

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



905 B

FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
August 29, 2012

SUBJECT: Statement of Abatement Costs [Case No. CV07-4938]
Subject Property: 477 Electric Ave., Riverside; AYESH / SHAABAN
APN: 247-072-007
District Two / Five

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard structure) in the above-referenced matter to be **nine hundred seventy-nine dollars and fifty-four cents (US \$979.54)**;
- (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.

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize for 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.

[Signature]

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

(Continued)

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 *[Signature]*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$650.00.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 11, 2012
xc: Co. Co./CED

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

9.4

Departmental Concurrence

Policy Policy
 Consent Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Statement of Abatement Costs [Case No. CV07-4938]
Subject Property: 477 Electric Ave., Riverside; AYESH / SHAABAN
APN: 247-072-007
District Two / Five
Page 2

Notice of Violation and Administrative Citation issued. Subsequently, the property was brought into compliance.

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
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APN: 247-072-007
District Two / District Five

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

Hearing Date: SEPTEMBER 11, 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, May 22, 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
Request for Hearing.....	Exhibit F

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

August 22, 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: 477 Electric Ave., Riverside
Case No.: CV07-4938; AYESH / SHAABAN
APN: 247-072-007

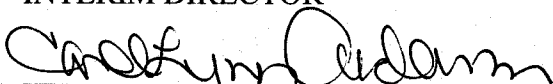
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, September 11, 2012, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved substandard structure located on your real property commonly described as 477 Electric Ave., Riverside, Riverside County, California and more particularly described as Assessor's Parcel Number 247-072-007.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **nine hundred seventy-nine dollars and fifty-four cents (US \$979.54)**. 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.

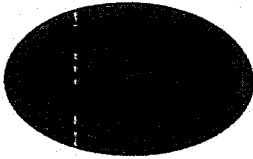
JUAN C. PEREZ
INTERIM DIRECTOR



CAROL LYNN ANDERSON
Administrative Services Officer
Enclosure: Statement of Abatement Costs

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

EXHIBIT NO. A



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
247072007 TAQI AL DEEN T AYESH / INAS S SHAABAN MICHAEL B. STREET 605 MYRTLE AVE S. SAN FRANCISCO, CA 94080

Date: 5/29/2012

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
05/22/2012	CV074938- INV #103982.	879.54	879.54
05/26/2010	CV074938:A37442- INV #21343. A37442	100.00	979.54
		Total Now Due	\$979.54

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.

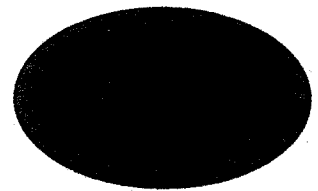
GRC. ELISEO

Code Enforcement Department

EXHIBIT NO. A2

**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

247072007
TAQI AL DEEN T AYESH / INAS S SHAABAN
MICHAEL B. STREET
605 MYRTLE AVE
S. SAN FRANCISCO, CA 94080

Date	Invoice #
5/22/2012	103982

Property Address
247072007 TAQI AL DEEN T AYESH / INAS S SHAABAN MICHAEL B. STREET 477 ELECTRIC AVE RIVERSIDE, CA 92507

Case Number	District	Class
CV074938	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/18/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
10/31/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/18/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/18/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/16/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/26/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
7/1/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/22/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			326.60
7/21/2008	Attorney Fees	Attorney Fees - County Counsel	1	139.51	139.51
9/12/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.88
9/18/2008	Attorney Fees	Attorney Fees - County Counsel	0.2	69.75	13.95
5/22/2012	Prepare Case for SOAC H... Attend hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Expense hearing with Board of Supervisors		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			383.64
3/14/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
5/22/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			169.30
Subtotal					\$879.54

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	\$879.54

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.

Geo. Eliseo

Code Enforcement Department

EXHIBIT NO. A3

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

247072007
TAQI AL DEEN T AYESH / INAS S SHAABAN
MICHAEL B. STREET
605 MYRTLE AVE
S. SAN FRANCISCO, CA 94080

Citation Issue Date	Billing Date
5/26/2010	5/22/2012

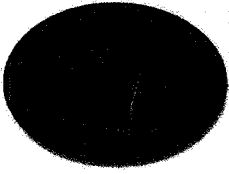
Property Address
247072007 TAQI AL DEEN T AYESH / INAS S SHAABAN MICHAEL B. STREET 477 ELECTRIC AVE RIVERSIDE, CA 92507

Citation Number	District	Class
A37442	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37442--CV074938	1	100.00	100.00

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

EXHIBIT NO. A4



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

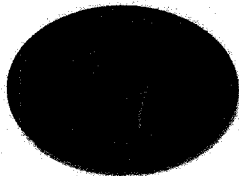
RESPONSIBLE PARTIES

Case No. CV07-4938

August 22, 2012

TAQI AL DEEN T AYESH / INAS S SHAABAN
605 MYRTLE AVE
SOUTH SAN FRANCISCO CA 94080

TAQI AL DEEN T AYESH / INAS S SHAABAN
477 ELECTRIC AVE
RIVERSIDE CA 92507



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

PROOF OF SERVICE

Case No. CV07-4938

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 August 22, 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:

TAQI AL DEEN T AYESH / INAS S SHAABAN 605 MYRTLE AVE, SOUTH SAN FRANCISCO, CA 94080
TAQI AL DEEN T AYESH / INAS S SHAABAN 477 ELECTRIC AVE, RIVERSIDE, CA 92507

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

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

EXECUTED ON August 22, 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

August 27, 2012

RE CASE NO: CV074938

I, Marcella Villanueva, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501 .

