

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



902 B

FROM: County Counsel
Code Enforcement Department

SUBJECT: Statement of Abatement Costs [CV10-01805
Subject Property: 12617 Burbank Road, Corona; PHAM
APN: 152-421-032
District Two / Two

SUBMITTAL DATE:
August 29, 2012

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (unpermitted land use – recreational vehicle parked in driveway) in the above-referenced matter to be **one thousand, two hundred, thirty-two dollars and twenty cents (US \$1,232.20)**;
- (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

(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
Requires 4/5 Vote

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 Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$432.00.

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: Deputy

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

Prev. Agn. Ref.: | District: 2 / 2 | Agenda Number:

Statement of Abatement Costs [CV10-01805
Subject Property: 12617 Burbank Road, Corona; PHAM
APN: 152-421-032
District Two / Two
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 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, the property owner removed the violation and brought the property 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.

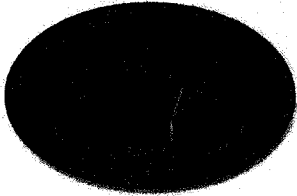
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV10-01805]
Subject Property: 12617 Burbank Road, Corona; PHAM
APN: 152-421-032
District Two / District Two

**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 23, 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
Letter dated July 30, 2012 from John Q. Pham	Exhibit G
Request for Hearing.....	Exhibit H



**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: 12617 Burbank Rd., Corona
Case No.: CV10-01805; PHAM
APN: 152-421-032

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 unpermitted land use – recreational vehicle parked in driveway located on your real property commonly described as 12617 Burbank Rd., Corona, Riverside County, California and more particularly described as Assessor's Parcel Number 152-421-032.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, two hundred thirty-two dollars and twenty cents (US \$1,232.20)**. 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
152421032 JOHN QUANG PHAM 12 TEXAS ST IRVINE, CA 92606

Date: 6/19/2012

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
06/18/2012	CV1001805- INV #104092. Orig. Amount \$432.20.	432.20	432.20
10/06/2010	CV1001805:A41117- INV #A41117. Orig. Amount \$500.00. A41117	500.00	932.20
10/06/2010	CV1001805:A41118- INV #A41118. Orig. Amount \$100.00. A41118	100.00	1,032.20
01/21/2011	CV1001805:A42109- INV #A42109. Orig. Amount \$200.00. A42109	200.00	1,232.20
		Total Now Due	\$1,232.20

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.

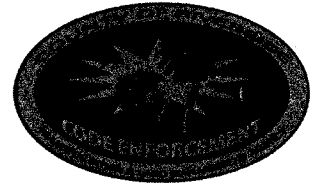
G. Elser

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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Date	Invoice #
6/18/2012	104092

Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Case Number	District	Class
CV1001805	2	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
4/6/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/20/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
6/4/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/14/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
7/20/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/6/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/26/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/18/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			217.60
6/18/2012	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
6/18/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$432.20

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	\$432.20

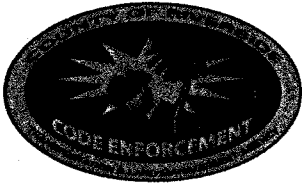
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

G. EL. SEO

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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Citation Issue Date	Billing Date
10/6/2010	6/18/2012

Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Citation Number	District	Class
A41117	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A41117--CV1001805	1	500.00	500.00

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

EXHIBIT NO. A4



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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Citation Issue Date	Billing Date
10/6/2010	6/18/2012

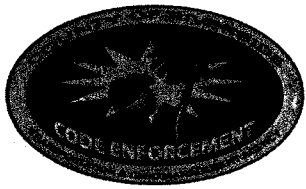
Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Citation Number	District	Class
A41118	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A41118--CV1001805	1	100.00	100.00

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

EXHIBIT NO. A⁵



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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Citation Issue Date	Billing Date
1/21/2011	6/18/2012

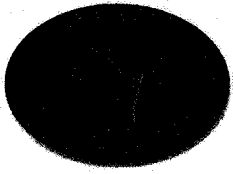
Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Citation Number	District	Class
A42109	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A42109--CV1001805	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$200.00

EXHIBIT NO. A6



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

RESPONSIBLE PARTIES

Case No. CV10-01805

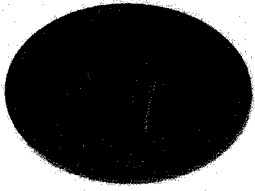
August 22, 2012

JOHN QUANG PHAM
11775 SOUTH LA CIENEGA #2404
LOS ANGELES CA 90045

JOHN QUANG PHAM
12 TEXAS ST
IRVINE CA 92606

LETICIA FRANCES / OCCUPANT
12617 BURBANK RD
CORONA CA 92880

INDYMAC BANK, F.S.B.
C/O DOCUMENT MANAGEMENT
3465 E FOOTHILL BLVD
PASADENA CA 91107



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

PROOF OF SERVICE

Case No. CV10-01805

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:

- JOHN QUANG PHAM 11775 SOUTH LA CIENEGA, #2404, LOS ANGELES CA 90045
- JOHN QUANG PHAM 12 TEXAS ST, IRVINE, CA 92606
- LETICIA FRANCES/ OCCUPANT 12617 BURBANK RD CORONA CA 92880
- INDYMAC BANK, F.S.B. C/O DOCUMENT MANAGEMENT 3465 E. FOOTHILL BLVD., PASADENA, CA 91107

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.

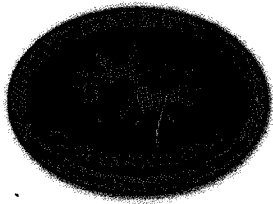
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON August 22, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Brenda Peeler Code Enforcement Aide

A8



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 27, 2012

RE CASE NO: CV1001805

I, Diana Parra, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 2nd Floor, Riverside, California 92502-1592 .

That on 08/23/12 at 1:12 p.m., I securely and conspicuously posted Noitce Of Hearing Re: Statement Of Abatement Costs at the property described as:

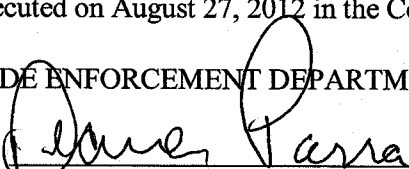
Property Address: 12617 BURBANK RD, CORONA

Assessor's Parcel Number: 152-421-032

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: Diana Parra, Code Enforcement Officer

[Back to Main Page](#)

General Information			
Citation	A41117	Date	10/06/10
		Time	10:09 AM
Amt Owing this Citation:	\$515.00	This Person:	\$815.00
		This Plate:	
Issuing Agency:	Riverside County Administrative		Dept: Code Enforcement
Status:	OPEN: Noticed		
Number:	1 of 3		
Responsible Party Information			
Name:	FRANCES, LETICIA		
Address:	12617 BURBANK RD		
City/State/Zip:	EASTVALE, CA 92880		

Citation Information			
Location:	12617 BURBANK RD EASTVALE CA 92880	Case:	CV1001805
		Badge #:	72
Comments:			

Violation Information		
Code	Description	Amount
348.19.503(B)(6)	Recreational vehicle parked in driveway	500.00

Fee History		
Adjustment Applied	Description	Amount
11/23/2010	Payment Plan Admin Fee: Admin fee for payment plan	15.00

Payment History

Notice History				
Number	Notice Date	Due Date	Description	Amount
8657532	11/09/10	.	1st Notice Sent	500.00
8731879	12/07/10	.	1st Notice Sent	515.00
8733961	12/08/10	.	2nd Notice Sent	515.00
8844487	01/14/11	.	3rd Notice Sent	515.00

Appeal History

EXHIBIT NO. **B**

Responsible Party History	
Date	Name & Address
11/03/10	PHAM, JOHN QUANG, 12 TEXAS ST, IRVINE, CA, 92606
11/23/10	Frances, Leticia, 12617 Burbank Rd, Corona, CA, 92880
03/04/11	FRANCES, LETICIA, 12617 BURBANK RD, EASTVALE, CA, 92880

