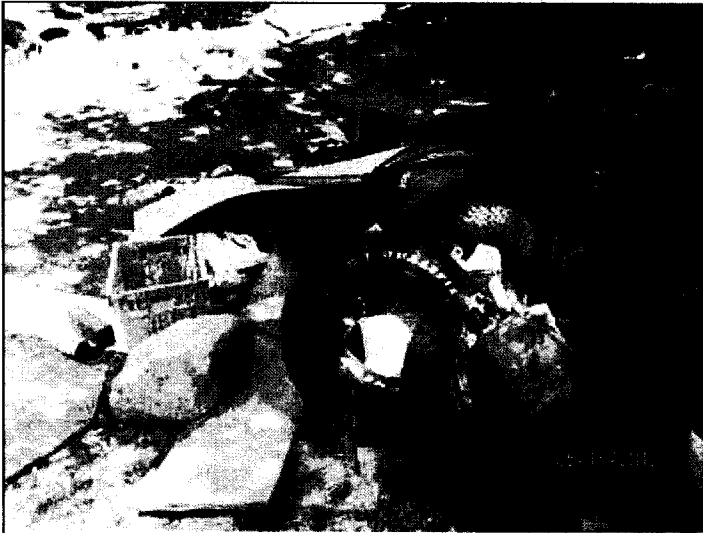


B POLLARD 051512 AR



B POLLARD 051512 SSS#3





B POLLARD 051512 AR



B POLLARD 051512 SSS#4



B POLLARD 051512 AR



B POLLARD 051512 Posted Cite

# **Exhibit “E”**

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**FIELD NOTICE OF VIOLATION**

May 26, 2011

THERESA KAY NEEDHAM  
46618 MADISON NO 34  
INDIO, CA 92201

RE CASE NO: CV1101054 at 63137 JERABOA RD, in the community of MTN CENTER, California, Assessor's Parcel Number 636-174-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 63137 JERABOA RD, in the community of MTN CENTER California, Assessor's Parcel Number 636-174-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 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) 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) 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 June 10, 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.

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

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

UNIFORM BUILDING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

|  | UNIFORM BUILDING CODE SECTIONS | HEALTH & SAFETY CODE SECTIONS |
|--|--------------------------------|-------------------------------|
| 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   | 1901(c)1,2,3                   | 17920.3(a)1,2,3               |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1901(c)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  | 1901(c)14                      | 17920.3(a)14                  |
| 4. <input type="checkbox"/> Hazardous plumbing<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1901(c)                        | 17920.3(c)                    |
| 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  | 1901(c)10                      | 17920.3(a)10                  |
| 6. <input checked="" type="checkbox"/> Hazardous Wiring<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1901(c)                        | 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   | 1901(c)6                       | 17920.3(a)6                   |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1901(c)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  | 1901(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<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1901(c)4                       | 17920.3(b)4                   |
| 11. <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1901(c)6                       | 17920.3(b)6                   |
| 12. <input type="checkbox"/> Dampness of habitable rooms<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1901(b)11                      | 17920.3(a)11                  |
| 13. <input type="checkbox"/> Faulty weather protection<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 type="checkbox"/> Demolish Or Rehabilitate Structure | 1901(b)1-4                     | 17920.3(g)1-4                 |
| 14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1901(c)13                      | 17920.3(a)13                  |
| 15. <input checked="" type="checkbox"/> Fire hazard<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1901(d)                        | 17920.3(b)                    |
| 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 - abandoned/vacant<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   | 1901(e)                        | 17920.3(a)                    |
| 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. 1101054 Address 63137 VERONA RD MTN CENTRAL

Date 8/21/11 Officer R/W

285-025 (4/96)

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

#1

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

UNIFORM HOUSING HEALTH & SAFETY

**SUBSTANDARD BUILDING CONDITIONS:**

|  | CODE SECTION | CODE SECTION    |
|--|--------------|-----------------|
| 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   | 1601(b)1,2,3 | 17920.3(a)1,2,3 |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1601(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  | 1601(b)14    | 17920.3(a)14    |
| 4. <input type="checkbox"/> Hazardous plumbing<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1601(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  | 1601(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  | 1601(e) ✓    | 17920.3(d)      |
| 7. <input checked="" type="checkbox"/> Lack of adequate heating facilities<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1601(e)6     | 17920.3(a)6     |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1601(c)1     | 17920.3(b)1     |
| 9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1601(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<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1601(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<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1601(c)6     | 17920.3(b)6     |
| 12. <input checked="" type="checkbox"/> Dampness of habitable rooms<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1601(b)11    | 17920.3(a)11    |
| 13. <input checked="" type="checkbox"/> Faulty weather protection<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 | 1601(b)1-4   | 17920.3(c)1-4   |
| 14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1601(b)13    | 17920.3(a)13    |
| 15. <input checked="" type="checkbox"/> Fire hazard<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1601(f)      | 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 - abandoned/vacant<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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1601(e)      | 17920.3(a)      |
| 19. <input checked="" type="checkbox"/> <u>Garbitt</u><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. 11021054 Address 63137 DELANA RD MTN SECTD