That on 08/23/12 at 1:08pm, I securely and conspicuously posted Notice of Hearing Re: Statement of Abatement Costs at the property described as:

Property Address: 477 ELECTRIC AVE, RIVERSIDE

Assessor's Parcel Number: 247-072-007

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

Executed on August 27, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Marcella Villanueva, Sr. Code Enforcement Officer

Home

- New Search
- Payments & Refunds
- Citation Changes
- Adjudication
- Receipt
- Add Note
- Hot Sheet
- Reports

Found Citations:
A37442 Submit

General Information		
Citation: A37442	Date: 05/26/10	Time: 11:15 AM
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 1		
Responsible Party Information		
Name: STREET, MICHAEL BARTHALAMEW		
Address: PO BOX 1762		
City/State/Zip: RANCHO MIRAGE, CA 92270		

Show all Panels | Hide all Panels

Citation Information

Location: 477 ELECTRIC AVE RIVERSIDE CA 92507	Case: CV074938	Badge #: 70
Comments:		

Violation Information

Code	Description	Amount
15.16.020	Substandard Structure	\$100.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Home | Log Out | Help

EXHIBIT NO. B

Transaction Details

Transaction Details

Journal ID: AP01212858
Journal Date: 4/14/2008
Fiscal Period: 2008-10
Process Date: 4/23/2008
Ledger: ACTUALS
Line: 50 of 64
Journal Desc.:
Amount: 150.00
Debit/Credit: Debit
Line Desc.:
Operator: MAESTRO -- Maestro

Accounting

Department: 3140100000 -- Code Enforcement
Fund: 10000 -- General Fund
Account: 525440 -- Professional Services
Program: --
Project: ZCV074938 -- STRUCTURAL ABATEMENT
Class: --

Voucher

Voucher: TLARC -- 00176767
Invoice ID: 446-44613663
Invoice Date: 3/14/2008
Vendor: RIVCO -- 0000006006
Operator ID: E140446 -- Laura Johnson - Inactivated
Accounting Date: 4/14/2008
Due Date: 3/14/2008

SUMMARY OF COUNTY COUNSEL LABOR COST

Case Number CV074938

TOTALS: Lines: 3 Hours: 1.7 Cost: \$188.34

BILL DATE	CASE NUMBER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
7/21/2008	CV074938	1	\$139.51	JAJ	abatement
9/12/2008	CV074938	0.5	\$34.88	RM	Review file; send officer e-mail requesting status of sister case.
9/18/2008	CV074938	0.2	\$13.95	RM	Return file to Code Enforcement for sister case to be processed together.

Case Number CV074938

TOTALS: Lines: 3 Hours: 1.7 Cost: \$188.34

EXHIBIT NO. _____

B^A

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

Assessment #247072007-3		Parcel # 247072007-3	
Assessee:	AYESH TAQI AL DEENT	Land	40,000
Assessee:	SHAABAN INAS S	Structure	65,000
Mail Address:	605 MYRTLE AVE	Full Value	105,000
City, State Zip:	SOUTH SAN FRANCISCO CA 94080	Total Net	105,000
Real Property Use Code:	R1		
Base Year	2011		
Conveyance Number:	0309599		
Conveyance (mm/yy):	7/2010		
PUI:	R010010		
TRA:	88-044		
Taxability Code:	0-00		
ID Data:	Lot 56MB 007/033 SB EAST RIVERSIDE		
Situs Address:	477 ELECTRIC AVE RIVERSIDE CA 92507		



EXHIBIT NO. C

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 7/33 SB
SUBDIVISION NAME: EAST RIVERSIDE
LOT/PARCEL: 56, BLOCK: NOT AVAILABLE
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.32 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1025 SQFT., 2 BDRM/ 1 BATH, 1 STORY, ATTACHED GARAGE(312 SQ. FT), CONST'D 1934 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 646 GRID: B7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
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 TAVAGLIONE, DISTRICT 2

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR4W SEC 7

ELEVATION RANGE

904/904 FEET

PREVIOUS APN

120-600-041

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

HIGHGROVE

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

HIGHGROVE COMMUNITY POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-1 (CZ 6350)

ZONING DISTRICTS AND ZONING AREAS

UNIVERSITY 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

PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: HIGHGROVE
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 23, 1986
ACREAGE: 271 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