Citation History			
Date	Transaction	Rep Name	Description
11/3/2010	New Citation Added	E Johnson	.
11/3/2010	Citation Data Entered	S Choi	.
11/3/2010	Responsible party entered	E Johnson	.
11/8/2010	Notice sent	T FEES	Inserted during Extract Commit
11/9/2010	User Inquiry	E Villa	PHAM, JOHN called and stated he wanted to know if the cite is paid for and a due date. Informed him its still not paid for and has 30 days to pay from issue date to avoid late fees. 3:40
11/23/2010	RP Changed	A Ortiz	New responsible party (Marked for noticing)
11/23/2010	Payment Plan Approved	A Ortiz	1x98.33 - 11/30/2010; 5x83.33 - 04/29/2011.
11/23/2010	Payment Plan Admin Fee	A Ortiz	Admin fee for payment plan
11/23/2010	Placed On Hold	A Ortiz	Placed on hold until 12/7/2010.
11/23/2010	Correspondence Sent	A Ortiz	Payment plan letter sent.
11/23/2010	User Inquiry	A Ortiz	Spoke to Leticia she called in to be placed on a payment plan. 4:44
12/6/2010	Reopened by Data Ticket	T FEES	Payment plan delinquent
12/6/2010	Notice sent	T FEES	Inserted during Extract Commit
12/7/2010	Reopened by Data Ticket	T FEES	Reopened since the hold expired 12/7/2010
12/7/2010	Notice sent	T FEES	Inserted during Extract Commit
1/13/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
2/18/2011	SSN Requested	W Stone	Inserted during Extract Commit for SSN REQUEST
2/25/2011	User Inquiry	M Perez	Spoke with PHAM, JOHN - called to check status on cite. Advised the cite was cleared from his name. 3:01pm
3/15/2011	SSN Miss	H Akolawala	SSN NO HIT

EXHIBIT NO. B²

Home | FAQ

EXHIBIT NO. B³

[Back to Main Page](#)

General Information			
Citation	A41118	Date	10/06/10
		Time	10:09 AM
Amt Owing this Citation:	\$100.00	This Person:	\$815.00
		This Plate:	
Issuing Agency:	Riverside County Administrative		Dept: Code Enforcement
Status:	OPEN: Noticed		
Number:	2 of 3		
Responsible Party Information			
Name:	FRANCES, LETICIA		
Address:	12617 BURBANK RD		
City/State/Zip:	EASTVALE, CA 92880		

Citation Information			
Location:	12617 BURBANK RD EASTVALE CA 92880	Case:	CV1001805
		Badge #:	72
Comments:			

Violation Information		
Code	Description	Amount
348.19.503(B)(6)	Recreational vehicle parked on driveway	100.00

Fee History

Payment History

Notice History				
Number	Notice Date	Due Date	Description	Amount
8657533	11/09/10	.	1st Notice Sent	100.00
8733962	12/08/10	.	2nd Notice Sent	100.00
8844488	01/14/11	.	3rd Notice Sent	100.00

Appeal History

Responsible Party History	
Date	Name & Address
11/03/10	FRANCES, LETICIA, 12617 BURBANK RD, EASTVALE, CA, 92880

EXHIBIT NO. B4

Citation History			
Date	Transaction	Rep Name	Description
11/3/2010	New Citation Added	E Johnson	.
11/3/2010	Citation Data Entered	S Choi	.
11/3/2010	Responsible party entered	E Johnson	.
11/8/2010	Notice sent	T FEES	Inserted during Extract Commit
12/7/2010	Notice sent	T FEES	Inserted during Extract Commit
1/13/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
2/18/2011	SSN Requested	W Stone	Inserted during Extract Commit for SSN REQUEST
3/15/2011	SSN Miss	H Akolawala	SSN NO HIT

Home | FAQ

EXHIBIT NO. B⁵

[Back to Main Page](#)

General Information			
Citation	A42109	Date	01/21/11
		Time	10:12 AM
Amt Owing this Citation:	\$200.00	This Person:	\$815.00
		This Plate:	
Issuing Agency:	Riverside County Administrative	Dept:	Code Enforcement
Status:	OPEN: Noticed		
Number:	3 of 3		
Responsible Party Information			
Name:	FRANCES, LETICIA		
Address:	12617 BURBANK RD		
City/State/Zip:	EASTVALE, CA 92880		

Citation Information			
Location:	12617 BURBANK RD EASTVALE CA 92880	Case:	CV1001805
		Badge #:	72
Comments:			

Violation Information		
Code	Description	Amount
348.19.503(B)(6)	Recreational vehicle parked on driveway	200.00

Fee History

Payment History

Notice History				
Number	Notice Date	Due Date	Description	Amount
8950890	02/23/11	.	1st Notice Sent	200.00
9045379	03/28/11	.	2nd Notice Sent	200.00
9156457	05/06/11	.	3rd Notice Sent	200.00

Appeal History

Responsible Party History	
Date	Name & Address
02/09/11	FRANCES, LETICIA, 12617 BURBANK RD, EASTVALE, CA, 92880

EXHIBIT NO. B6

Citation History			
Date	Transaction	Rep Name	Description
2/9/2011	New Citation Added	S Choi	.
2/9/2011	Citation Data Entered	E Johnson	.
2/9/2011	Responsible party entered	S Choi	.
2/22/2011	Notice sent	T FEES	Inserted during Extract Commit
3/25/2011	Notice sent	T FEES	Inserted during Extract Commit
5/5/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
2/28/2012	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
2/29/2012	SSN Miss	H Akolawala	SSN NO HIT

Home | FAQ

EXHIBIT NO. B7

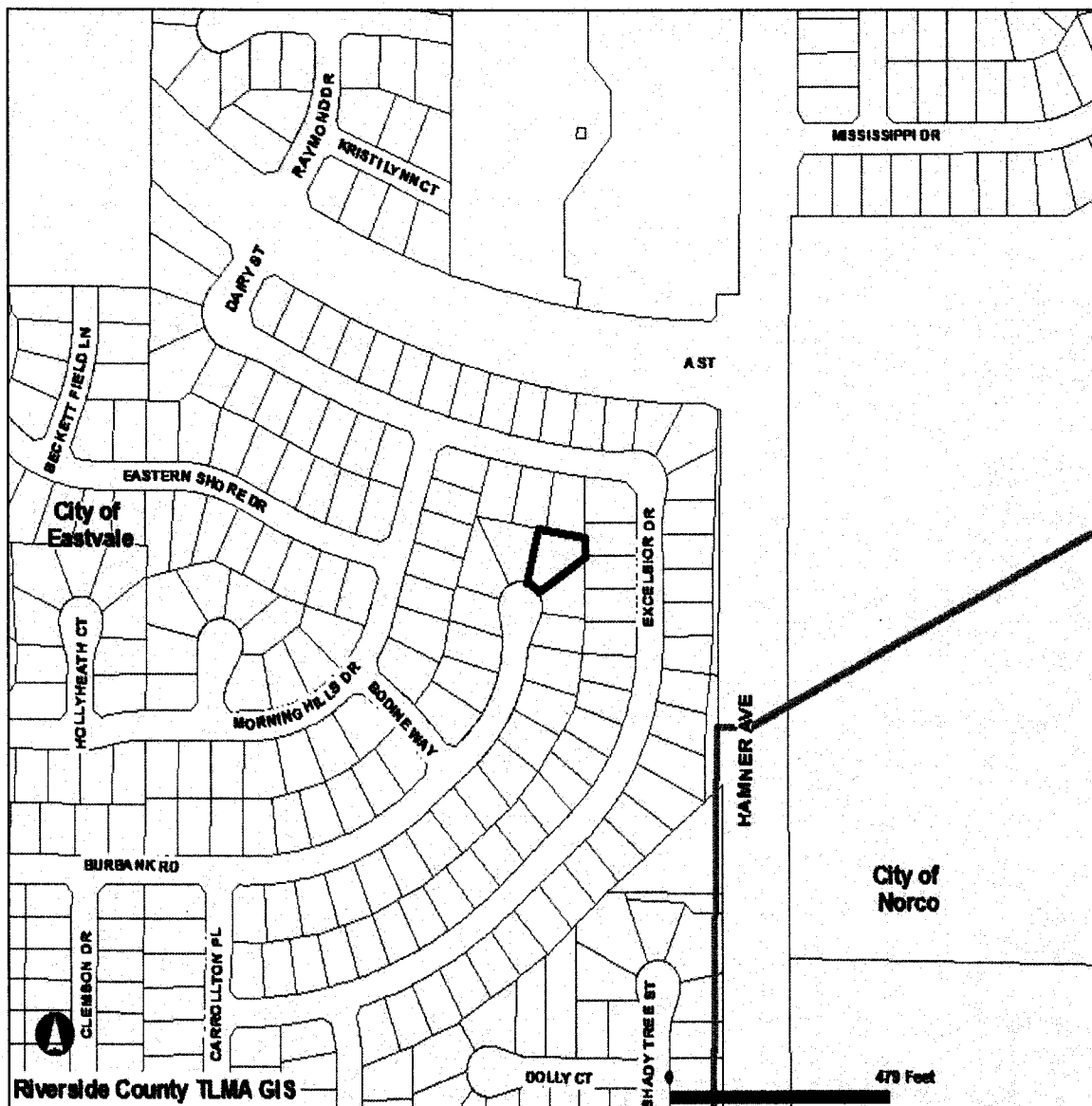
Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #152421032-0		Parcel # 152421032-0	
Assessee:	PHAM JOHN QUANG	Land	99,000
Mail Address:	12 TEXAS ST	Structure	353,000
City, State Zip:	IRVINE CA 92606	Full Value	452,000
Real Property Use Code:	R1	Total Net	452,000
Base Year	2006		
Conveyance Number:	0292436		
Conveyance (mm/yy):	5/2008		
PUI:	R010010		
TRA:	27-017		
Taxability Code:	0-00		
ID Data:	Lot 146 MB 357/035 TR 30817		
Situs Address:	12617 BURBANK RD CORONA CA 92880		