Date 05/21/11 Officer Hyde



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

UNIFORM BUILDING HEALTH & SAFETY

**SUBSTANDARD BUILDING CONDITIONS:**

|   |   | CODE SECTION | CODE SECTION    |
|---|---|--------------|-----------------|
| 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  | 1001(c)1,2,3 | 17920.3(a)1,2,3 |
| 2. <input type="checkbox"/>             | Lack of hot and cold running water to plumbing fixtures<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(c)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(c)14    | 17920.3(a)14    |
| 4. <input type="checkbox"/>             | Hazardous plumbing<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(f)      | 17920.3(e)      |
| 5. <input type="checkbox"/>             | Lack of required electrical lighting<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(c)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(c)6     | 17920.3(a)6     |
| 8. <input type="checkbox"/>             | Deteriorated or inadequate foundation<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(c)1     | 17920.3(b)1     |
| 9. <input type="checkbox"/>             | Defective or deteriorated flooring or floor supports<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(c)2     | 17920.3(b)2     |
| 10. <input checked="" 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 checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(c)4     | 17920.3(b)4     |
| 11. <input type="checkbox"/>            | Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration<br>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<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(c)11    | 17920.3(a)11    |
| 13. <input checked="" type="checkbox"/> | Faulty weather protection<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(c)1-4   | 17920.3(c)1-4   |
| 14. <input checked="" type="checkbox"/> | General dilapidation or improper maintenance<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(c)13    | 17920.3(c)13    |
| 15. <input checked="" type="checkbox"/> | Fire hazard<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(f)      | 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 - abandoned/vacant<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(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. 1101054 Address 63137 JERABVA RD MTW CENTER

Date 05/26/11 Officer Rph

285-925 (4/96)

*B*

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

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

UNIFORM HOUSING HEALTH & SAFETY

**SUBSTANDARD BUILDING CONDITIONS:**

|  | CODE SECTION | CODE SECTION    |
|--|--------------|-----------------|
| 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   | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(b)4,5   | 17920.3(a)4,5   |
| 3. <input type="checkbox"/> Lack of connection to required sewage system<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 type="checkbox"/> Hazardous plumbing<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(f)      | 17920.3(c)      |
| 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(e)6     | 17920.3(a)6     |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input 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<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure   | 1001(e)6     | 17920.3(b)6     |
| 12. <input type="checkbox"/> Dampness of habitable rooms<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(b)11    | 17920.3(a)11    |
| 13. <input checked="" type="checkbox"/> Faulty weather protection<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(a)1-4   | 17920.3(c)1-4   |
| 14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance<br>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 checked="" type="checkbox"/> Fire hazard<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure  | 1001(f)      | 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 - abandoned/vacant<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(a)      | 17920.3(a)      |
| 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. 1101054 Address 6317 BRACON DR MTV CENTER

Date 052611 Officer Ryd

285-025 (4/96)

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

June 2, 2011

RE CASE NO: CV1101054

**I, B Pollard, 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 052611 at 1041, I securely and conspicuously posted NOV for SSS & AR at the property described as:

**Property Address: 63137 JERABOA RD, MTN CENTER**

**Assessor's Parcel Number: 636-174-003**

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

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

CODE ENFORCEMENT DEPARTMENT

  
By: B Pollard, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

June 2, 2011

THERESA KAY NEEDHAM  
46618 MADISON NO 34  
INDIO, CA 92201

RE CASE NO: CV1101054 at 63137 JERABOA RD, in the community of MTN CENTER, California, Assessor's Parcel Number 636-174-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 63137 JERABOA RD, in the community of MTN CENTER California, Assessor's Parcel Number 636-174-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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) 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) 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 June 11, 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: B Pollard, Code Enforcement Officer**

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV1101054

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 June 2, 2011, I served the following documents(s):

**NOTICE RE: Notice of Violation and Notice of Defects x4**

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

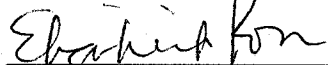
THERESA KAY NEEDHAM 46618 MADISON NO 34, INDIO, CA 92201

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

CODE ENFORCEMENT DEPARTMENT

  
By: Elizabeth Ross, Code Enforcement Aide

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**THERESA KAY NEEDHAM  
46618 MADISON NO 34  
INDIO, CA 92201  
CV11-01054 APN 636**