HIGHGROVE/NORTHSIDE

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

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE 44A

TRANSPORTATION AGREEMENTS NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT WMWD

FLOOD CONTROL DISTRICT RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED SANTA ANA RIVER

GEOLOGIC

FAULT ZONE NOT IN A FAULT ZONE

FAULTS NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL LOW

SUBSIDENCE SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY HIGH SENSITIVITY (HIGH A). BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT RIVERSIDE UNIFIED

COMMUNITIES HIGH GROVE

COUNTY SERVICE AREA IN OR PARTIALLY WITHIN HIGHGROVE #126 - POLICE LANDSCAPING

LIGHTING (ORD. 655) NOT APPLICABLE, 52.93 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT 042300

FARMLAND URBAN-BUILT UP LAND

088044

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 126
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZN 1
- FLOOD CONTROL ZONE 1
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- PROJECT 5-HIGHGROVE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue May 22 13:46:43 2012
Version 120405

Owner
AYESH,TAQI AL DEEN T

Address
477 ELECTRIC AVE RIVERSIDE , CA 92507

Parcel/Tax ID
247-072-007

Ownership Information

Primary Owner	AYESH,TAQI AL DEEN T	Site Address	477 ELECTRIC AVE
Secondary Owner	SHAABAN,INAS S	Site City, St Zip	RIVERSIDE, CA 92507
Ownership Description		Mail Address	605 MYRTLE AVE
Telephone Number		Mail City, St Zip	SOUTH SAN FRANCISCO, CA 94080
Lot	56	Census Tract	0423.00
Housing Tract / Subdivision Name	/ EAST RIVERSIDE		
Legal Description	.32 ACRES M/L IN POR BLK 56 MB 007/033 SB EAST RIVERSIDE		

Property Details

Use Code	Single family residence	County/Municipality	RIVERSIDE
State	CA	Total Rooms	2
RTSQ		Bedrooms	2
Zoning	R3	Bathrooms	1
Number Of Units	1	Basement Square Feet	
Year Built	1934	Parking	In Attached Garage
# Of Stories	1	Parking Square Feet	312
Lot Size	13,939	View	
Usable Lot Size		Pool	
Lot Depth		Fireplace	Yes
Lot Width		HT/AC	Heating Only
Square Feet	1,025	Cooling Detail	
Square Ft 1st Flr		Heating Detail	
Square Ft 2nd Flr		Roof Type	Comp Shingle
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet	240	Construction Type	
Building Shape		Exterior	
New Page Grid	646B7	Foundation	
Old Page Grid	7F2		

Tax Information

Assessor's Parcel Number/Tax ID	247-072-007	Assessor's Market Value	
Assessed Total	\$105,000	Tax Amount	\$1,272
Land Total	\$40,000	Status/Yr Delinquent	Current
Improvement	\$65,000	Tax Rate Area	88044
Percent Improvement	61.90%	HomeOwners Exemption	N

Sale Information

Last Sale Date	Jul 01, 2010	1st Loan Amount / Type	/ Conventional
Document Number	0000309599	2nd Loan Amount	
Sale Value		Last Transaction W/O \$	
Cost / Square feet		Last Transaction W/O \$ Doc	
Title Company			
Lender			

Owner
AYESH,TAQI AL DEEN T

Address
477 ELECTRIC AVE RIVERSIDE , CA 92507

Parcel/Tax ID
247-072-007

Transaction 6 - Transfer

Transaction Information

Buyer / Borrower AYESH,TAQI-AL-DEEN T
Recorded Date Jul 01, 2010
Signature Date Jun 27, 2010
Title Company Multiple/Portion

Ownership Transfer Information

Seller STREET,MICHAEL B
Transfer Value

Transaction Type Resale
Deed In Lieu N
Deed Type Grant Deed Or Deed Of Trust

Document # 0000309599

Loan Information

Loan Amount
Document # 0000309599
Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name

Transaction 5 - Transfer

Transaction Information

Buyer / Borrower STREET,MICHAEL B
Recorded Date Aug 14, 2008
Signature Date Jul 25, 2008
Title Company Multiple/Portion

Ownership Transfer Information

Seller STREET MICHAEL B
Transfer Value \$132,015

Transaction Type Resale
Deed In Lieu N
Deed Type Trustees Deed Upon Sale

Document # 0000447209

Loan Information

Loan Amount
Document # 0000447209
Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name

Transaction 4 - Transfer

Transaction Information

Buyer / Borrower SAN ANDREAS INVESTMENTS INC
Recorded Date Mar 23, 2007
Signature Date Mar 22, 2007
Title Company Multiple/Portion

Ownership Transfer Information

Seller 477 ELECTRIC AVENUE TRUST
Transfer Value \$50,000

Transaction Type Resale
Deed In Lieu N
Deed Type Grant Deed Or Deed Of Trust

Document # 0000199752

Loan Information

Loan Amount
Document # 0000199752
Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name