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
152-421-032

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

152-421-032-0

OWNER NAME / ADDRESS

JOHN QUANG PHAM
12617 BURBANK RD
CORONA, CA. 92880

MAILING ADDRESS

(SEE OWNER)
12 TEXAS ST
IRVINE CA. 92606

EXHIBIT NO. C²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 357/35
SUBDIVISION NAME: TR 30817
LOT/PARCEL: 146, BLOCK: NOT AVAILABLE
TRACT NUMBER: 30817

LOT SIZE

RECORDED LOT SIZE IS 0.23 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4236 SQFT., 6 BDRM/ 4.75 BATH, 2 STORY, ATTACHED GARAGE(616 SQ. FT), CONST'D 2005TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 713 GRID: D1

CITY BOUNDARY/SPHERE

CITY OF EASTVALE
NOT WITHIN A CITY SPHERE
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)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR7W SEC 36

ELEVATION RANGE

612/612 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

EASTVALE

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

PRADO-MIRA LOMA DISTRICT

ZONING OVERLAYS

IN OR PARTIALLY WITHIN THE EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
00201

VEGETATION (2005)
AGRICULTURAL 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
MIRA LOMA D

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. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
EASTVALE

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

14H

TRANSPORTATION AGREEMENTS

CONTRACT NUMBER: 0

APPROVAL DATE: Jul. 11, 2006

COMMENTS: For TUMF contact Alvin Medina at (951) 955-1667 and for RBBD contact Claire Hansen at (951) 955-2902 before paying Transportation fees

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

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

HIGH

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

CORONA-NORCO UNIFIED

COMMUNITIES

EASTVALE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.53 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040602

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

INFORMATION NOT AVAILABLE

SPECIAL NOTES

NO SPECIAL NOTES

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

REPORT PRINTED ON...Mon Jun 18 16:17:16 2012
Version 120530

Owner
PHAM,JOHN QUANG

Address
12617 BURBANK RD CORONA , CA 92880

Parcel/Tax ID
152-421-032

Property Profile

Ownership Information

Primary Owner	PHAM,JOHN QUANG	Site Address	12617 BURBANK RD
Secondary Owner		Site City, St Zip	CORONA, CA 92880
Ownership Description	Single Man	Mail Address	12 TEXAS
Telephone Number		Mail City, St Zip	IRVINE, CA 92606
Lot	146	Census Tract	0406.02
Housing Tract / Subdivision Name	30817 /		
Legal Description	.23 ACRES M/L IN LOT 146 MB 357/035 TR 30817		

Property Details

Use Code	Single family residence	County/Municipality	RIVERSIDE
State	CA	Total Rooms	
RTSQ		Bedrooms	6
Zoning		Bathrooms	6
Number Of Units		Basement Square Feet	
Year Built	2005	Parking	in Attached Garage
# Of Stories	2	Parking Square Feet	616
Lot Size	10,019	View	
Usable Lot Size		Pool	
Lot Depth		Fireplace	Yes
Lot Width		HT/AC	Both
Square Feet	4,236	Cooling Detail	Central
Square Ft 1st Flr		Heating Detail	Central
Square Ft 2nd Flr		Roof Type	Tile
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	152-421-032	Assessor's Market Value	
Assessed Total	\$452,000	Tax Amount	\$8,139
Land Total	\$99,000	Status/Yr Delinquent	Current
Improvement	\$353,000	Tax Rate Area	27017
Percent Improvement	78.09%	HomeOwners Exemption	N

Sale Information

Last Sale Date	Jun 30, 2005	1st Loan Amount / Type	\$400,000 / Conventional
Document Number	0000525018	2nd Loan Amount	\$50,399
Sale Value	\$504,000 (Full)	Last Transaction W/O \$	
Cost / Square feet	\$119	Last Transaction W/O \$ Doc	
Title Company	FIRST AMERICAN TITLE		
Lender	INDYMAC BANK FSB		

Owner
PHAM,JOHN QUANG

Address
12617 BURBANK RD CORONA , CA 92880

Parcel/Tax ID
152-421-032

Transaction History

Transaction 1 - Transfer

Transaction Information

Buyer / Borrower	PHAM,JOHN Q	Signature Date	Oct 13, 2004
Recorded Date	Jun 30, 2005	Multiple/Portion	
Title Company	FIRST AMERICAN TITLE		
Ownership Transfer Information			
Seller	NORTH CORONA 417 LLC	Transaction Type	Subdivision
Transfer Value	\$504,000 (Full)	Deed In Lieu	N
		Deed Type	Grant Deed Or Deed Of Trust
Document #	0000525018		
Loan Information			
Loan Amount	\$400,000	Loan Type	Conventional
Document #	525019	Interest Rate Type	Adjustable Rate
		Seller Carry Back	N
Lender Name	INDYMAC BANK FSB		
Loan Information			
Loan Amount	\$50,399	Loan Type	Conventional
Document #	525020	Interest Rate Type	Fixed
		Seller Carry Back	N
Lender Name	INDYMAC BANK FSB		

Legend

\$ Unusually large change in price

31 Multiple sales within a 30 day period

RECORDING REQUESTED BY
 First American Title Company

AND WHEN RECORDED MAIL TO:
 John Q. Pham
 12617 Burbank Road
 Corona, CA 92880

1553032-05

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	IMP	LRSC
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MAN: 057005
 A.P.N.: 134-250-002-3 (MCP) Lot 146,

GRANT DEED

9)

30

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ 591.40;
 computed on the consideration or full value of property conveyed
 unincorporated area; City of

T
YS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NORTH CORONA 417, LLC, a California Limited Liability Company

hereby GRANTS to John Quang Pham, a single man

the following described property in the Unincorporated Area, County of Riverside, State of California:

As more particularly described in Exhibit "A" attached hereto and made a part thereof...

