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

106B



FROM:

Departmental Concurrence

**County Counsel** 

**Code Enforcement Department** 

SUBMITTAL DATE: September 13, 2012

SUBJECT: Statement of Abatement Costs [CV07-10229]

Subject Property: 1 Parcel N/O 21070 Fox Road, Perris: VALENZUELA

APN: 322-030-005 District One / One

#### **RECOMMENDED MOTION:** Move that the Board of Supervisors:

- assess the reasonable costs of abatement of a public nuisance (excess outside storage of (1)materials) in the above-referenced matter to be one thousand, one hundred eighty-eight dollars and sixty cents (US \$1,188.60);
- assess the costs of abatement against the above-described subject property; (2)
- authorize the recordation of a notice of abatement lien;
- authorize the abatement costs to be added to the tax roll as a special assessment; and (4)
- authorize and direct the Code Enforcement Department to take any reasonable actions to collect the (5)amount owed.

PATRICIA MUNROE, Deputy County Counsel (Continued) for PAMELA J. WALLS, County Counsel \$ N/A In Current Year Budget: N/A Current F.Y. Total Cost: **FINANCIAL** N/A **Current F.Y. Net County Cost: Budget Adjustment:** \$ N/A DATA **Annual Net County Cost:** \$ N/A For Fiscal Year: N/A **Positions To Be** SOURCE OF FUNDS: **Deleted Per A-30** Requires 4/5 Vote APPROVE C.E.O. RECOMMENDATION:

MINUTES OF THE BOARD OF SUPERVISORS

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

Policy

Consent | Policy Consent 🔀

Buster, Tavaglione, Stone, Benoit and Ashley

Ayes: Nays:

None None

**County Executive Office Signature** 

Absent: Date:

September 25, 2012

with a revised amount of costs to \$830.

XC:

Co. Co./CED

Per Exec. Ofc.

Dep't Recomm.:

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

Kecia Harper-Ihem

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD Statement of Abatement Costs [CV07-10229]

Subject Property: 1 Parcel N/O 21070 Fox Road, Perris; VALENZUELA

APN: 322-030-005 District One / One

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.

Notices of Violation and Administrative Citations were issued. Subsequently, the property was brought into compliance.

The property has a delinquent tax status as of 2011.

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

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

FROM:

**County Counsel** 

**Code Enforcement Department** 

SUBJECT:

Statement of Abatement Costs [Case No. CV07-10229]

Subject Property: 1 Parcel N/O 21070 Fox Road, Perris

APN: 322-030-005; VALENZUELA

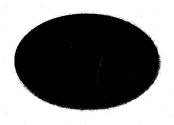
District One / District One

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

Hearing Date: SEPTEMBER 25, 2012

Request for Hearing	Exhibit G
Special Tax Assessment	Exhibit F
Statement of Abatement Costs Notice of	
Notice of Hearing Re: Demand for Payment	
Notice of Special Tax Assessment	Exhibit E
Demand for Payment Statement of Abatement Costs	·
Lot Book Report and/or DataQuick	Exnibit D
	F.4:64 D
And Geographic Information System, May 22, 2012	Exhibit C
Assessment-Roll For The Year 11/12	
Abatement Costs with Supporting Documents	EXNIDIT B
Summary Statement of Abatement Costs and Statement of	E. J. J. J. D
Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Notice of Hearing Re: Statement of Abatement Costs (including	

# EXHIBIT "A"



Juan C. Perez Interim Director

September 4, 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: 1 Parcel N/O 21070 Fox Road, Perris

Case No.: CV07-10229; VALENZUELA

APN: 322-030-005

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, September 25, 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 excess outside storage of materials located on your real property commonly described as 1 Parcel N/O 21070 Fox Road, Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 322-030-005.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand**, **one hundred eighty-eight dollars and sixty cents (US \$1,188.60).** A settlement in the amount of **eight hundred thirty dollars (US \$830.00)** has been tentatively reached between the property owner and the Department, subject to Board approval, and will be presented to the Board of Supervisors for consideration at the above-referenced hearing on September 4, 2012. If approved, the amount will be immediately due and payable upon receipt of the Board's order. In the event the total amount due is not paid, the Department may place a lien against your property and collect the amount due as a special tax assessment pursuant to the order.