Transaction 3 - Transfer

Transaction Information

Buyer / Borrower 477 ELECTRIC TRUST
Recorded Date Jul 29, 2004
Signature Date
Title Company TICOR TITLE Multiple/Portion

Ownership Transfer Information

Seller PLATT,BETTY A
Transfer Value \$71,000

Transaction Type Resale
Deed In Lieu N
Deed Type Grant Deed Or Deed Of Trust

Document # 0000587151

Loan Information

Loan Amount
Document # 587152
Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name U S EQUITIES INC

Owner
AYESH,TAQI AL DEEN T

Address
477 ELECTRIC AVE RIVERSIDE , CA 92507

Parcel/Tax ID
247-072-007

Transaction 2 - Transfer

Transaction Information

Buyer / Borrower PLATT,BETTY A
Recorded Date Jul 29, 2004
Title Company TICOR TITLE

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller PERALES,LAWRENCE M

Transfer Value

Transaction Type
Deed In Lieu
Deed Type

Resale
N
Grant Deed Or Deed Of Trust

Document # 0000587150

Loan Information

Loan Amount
Document # 0000587150

Loan Type
Interest Rate Type
Seller Carry Back

Conventional
N

Lender Name

Transaction 1 - Transfer

Transaction Information

Buyer / Borrower PERALES,MICHAEL
Recorded Date Jul 29, 2004
Title Company TICOR TITLE

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller PERALES,LISA

Transfer Value

Transaction Type
Deed In Lieu
Deed Type

Resale
N
Quitclaim Deed Of Trust

Document # 0000587149

Loan Information


Loan Amount
Document # 0000587149

Loan Type
Interest Rate Type
Seller Carry Back

Conventional
N

Lender Name

Legend

 Unusually large change in price

 Multiple sales within a 30 day period

DOC # 2010-0309599

07/01/2010 08:00A Fee:28.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder

C
803

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name [Taqi T. Ayesh * Inas S. Sheaban]

Street Address 605 Myrtle Ave.

City & State South San Francisco, Ca

City & State 94080-4532



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						4
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	803
BTTP					T:	CTY	UNI		

MAIL TAX STATEMENTS TO:

Name [Taqi T. Ayesh * Inas S. Sheaban]

Street Address 605 Myrtle Ave.

City & State South San Francisco, Ca

City & State 94080-4532

DOCUMENTARY TRANSFER TAX \$

- Computed on the consideration or value of property conveyed; or
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.
- Unincorporated area Riverside county
- City of _____

32

(Signature of Agent delivering tax)

GRANT DEED

I/We, Michael Berthalamew Street

grant to TAQI-AL-DEEN T. Ayesh and Inas S. Sheaban

the real property in the City of _____ unincorporated area of Riverside

County of Riverside, State of California,

referred to as **SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION**

THE STREET ADDRESS IS KNOWN AS 477 ELECTRIC AVENUE.

APN # 247-072-007

See attached Signature Page Addendum, If Form 251

Date: 6-27, 2010 MICHAEL B. STREET
(Print Name)

Michael B. Street
(Signature)

Date: _____, 20_____
(Print Name)

(Signature)

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

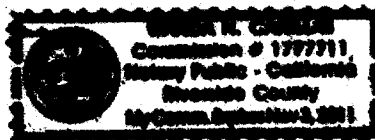
On June 30, 2010 before me,
WANDA N. CAULFIELD - Notary Public
(Name and title of official)

personally appeared Michael Berthalamew Street

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

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

WITNESS my hand and official seal.
Signature: Wanda N. Caulfield
(Signature of notary public)



(This area for official notarial seal)

TAX STATEMENTS TO BE MAILED AS DIRECTED ABOVE

ESCROW NO. 10228-ME
A.P.N. 247-072-007
A.K.A. 477 ELECTRIC AVENUE
RIVERSIDE, CA 92507

ORDER NO. 5255852-40

EXHIBIT "A"

THAT PORTION OF LOTS 1, 2, 25, AND 26 IN BLOCK 58, AND THAT PORTION OF THAT CERTAIN ALLEY RUNNING EASTERLY AND WESTERLY THROUGH SAID BLOCK 58, ALL AS SHOWN BY MAP OF EAST RIVERSIDE ON FILE IN BOOK 7, PAGE 33 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 26, 113.5 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE CONTINUING NORTHERLY ON THE EASTERLY LINE OF SAID LOTS 26 AND 1 AND EASTERLY LINE OF THAT CERTAIN ALLEY DESCRIBED ABOVE, 117.5 FEET MORE OR LESS, TO A POINT 140 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 1, THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINES OF SAID LOTS 1 AND 2, 120 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ON THE WESTERLY LINES OF SAID LOTS 2 AND 26, 117.5 FEET, MORE OR LESS, TO A POINT 113.5 FEET NORTHERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 26; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOTS 26 AND 26, 120 FEET TO THE POINT OF BEGINNING