Dated: 10/13/04

NORTH CORONA 417, LLC
 A California Limited Liability Company
 By: Van Daele Communities, LLC
 A California Limited Liability Company
 It's Managing Member

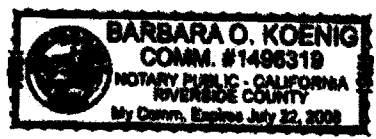
By: [Signature]
 Patrick J. Van Daele, President

STATE OF California)
) ss.
 COUNTY OF Riverside)

On 10/13/04 before me, Barbara O. Koening personally appeared Patrick J. Van Daele, 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 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: [Signature]
 My Commission Expires: 7/22/08

This area for official notarial seal



Title Order Number:

File Number: SSB-1557032

Exhibit "A"

Real property in the Unincorporated Area, County of Riverside, State of California, described as follows:

**LOT 146 OF TRACT NO. 30817 AS SHOWN BY MAP ON FILE IN BOOK 357 PAGES 35 THROUGH 43 OF
MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.**

APN:

Recording Requested By
First American Title NHS

DOC # 2005-0525020

06/30/2005 08:00A Fee:48.00

Page 1 of 14

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording Requested By:
IndyMac Bank, F.S.B. c/o Document Management

[Company Name]

And When Recorded Mail To:
IndyMac Bank, F.S.B. c/o Document Management

[Company Name]

[Name of Natural Person]

3465 E. Foothill Blvd.

[Street Address]

Pasadena, CA 91107

[City, State Zip Code]

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		14		1					
									4	
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DEED OF TRUST
(Secondary Lien)

48
T
YS

DEFINITIONS

MIN: 100055401215165202

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19, and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

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

June 23, 2005

(B) "Borrower" is John Quang Pham, a single man

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is IndyMac Bank, F.S.B., a federally chartered savings bank

Lender is a Federal Savings Bank organized and existing under the laws of United States of America. Lender's address is 155 North Lake Avenue, Pasadena, CA 91101

(D) "Trustee" is First American Title Insurance Company

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated June 23, 2005

Loan No: 121516520

Initials: _____

California Deed of Trust—Single Family—Secondary Lien
—THE COMPLIANCE SOURCE, INC.—

Page 1 of 11

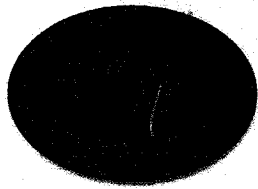
MERS Modified Form 3801 01/01

Modified By "The Compliance Source, Inc." 14102CA 03/02
©2002, The Compliance Source, Inc.

www.compliance-source.com



50707551



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 12, 2012

JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Subject Property: 12617 BURBANK RD, CORONA
Case No(s): CV10-01805
APN No(s): 152-421-032

Dear John Quang Pham:

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 EV- RV Parking located on your real property commonly described as 12617 BURBANK RD, CORONA, and more particularly described as Assessor's Parcel Number 152-421-032.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **One Thousand Two Hundred Thirty Two Dollars and Twenty Cents (\$1,232.20)**.

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.

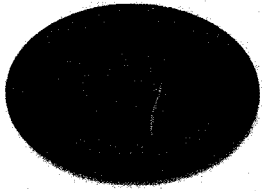
In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special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

JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Subject Property: 12617 BURBANK RD, CORONA
Case No(s): CV10-01805
APN No(s): 152-421-032

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
152421032 JOHN QUANG PHAM 12 TEXAS ST IRVINE, CA 92606

Date: 6/19/2012

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
06/18/2012	CV1001805- INV #104092. Orig. Amount \$432.20.	432.20	432.20
10/06/2010	CV1001805:A41117- INV #A41117. Orig. Amount \$500.00. A41117	500.00	932.20
10/06/2010	CV1001805:A41118- INV #A41118. Orig. Amount \$100.00. A41118	100.00	1,032.20
01/21/2011	CV1001805:A42109- INV #A42109. Orig. Amount \$200.00. A42109	200.00	1,232.20
		Total Now Due	\$1,232.20

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.

G. Elser
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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Date	Invoice #
6/18/2012	104092

Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Case Number	District	Class
CV1001805	2	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
4/6/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
4/20/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
6/4/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/14/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
7/20/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/6/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/26/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/18/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			217.60
6/18/2012	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
6/18/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$432.20

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	\$432.20

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.

G. E. L. SGO

Code Enforcement Department

EXHIBIT NO. EA



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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Citation Issue Date	Billing Date
10/6/2010	6/18/2012

Citation Number	District	Class
A41117	2	SOAC

Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A41117--CV1001805	1	500.00	500.00

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

EXHIBIT NO. ES



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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Citation Issue Date	Billing Date
10/6/2010	6/18/2012

Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Citation Number	District	Class
A41118	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A41118--CV1001805	1	100.00	100.00
			Subtotal	\$100.00
			Payments/Credits	\$0.00
			Total	\$100.00

EXHIBIT NO. E6



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

152421032
JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Citation Issue Date	Billing Date
1/21/2011	6/18/2012

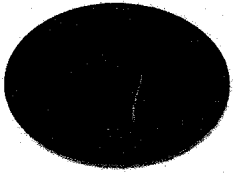
Property Address
152421032 JOHN QUANG PHAM 12617 BURBANK RD CORONA, CA 92880

Citation Number	District	Class
A42109	2	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A42109--CV1001805	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$200.00

EXHIBIT NO. E⁷



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

RESPONSIBLE PARTIES

Case No. CV10-01805

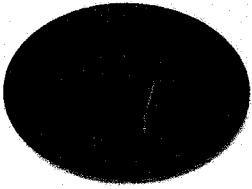
July 12, 2012

JOHN QUANG PHAM
12 TEXAS ST
IRVINE CA 92606

— LETICIA FRANCES
12617 BURBANK RD
CORONA CA 92880

INDYMAC BANK, F.S.B.
C/O DOCUMENT MANAGEMENT
3465 E FOOTHILL BLVD
PASADENA CA 91107

E8



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

**PROOF OF SERVICE
Case No. CV10-01805**

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 12, 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

RESPONSIBLE PARTIES LIST

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

JOHN QUANG PHAM 12 TEXAS ST, IRVINE, CA 92606
LETICIA FRANCES 12617 BURBANK RD CORONA CA 92880
INDYMAC BANK, F.S.B. C/O DOCUMENT MANAGEMENT 3465 E. FOOTHILL BLVD., PASADENA, CA 91107

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.

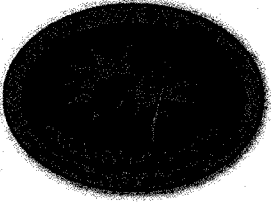
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON July 12, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Brenda Peeler, Code Enforcement Aide

E9



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

July 16, 2012

RE CASE NO: CV1001805

I, Marcella Villanueva, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 2nd floor Riverside, CA 92509.

That on 07/16/12 at 1148am, I securely and conspicuously posted Demand For Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

Property Address: 12617 BURBANK RD, CORONA

Assessor's Parcel Number: 152-421-032

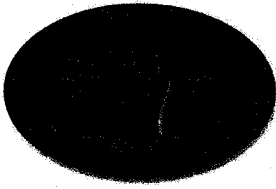
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on July 16, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Marcella Villanueva, Sr. Code Enforcement Officer

E10



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

July 31, 2012

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

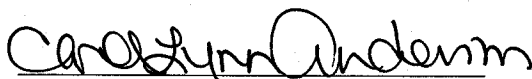
To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

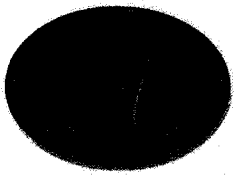
Subject Property: 12617 BURBANK RD, CORONA
Case No.: CV10-01805; PHAM
APN: 152-421-032

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Administrative Hearing Officer on **Tuesday, August 21, 2012, at 1:00 p.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) 955-1095. 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 C. Perez
Interim Director

RESPONSIBLE PARTIES

Case No. CV10-01805

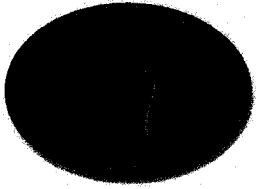
July 31, 2012

JOHN QUANG PHAM
12 TEXAS ST
IRVINE CA 92606

LETICIA FRANCES
JOHN QUANG PHAM
12617 BURBANK RD
CORONA CA 92880

INDYMAC BANK FSB
C/O DOCUMENT MANAGEMENT
3465 E FOOTHILL BLVD
PASADENA CA 91107

F²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

PROOF OF SERVICE

Case No. CV10-01805

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 31, 2012, I served the following documents(s):

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

RESPONSIBLE PARTIES LIST

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

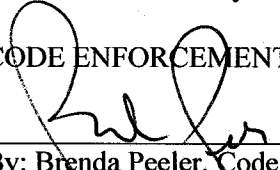
JOHN QUANG PHAM 12 TEXAS ST, IRVINE, CA 92606
LETICIA FRANCES/ JOHN QUANG PHAM 12617 BURBANK RD CORONA CA 92880
INDYMAC BANK, F.S.B. C/O DOCUMENT MANAGEMENT 3465 E. FOOTHILL BLVD., PASADENA, CA 91107

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.