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 checkin 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

TOP-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

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA

12840 WALTHAM ST BALDWIN PARK, CA 91706 Date: 5/24/2012

# Summary Statement of Abatement Costs

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
05/24/2012	CV0710229- INV #103979.	388.60	388.60
03/03/2011	CV0710229:A36199- INV #A36199. A36199	100.00	488.60
04/11/2011	CV0710229:A43524- INV #A43524. A43524	200.00	688.60
05/19/2011	CV0710229:A43640- INV #A43640. A43640	500.00	1,188.60

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

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

Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502

Phone: (951) 955-2004 Fax: (951) 955-8680



### **Statement of Abatement Costs**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK CA. 91706

Date	Invoice #
5/24/2012	103979

**Property Address** 

322030005

THERESA O VALENZUELA GILBERT G VALENZUELA I PAR N/O 21070 FOX RD. PERRIS, CA 92570

Case Number	District	Class
CV0710229	1	SOAC

You are liable to the County for the following abatement

Date	Item	Description	Hours/Qty	Rate	Amount
10/27/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/3/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/19/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/27/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/24/2012	SOAC Preparation	Prepare Summary of Abatement Cost	1	65.00	65.00
		Subtotal Code Enforcement Costs			174.00
5/24/2012	Prepare Case for SOAC H	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
to the extra	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing	1	69.75	69.75
		Subtotal County Counsel Costs			195.30
	DataQuick	Property Finder Reports & Transaction Report Subtotal Contractor Costs		19.30	19.30 19.30
			1		
				A	
			1		
	<u> </u>				
			Subtot	al ·	\$388.60

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 \$388.60

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

Code Enforcement Department



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

## **Administrative Citation**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK CA. 91706

Citation Issue Date	Billing Date
3/3/2011	5/23/2012

Citation Number	District	Class
A36199	1	SOAC

Property Address

322030005
THERESA O VALENZUELA
GILBERT G VALENZUELA
1 PAR N/O 21070 FOX RD.
PERRIS, CA 92570

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A36199 - CV0710229	1	100.00	100.00
			Subtotal	\$100.00
	and the second s		Payments/Cre	dits \$0.00
			Total	\$100.00



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

## **Administrative Citation**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST. BALDWIN PARK CA. 91706

Citation Issue Date		Billing Date
.%	4/11/2011	5/23/2012

Citation Number	District	Class
A43524	1	SOAC

Property Address

322030005
THERESA O VALENZUELA
GILBERT G VALENZUELA
1 PAR N/O 21070 FOX RD.
PERRIS, CA 92570

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A43524 - CV0710229	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Cre	dits \$0.00
			Total	\$200.00



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

## **Administrative Citation**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST. BALDWIN PARK CA. 91706

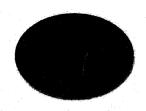
Citation Issue Date	Billing Date
5/19/2011	5/23/2012

Citation Number	District	Class
A43640	1	SOAC

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PAR N/O 21070 FOX RD. PERRIS, CA 92570

**Property Address** 

ltem	Description	Hours/Qty	Rate	Amount
Administrative Citations	A43640 - CV0710229	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Cre	dits \$0.00
			Total	\$500.00



Juan C. Perez Interim Director

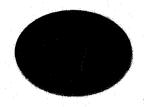
## RESPONSIBLE PARTIES Case No. CV07-10229

September 4, 2012

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK CA 91706

OCCUPANT 1 PARCEL N/OF (21070 FOX ROAD) PERRIS CA 92570

MARC MANDEL AND MILDRED MANDEL, TRUSTEES 10445 LAKEWOOD BLVD #104 DOWNEY CA 90241



Juan C. Perez Interim Director

## PROOF OF SERVICE Case No. CV07-10229

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Brenda Peeler</u>, 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 September 4, 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:

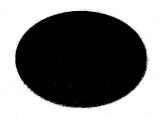
THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST, BALDWIN PARK, CA 91706 OCCUPANT 1 PARCEL N/OF (21070 FOX ROAD), PERRIS, CA 92570 MARC MANDEL AND MILDRED MANDEL, TRUSTEES 10445 LAKEWOOD BLVD #104, DOWNEY, CA 90241

- 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 September 4, 2012, in the County of Riverside, California.

