

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

62203



SUBMITTAL DATE:
July 19, 2012

FROM: County Counsel
Code Enforcement Department

SUBJECT: Statement of Abatement Costs [Case No. CV07-9117]
Subject Property: 71100 Aerie Road, Palm Desert; BABA
APN: 628-370-015
District Four / District Four

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- 1) assess the reasonable costs of abatement of a public nuisance (grading without permits) in the above-referenced matter to be **three thousand, three hundred ten dollars and ten cents (US \$3,310.10)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$2,200.00.

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

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Dept's Recomm.:
Per Exec. Ofc.:

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

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.7

Statement of Abatement Costs [Case No. CV07-9117]
Subject Property: 71100 Aerie Road, Palm Desert; BABA
APN: 628-370-015
District Four / District Four
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Multiple Notices of Violation and Administrative Citations were issued. Subsequently, on or about December 7, 2011, the case was closed with the violation remaining. Accordingly, the County of Riverside Code Enforcement Department seeks to recover its costs associated with the handling of this matter to date, but does not waive its right to recover costs for future enforcement actions.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV07-9117]
Subject Property: 71100 Aerie Road Palm Desert; BABAI
APN: 628-370-015
District Four / District Four

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

Hearing Date: JULY 31, 2012

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll For The Year 11/12 And Geographic Information System, April 19, 2012.....	Exhibit C
Lot Book Report and/or DataQuick.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit F
Request for Hearing.....	Exhibit G

EXHIBIT “A”

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

July 10, 2012

**NOTICE OF HEARING RE:
STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Responsible Parties List)

Subject Property: 71100 Aerie Road, Palm Desert
Case No.: CV07-9117; BABAI
APN: 628-370-015

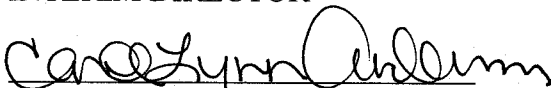
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, July 31, 2012, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved grading without permit located on your real property commonly described as 71100 Aerie Road, Palm Desert, Riverside County, California and more particularly described as Assessor's Parcel Number 628-370-015.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **three thousand, three hundred ten dollars and ten cents (US \$3,310.10)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Carol Lynn Anderson at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the Department will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

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

Enclosure: Statement of Abatement Costs



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
628370015 ANTOINE HOSSEIN BABAI P O BOX 981 PALM DESERT, CA 92261

Date: 4/19/2012

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
04/19/2012	CV079117- INV #103793.	1,210.10	1,210.10
01/20/2010	CV079117:A22240- INV #12638. A22240	200.00	1,410.10
04/05/2010	PMT #10380. A22240	-200.00	1,210.10
09/17/2009	CV079117:A26319- INV #A26319. A26319	100.00	1,310.10
03/15/2010	CV079117:A35054- INV #A35054. A35054	500.00	1,810.10
04/23/2010	CV079117:A35059- INV #A35059. A35059	500.00	2,310.10
06/03/2010	CV079117:A35075- INV #A5075. A35075	500.00	2,810.10
10/04/2011	CV079117:A35838- INV #A35838. A35838	500.00	3,310.10
		Total Now Due	\$3,310.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT CA. 92261

Date	Invoice #
4/19/2012	103793

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA. 92260

Case Number	District	Class
CV079117	4	SOAC

You are liable to the County for the following abatement costs:

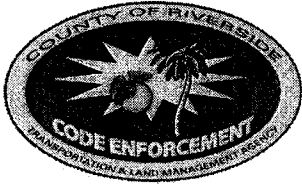
Date	Item	Description	Hours/Qty	Rate	Amount
10/30/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
12/5/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
1/8/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/9/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
1/10/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
1/11/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/25/2008	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
8/4/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/17/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/20/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/15/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/23/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/3/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/24/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/4/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/7/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
12/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
4/19/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			995.50
4/19/2012	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
4/19/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
			Subtotal		\$1,210.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$1,210.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctilma.org

Administrative Citation

628370015
 ANTOINE HOSSEIN BABAI
 P O BOX 981
 PALM DESERT, CA 92261

Citation Issue Date	Billing Date
9/17/2009	4/19/2012

Property Address 628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260
--

Citation Number	District	Class
A26319	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A26319	1	100.00	100.00

Subtotal	\$100.00
Payments/Credits	\$0.00
Total	\$100.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Administrative Citation

628370015
 ANTOINE HOSSEIN BABAI
 P O BOX 981
 PALM DESERT, CA 92261

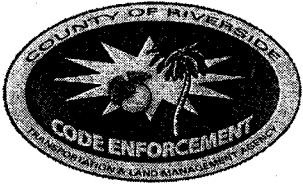
Citation Issue Date	Billing Date
3/15/2010	4/19/2012

Citation Number	District	Class
A35054	4	SOAC

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35054	1	500.00	500.00

	Subtotal	\$500.00
	Payments/Credits	\$0.00
	Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Administrative Citation

628370015
 ANTOINE HOSSEIN BABAI
 P O BOX 981
 PALM DESERT, CA 92261

Citation Issue Date	Billing Date
4/23/2010	4/19/2012

Citation Number	District	Class
A35059	4	SOAC

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35059	1	500.00	500.00

	Subtotal	\$500.00
	Payments/Credits	\$0.00
	Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Citation Issue Date	Billing Date
6/3/2010	4/19/2012

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Citation Number	District	Class
A35075	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35075	1	500.00	500.00

	Subtotal	\$500.00
	Payments/Credits	\$0.00
	Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Administrative Citation

628370015
 ANTOINE HOSSEIN BABAI
 P O BOX 981
 PALM DESERT CA. 92261

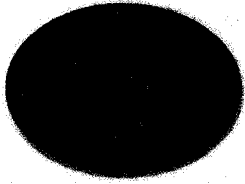
Citation Issue Date	Billing Date
10/4/2011	4/19/2012

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA. 92260

Citation Number	District	Class
A35838	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35838 -- CV079117 Pay online at: https://ipn.intuit.com/hms6vzxt	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

RESPONSIBLE PARTIES

Case No. CV07-9117

July 10, 2012

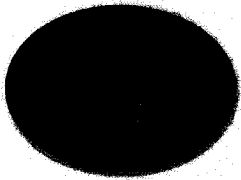
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT CA 92261

ANTOINE HOSSEIN BABAI
71100 AERIE RD
PALM DESERT CA 92260

BABAI HOSSEIN ANTOINE
PO BOX 2963
PALM DESERT CA 92260

BANK OF NY MELLON
2005-7 (TE)
400 NATIONAL WAY
SIMI VALLEY CA 93065

MERS
PO BOX 2026
FLINT MI 48501-2026



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

PROOF OF SERVICE

Case No. CV07-9117

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 OF HEARING RE: STATEMENT OF ABATEMENT COSTS

RESPONSIBLE PARTIES LIST

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

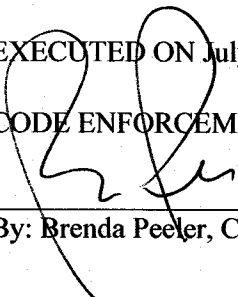
ANTOINE HOSSEIN BABAI PO BOX 981, PALM DESERT, CA 92261
ANTOINE HOSSEIN BABI 71100 AERIE RD, PALM DESERT, CA 92260
BABAI HOSSEIN ANTOINE PO BOX 2963, PALM DESERT, CA 92260
BANK OF NY MELLON 2005-7 (TE) 400 NATIONAL WAY, SIMI VALLEY, CA 93065
MERS PO BOX 2026, FLINT, MI 48501-2026

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 12, 2012

RE CASE NO: CV079117

I, Brenda Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 38686 El Cerrito Road, Suite 200, Palm Desert, California 92211 .