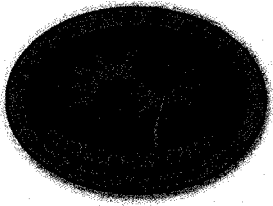
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON July 31, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Brenda Peeler, Code Enforcement Aide

F³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 1, 2012

RE CASE NO: CV1001805

I, Travis Engelking, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 2nd Floor, Riverside CA 92502.

That on 08/01/12 at 1:42pm, I securely and conspicuously posted a Notice of Hearing Re:Demand For Payment Statement Of Abatement Costs Notice Of Special Tax Assessment at the property described as:

Property Address: 12617 BURBANK RD, CORONA

Assessor's Parcel Number: 152-421-032

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

Executed on August 1, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Travis Engelking, Code Enforcement Officer

7/30/12

To: RIVERSIDE COUNTY CODE
ENFORCEMENT DEPARTMENT

FR: JOHN Q. PHAM

RE: CASE #: CV10-01805

APN #: 152-421-032

Over the course of about a year and a half, from April 2010 til Sept 2011 I had major issue with my tenant Glen Romo and Leticia Francis. They were the owner of the RV that parked illegally in the driveway of my home. I did try everything in my power to ask them to remove it and they kept stringing me a long saying that they will. Over that course of time, citations were written. I paid the first citation of \$100, they paid the 2nd citation of \$200 (I verified by calling in the enforcement department) and I paid the 3rd citation (Documents attached).

At the end when they still didn't move

EXHIBIT NO. 4

the RV, I proceeded to start the eviction process (AUG 2011)
The tenants filed bankruptcy and continued to
stay on my property rent free. It took 3+ months
total. The sheriff dept finally got my property
back on Nov 15th, 2011. (B) (Documents attached).
They destroyed the property and it took me
another 3+ months to fix it back up before
I could rent it again.

I've loss over ^{\$}25K from this ordeal from
rent not being paid and the cost of fixing (C)
the property. I've paid ^{\$}600 worth of citations
that was not mine. The county should of cited
the owner of the vehicle just like if they parked
illegally in the street.

Please review my case and find it in
all fairness and dismiss it for me. I will
be grateful for your consideration, of grey hair,

EXHIBIT NO. 62

Sincerely w/ lots of grey hair,
John Pham

952-427-1501
 LANCIA@BURBANK@YAHOO.COM

(A)

COUNTY OF RIVERSIDE
 CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A31449**

DATE: 6/4/10	TIME: 10:44 AM	CASE NUMBER: CV10-01805
NAME: (FIRST, MIDDLE, LAST) John Quang Pham		DOB:
MAILING ADDRESS: 12 Texas St	CITY: Irvine	STATE: CA ZIP: 92606
LOCATION OF VIOLATION: 12617 Burbank Rd Corona, CA 92880	DISTRICT: 2	
<input type="checkbox"/> BUSINESS OWNER <input type="checkbox"/> TENANT <input checked="" type="checkbox"/> PROPERTY OWNER <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
RCC Title 17	UNPERMITTED LANDUSE.	2ND PENALTY \$200.00
Sec. _____		3RD PENALTY \$500.00
RCC Title 17	EXCESSIVE OUTSIDE STORAGE.	
Sec. _____		
RCC Title 17	EXCESSIVE ANIMALS.	
Sec. _____		
RCC Title 15	CONSTRUCTION W/O A PERMIT.	
Sec. _____		
RCC Title 15	MOBILE HOME INSTALL W/O A PERMIT.	
Sec. _____		
RCC Title 15	GRADING W/O A PERMIT.	
Sec. _____		
RCC Title 21B	RV parked on driveway	
Sec. A.303(B)(6)		
RCC Title _____		
Sec. _____		
COMMENTS: APN # 152-421-032	TOTAL PENALTY \$ 100.00	
NAME OF CITING OFFICER J Lince	BADGE NO. 72	

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 _____

X Posted

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

John Quang Pham
 12 Texas St.
 Irvine, CA 92606-1779
 (714) 408-7452

2913

90-7608/3222

6/15 2010

EZShieldSM Check
 Fraud Protection

Pay to the Order of COUNTY OF RIVERSIDE, CODE ENFORCEMENT DEPARTMENT \$ 100.00

One Hundred AND NO/100

NORTHROP GRUMMAN
 FEDERAL CREDIT UNION
 879 W. 190th ST. (800) 633-2848
 GARDENA, CA 90248

CITATION # **A31449**

For **APN # 152-421-032**

⑆ 3 2 2 2 7 6 0 8 8 ⑆ 2 9 6 3 ⑆ 0 0 0 9 0 7 3 6 3 ⑆

John Pham

EXHIBIT NO. **63**

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A31889**

DATE: 7/20/10	TIME: 10:20 (AM) PM	CASE NUMBER: CV10-01805
NAME: (FIRST, MIDDLE, LAST) John Quang Pham		DOB:
MAILING ADDRESS: 12 Texas St		CITY: Irvine STATE: CA ZIP: 92606
LOCATION OF VIOLATION: 12617 Burbank Rd, Covington, CA 92630		DISTRICT: 2
<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:		
RIVERSIDE COUNTY CODE VIOLATION		PENALTY AMOUNT
RCC Title 17	UNPERMITTED LANDUSE.	1ST PENALTY \$100.00 2ND PENALTY \$200.00 3RD PENALTY \$500.00
Sec. _____		
RCC Title 17	EXCESSIVE OUTSIDE STORAGE.	
Sec. _____		
RCC Title 17	EXCESSIVE ANIMALS.	
Sec. _____		
RCC Title 15	CONSTRUCTION W/O A PERMIT.	
Sec. _____		
RCC Title 15	MOBILE HOME INSTALL W/O A PERMIT.	
Sec. _____		
RCC Title 15	GRADING W/O A PERMIT.	
Sec. _____		
RCC Title 1523(B)(6)	RV parked on driveway	X
Sec. _____		
COMMENTS: APN # 152-421-032		TOTAL PENALTY \$ 200.00
NAME OF CITING OFFICER: J Lance		BADGE NO. 72

PAID IN FULL ON
8/18/10
BY TISHIA
Romo.

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 _____

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

EXHIBIT NO. 64

**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
13575 MAGNOLIA AVE
ADMINISTRATIVE CITATION NO. A41117
CORONA, CA. 92879**

DATE: 10/6/10 TIME: 10:09 AM/PM CASE NUMBER: CW10-01805
 NAME: (FIRST, MIDDLE, LAST) John Quang Pham DOB:
 MAILING ADDRESS: CITY: STATE: ZIP: 12 Texas St Irvine CA 92606
 LOCATION OF VIOLATION: 12617 Burbank Rd Eastvale, CA 92880 2 DISTRICT
 BUSINESS OWNER PROPERTY OWNER OTHER
 TENANT CONTRACTOR

The following conditions exist on the property listed above:

RIVERSIDE COUNTY CODE VIOLATION		PENALTY AMOUNT		
		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. _____	GRADING W/O A PERMIT.			
RCC Title 19 Sec. 19.52(B)(6)	RV parked on driveway			X
RCC Title _____ Sec. _____				

COMMENTS: APN# 152-421-032 TOTAL PENALTY \$ 500.00
 NAME OF CITING OFFICER: J Lane BADGE NO. 72

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.citationprocessingcenter.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 _____ /Date _____ X Posted