CODE/ENFORCEMENT DEPARTMENT

By: Brenda Peeler, Code Enforcement Aide



#### AFFIDAVIT OF POSTING OF NOTICES

September 5, 2012

RE CASE NO: CV0710229

I, Patricia (Tricia) Silva, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 17650 Cajalco Road, Perris, California 92570.

That on <u>09/05/12</u> at <u>9:03 AM</u>, I securely and conspicuously posted Notice of Hearing Re: Statement of Abatement Costs at the property described as:

Property Address: 1 Parcel N/of (21070 Fox Road), PERRIS

Assessor's Parcel Number: 322-030-005

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

Executed on September 5, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Patricia (Tricia) Silva, Code Enforcement Technician

# EXHIBIT "B"

#### **Back to Main Page**

General Information

Citation A36199

Date 03/03/11

Time 12:50 PM

Amt Owing this Citation: \$100.00

This Person: \$1800.00

This Plate:

Issuing Agency: Riverside County Administrative

Dept: Code Enforcement

Status: OPEN: Noticed (sent to FTB)

Number: 2 of 5

Responsible Party Information

Name: VALENZUELA, THERESA O

Address: 12840 WALTHAM ST

City/State/Zip: BALDWIN PARK, CA 91706

**Citation Information** 

Location:

1 PAR N OF 21070 FOX RD PERRIS

CA 92570

Case: CV0710229

Badge #: 43

Comments: MISC ITEMS ON EAST SIDE OF MH

Violation Information

Code

Description

Amount

17.156.010

Unpermitted cargo containers

100.00

**Fee History** 

**Payment History** 

**Notice History** 

Number	Notice Date	Due Date	Description	Amount
9068506	04/05/11	The second secon	1st Notice Sent	100.00
9155269	05/06/11		2nd Notice Sent	600.00
111166630	06/10/11	•	3rd Notice Sent	600.00

**Appeal History** 

**Responsible Party History** 

Date

Name & Address

04/01/11 VALENZUELA, THERESA O, 12840 WALTHAM ST, BALDWIN PARK, CA, 91706

		Citat	ion History	
Date	Transaction	Rep Name	Description	
4/1/2011	New Citation Added	D Do		
4/1/2011	Citation Data Entered	S Choi		
4/1/2011	Responsible party entered	D Do		
4/4/2011	Notice sent	T FEES	Inserted during Extract Commit	
5/5/2011	Notice sent	T FEES	Inserted during Extract Commit	
6/9/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice	
3/2/2012	Send FTB Update	M Niranjanan	Sending to FTB (tracking #20120302) for update n due to TransCode 156 for cite #13160921	

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#### **Back to Main Page**

General Information

Citation A43524

Date 04/11/11

Time 03:50 PM

Amt Owing this Citation: \$200.00

This Person: \$1800.00

This Plate:

Issuing Agency: Riverside County Administrative

Dept: Code Enforcement

Status: OPEN: Noticed (sent to FTB)

Number: 4 of 5

Responsible Party Information

Name: VALENZUELA, THERESA O

Address: 12840 WALTHAM ST

City/State/Zip: BALDWIN PARK, CA 91706

Citation Information

Location:

1 PAR N OF 21070 FOX RD PERRIS

Case: CV0710229

Badge #: 43

Comments: 322 030 005

CA 92570

**Violation Information** 

Code

Description

Amount

17.156.010

Unpermitted cargo containers

200.00

**Fee History** 

**Payment History** 

**Notice History** 

Number	Notice Date	Due Date	Description	Amount
11112552	05/16/11	•	1st Notice Sent	200.00
111181185	06/16/11	•	2nd Notice Sent	700.00
111412918	07/22/11		3rd Notice Sent	200.00