2810-630593
07/01/2019 09:08
2 of 2



2000-0364855
07/03/2000 09:08R
3 of 3

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

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO:

NAME **MICHAEL STREET**
 ADDRESS **73091 COUNTRY CLUB DRIVE**
 CITY **SUITE A4-5**
 STATE/ZIP **PALM DESERT CA 92260**



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						
M	A	L	485	428	PCOR	NCOR	BNF	NCNG	ESAM
OK by AG									514

TRUSTEE'S DEED UPON SALE

Title or Trust No. _____ Escrow or Loan No. **APN 247 072 007** 28

The undersigned grantor declares:

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was 132,015.00
- 3) The amount paid by the grantee at the trustee sale was 65,000
- 4) The documentary transfer tax is 0
- 5) Said property is in _____

C
514

Michael Barthalamew Street (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to **MICHAEL BARTHALAMEW STREET**

(herein called Grantee) the real property in the **AREA OF RIVERSIDE**, County of **RIVERSIDE**, State of California, described as follows: see attached exhibit a for a legal description

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **THE 477 ELECTRIC AVENUE TRUST, UNDER DECLARATION OF TRUST - DATED 1/15/04**, as Trustor, recorded **JULY 29, 2004**, as Document No. **2004-058712**, in Book _____, page _____, of Official Records in the Office of the Recorder of **RIVERSIDE**, County, California; and pursuant to the Notice of Default recorded **MARCH 12, 2008**, as Document No. **2008-125155**, in Book _____, page _____, of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by said Deed of Trust.

A Notice of Trustee's Sale was published once a week for three consecutive weeks commencing **7/3/08** in the **RIVERSIDE PRESS ENTERPRISE**, a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted in a conspicuous place on the property described above and in one public place in the city where the sale was to be held. At the place fixed in said Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **JULY 25, 2008** to said Grantee, being the highest bidder therefor, for \$ **132,015.00** cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Dated: **7/28/08**
 By: Michael Barthalamew Street Authorized Officer
 _____ Authorized Officer
MICHAEL BARTHALAMEW STREET
 STATE OF CALIFORNIA
 COUNTY OF _____) SS.

On _____ before me _____ personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) hereinafter 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 _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

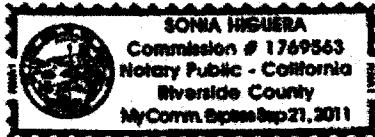
State of California

County of Riverside

On 7/28/08 before me, Sonia Higuera, Notary Public

personally appeared Michael Bartholomew Street

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



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

WITNESS my hand and official seal.

Signature Sonia Higuera
Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Trustee's Deed upon sale

Document Date: 7/28/08 Number of Pages: 1

Signer(s) Other Than Named Above: _____

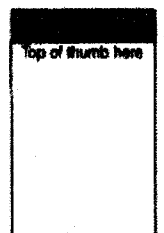
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer is Representing: _____

© 2007 National Notary Association • 9800 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org • Not. #0007 • Provider: Call Toll-Free 1-800-675-4827

ESCROW NO. 10228-ME
A.P.N. 247-072-007
A.K.A. 477 ELECTRIC AVENUE
RIVERSIDE, CA 92507

ORDER NO. 5255852-40

EXHIBIT "A"

THAT PORTION OF LOTS 1,2,25, AND 26 IN BLOCK 56, AND THAT PORTION OF THAT CERTAIN ALLEY RUNNING EASTERLY AND WESTERLY THROUGH SAID BLOCK 56, ALL AS SHOWN BY MAP OF EAST RIVERSIDE ON FILE IN BOOK 7, PAGE 33 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 26, 113.5 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE CONTINUING NORTHERLY ON THE EASTERLY LINE OF SAID LOTS 25 AND 1 AND EASTERLY LINE OF THAT CERTAIN ALLEY DESCRIBED ABOVE, 117.5 FEET MORE OR LESS, TO A POINT 140 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 1, THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINES OF SAID LOTS 1 AND 2, 120 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ON THE WESTERLY LINES OF SAID LOTS 2 AND 25, 117.5 FEET, MORE OR LESS, TO A POINT 113.5 FEET NORTHERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 25; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOTS 25 AND 26, 120 FEET TO THE POINT OF BEGINNING



2008-0447200
60/14/2008 08:00
3 of 4



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversdaocr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

THE 477 ELECTRIC AVENUE
TRUST, UNDER DECLARATION
OF TRUST

Date: 8/13/08

Signature: *MBS*

Print Name: MICHAEL B. STREEM



RECORDING REQUESTED BY
MICHAEL BARTHALAMEW STREET

DOC # 2008-0364055
 07/03/2008 08:00A Fee: 15.00

Page 1 of 3
 Recorded in Official Records
 County of Riverside
 Larry U. Ward
 Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO
A4-5