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

ADMINISTRATIVE CITATION NO. **A42108**

DATE: 1/21/11 TIME: 10:12 AM PM CASE NUMBER: CV10-01805
 NAME: (FIRST, MIDDLE, LAST) John Quang Pham DOB:
 MAILING ADDRESS: 12 Texas St CITY: Irvine STATE: CA ZIP: 92606
 LOCATION OF VIOLATION: 12617 Burbank Rd Eastvale, CA 92880 DISTRICT: 2
 BUSINESS OWNER PROPERTY OWNER OTHER
 TENANT CONTRACTOR

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. _____	GRADING W/O A PERMIT.			
RCC Title 15 Sec. _____	RV Parked on Driveway (BXG)			X
RCC Title _____ Sec. _____				

COMMENTS: APN # 152-421-032 TOTAL PENALTY \$ 500.00
 NAME OF CITING OFFICER: Lance BADGE NO. 72

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.citationprocessingcenter.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: _____ Date: _____ Posted
 Distribution: PROCESSING COMPANY—White; OFFICER—Green; DEFENDANT—Yellow

ADMINISTRATIVE CITATION—Riverside County Code Chapter 1.16 (Ordinance 725) provides for the issuance of administrative citations for Riverside County Ordinance Violations. Citations may be issued for each day the violation exists.

TO APPEAL THIS CITATION - An appeal request for this citation must be filed in writing within 20 days of the date this citation was issued. Please include the citation number, your reasons for the appeal, your name, preferred mailing address and a contact number on your appeal request. Include a check or money order as a deposit for the total penalty amount as shown on the reverse side of the citation. **Appeals received without the full deposit cannot be accepted.** If your appeal is successful, the full penalty amount placed on deposit will be refunded to you.

Mail the above items to:

County of Riverside
 Code Enforcement Department
 Citation Processing Center
 P.O. Box 7275
 Newport Beach, CA 92658-7275

HOW TO PAY THE PENALTY AMOUNT— The penalty amount is indicated on the front side of this citation. Prior to receiving an invoice from the Revenue Collector, you may pay by mail, in the envelope provided. Payment should be made by personal check, cashier's check, or money order payable to the COUNTY OF RIVERSIDE. Please write the citation number on your check or money order. **DO NOT SEND CASH.**

TO PAY THIS CITATION ELECTRONICALLY— You may pay this citation online via the internet by logging onto www.citationprocessingcenter.com

CONSEQUENCES OF FAILURE TO PAY THE PENALTY AMOUNT— The failure of any person to pay the penalty assessed by the administrative citation within the time specified on the citation or on the invoice from the Revenue Collector may result in the Notification to the State Franchise Tax Board, or the County pursuing any legal remedies to collect the civil penalties. The County may also move to recover its collection costs. Each and every day a violation of Riverside County Ordinances exists constitutes a separate and distinct offense and shall be subject to citation. Another Administrative Citation may be issued to you for the same violation (s) if the violations are not corrected for the same or an increased penalty amount. A criminal citation or an administrative abatement action may also be taken against you.

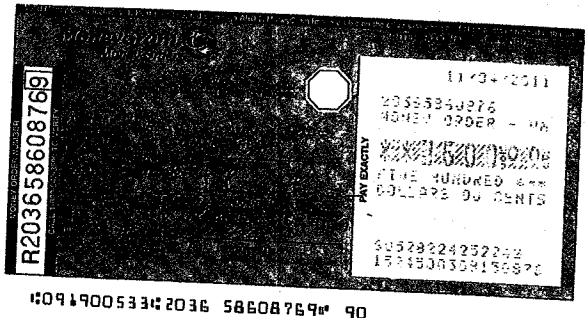
IF YOU NEED FURTHER CLARIFICATION about payment of this citation, please call 1-800-969-6158. To obtain the status of your citation online please go to www.citationprocessingcenter.com

IF YOU NEED FURTHER INFORMATION ABOUT HOW TO COMPLY with Riverside County Ordinances, please contact Code Enforcement Department at (951) 955-2004

EXHIBIT NO. 66

4/4/11

TO: RIVERSIDE COUNTY CODE
ENFORCEMENT DEPT
FR: JOHN PHAM
RE: APPEALING CITATION
TW9045378



This letter is to appeal the above citation of \$500 that was cited under my name. I own the property at 12617 BUBANK ROAD, EASTVALE CA and rent it out to a tenant by the name of GLEN ROMO and LETICIA FRANCIS. The recreational vehicle that was cited in this citation belongs to GLEN ROMO (DRIVER'S LIC # N7667525).

Please change the name on the above citation to GLEN ROMO since it is his vehicle and he is the one violating the city code. You can contact me at 714-231-9877 cell or email PHAMRACER@YAHOO.COM or my address 12 TEXAS ST., IRVINE CA. 92606

Thank You,
John Pham

EXHIBIT NO. 67

Valid Money Order includes: 1. Heat sensitive, red stop sign AND 2. MoneyGram image visible on the other side when held at an angle or rubbed with coin.



INTERNATIONAL MONEY ORDER

MONEY ORDER NUMBER
R203658608769

CALL 1-800-542-3590 TO VERIFY

PAY TO THE ORDER OF ORDER A LA ORDER OF

Riverside County Code Enforcement Dept

John G. P... John O...

PURCHASER, SIGNER FOR DRAWER / COMPRODOR, FIRMA DEL LIBRADOR

ADDRESS: 501 N Greenhurst St #109

DIRECTION: Anaheim, CA 92801

CITATION # A42108

11/04/2011
20365860876
MONEY ORDER - WM
PAY EXACTLY
500000
FIVE HUNDRED ***
DOLLARS 00 CENTS
60528224252242
1524500308150876

091900533:2036 58608769 90

EXHIBIT NO. 68

(B)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
13800 Heacock St.D201(2nd Flr)
Moreno Valley, CA 92553
www.riverside.courts.ca.gov

NOTICE OF UNLAWFUL DETAINER TRIAL

JOHN PHAM

vs.

CASE NO MVC1104925

GLEN ROMO

TO: BARRY LEE O'CONNOR & ASSOCIATES PLC
3691 ADAMS STREET
RIVERSIDE CA 92504

Notice is hereby given that the court has set this matter for trial on 10/05/11 at 1:00 in Department MV1UD.

If you are at least 60 years of age and/or have low income, you may qualify for an attorney at no cost through Inland Counties Legal Services (ICLS). To be considered, you may call (951) 368-2555, (951) 368-2570, or 1(888) 455-4257 for an appointment. If you prefer, on the day of your court trial, you may appear at 12:45 p.m. in front of the courtroom(Department MV1). Services are available to qualifying persons, whether you are the landlord or the tenant.

****Si usted tiene por lo menos 60 anos de edad y/o es de bajos recursos, podria calificar para un abogado sin costo a traves de Inland Counties Legal Services (ICLS). Para ser considerado, puede llamar al (951) 368-2555, (951) 368-2570, o 1(888) 455-4257, para una cita. Si prefiere, puede presentarse frente el Departamento MV1 a las 12:45 p.m. el dia de su juicio. Estos servicios estan disponibles para todos los que califiquen, siendo el dueno propietario o inquilino. ****

CERTIFICATE OF MAILING

I certify that I am currently employed by the Superior Court of California, County of Riverside, and that I am not a party to this action or proceeding. In my capacity, I am familiar with the practices and procedures used in connection with the mailing of correspondence. Such correspondence is deposited in the outgoing mail of the Superior Court. Outgoing mail is delivered to and mailed by the United States Postal Service, postage prepaid, the same day in the ordinary course of business. I certify that I served a copy of the foregoing notice on this date, by depositing said copy as stated above.