**Appeal History** 

Responsible Party History

Date

Name & Address

05/02/11 VALENZUELA, THERESA O, 12840 WALTHAM ST, BALDWIN PARK, CA, 91706

		Citat	ion History	
Date	Transaction	Rep Name	Description	
4/29/2011	New Citation Added	S Choi		
4/29/2011	Citation Data Entered	E Johnson		
4/29/2011	Responsible party entered	S Choi		
5/13/2011	Notice sent	T FEES	Inserted during Extract Commit	
6/15/2011	Notice sent	T FEES	Inserted during Extract Commit	
7/21/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice	
3/2/2012	Send FTB Update	M Niranjanan	Sending to FTB (tracking #20120302) for update due to TransCode 156 for cite #13249604	

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#### **Back to Main Page**

#### General Information

Citation A43640

Date 05/19/11

Time 10:48 AM

Amt Owing this Citation: \$500.00

This Person: \$1800.00

This Plate:

Issuing Agency: Riverside County Administrative

Dept: Code Enforcement

Status: OPEN: Noticed (sent to FTB)

Number: 5 of 5

Responsible Party Information

Name: VALENZUELA, THERESA O

Address: 12840 WALTHAM ST

City/State/Zip: BALDWIN PARK, CA 91706

#### Citation Information

Location: 1 PAR N OF 21070 FOX RD PERRIS

Case: 0710229

Badge #: 43

Comments: 322 030 005

#### Violation Information

Code

Description

Amount

Amount

17.156.010

Unpermitted cargo containers

500.00

500.00 500.00 500.00

**Fee History** 

#### **Payment History**

#### **Notice History**

Number	Notice Date	Due Date	Description
111195413	06/21/11	•	1st Notice Sent
111411625	07/22/11	•	2nd Notice Sent
111510620	08/23/11		3rd Notice Sent

#### **Appeal History**

#### Responsible Party History

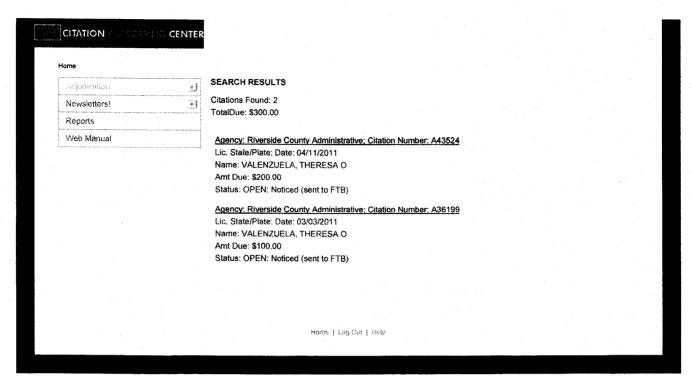
Date

Name & Address

06/10/11 VALENZUELA, THERESA O, 12840 WALTHAM ST, BALDWIN PARK, CA, 91706

	Citation History			
Date	Transaction	Rep Name	Description :	
6/10/2011	New Citation Added	B Kim		
6/10/2011	Citation Data Entered	S Choi	• Commission of the commission	
6/10/2011	Responsible party entered	B Kim		
6/20/2011	Notice sent	T FEES	Inserted during Extract Commit	
7/21/2011	Notice sent	T FEES	Inserted during Extract Commit	
8/22/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice	
3/2/2012	Send FTB Update	M Niranjanan	Sending to FTB (tracking #20120302) for update due to TransCode 156 for cite #13396451	

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# EXHIBIT "C"

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

Assessment #322030005-1		Parcel # 322030005-1	
Assessee:	VALENZUELA THERESA O	Land	32,553
Assessee:	VALENZUELA GILBERT G	Full Value	32,553
Mail Address:	12840 WALTHAM ST	Total Net	32,553
City, State Zip:	BALDWIN PARK CA 91706		
Real Property Use Code:	YY		
Base Year	2003	View Parcel Map	
Conveyance Number:	0747150		
Conveyance (mm/yy):	12/2002		
PUI:	Y040000		
TRA:	98-001		
Taxability Code:	0-00		
ID Data:	Lot 30 RS 034/089		