That on 07/12/12 at 2:00pm, I securely and conspicuously posted Notice of Statement of Abatement Costs Hearing at the property described as:

Property Address: 71100 AERIE RD, PALM DESERT

Assessor's Parcel Number: 628-370-015

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

Executed on July 12, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Brenda Hannah, Code Enforcement Officer

EXHIBIT “B”



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
628370015 ANTOINE HOSSEIN BABAI P O BOX 981 PALM DESERT, CA 92261

Date: 4/19/2012

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
04/19/2012	CV079117- INV #103793.	1,210.10	1,210.10
01/20/2010	CV079117:A22240- INV #12638. A22240	200.00	1,410.10
04/05/2010	PMT #10380. A22240	-200.00	1,210.10
09/17/2009	CV079117:A26319- INV #A26319. A26319	100.00	1,310.10
03/15/2010	CV079117:A35054- INV #A35054. A35054	500.00	1,810.10
04/23/2010	CV079117:A35059- INV #A35059. A35059	500.00	2,310.10
06/03/2010	CV079117:A35075- INV #A5075. A35075	500.00	2,810.10
10/04/2011	CV079117:A35838- INV #A35838. A35838	500.00	3,310.10
		Total Now Due	\$3,310.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT CA. 92261

Date	Invoice #
4/19/2012	103793

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA. 92260

Case Number	District	Class
CV079117	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/30/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
12/5/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
1/8/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/9/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
1/10/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
1/11/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/25/2008	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
8/4/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/17/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/20/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/15/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/23/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/3/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/24/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/4/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/7/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
12/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
4/19/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			995.50
4/19/2012	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
4/19/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$1,210.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$1,210.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Citation Issue Date	Billing Date
9/17/2009	4/19/2012

Citation Number	District	Class
A26319	4	SOAC

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A26319	1	100.00	100.00

	Subtotal	\$100.00
	Payments/Credits	\$0.00
	Total	\$100.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Administrative Citation

628370015
 ANTOINE HOSSEIN BABAI
 P O BOX 981
 PALM DESERT, CA 92261

Citation Issue Date	Billing Date
3/15/2010	4/19/2012

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Citation Number	District	Class
A35054	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35054	1	500.00	500.00

	Subtotal	\$500.00
	Payments/Credits	\$0.00
	Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

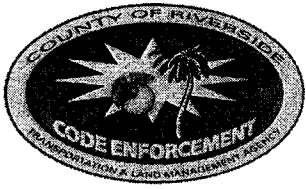
Citation Issue Date	Billing Date
4/23/2010	4/19/2012

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Citation Number	District	Class
A35059	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35059	1	500.00	500.00

	Subtotal	\$500.00
	Payments/Credits	\$0.00
	Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Citation Issue Date	Billing Date
6/3/2010	4/19/2012

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Citation Number	District	Class
A35075	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35075	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT CA. 92261

Citation Issue Date	Billing Date
10/4/2011	4/19/2012

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA. 92260

Citation Number	District	Class
A35838	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35838 -- CV079117 Pay online at: https://ipn.intuit.com/hms6vzxt	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00

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General Information

Citation: A26319	Date: 09/17/09	Time: 01:25 PM
Amt Owing this Citation: \$100.00	This Person: \$100.00	This Plate:
Issuing Agency: Riverside County Administrative	Dept: Code Enforcement	
Status: OPEN: Noticed (sent to FTB)		
Number: 1 of 2		

Responsible Party Information

Name: ANTOINE, BABAI HOSSEIN
Address: PO BOX 2963
City/State/Zip: PALM DESERT, CA 92260

Citation Information

Location: 71100 AERIE RD DIST 4	Case: CV079117	Badge #: 48
Comments: 628370015		

Violation Information

Code	Description	Amount
15.12	Grading w/o a permit	100.00

Fee History

Payment History

Notice History

Number	Notice Date	Due Date	Description	Amount
7533863	10/20/09	.	1st Notice Sent	100.00
7690595	12/22/09	.	2nd Notice Sent	100.00
7831170	01/29/10	.	3rd Notice Sent	100.00

Appeal History

Responsible Party History

Date	Name & Address
10/07/09	ANTOINE, BABAI HOSSEIN, PO BOX 2963, PALM DESERT, CA, 92260

Citation History			
Date	Transaction	Rep Name	Description
10/7/2009	New Citation Added	M Espinoza	.
10/7/2009	Citation Data Entered	M Hernandez	.
10/7/2009	Responsible party entered	M Espinoza	.
10/19/2009	Notice sent	T FEES	Inserted during Extract Commit
12/21/2009	Notice sent	T FEES	Inserted during Extract Commit
1/28/2010	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
3/3/2010	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
3/15/2010	SSN Hit	H Akolawala	SSN HIT
3/16/2010	Send FTB Update	M Niranjana	Sending to FTB (tracking #793357965543) for update due to TransCode 156 for cite #11375087
1/10/2011	FTB Update Requested	M Niranjana	Sent 01/10/11 Delivery Confirmation #794304017296
1/2/2012	FTB Update Requested	M Niranjana	Sent 01/04/12 Delivery Confirmation #01032012

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General Information

Citation **A35054** Date **03/15/10** Time **11:02 AM**
 Amt Owing this Citation: **\$500.00** This Person: **\$1500.00** This Plate:
 Issuing Agency: **Riverside County Administrative** Dept: **Code Enforcement**
 Status: **OPEN: Noticed (sent to FTB)**
 Number: **1 of 3**

Responsible Party Information

Name: **ANTOINE, BABAI HOSSEIN**
 Address: **PO BOX 2963**
 City/State/Zip: **PALM DESERT, CA 92260**

Citation Information

Location: **71100 AERIE RD PALM DESERT CA DIS 4** Case: **CV079117** Badge #: **48**
 Comments:

Violation Information

Code	Description	Amount
15.12.020	Grading w/o a permit	500.00

Fee History

Payment History

Notice History

Number	Notice Date	Due Date	Description	Amount
7997797	04/19/10	.	1st Notice Sent	500.00
8064173	05/18/10	.	2nd Notice Sent	500.00
8202388	06/25/10	.	3rd Notice Sent	500.00