NAME Michael Barthalamew Street
 ADDRESS 73091 Country Club Drive
 CITY Suite A4-5
 STATE/ZIP Palm Desert, Ca 92260

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	A	L	485	426	PCOR	NCOR	SMF	NCNG	PLAN 017

Title Order No. TICOR 5255852-42
 Record No. 10229 Rf

APN: 247 072 007

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/9/2004 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

C 517

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

Notice is hereby given that Michael Barthalamew Street as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by The 477 Electric Avenue Trust, Under Declaration of Trust dated 1/15/04 Recorded on July 29, 2004 as Instrument # 2004-0587152 of Official Records in the office of the County Recorder of Riverside County, California, and pursuant to the Notice of Default and Election to Sell thereunder Recorded on March 14, 2008 as Instrument # 125,155 of said Official Records, will sell on July 25, 2008 at 1:00 pm at the address of the property 477 Electric in Riverside California, CA at public auction, to the highest bidder for cash (payable at the time of sale in lawful money of the United States,) all right, title, and interest, conveyed to and now held by it under said Deed of Trust in the property situated in said County and State and described as follows:

See attached exhibit A

The street address and other common designation if any, of the real property described above is purported to be:

477 Electric, in the Highgrove area

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 132,015.00

In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

477
TS # ~~488~~ Electric

Said sale will be made, without covenant or warranty, express or implied regarding title, possession or encumbrances or physical condition, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal of the note secured by said Deed of Trust with interest thereon as provided in said Note, fees charges and expenses of the trustee and of the trusts created by said Deed of Trust.

Michael Barthalamew Street

Michael Barthalamew Street

AS TRUSTEE

(951) 206-2780

73091 COUNTRY CLUB DRIVE
SUITE 14-5
P.O. BOX
DESEAT, CA 92260

Dated: July 1, 2008



2006-0364035
07/01/2008 06:56A
2 of 3

ESCROW NO. 10226-ME
A.P.N. 247-072-007
A.K.A. 477 ELECTRIC AVENUE
RIVERSIDE, CA 92507

ORDER NO. 5258862-40

EXHIBIT "A"

THAT PORTION OF LOTS 1, 2, 25, AND 26 IN BLOCK 56, AND THAT PORTION OF THAT CERTAIN ALLEY RUNNING EASTERLY AND WESTERLY THROUGH SAID BLOCK 56, ALL AS SHOWN BY MAP OF EAST RIVERSIDE ON FILE IN BOOK 7, PAGE 33 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 26, 113.5 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE CONTINUING NORTHERLY ON THE EASTERLY LINE OF SAID LOTS 26 AND 1 AND EASTERLY LINE OF THAT CERTAIN ALLEY DESCRIBED ABOVE, 117.5 FEET MORE OR LESS, TO A POINT 140 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 1, THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINES OF SAID LOTS 1 AND 2, 120 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ON THE WESTERLY LINES OF SAID LOTS 2 AND 26, 117.5 FEET, MORE OR LESS, TO A POINT 113.5 FEET NORTHERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 26; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOTS 25 AND 26, 120 FEET TO THE POINT OF BEGINNING



2000-0364655
07/03/2000 09:00AM
3 of 3

Recording Requested By:
MICHAEL STREET
73091 COUNTRY CLUB DR.
SUITE A4-5
Palm Desert, CA 92260

DOC # 2008-0125155
 03/14/2008 08:08R Fee:12.00
 Page 1 of 2
 Recorded in Official Records
 County of Riverside
 Larry U. Ward
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2		1				
M	A	L	485	428	PCOR	NCOR	SMF	NCHG	EXAM
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TS No.: ELECTRA
 VA/FHA/PMI No.:

Pursuant to California Code Section 2924c(b)(1) please be advised of the following:

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this Notice of Default may be recorded (which date of recordation appears on this notice).

This amount is \$ 85,000 as of 1/20/08, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the three month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

No. :
A/FHA/PMI No.:

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That MICHAEL STREET As Agent for the current beneficiary under a Deed of Trust dated 7/8/04, executed by: R THE 477 ELECTRAIC AVENUE TRUST, U.P.T. DATED 1/15/04

as Trustee, to secure certain obligations in favor of: U.S. Equities (assigned to Michael Street)
73091 COUNTRY CLUB DR SUITE 44-5, PALM BEACH CA, 92260
as beneficiary, recorded 7/29/04, (as Instrument No.) 2004-0387152, (in Book) (Page) of Official Records in the Office of the Recorder of RIVERSIDE County, California describing land therein as:

AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST

said obligations including ONE NOTE FOR THE ORIGINAL sum of \$ 85,000⁰⁰

That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 1/01/08 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH LATE CHARGES AS SET FORTH IN SAID NOTE AND DEED OF TRUST, ADVANCES, ASSESSMENTS, FEES, AND/OR TRUSTEE FEES.