# 322030005 **ORANGE AVE** 0 HEADLY FOX ST

#### Selected parcel(s): 322-030-005

FOX RD

504 Feet

#### \*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 322-030-005-1

#### **OWNER NAME / ADDRESS**

THERESA O VALENZUELA GILBERT G VALENZUELA ADDRESS NOT AVAILABLE

#### **MAILING ADDRESS**

12840 WALTHAM ST BALDWIN PARK CA. 91706

Riverside County TLMA GIS

LEGAL DESCRIPTION
RECORDED BOOK/PAGE: RS 34/89 SUBDIVISION NAME: NOT AVAILABLE LOT/PARCEL: 30, BLOCK: NOT AVAILABLE TRACT NUMBER: NOT AVAILABLE

RECORDED LOT SIZE IS 2.68 ACRES

#### PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

#### THOMAS BROS. MAPS PAGE/GRID

PAGE: 776 GRID: G6, H6

#### **CITY BOUNDARY/SPHERE**

**NOT WITHIN A CITY** CITY SPHERE: PERRIS 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)**

**BOB BUSTER, DISTRICT 1** 

#### SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

**BOB BUSTER, DISTRICT 1** 

#### **TOWNSHIP/RANGE**

T4SR4W SEC 21

#### **ELEVATION RANGE**

1888/1932 FEET

#### **PREVIOUS APN**

NO DATA AVAILABLE

#### **PLANNING**

#### LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

#### SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

#### **AREA PLAN (RCIP)**

MEAD VALLEY

### GENERAL PLAN POLICY OVERLAYS NOT IN A GENERAL PLAN POLICY OVERLAY AREA

#### **GENERAL PLAN POLICY AREAS**

## ZONING CLASSIFICATIONS (ORD. 348) W-2-M-1/2 (CZ 5086)

#### **ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY DISTRICT

#### **ZONING OVERLAYS**

**NOT IN A ZONING OVERLAY** 

#### HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

#### SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBLITY 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

WRMSHCP CELL NUMBER

2635

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEWPROCESS)

**VEGETATION (2005)** 

COASTAL SAGE SCRUB DEVELOPED/DISTURBED LAND WOODLAND AND FORESTS

#### **FIRE**

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

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

FIRE RESPONSIBLITY AREA

STATE RESPONSIBILITY AREA

#### **DEVELOPMENT FEES**

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

**ROAD & BRIDGE DISTRICT** 

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

MEAD VALLEY

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**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

#### **ROAD BOOK PAGE**

61

#### TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

NOT IN A CETAP CORRIDOR.

#### **HYDROLOGY**

#### **FLOOD PLAIN REVIEW**

**NOT REQUIRED** 

#### **WATER DISTRICT**

emwd

#### **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

NO POTENTIAL FOR LIQUEFACTION EXISTS

#### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

#### PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL

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

#### **MISCELLANEOUS**

#### SCHOOL DISTRICT

VAL VERDE UNIFIED

#### COMMUNITIES

MEAD VALLEY

#### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN MEAD VALLEY #117 -STREET LIGHTING

#### **LIGHTING (ORD. 655)**

ZONE B, 40.38 MILES FROM MT. PALOMAR OBSERVATORY

#### 2000 CENSUS TRACT

042903

#### **FARMLAND**

LOCAL IMPORTANCE OTHER LANDS 098001

\*COUNTY FREE LIBRARY

\*COUNTY SERVICES AREA 117

\*COUNTY STRUCTURE FIRE PROTECTION

\*COUNTY WASTE RESOURCE MGMT DIST

\*CSA 152

\*EASTERN MUNICIPAL WATER

\*FLOOD CONTROL ADMINISTRATION

\*FLOOD CONTROL ZONE 4

\*GENERAL

\*GENERAL PURPOSE

\*METRO WATER EAST 1301999

\*PERRIS AREA ELEM SCHOOL FUND

\*PERRIS JR HIGH AREA FUND

\*PERRIS VALLEY CEMETERY

\*RIV CO REG PARK & OPEN SPACE

\*RIV. CO. OFFICE OF EDUCATION

\*RIVERSIDE CITY COMMUNITY COLLEGE

\*SAN JACINTO BASIN RESOURCE CONS

\*VAL VERDE UNIF

\*WATER

## SPECIAL NOTES NO SPECIAL NOTES

CODE COMPLAINTS

TOPE TONG WINTED		
Case #	Description	Start Date
CV0710230	NEIGHBORHOOD ENFORCEMENT	Dec. 10, 2007