Appeal History

Responsible Party History

Date	Name & Address
03/31/10	ANTOINE, BABAI HOSSEIN, PO BOX 2963, PALM DESERT, CA, 92260

Citation History			
Date	Transaction	Rep Name	Description
3/31/2010	New Citation Added	S Choi	.
3/31/2010	Citation Data Entered	D Wheeler	.
3/31/2010	Responsible party entered	S Choi	.
4/16/2010	Notice sent	T FEES	Inserted during Extract Commit
5/17/2010	Notice sent	T FEES	Inserted during Extract Commit
6/24/2010	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
12/9/2010	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
12/30/2010	SSN Hit	H Akolawala	SSN HIT
1/10/2011	FTB Update Requested	M Niranjana	Sent 01/10/11 Delivery Confirmation #794304017296
2/4/2011	SSN Hit	H Akolawala	SSN HIT
1/2/2012	FTB Update Requested	M Niranjana	Sent 01/04/12 Delivery Confirmation #01032012

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General Information

Citation **A35059** Date **04/23/10** Time **02:00 PM**
 Amt Owing this Citation: **\$500.00** This Person: **\$1500.00** This Plate:
 Issuing Agency: **Riverside County Administrative** Dept: **Code Enforcement**
 Status: **OPEN: Noticed (sent to FTB)**
 Number: **2 of 3**

Responsible Party Information

Name: **ANTOINE, BABAI HOSSEIN**
 Address: **PO BOX 2963**
 City/State/Zip: **PALM DESERT, CA 92260**

Citation Information

Location: **71100 AERIR PALM DESERT DIS 4** Case: **CV079117** Badge #: **48**
 Comments:

Violation Information

Code	Description	Amount
15.12.020	Grading w/o a permit	500.00

Fee History

Payment History

Notice History

Number	Notice Date	Due Date	Description	Amount
8082153	05/26/10	.	1st Notice Sent	500.00
8198542	06/25/10	.	2nd Notice Sent	500.00
8326178	07/30/10	.	3rd Notice Sent	500.00

Appeal History

Responsible Party History

Date	Name & Address
05/10/10	ANTOINE, BABAI HOSSEIN, PO BOX 2963, PALM DESERT, CA, 92260

Citation History			
Date	Transaction	Rep Name	Description
5/10/2010	New Citation Added	S Choi	.
5/10/2010	Citation Data Entered	M Hwa	.
5/10/2010	Responsible party entered	S Choi	.
5/25/2010	Notice sent	T FEES	Inserted during Extract Commit
6/24/2010	Notice sent	T FEES	Inserted during Extract Commit
7/29/2010	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
1/10/2011	FTB Update Requested	M Niranjanan	Sent 01/10/11 Delivery Confirmation #794304017296
1/2/2012	FTB Update Requested	M Niranjanan	Sent 01/04/12 Delivery Confirmation #01032012

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General Information

Citation A35075	Date 06/03/10	Time 02:10 PM
Amt Owing this Citation: \$500.00	This Person: \$1500.00	This Plate:
Issuing Agency: Riverside County Administrative		Dept: Code Enforcement
Status: OPEN: Noticed (sent to FTB)		
Number: 3 of 3		

Responsible Party Information

Name: **ANTOINE, BABAI HOSSEIN**
 Address: **PO BOX 2963**
 City/State/Zip: **PALM DESERT, CA 92260**

Citation Information

Location: **71100 AERIE BERMUDA DUNES** Case: **CV079117** Badge #: **48**
 Comments:

Violation Information

Code	Description	Amount
15.12	Grading w/o a permit	500.00

Fee History

Payment History

Notice History

Number	Notice Date	Due Date	Description	Amount
8225486	07/07/10	.	1st Notice Sent	500.00
8476760	09/10/10	.	3rd Notice Sent	500.00

Appeal History

Responsible Party History

Date	Name & Address
06/22/10	ANTOINE, BABAI HOSSEIN, PO BOX 2963, BERMUDA DUNES, CA, 92260
01/07/11	ANTOINE, BABAI HOSSEIN, PO BOX 2963, PALM DESERT, CA, 92260

Citation History			
Date	Transaction	Rep Name	Description
6/22/2010	New Citation Added	N Soriano	.
6/22/2010	Citation Data Entered	S Choi	.
6/22/2010	Responsible party entered	N Soriano	.
7/6/2010	Notice sent	T FEES	Inserted during Extract Commit
7/20/2010	Bad Address	A Ayala	Daily Notice Returned
9/9/2010	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
12/9/2010	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
12/30/2010	SSN Miss	H Akolawala	SSN NO HIT
1/10/2011	FTB Update Requested	M Niranjanan	Sent 01/10/11 Delivery Confirmation #794304017296
2/4/2011	SSN Hit	H Akolawala	SSN HIT
1/2/2012	FTB Update Requested	M Niranjanan	Sent 01/04/12 Delivery Confirmation #01032012

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COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A 35838**

DATE: 10/4/11	TIME: 1130 AM PM	CASE NUMBER: CV079117
NAME: (FIRST, MIDDLE, LAST) HABAI Hossein Antonie		DOB:
MAILING ADDRESS: P.O. Box 2963 Palm Desert CA 92260	CITY: Palm Desert CA	STATE: ZIP: CA 92260
LOCATION OF VIOLATION: 71100 Herie Rd, Palm Desert CA 92260		DISTRICT
<input type="checkbox"/> BUSINESS OWNER <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> OTHER		
The following conditions exist on the property listed above:		PENALTY AMOUNT
RIVERSIDE COUNTY CODE VIOLATION		1ST PENALTY \$100.00 2ND PENALTY \$200.00 3RD PENALTY \$500.00
RCC Title 17 Sec. _____	UNPERMITTED LANDUSE.	
RCC Title 17 Sec. _____	EXCESSIVE OUTSIDE STORAGE.	
RCC Title 17 Sec. _____	EXCESSIVE ANIMALS.	
RCC Title 15 Sec. _____	CONSTRUCTION W/O A PERMIT.	
RCC Title 15 Sec. _____	MOBILE HOME INSTALL W/O A PERMIT.	
RCC Title 15 Sec. 12.020	GRADING W/O A PERMIT.	✓
RCC Title _____ Sec. _____		
RCC Title _____ Sec. _____		
COMMENTS:		TOTAL PENALTY
		\$ 500.00
NAME OF CITING OFFICER: [Signature]		BADGE NO. 48

PAYMENT INFORMATION: Payment of penalty must be made within twenty (20) days by mail. Make your check or money order payable to: COUNTY OF RIVERSIDE, CODE ENFORCEMENT DEPARTMENT. **DO NOT SEND CASH.** Please write the citation number on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored" by your bank. Mail in the attached envelope to:

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
P.O. Box 7275
Newport Beach, CA 92658-7275

To pay this citation electronically, please go to: www.citationinfo.com

SEE REVERSE SIDE: for information concerning your rights to appeal this citation and the consequences of failing to pay the administrative penalty.