NOTHING IN THIS NOTICE SHALL BE CONSTRUED AS A WAIVER OF ANY FEES OWING TO THE BENEFICIARY UNDER THE DEED OF TRUST, PURSUANT TO THE TERMS OF THE LOAN DOCUMENTS.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said agent, a written Declaration of Default and Demand for same, and has deposited with said agent such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: February 7, 2008
Feb 7, 2008

MICHAEL STREET
AS AGENT FOR THE CURRENT BENEFICIARY

By: _____
as Attorney in Fact
By: _____
(signature)

MICHAEL STREET MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

2008-0125195
03/14/2008 09:06 AM
2 of 2

DOC # 2007-0199752

03/23/2007 08:08A Fee: 7.00

Page 1 of 1 Doc Tax Paid

Recorded in Official Records

County of Riverside

Larry H. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name David Guaracha

Street

Address 7130 Van Buren Blvd, #333

City & Riverside

State CA, 92504

Zip

Title Order No. _____ Escrow No. _____

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
									1
M	A	L	465	426	PCOR	NCOR	SMF	NCNG	EXAM
DTT: 55.00 TRA 000									504

T 355 Legal (2-94)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 55.00^{SE}

unincorporated area City of _____

Parcel No. _____

computed on full value of interest or property conveyed, or

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David Guaracha, Successor Trustee of the 477 Electric Avenue Trust, dated January 1, 2004.

hereby GRANT(S) to San Andreas Investments, Inc.

the following described real property in the county of Riverside, state of California That portion of Lots 1, 2, 25 and 26 in Block 566 and that portion of that certain Alley running Easterly and Westerly through Block 566 as shown by map of East Riverside on file in Book 7, Page(s) 33, of Maps, in the Office of the County Recorder of said County. Property Address: 477 Electric Avenue, Riverside, CA 92507

Dated _____

David Guaracha
David Guaracha

STATE OF CALIFORNIA } S.S.
COUNTY OF SAN BERNARDINO

On MARCH 22, 2007 before me,

KARLA CASCO

a Notary Public in and for said County and State, personally appeared

DAVID GUARACHA

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were 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 _____



(This area for notarial seal)

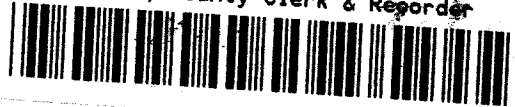
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

GTC-13



NOTICE OF NONCOMPLIANCE

In the matter of the Property of
San Andreas Investments Inc.

Case No. CV07-4938

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 15.16.020) described as Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at 477 Electric Avenue, Riverside, CA, and more particularly described as Assessor's Parcel Number 247-072-007 and having a legal description of .32 ACRES M/L IN POR BLK 56 MB 007/033 SB EAST RIVERSIDE, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

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

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By *Theresa L. Towner*
Theresa L. Towner
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

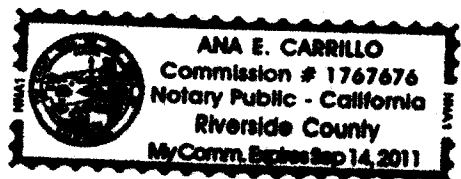
On 03/20/08 before me, Ana E. Carrillo, Notary Public, personally appeared Theresa L. Towner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

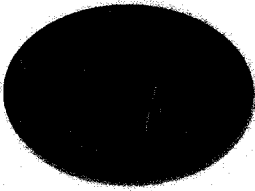
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011





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

July 3, 2012

TAQI AL DEEN T AYESH / INAS S SHAABAN
605 MYRTLE AVE
SOUTH SAN FRANCISCO, CA 94080

Subject Property: 477 ELECTRIC AVE, RIVERSIDE
Case No(s): CV07-4938
APN No(s): 247-072-007

Dear Taqi Al Deen T Ayesh / Inas S Shaaban:

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 Substandard Structure located on your real property commonly described as 477 ELECTRIC AVE, RIVERSIDE, and more particularly described as Assessor's Parcel Number 247-072-007.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Nine Hundred Seventy Nine Dollars and Fifty Four Cents (\$979.54)**.

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) 955-1095.

Code Enforcement Department

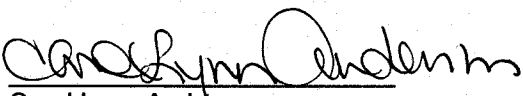
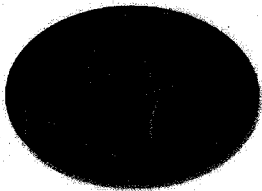

Carol Lynn Anderson
Administrative Services Officer

EXHIBIT NO. E



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

TAQI AL DEEN T AYESH / INAS S SHAABAN
605 MYRTLE AVE
SOUTH SAN FRANCISCO, CA 94080

Subject Property: 477 ELECTRIC AVE, RIVERSIDE
Case No(s): CV07-4938
APN No(s): 247-072-007

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)

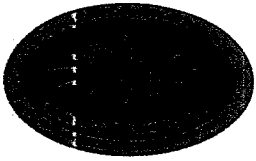
Date: _____

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

EXHIBIT NO. E²



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
247072007 TAQI AL DEEN T AYESH / INAS S SHAABAN MICHAEL B. STREET 605 MYRTLE AVE S. SAN FRANCISCO, CA 94080

Date: 5/29/2012

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
05/22/2012	CV074938- INV #103982.	879.54	879.54
05/26/2010	CV074938:A37442- INV #21343. A37442	100.00	979.54
		Total Now Due	\$979.54

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.