Dated: 09/21/11

Court Executive Officer/Clerk

By:


ANITA B CUMBERT, Deputy Clerk

ac:mcmvt,mctud,mcdut,mcudt

EXHIBIT NO. 69

#12

ATTORNEY OR UNREPRESENTED PARTY (NAME AND ADDRESS):
BARRY LEE O'CONNOR APLC SBN 134549 (51())689-9644
3691 ADAMS ST.
RIVERSIDE CA 92504

TELEPHONE NO.:

COURT USE ONLY

ATTORNEY(S) FOR: PLAINTIFF

NAME OF COURT: Riverside Superior Ct
STREET ADDRESS: 13800 Hewcock Suite D-201
MAILING ADDRESS:
CITY AND ZIP CODE: Moreno Valley
BRANCH NAME:

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
OCT 05 2011

PLAINTIFF: John Pham

DEFENDANT: Glen Romo, Leticia FRANCIS

CASE NUMBER: MUC 110 4925

STIPULATION FOR JUDGMENT (Unlawful Detainer)

IT IS HEREBY STIPULATED BY AND BETWEEN THE PLAINTIFF(S) John Pham

AND DEFENDANT(S) Glen Romo, Leticia FRANCIS & all others

THAT PLAINTIFF BE AWARDED RESTITUTION OF THE PREMISES LOCATED AT:
12617 Burbank Rd Corona, CA

AND THAT A MONEY JUDGMENT BE GRANTED IN FAVOR OF PLAINTIFF(S) AS FOLLOWS:
\$ 13,205²⁸ RENT & DAMAGES; \$ 400 ATTORNEY FEES; \$ 315 COSTS FOR A
TOTAL JUDGEMENT OF: \$ 13,920²⁸. STAY OF EXECUTION AS TO (A) POSSESSION
WRIT TO ISSUE FORTHWITH NO LOCKOUT BEFORE Oct 19 2011

TO PREVAILING PARTY FOR CREDIT REPORTING PURPOSES CCC1786.18(A)(5)
no further motions, appeals or stays leave being clear

() STAY OF EXECUTION AS TO MONEY JUDGMENT GRANTED AS FOLLOWS: PAYMENTS ARE TO BE MADE AT THE RATE
OF \$ _____ PER MONTH, BEGINNING ON (Date) _____ AND ON THE
DAY OF EACH MONTH THEREAFTER UNTIL PAID IN FULL. IF ANY PAYMENT IS MISSED, THE ENTIRE BALANCE BECOMES
DUE. A WRIT OF EXECUTION MAY THEN ISSUE UPON THE VERIFIED AFFIDAVIT OF PLAINTIFF, WITHOUT NOTICE.


DATE: 10/5/2011
PLAINTIFF/ATTORNEY

DATE: 10/5/2011
DEFENDANT/ATTORNEY

DEFENDANT/ATTORNEY

() STIPULATION IS ORDERED ENTERED ON THE TERMS AS STATED. (FORMAL JUDGMENT TO BE SUBMITTED)
(A) JUDGMENT IS HEREBY ORDERED ON ALL TERMS OF THE FOREGOING STIPULATION.

DATE: 10-5-11 EXHIBIT NO. G10 JUDGE: J. J. Hudspeth

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address): BARRY LEE O'CONNOR BARRY LEE O'CONNOR A PLC SBN 134549 3691 ADAMS STREET 3691 ADAMS ST. RIVERSIDE, CA 92504 TELEPHONE NO.: 951-689-9644 FAX NO. (Optional): (951) 352-2325 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): PLAINTIFF <input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD		FOR COURT USE ONLY <div style="text-align: right; font-size: small;"> 11 OCT 10 PM 4:17  </div>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 13800 HEACOCK ST. MAILING ADDRESS: STE. D201 CITY AND ZIP CODE: MORENO VALLEY, CA 92553 BRANCH NAME: MORENO VALLEY COURTHOUSE		
PLAINTIFF: JOHN PHAM DEFENDANT: GLEN ROMO, LETICIA FRANCIS, ALL OTHERS IN POSSESSION		
WRIT OF <input type="checkbox"/> EXECUTION (Money Judgment) <input checked="" type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input type="checkbox"/> SALE <input checked="" type="checkbox"/> Real Property	CASE NUMBER: MVC1104925 LIMITED CIVIL	

1. To the Sheriff or Marshal of the County of: RIVERSIDE

You are directed to enforce the judgment described below with daily interest and your costs as provided by law.

2. To any registered process server: You are authorized to serve this writ only in accord with CCP 699.080 or CCP 715.040.

3. (Name): JOHN PHAM

is the judgment creditor assignee of record whose address is shown on this form above the court's name.

4. Judgment debtor (name and last known address):

GLEN ROMO
12617 BURBANK RD.
CORONA, CA 92880

LETICIA FRANCIS
12617 BURBANK RD.
CORONA, CA 92880

Additional judgment debtors on next page

5. Judgment entered on (date): 10/05/11

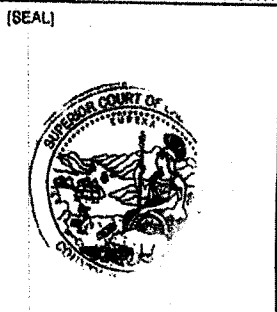
6. Judgment renewed on (dates):

7. Notice of sale under this writ

- a. has not been requested.
- b. has been requested (see next page).

8. Joint debtor information on next page.

- 9. See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.
- 10. This writ is issued on a sister-state judgment.
- 11. Total judgment \$
- 12. Costs after judgment (per filed order or memo CCP 685.090) \$
- 13. Subtotal (add 11 and 12) \$
- 14. Credits \$
- 15. Subtotal (subtract 14 from 13) \$
- 16. Interest after judgment (per filed affidavit CCP 685.050) (not on GC 6103.5 fees) ... \$
- 17. Fee for issuance of writ \$ 25.00
- 18. Total (add 15, 16, and 17) \$ 25.00
- 19. Levying officer:
 - (a) Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) of \$
 - (b) Pay directly to court costs included in 11 and 17 (GC 6103.5, 68511.3; CCP 699.520(i)) \$
- 20. The amounts called for in items 11-19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.



Issued on (date): **OCT 13 2011**

Clerk, by **J. JOHNSON** Deputy

NOTICE TO PERSON SERVED: SEE NEXT PAGE FOR IMPORTANT INFORMATION.

PLAINTIFF: JOHN PHAM

CASE NUMBER:
MVC1104925

DEFENDANT: GLEN ROMO, LETICIA FRANCIS, ALL OTHERS IN POSSESSION

— Items continued from page 1 —

20 NO RECORD BEFORE 10-19-11

21. Additional judgment debtor (name and last known address):

ALL OTHERS IN POSSESSION
12617 BURBANK RD.
CORONA, CA 92880

22. Notice of sale has been requested by (name and address):

23. Joint debtor was declared bound by the judgment (CCP 989-994)

a. on (date):

b. name and address of joint debtor:

a. on (date):

b. name and address of joint debtor:

c. additional costs against certain joint debtors (itemize):

24. (Writ of Possession or Writ of Sale) Judgment was entered for the following:

a. Possession of real property: The complaint was filed on (date): 08/31/11

(Check (1) or (2)):

(1) The Prejudgment Claim of Right to Possession was served in compliance with CCP 415.46.

The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.

(2) The Prejudgment Claim of Right to Possession was NOT served in compliance with CCP 415.46.

(a) \$ _____ was the daily rental value on the date the complaint was filed.

(b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (specify):

b. Possession of personal property.

If delivery cannot be had, then for the value (itemize in 9e) specified in the judgment or supplemental order.

c. Sale of personal property.

d. Sale of real property.

e. Description of property: 12617 BURBANK RD., CORONA, CA 92880

NOTICE TO PERSON SERVED

WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying Notice of Levy (Form EJ-150).
WRIT OF POSSESSION OF PERSONAL PROPERTY. If the levying officer is not able to take custody of the property, the levying officer will make a demand upon you for the property. If custody is not obtained following demand, the judgment may be enforced as a money judgment for the value of the property specified in the judgment or in a supplemental order.

WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real property and place the judgment creditor in possession of the property. Except for a mobile home, personal property remaining on the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the time the judgment creditor takes possession of the premises.

▶ A Claim of Right to Possession form accompanies this writ (unless the Summons was served in compliance with CCP 415.46).