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.	
Signature X _____ [Signature]	<input type="checkbox"/> Posted

Distribution: PROCESSING COMPANY - White; OFFICER - Green; DEFENDANT - Yellow

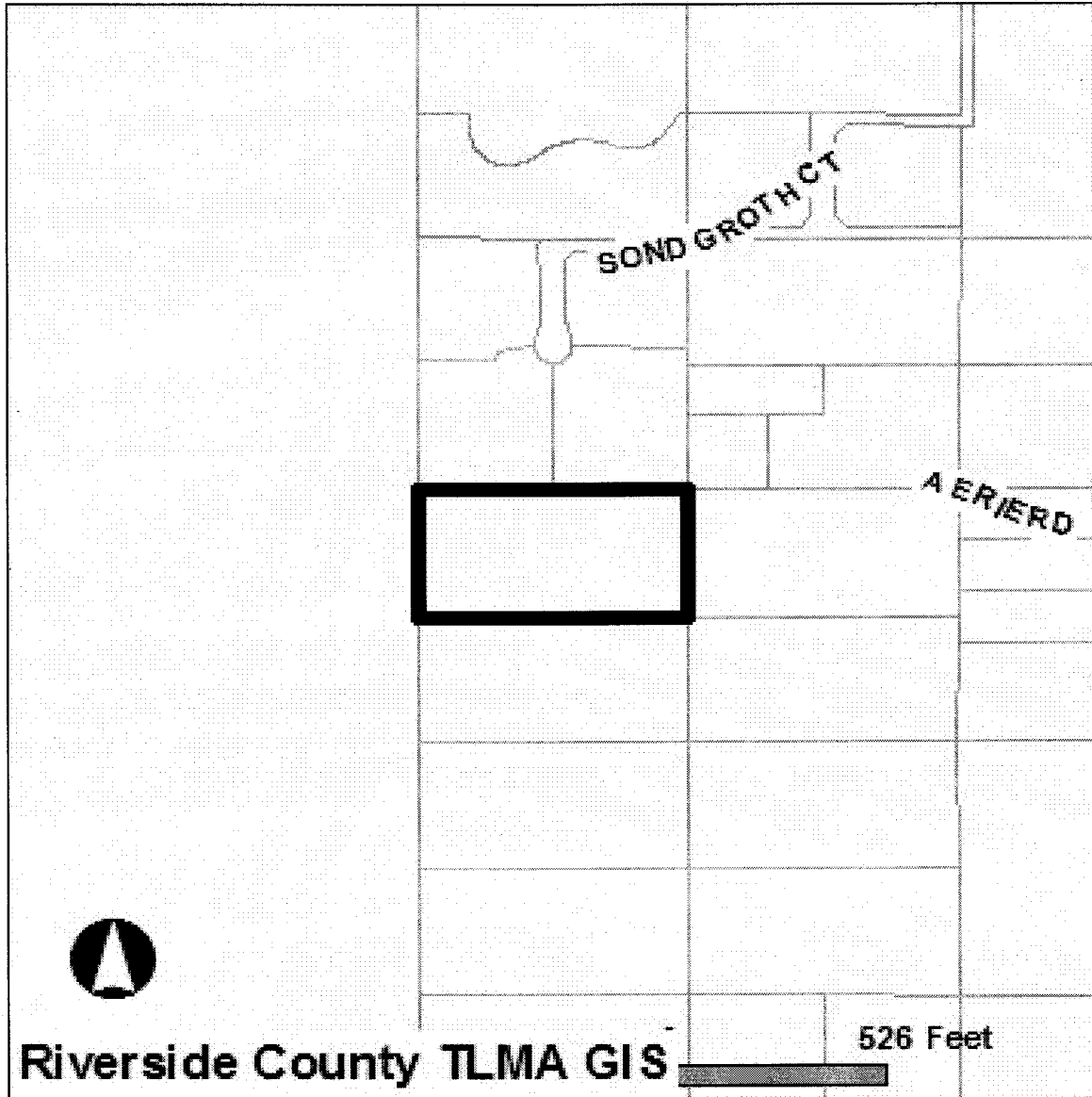
EXHIBIT “C”

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

Assessment #628370015-6		Parcel # 628370015-6	
Assessee:	BABAI ANTOINE HOSSEIN	Land	70,203
Mail Address:	P O BOX 981	Structure	1,147,514
City, State Zip:	PALM DESERT CA 92261	Full Value	1,217,717
Real Property Use Code:	R1	Homeowners' Exemption	7,000
Base Year	2000	Total Net	1,210,717
Conveyance Number:	0731126		
Conveyance (mm/yy):	9/2003		
PUI:	R010012		
TRA:	75-149		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	71100 AERIE RD PALM DESERT CA 92260		

View Parcel Map

628370015



Selected parcel(s):
628-370-015

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 REPORT

APNs

628-370-015-6

OWNER NAME / ADDRESS

ANTOINE HOSSEIN BABAI
71100 AERIE RD
PALM DESERT, CA. 92260

MAILING ADDRESS

(SEE OWNER)
P O BOX 981
PALM DESERT CA. 92261

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 9707 SQFT., 4 BDRM/ 5.75 BATH, 2 STORY, ATTACHED GARAGE(770 SQ. FT), CONST'D 1999COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 848 GRID: A6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: PALM DESERT

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T5SR5E SEC 36

ELEVATION RANGE

1028/1204 FEET

PREVIOUS APN

686-370-013

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

OS-W

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1-10 (CZ 7612)

W-1

ZONING DISTRICTS AND ZONING AREAS

CATHEDRAL CITY-PALM DESERT 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 REVIEWPROCESS)

NONE

VEGETATION (2005)

NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.