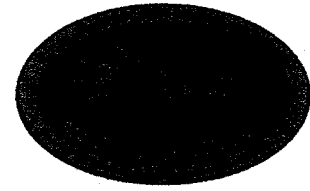
GRC. ELISAO

Code Enforcement Department

EXHIBIT NO. E3

**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

247072007
TAQI AL DEEN T AYESH / INAS S SHAABAN
MICHAEL B. STREET
605 MYRTLE AVE
S. SAN FRANCISCO, CA 94080

Date	Invoice #
5/22/2012	103982

Property Address
247072007 TAQI AL DEEN T AYESH / INAS S SHAABAN MICHAEL B. STREET 477 ELECTRIC AVE RIVERSIDE, CA 92507

Case Number	District	Class
CV074938	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/18/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
10/31/2007	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/18/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/18/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/16/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/26/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
7/1/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/22/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			326.60
7/21/2008	Attorney Fees	Attorney Fees - County Counsel	1	139.51	139.51
9/12/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.88
9/18/2008	Attorney Fees	Attorney Fees - County Counsel	0.2	69.75	13.95
5/22/2012	Prepare Case for SOAC H... Attend hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Expense hearing with Board of Supervisors		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			383.64
3/14/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
5/22/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			169.30
Subtotal					\$879.54

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.

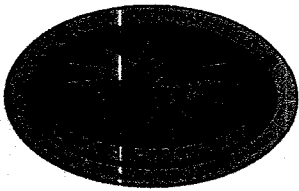
Payments/Credits	\$0.00
Total Now Due	\$879.54

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.

Geo. Ellsbo

Code Enforcement Department

EXHIBIT NO. E4



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

247072007
TAQI AL DEEN T AYESH / INAS S SHAABAN
MICHAEL B. STREET
605 MYRTLE AVE
S. SAN FRANCISCO, CA 94080

Citation Issue Date	Billing Date
5/26/2010	5/22/2012

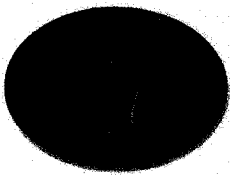
Property Address
247072007 TAQI AL DEEN T AYESH / INAS S SHAABAN MICHAEL B. STREET 477 ELECTRIC AVE RIVERSIDE, CA 92507

Citation Number	District	Class
A37442	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37442--CV074938	1	100.00	100.00

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

EXHIBIT NO. E^S



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

RESPONSIBLE PARTIES

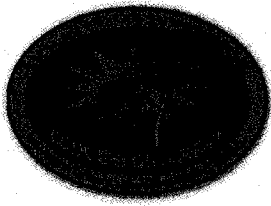
Case No. CV07-4938

July 3, 2012

TAQI AL DEEN T AYESH / INAS S SHAABAN
605 MYRTLE AVE
SOUTH SAN FRANCISCO CA 94080

— TAQI AL DEEN T AYESH / INAS S SHAABAN
477 ELECTRIC AVE
RIVERSIDE CA 92507

Eb



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

July 6, 2012

RE CASE NO: CV074938

I, Samantha Phillips, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501 .

That on 07/05/2012 at 2:20pm, I securely and conspicuously posted Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment. at the property described as:

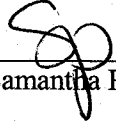
Property Address: 477 ELECTRIC AVE, RIVERSIDE

Assessor's Parcel Number: 247-072-007

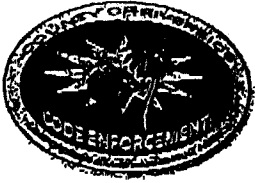
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on July 6, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Samantha Phillips, Code Enforcement Officer

E8



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

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

TAQI AL DEEN T AYESH / INAS S SHAABAN
605 MYRTLE AVE
SOUTH SAN FRANCISCO, CA 94080

Subject Property: 477 ELECTRIC AVE, RIVERSIDE
Case No(s): CV07-4938
APN No(s): 247-072-007

I, TAQI AYESH, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)
regarding case number(s) CV074938

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: 605 Myrtle Avenue
South San Francisco, CA 94080

Signed: Zogialdeen T. Ayesah Date: 7/12/12
(Please SIGN your name here)

Print: TAQI - AL - DEEN T. AYESH
(Please PRINT your name here)

You may contact me at the following daytime phone number: (650) 996-8388

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

EXHIBIT NO. F

7/17/12
SD