<small>PL (Name and Address):</small> Glen Romo, Leticia Francis 12617 Burbank Rd. Corona, CA 92880		<small>LEVYING OFFICER (Name and Address):</small> Riverside County Sheriff's Office Sheriff's Civil Division - West 4095 Lemon St., 4th Floor Riverside, CA 92501 (951) 955-2420 Fax: (951) 955-6155 California Relay Service Number (800) 735-2929 TDD or 711	
<small>NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY:</small> Riverside Superior Court Moreno Valley 13800 Heacock St., Bldg D#201 Moreno Valley, CA 92553		<small>COURT CASE NO.:</small> MVC1104925	
<small>PLAINTIFF:</small> John Pham <small>DEFENDANT:</small> Glen Romo, Leticia Francis, et al.		<small>LEVYING OFFICER FILE NO.:</small> 2011107840	
Eviction Restoration Notice			

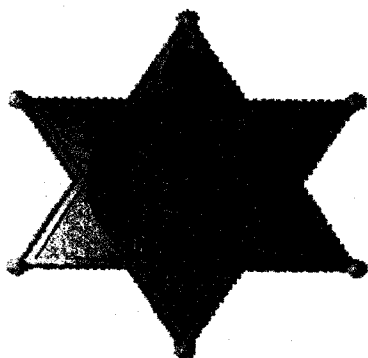
To: Evicted Tenants, Property Owners, Their Agents and The Local Police:

By virtue of a Writ of Execution for Possession of Real Property, the following property was restored to the landlord on:

Eviction Date:	Monday, October 24, 2011
Eviction Address:	12617 Burbank Rd. Corona, CA 92880

Pursuant to Penal Code Sections 419 and 602, and judgment debtor, any persons removed by the Sheriff or Marshal, or any person not authorized by the landlord, who enters the real property after eviction, may be subject to arrest.

Pursuant to California Civil Procedure sections 715.010(b)(3) and 715.030, all personal property left on the premises has been turned over to the landlord. The landlord is responsible for the safe keeping of tenant's property for fifteen (15) days from the date of eviction. The landlord may charge a reasonable fee for removal and storage of the property. However, upon demand of the tenant, the landlord must return the tenant's property if the tenant pays all costs incurred by the property owner for storage and maintenance. If the costs are not paid by the tenant and the tenant does not take possession of the property left behind before the end of the fifteen (15) day period, the landlord may either sell the property at public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CCC), if the property is valued at less than \$300.00, the landlord may dispose of the property or retain it for his own use. (1174 CCP)



Date: 11/30/11

Stanley Sniff
Sheriff-Coroner

By: L. ALVES #2574
 Sheriff's Authorized Agent

- TENANTS FILED BANKRUPTCY
 ON MON 10/24/11.

- FINAL LOCK OUT DATE 11/15/11

G^B

Servco Home Services

Invoice for:

12617 Burbank Road
Corona Ca 92880

Type of work performed:

Painting interior of house

Walls, closets, doors, frames, ceilings base boards and trim

Amount \$3110.00

Additional items added

Stair railing

Amount \$240.00

Garage interior walls

Amount \$110.00

Total Now Due \$3,460.00

SERVCO

Home Maintenance Services

INVOICE

Home owner Name:

John Pham

Address of house:

12617 Burbank Road
Corona Ca. 92880

Billing address:

12 Texas Street
Irvine Ca. 92880

Requested service

REPAIRS-

Door Bell	\$20.00.
Lawn service- cut and edge front and rear yards.....	\$ 50.00
Blinds- Repair /replace slots in back door.....	\$ 15.00
Dissemble tops of 2 A/C exterior units & remove debris.....	\$ 40.00
Filters- remove and replace central heating and air filters (2).....	\$ 20.00
Thermostat- replace thermostat with new one, 2 nd floor.....	\$ 35.00
Water Heater- tighten straps.....	\$10.00
Toilet Handle- replace with new one.....	\$ 10.00
Sink Faucet- tighten faucet and handles on bathroom sink.....	\$ 15.00
2nd floor bathroom- seal toilet and shower at floor.....	\$ 25.00
2nd floor Jack & Jill bathroom- seal toilet & tub at floor.....	\$ N/C
2nd floor main bathroom- repair running toilet.....	\$ 10.00
Kitchen sink- Drain pipe repair (falling apart).....	\$ 15.00
Kitchen MOLD- under sink mold removed, treated & sealed.....	\$75.00
Repair sprinklers (4)	\$ 20.00
Replace batteries in smoke detectors.....	\$ N/C

Total for labor\$ 335.00

Parts- Sprinklers (4), Toilet Handle, A/C Filters 20x30x1, (2), Paint semi gloss quart White, Silone, Drain pipe, Door bell, Thermostat (Honeywell), sprinkler risers, Mold treatment, Batteries

Parts total\$ 159.68

Persons at house to contact:

None vacant

Susan Van Es for access to community

NOTE on services performed: Sprinkler system has all sprinklers working but water pressure appears very low on ALL sprinklers. System appears to have an underground leak. Suggest leak detection professional should be called.

EXHIBIT NO. _____ **G²¹**

NOTE Central heating - A/C - Thermostat replaced as instructed. Upstairs unit still not responding properly. System needs to be inspected by professional heating and air conditioning company.

TOTAL DUE \$494.68

Payable at time services are rendered, unless other arrangements are made in advance.

Remit payment to:

SERVCO
40485 Murrieta Hot Springs Road
Suite 280 Murrieta Ca. 92563

Additional services available upon request:
(Additional fees will apply)

Thank you,
Servco

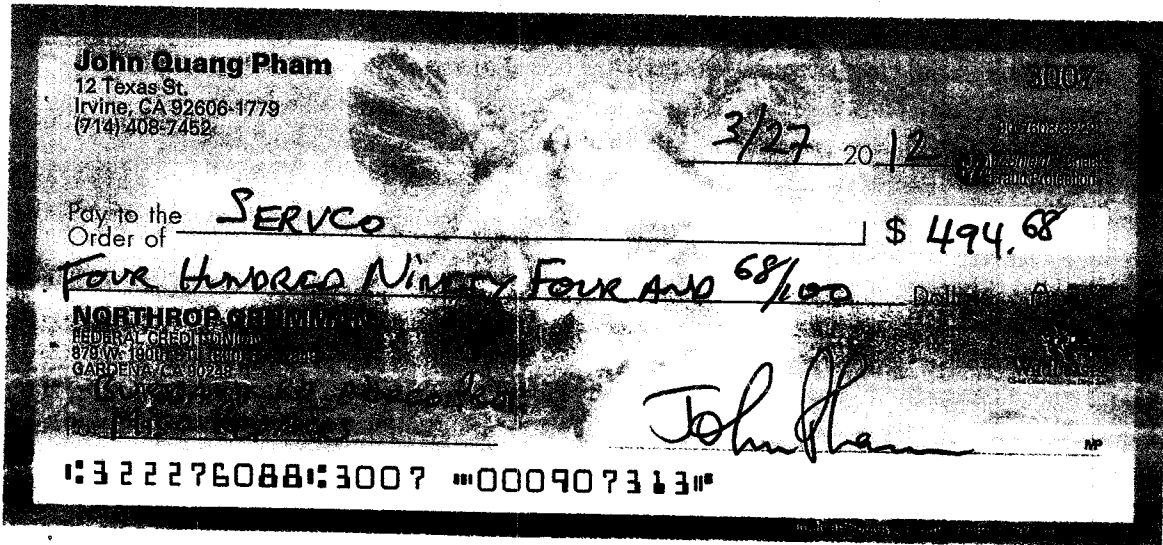


EXHIBIT NO. 6²²



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

JOHN QUANG PHAM
12 TEXAS ST
IRVINE, CA 92606

Subject Property: 12617 BURBANK RD, CORONA
Case No(s): CV10-01805
APN No(s): 152-421-032

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

regarding case number(s) CV10-01805

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: 11775 S. LACIENEGA # 2404
LOS ANGELES, CA. 90045

Signed: John Q. Pham
(Please SIGN your name here)

Date: 7/30/12

Print: JOHN QUANG PHAM
(Please PRINT your name here)

You may contact me at the following daytime phone number: 714-231-9877 CEL

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. H

RECEIVED AUG - 6 2012
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