In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

WESTERN COACHELLA VALLEY

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

191

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

CVWD

FLOOD CONTROL DISTRICT

NOT IN A FLOOD DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

VERY LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

DESERT SANDS UNIFIED

COMMUNITIES

PINYON PINES

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 34.22 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045113

FARMLAND

OTHER LANDS

TAX RATE AREAS

075149

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 6
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- 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
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Apr 19 13:02:09 2012
Version 120118

628370015

New Text Document

~~INOTITCO 628370015-6 2011~~

SECURED 13:26:05 04/19/2012 PAGE 1

ASSESSMENT NO 628370015-6 TAX YEAR 2011 TAXABILITY CD 0-00

YR PARCEL 628-370-015-6 TRA 075-149 VEST CD MS

MAILNAME BABAI ANTOINE HOSSEIN

MAILADDR P O BOX 981 PALM DESERT CA 92261

ADDRDATE 03-24-2008 CHG PRCLCOMP

OWNERID NONE

SITUS 71100 AERIE RD PALM DESERT 92260

ASSESSEE BABAI ANTOINE HOSSEIN

VEST TIT COD NONE

VALUE 70203 LND 1147514 STR

EXEMP 7000 HOX

TITLE INFO NONE

TX/SPL	1ST INSTALLMENT		2ND INSTALLMENT		COST
	TAX	PENALTY	TAX	PENALTY	
00-0000	7352.80	.00	7352.80	.00	.00
68-4556	1.61	.00	1.61	.00	
68-4612	4.95	.00	4.95	.00	
TOTAL DUE	14,718.72	7,359.36	7,359.36		
PAID STATUS		10/73/2011 0114635	03/29/2012 0307137		
CCCOMMENT	NONE				
BILL NBR	000406687				
CORTAC NO	NONE				
BILL SER	NO				

INOTITCO 628370015-6 2011

SECURED 13:26:05 04/19/2012 PAGE 2

~~REDEEMED 2010 628370015 0000~~

REDEEMED 10-01-2011 COLNBR 0116859

CHG ROLL NONE

YRCOMENT NONE

CREDIT CD-FEE: 294.38 147.19 147.19

ID DATA 5.00 ACRES IN POR SW 1/4 OF SEC 36 T5S R5E FOR TOTAL

DESCRIPTION SEE ASSESSORS MAPS

CONVEY 0731126 09/2003

ESCAPE NONE

ESCAPED ASMT NONE

PEN ASMTS (R&T 482) NONE

TIE TO ASSESSMENT NONE

2 SUPPLEMENTAL ASMTS	051601599-4	2000	SEC PAID	02-07-2001
	052572194-9	2006	SEC REDEEMED	

* * * LAST PAGE * * *

EXHIBIT “D”

Owner
BABAI,ANTOINE HOSSEIN

Address
71100 AERIE RD PALM DESERT , CA 92260

Parcel/Tax ID
628-370-015

 **Property Profile**

Ownership Information

Primary Owner	BABAI,ANTOINE HOSSEIN	Site Address	71100 AERIE RD
Secondary Owner		Site City, St Zip	PALM DESERT, CA 92260
Ownership Description	Separate Estate Or Property	Mail Address	PO BOX 981
Telephone Number		Mail City, St Zip	PALM DESERT, CA 92261
Lot		Census Tract	0451.13
Housing Tract / Subdivision Name			
Legal Description	5.00 ACRES IN POR SW 1/4 OF SEC 36 T5S R5E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		

Property Details

Use Code	Single family residence	County/Municipality	RIVERSIDE
State	CA	Total Rooms	
RTSQ	05E-05S-36-SW	Bedrooms	4
Zoning	R1	Bathrooms	7
Number Of Units	1	Basement Square Feet	
Year Built	1999	Parking	in Attached Garage
# Of Stories	2	Parking Square Feet	770
Lot Size	217,800	View	
Usable Lot Size		Pool	Yes
Lot Depth		Fireplace	Yes
Lot Width		HT/AC	Both
Square Feet	9,707	Cooling Detail	Central
Square Ft 1st Flr		Heating Detail	Central
Square Ft 2nd Flr		Roof Type	Comp Shingle
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet		Construction Type	
Building Shape		Exterior	
New Page Grid		Foundation	
Old Page Grid			

Tax Information

Assessor's Parcel Number/Tax ID	628-370-015	Assessor's Market Value	
Assessed Total	\$1,217,717	Tax Amount	\$14,719
Land Total	\$70,203	Status/Yr Delinquent	Delinquent / 2009
Improvement	\$1,147,514	Tax Rate Area	75149
Percent Improvement	94.23%	HomeOwners Exemption	Y

Sale Information

Last Sale Date	Feb 01, 1988	1st Loan Amount / Type	/ Conventional
Document Number	0000045166	2nd Loan Amount	
Sale Value	\$47,000 (Full)	Last Transaction W/O \$	Sep 19, 2003
Cost / Square feet	\$5	Last Transaction W/O \$ Doc	0000731127
Title Company	COMMONWEALTH LAND TITLE		
Lender			

Owner
BABAI,ANTOINE HOSSEIN

Address
71100 AERIE RD PALM DESERT , CA 92260

Parcel/Tax ID
628-370-015

Transaction History

Transaction 13 - Assignment

Transaction Information

Buyer / Borrower ANTOINE H BABAI
Recorded Date Sep 29, 2011
Document Number 431510
Assigned Lender BANK OF NY MELLON 2007-OA7 (TE)

Original Loan Information

Loan Amount	\$3,000,000	Loan Type	Conventional
Document #	879768	Interest Rate	Adjustable Rate
Recorded Date	Nov 30, 2006		
Lender Name	MORTGAGE ELECTRONIC REG SYS		

Transaction 12 - Assignment

Transaction Information

Buyer / Borrower ANTOINE H BABAI
Recorded Date Apr 25, 2011
Document Number 179906
Assigned Lender BANK OF NY 2007-OA7 (TE)

Original Loan Information

Loan Amount	\$3,000,000	Loan Type	Conventional
Document #	879768	Interest Rate	Adjustable Rate
Recorded Date	Nov 30, 2006		
Lender Name	MORTGAGE ELECTRONIC REG SYS		

Transaction 11 - Finance

Transaction Information

Buyer / Borrower	BABAI,ANTOINE H	Signature Date	Nov 15, 2006
Recorded Date	Nov 30, 2006	Multiple/Portion	
Title Company	UNITED TITLE		

Loan Information

Loan Amount	\$3,000,000	Loan Type	Conventional
Document #	879768	Interest Rate Type	Adjustable Rate
		Seller Carry Back	N
Lender Name	COUNTRYWIDE BANK		

Transaction 10 - Finance

Transaction Information

Buyer / Borrower	BABAI,ANTOINE H	Signature Date	
Recorded Date	Nov 16, 2004	Multiple/Portion	
Title Company	UNITED TITLE		

Loan Information

Loan Amount	\$1,450,000	Loan Type	Conventional
Document #	911313	Interest Rate Type	Adjustable Rate
		Seller Carry Back	N
Lender Name	WASHINGTON MUTUAL FSB		

Transaction 9 - Transfer

Transaction Information

Buyer / Borrower	BABAI,ANTOINE H	Signature Date	
Recorded Date	Sep 19, 2003	Multiple/Portion	
Title Company	ORANGE COAST TITLE		

Ownership Transfer Information

Seller	BABAI,VIDA	Transaction Type	Refi
Transfer Value		Deed In Lieu	N
		Deed Type	Quitclaim Deed Of Trust
Document #	0000731127		

Loan Information

Loan Amount	\$1,200,000	Loan Type	Conventional
Document #	731128	Interest Rate Type	Adjustable Rate
		Seller Carry Back	N
Lender Name	WASHINGTON MUTUAL FSB		