2. Article Number  
(Transfer from service label)

7010 1060 0002 4990 0739

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-1549

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

Mail  Express Mail  
 Insured Mail  Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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

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

**OFFICIAL USE**

|   |    |
|---|----|
| Postage   | \$ |
| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |

Postmark  
Here

**THERESA KAY NEEDHAM  
46618 MADISON NO 34  
INDIO, CA 92201  
CV11-01054 APN 636**

PS Form 3800, August 2003

7010 1060 0002 4990 0739

# **Exhibit “F”**

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

DOC # 2011-0327022

07/26/2011 03:31P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



| S      | R | U | PAGE | SIZE | DA   | MISC | LONG | RFD  | COPY |
|--------|---|---|------|------|------|------|------|------|------|
|        |   |   |      |      |      |      |      |      |      |
| M      | A | L | 465  | 426  | PCOR | NCOR | SMF  | NCHG | EXAM |
| NCHGcc |   |   |      |      |      | T:   | CTY  | UNI  | 026  |

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case No.: CV11-01054

THERESA KAY NEEDHAM )

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: 63137 JERABOA ROAD MOUNTAIN CENTER, CA 92561

PARCEL #: 636-174-003

LEGAL DESCRIPTION: 1.00 ACRES IN POR PAR 616 RS 031/039

VIOLATIONS: Riverside County Ordinance 541 & 457 (RCC Title 8.120.010 & 15.16.020) accumulated rubbish & substandard structure.

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

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

COUNTY OF RIVERSIDE  
 DEPARTMENT OF CODE ENFORCEMENT

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

Dated: July 7, 2011

**ACKNOWLEDGEMENT**

State of California )  
 County of Riverside )

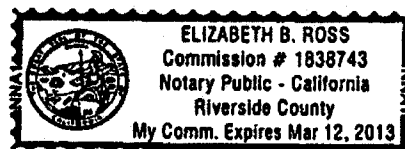
On 07/13/2011 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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*

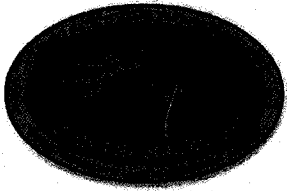
Commission # 1838743 Comm. Expires March. 12, 2013



M  
026

# **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.: CV11-01054  
APN: 636-174-003; NEEDHAM  
Property: 63137 Jeraboa Road, Mountain Center

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the abatement of the substandard structures and accumulated rubbish located on the SUBJECT PROPERTY described as 63137 Jeraboa Road, Mountain Center, and more particularly described as Assessor's Parcel Number 636-174-003.

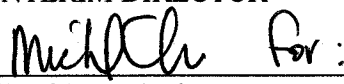
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard structures and accumulated rubbish from the real property.

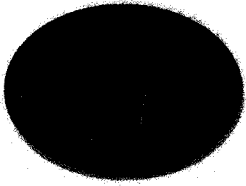
SAID HEARING will be held on **Tuesday, July 31, 2012, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties 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**

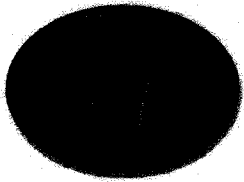
**Case No. CV11-01054**

July 10, 2012

THERESA KAY NEEDHAM  
46618 MADISON NO 34  
INDIO CA 92201

THERESA KAY NEEDHAM  
63137 JERABOA RD  
MTN CENTER CA 92561

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
SPECIAL PROCEDURES SECTION  
PO BOX 2952  
SACRAMENTO CA 95812-2952



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Juan C. Perez  
Interim Director

**PROOF OF SERVICE  
Case No. CV11-01054**

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 documents(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:

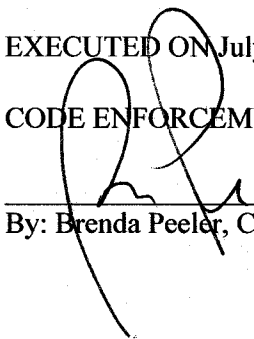
THERESA KAY NEEDHAM 46618 MADISON NO 34, INDIO, CA 92201  
THERESA KAY NEEDHAM 63137 JERABOA ROAD, MOUNTAIN CENTER 92561  
STATE OF CALIFORNIA FRANCHISE TAX BOARD, SPECIAL PROCEDURES SECTION PO BOX 2952,  
SACRAMENTO CA 95812-2952

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: CV1101054

I, Michael Sanders, hereby declare:

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

That on July 10, 2012 at 12:50 PM, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 63137 JERABOA RD, MTN CENTER

**Assessor's Parcel Number:** 636-174-003

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: Michael Sanders, Sr. Code Enforcement Officer