Owner
BABAI,ANTOINE HOSSEIN

Address
71100 AERIE RD PALM DESERT , CA 92260

Parcel/Tax ID
628-370-015

Transaction History

Transaction 8 - Transfer

Transaction Information

Buyer / Borrower BABAI,ANTOINE H
Recorded Date Sep 19, 2003
Title Company ORANGE COAST TITLE

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller BABAI,ANTOINE H
Transfer Value

Transaction Type Resale
Deed In Lieu N
Deed Type Quitclaim Deed Of Trust

Document # 0000731126

Loan Information

Loan Amount
Document # 0000731126

Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name

Transaction 7 - Transfer

Transaction Information

Buyer / Borrower BABAI,ANTOINE
Recorded Date Aug 13, 2002
Title Company

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller BABAI,VIDA
Transfer Value

Transaction Type Resale
Deed In Lieu N
Deed Type Quitclaim Deed Of Trust

Document # 0000445601

Loan Information

Loan Amount
Document # 0000445601

Loan Type
Interest Rate Type
Seller Carry Back

Lender Name

Transaction 6 - Finance

Transaction Information

Buyer / Borrower BBAI,ANTOINE
Recorded Date Aug 13, 2002
Title Company UNITED TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$950,000
Document # 0000445602

Loan Type Conventional
Interest Rate Type Adjustable Rate
Seller Carry Back N

Lender Name WASHINGTON MUTUAL FSB

Transaction 5 - Assignment

Transaction Information

Buyer / Borrower Antoine & Vida Babai
Recorded Date Jun 13, 2001
Document Number 264733
Assigned Lender BANK UNITED

Original Loan Information

Loan Amount \$860,000
Document #
Recorded Date Jan 01, 1900
Lender Name INDYMAC BANK FSB

Loan Type Other
Interest Rate Fixed

Transaction 4 - Finance

Transaction Information

Buyer / Borrower BABAI,ANTOINE & VIDA
Recorded Date Oct 26, 2000
Title Company FIRST AMERICAN TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$860,000
Document # 0000422689

Loan Type Conventional
Interest Rate Type Fixed
Seller Carry Back N

Lender Name INDYMAC BANK FSB

Owner
BABAI,ANTOINE HOSSEIN

Address
71100 AERIE RD PALM DESERT , CA 92260

Parcel/Tax ID
628-370-015

 **Transaction History**

Transaction 3 - Assignment

Transaction Information

Buyer / Borrower Antoine & Vida Babai
Recorded Date Oct 07, 1998
Document Number 434029
Assigned Lender INMC MORTGAGE HOLDINGS INC

Original Loan Information

Loan Amount	\$650,000	Loan Type	Construction
Document #		Interest Rate	Fixed
Recorded Date	Jan 01, 1900		
Lender Name	MORTGAGE CAPITAL RESOURCE CO		

Transaction 2 - Finance

Transaction Information

Buyer / Borrower	BABAI,ANTOINE & VIDA	Signature Date	
Recorded Date	Apr 20, 1998	Multiple/Portion	
Title Company	ORANGE COAST TITLE		

Loan Information

Loan Amount	\$650,000	Loan Type	Construction
Document #	0000151233	Interest Rate Type	Fixed
		Seller Carry Back	N

Lender Name MORTGAGE CAPITAL RESOURCE CO

Transaction 1 - Transfer

Transaction Information

Buyer / Borrower	BABAI ANTONIE H	Signature Date	
Recorded Date	Feb 01, 1988	Multiple/Portion	
Title Company	COMMONWEALTH LAND TITLE		

Ownership Transfer Information

Seller	COUCK	Transaction Type	Resale
Transfer Value	\$47,000 (Full)	Deed In Lieu	N
		Deed Type	

Document # 0000045166

Loan Information

Loan Amount		Loan Type	Conventional
Document #	0000045166	Interest Rate Type	Fixed
		Seller Carry Back	N

Lender Name

Legend

 Unusually large change in price

 Multiple sales within a 30 day period

RECORDING REQUESTED BY

United Title Company

AND WHEN RECORDED MAIL 10

Name: Antelbe Nabal
Address: 71-100 Arrio Road

City: Palm Desert, CA 92260
County: 46002314-MK
Order: 46205092-48



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TRAC 018

INTERSPOUSAL TRANSFER DEED

Individual Grant Deed (Excluded from Reappraisal Under Proposition 13)
THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Documentary Transfer Tax is 5-0. THERE IS NO CONSIDERATION FOR THIS TRANSFER.
Parcel No. _____

This is an INTERSPOUSAL TRANSFER under Sec. 61 of the Revenue and Taxation Code. Grantor(s) has (have) checked the applicable exclusion:

- From joint tenancy to community property
- From joint tenancy to tenancy in common
- From one spouse to both spouses (see below)
- From one spouse to the other spouse (see below)
- To relinquish any community interest and to vest said property in the name of the grantee as his/hcr sole and separate property
- Other _____

GRANTOR(S):

Vida Nabal, spouse of Grantee hereby GRANT(S) to Augustine Nabal, a married man as his sole and separate property the following real property in the city of Palm Desert county of Riverside, State of California:

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15 Township 5 South, Range 5 East, San Bernardino Base and Meridian, as shown by United States Government Survey filed in the District Land Office on February 15, 1906 and shown on record of survey on file in Book 18, Page 4 of Records of Survey.

Dated: August 1, 2002

STATE OF CALIFORNIA

COUNTY OF

Riverside SS.
On Aug 5, 2002 before Chad Macy, Notary Public
a notary public, personally appeared Vida Nabal

Vida Nabal
Vida Nabal

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

WITNESS my hand and official seal

Signature _____

MAIL TAX STATEMENTS TO:

Same as Above

Name

Street Address

City & State

SM: More Form 47580D



42
T
YS

Recording Request By
United Title Company

DOC # 2002-445602

08/13/2002 08:00A Fee:75.00

Page 1 of 23

Recorded in Official Records
County of Riverside

Gary L. Oran

Assessor, County Clerk & Recorder

AFTER RECORDING RETURN TO:

Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841



40

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United Title Company

UNOFFICIAL COPY

DEED OF TRUST

T
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03-0664-009982820-4

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated July 31, 2002, together with all Riders to this document.

(B) "Borrower" is ANTOINE BABAI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a Bank organized and existing under the laws of United States of America. Lender's address is 400 East Main Street Stockton, CA 95290.

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY

(E) "Note" means the promissory note signed by Borrower and dated July 31, 2002. The Note states that Borrower owes Lender Nine Hundred Fifty Thousand & 00/100

Dollars (U.S. \$ 950,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than September 1, 2032.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

14

Recording Requested By:
ORANGE COAST TITLE

DOC # 2003-731126

09/19/2003 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Antoine Hossein Babai
71100 Aerie Road
Palm Desert, CA 92260



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VG

A.P.N.: ~~3130-036-006~~ TRA #: ~~615~~
678-370-015

Order No.: 18833-1

Escrow No.: 10989-MC

"This conveyance changes the manner in which title is held from , R & T 11911."

7

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$8
computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; [] City of Palm Desert, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Antoine Hossein Babai, a married man, who aquired title as an unmarried man

hereby GRANT(s) to Antoine Hossein Babai, a Married Man as his Sole and Separate Property

the following described property in the City of Palm Desert, County of Riverside State of California;

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 TOWNSHIP 5
SOUTH, RANGE 5 EAST, SAN BERNADINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES
GOVERNMENT SURVEY FILED IN THE DISTRICT LAND OFFICE ON FEBRUARY 15, 1906 AND SHOWN ON
RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 5 OF RECORDS OF SURVEY.

Antoine Hossein Babai
Antoine Hossein Babai

Document Date: August 26, 2003

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

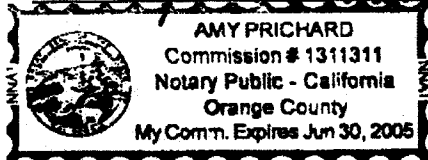
On 9-12-03 before me, Amy Prichard, Notary Public
personally appeared Antoine Hossein Babai

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

WITNESS my hand and official seal.

Signature

Amy Prichard



This area for official notarial seal.

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

When recorded please mail to:
Mail Stop# 4016

DOC # 2008-0385430

07/15/2008 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

C
802

In the matter of the Property of
Antoine Hossein Babai

Case No.: CV07-9117

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 40 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 15.12) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 71100 Aery Rd, Cahuilla Hills, CA and more particularly described as Assessment Parcel No. 628-370-015 and having a legal description of 5.00 ACRES IN POR SW ¼ of Section 36 T5S R5E with the requirements of Ordinance No.457, (RCC Title 15.12.020(J)(2)).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Brenda Hannah (760) 343-4150.

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.

NOTICE IS FURTHER GIVEN that pursuant to Riverside County Ordinance 457.96 Section 4, Subdivision 3306.03, and upon order of the Board of Supervisors, any grading or clearing done in violation of this Ordinance shall be grounds for denying for five years all applications for building permits, use permits, subdivisions, changes of zones, specific plans, specific plan amendments, general plan amendments, and any other land development application proposed for the property in which the violation occurred.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: *Dave Lawless*
Dave Lawless
Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 7/9/08 before me, Marlena H. Velasquez, Notary Public, personally appeared Dave Lawless 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.

M. Velasquez
Commission # 1615993 Comm. Expires Oct 24, 2009

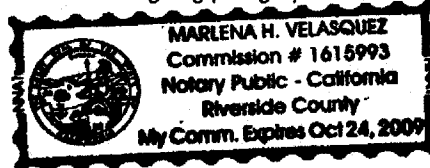
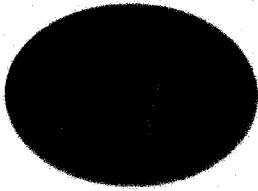


EXHIBIT “E”



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

May 2, 2012

ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Subject Property: 71100 AERIE RD, PALM DESERT
Case No(s): CV07-9117
APN No(s): 628-370-015

Dear Antoine Hossein Babai:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Grading without Permit located on your real property commonly described as 71100 AERIE RD, PALM DESERT, and more particularly described as Assessor's Parcel Number 628-370-015.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Three Thousand Three Hundred Ten Dollars and Ten Cents (\$3,310.10)**.

You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.

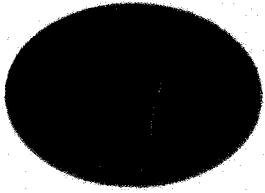
YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact us at (951) 955-2004.

Code Enforcement Department

Carol Lynn Anderson
Administrative Services Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**BOARD OF SUPERVISORS
REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Subject Property: 71100 AERIE RD, PALM DESERT
Case No(s): CV07-9117
APN No(s): 628-370-015

I, _____, hereby request a public hearing before the Board of Supervisors
(Please PRINT your name here)

regarding case number(s) _____.

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: _____

Signed: _____
(Please SIGN your name here)

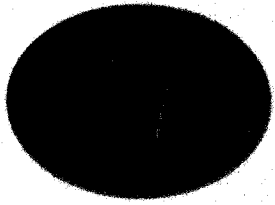
Date: _____

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

RESPONSIBLE PARTIES

May 2, 2012

OWNER
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

— OCCUPANT
71100 AERIE RD
PALM DESERT, CA 92260

BABAI HOSSEIN ANTOINE
P.O. BOX 2963
PALM DESERT, CA 92260

BANK OF NY MELLON 2005-7 (TE)
400 NATIONAL WAY
SIMI VALLEY, CA 93065

MERS
P.O. BOX 2026
FLINT, MI 48501-2026



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Date: 4/19/2012

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
04/19/2012	CV079117- INV #103793.	1,210.10	1,210.10
01/20/2010	CV079117:A22240- INV #12638. A22240	200.00	1,410.10
04/05/2010	PMT #10380. A22240	-200.00	1,210.10
09/17/2009	CV079117:A26319- INV #A26319. A26319	100.00	1,310.10
03/15/2010	CV079117:A35054- INV #A35054. A35054	500.00	1,810.10
04/23/2010	CV079117:A35059- INV #A35059. A35059	500.00	2,310.10
06/03/2010	CV079117:A35075- INV #A5075. A35075	500.00	2,810.10
10/04/2011	CV079117:A35838- INV #A35838. A35838	500.00	3,310.10
		Total Now Due	\$3,310.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT CA. 92261

Date	Invoice #
4/19/2012	103793

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA. 92260

Case Number	District	Class
CV079117	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/30/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
12/5/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
1/8/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/9/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
1/10/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
1/11/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/25/2008	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
8/4/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/17/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/20/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/15/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/23/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/3/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/24/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/4/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/7/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
12/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
4/19/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			995.50
4/19/2012	Prepare Case for SOAC H... Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
4/19/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
Subtotal					\$1,210.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$1,210.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Citation Issue Date	Billing Date
9/17/2009	4/19/2012

Citation Number	District	Class
A26319	4	SOAC

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A26319	1	100.00	100.00

	Subtotal	\$100.00
	Payments/Credits	\$0.00
	Total	\$100.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

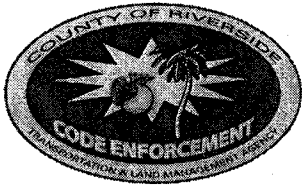
Citation Issue Date	Billing Date
3/15/2010	4/19/2012

Property Address 628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260
--

Citation Number	District	Class
A35054	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35054	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

628370015
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Citation Issue Date	Billing Date
4/23/2010	4/19/2012

Citation Number	District	Class
A35059	4	SOAC

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35059	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Administrative Citation

628370015
 ANTOINE HOSSEIN BABAI
 P O BOX 981
 PALM DESERT, CA 92261

Citation Issue Date	Billing Date
6/3/2010	4/19/2012

Property Address
628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA 92260

Citation Number	District	Class
A35075	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV079117:A35075	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Administrative Citation

628370015
 ANTOINE HOSSEIN BABAI
 P O BOX 981
 PALM DESERT CA. 92261

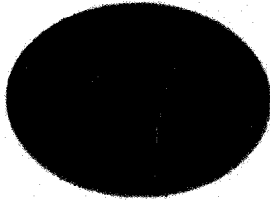
Citation Issue Date	Billing Date
10/4/2011	4/19/2012

Citation Number	District	Class
A35838	4	SOAC

Property Address 628370015 ANTOINE HOSSEIN BABAI 71100 AERIE RD PALM DESERT, CA. 92260

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35838 -- CV079117 Pay online at: https://ipn.intuit.com/hms6vzxt	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV07-9117

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ericka Edwards, 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 May 2, 2012, I served the following documents(s):

Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment

Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment

Invoices

Notice List

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

ANTOINE HOSSEIN BABAI P O BOX 981, PALM DESERT, CA 92261
OCCUPANT 71100 AERIE RD, PALM DESERT, CA 92260
BABAI HOSSEIN ANTOINE P.O. BOX 2963, PALM DESERT, CA 92260
BANK OF NY MELLON 2005-7 (TE) 400 NATIONAL WAY, SIMI VALLEY, CA 93065
MERS P.O. BOX 2026, FLINT, MI 48501-2026

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 May 2, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



Ericka Edwards, OAHII

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

May 7, 2012

RE CASE NO: CV079117

I, Brenda Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 38686 El Cerrito Road, Suite 200, Palm Desert, California 92211 .

That on 05/07/12 at 1:00PM, I securely and conspicuously posted Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

Property Address: 71100 AERIE RD, PALM DESERT

Assessor's Parcel Number: 628-370-015

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

Executed on May 7, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


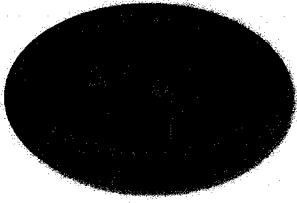

By: Brenda Hannah, Code Enforcement Officer

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan Perez
Interim
Director

May 23, 2012

**NOTICE OF HEARING
RE: DEMAND FOR PAYMENT
STATEMENT OF ABATEMENT COSTS
NOTICE OF SPECIAL TAX ASSESSMENT**

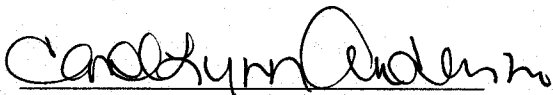
To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

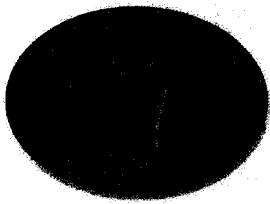
Subject Property: 71100 AERIE RD, PALM DESERT
Case No.: CV07-9117; BABAI
APN: 628-370-015

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Administrative Hearing Officer on **Tuesday, June 12, 2012, at 9:00 a.m.**, at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case.

If you have any objections to the Demand for Payment previously sent to you, you must address your objections to the Administrative Hearing Officer at the hearing. If you have any questions about the Demand for Payment, please contact Administrative Services at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Hearing, the DEPARTMENT shall seek an order from the Administrative Hearing Officer to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Administrative Hearing Officer for their final consideration and deliberation of this matter.


CAROL LYNN ANDERSON
Administrative Services Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**Juan Perez
Interim
Director**

RESPONSIBLE PARTIES

May 23, 2012

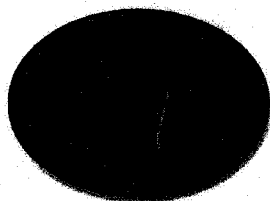
**OWNER
ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261**

— **OCCUPANT
71100 AERIE RD
PALM DESERT, CA 92260**

**BABAI HOSSEIN ANTOINE
P.O. BOX 2963
PALM DESERT, CA 92260**

**BANK OF NY MELLON 2005-7 (TE)
400 NATIONAL WAY
SIMI VALLEY, CA 93065**

**MERS
P.O. BOX 2026
FLINT, MI 48501-2026**



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan Perez
Interim
Director

PROOF OF SERVICE

Case No. CV07-9117

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ericka Edwards, 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 May 23, 2012, I served the following documents(s):

**NOTICE OF HEARING RE: DEMAND FOR PAYMENT STATEMENT OF
ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT**

NOTICE LIST

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

ANTOINE HOSSEIN BABAI P O BOX 981, PALM DESERT, CA 92261
OCCUPANT 71100 AERIE RD, PALM DESERT, CA 92260
BABAI HOSSEIN ANTOINE P.O. BOX 2963, PALM DESERT, CA 92260
BANK OF NY MELLON 2005-7 (TE) 400 NATIONAL WAY, SIMI VALLEY, CA 93065
MERS P.O. BOX 2026, FLINT, MI 48501-2026

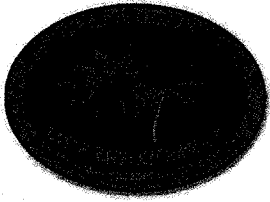
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 May 23, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ericka Edwards, OAIII



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

May 23, 2012

RE CASE NO: CV079117

I, Brenda Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 38686 El Cerrito Road, Suite 200, Palm Desert, California 92211 .

That on 05/23/12 at 11:05am, I securely and conspicuously posted Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

Property Address: 71100 AERIE RD, PALM DESERT

Assessor's Parcel Number: 628-370-015

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

Executed on May 23, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

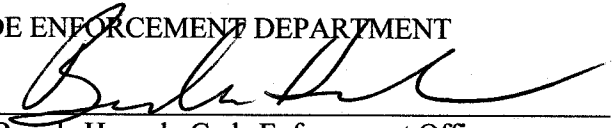

By: Brenda Hannah, Code Enforcement Officer

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**BOARD OF SUPERVISORS
REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

ANTOINE HOSSEIN BABAI
P O BOX 981
PALM DESERT, CA 92261

Subject Property: 71100 AERIE RD, PALM DESERT
Case No(s): CV07-9117
APN No(s): 628-370-015

ANTOINE H. BABAI, hereby request a public hearing before the Board of Supervisors
(Please PRINT your name here)

regarding case number(s) CV07-9117

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: P.O. BOX 981
PALM DESERT, CA 92261

Signed: [Signature] Date: 05-30-12
(Please SIGN your name here)

Print: ANTOINE H. BABAI
(Please PRINT your name here)

You may contact me at the following daytime phone number: 760-641-4614

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

RECEIVED MAY 31 2012
received [Signature]