REPORT PRINTED ON...Tue May 22 16:17:37 2012 Version 120405

322030005

# EXHIBIT "D"

\$29,000 (Full)

STEWART TITLE

MANDEL TRUST

Cost / Square feet

**Title Company** 

Lender

Last Transaction W/O \$

Last Transaction W/O \$ Doc

#### Transaction History

#### **Transaction 4 - Transfer**

**Transaction Information** 

**Buyer / Borrower** Recorded Date

VALENZUELA, THERESA O & GILBERT G

Dec 13, 2002

**Title Company** 

STEWART TITLE

Signature Date Multiple/Portion

**Ownership Transfer Information** 

Seller Transfer Value MANDEL.TR

\$29,000 (Full)

Transaction Type Deed In Lieu

Resale

Document #

0000747150

**Deed Type** 

Loan Information

Loan Amount

\$24,000

Loan Type

Conventional

Grant Deed Or Deed Of Trust

Document #

747151

Interest Rate Type Seller Carry Back

Fixed

Lender Name

MANDEL TRUST

**Transaction 3 - Transfer** 

**Transaction Information** 

Buyer / Borrower

**Recorded Date** 

GLADDEN.BRENDA Feb 14, 1997

AMERICAN TITLE

Signature Date Multiple/Portion

**Title Company Ownership Transfer Information** Seller

RUSHER, GREG W

**Transfer Value** 

\$18,344

**Transaction Type** 

Resale

Deed In Lieu **Deed Type** 

Document #

**Loan Information** 

0000051674

Trustees Deed Upon Sale

Loan Amount

Document #

0000051674

Loan Type

Conventional

**Interest Rate Type** Seller Carry Back

N

**Lender Name** 

Transaction 2 - Transfer

**Transaction Information** 

**Buyer / Borrower** Recorded Date

STEFANOVIC, JOSEP

**Title Company** 

Mar 26, 1991 TICOR TITLE

Signature Date Multiple/Portion

**Ownership Transfer Information** 

Seller **Transfer Value**  **RUDLEY FRANCES E** 

\$29,500 (Minus Lien)

**Transaction Type** 

Resale

0000098173

Deed In Lieu

Document #

**Deed Type** 

**Loan Information** 

Loan Type

Loan Amount Document #

\$22,271 0000098173

**Interest Rate Type** 

Conventional

Seller Carry Back N

Lender Name

SELLER

Transaction 1 - Transfer

**Transaction Information** 

**Buyer / Borrower** 

**Recorded Date** 

RUDLEY FRANCES E

Dec 01, 1989

Signature Date Multiple/Portion

**Title Company** COMMONWEALTH LAND TITLE **Ownership Transfer Information** 

RUSHER GREG W

Seller **Transfer Value** 

\$18,500 (Minus Lien)

Transaction Type

Resale

Document #

0000450551

0000450551

Deed In Lieu Deed Type

Ν

Loan Information

Loan Amount Document #

Loan Type

Conventional

**Lender Name** 

**Interest Rate Type** Seller Carry Back

N

Legend
--------

Musually large change in price

31 Multiple sales within a 30 day period

	SAFEORBING REOLESTED BY		12/13/2862 88:00A Fee:37.00 Page 1 of 1 Doc 7 Tax Paid Recorded in Official Records
~	AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO		County of Riverside Gary L. Orso Resessor, County Clerk & Recorder
14	Street Address Address Baldwin Park, Ca. 91706		
D-214	City State Zip	AI S G PASE	SIZE OA POOR NOCOP SMF MISC
15			COMY LONG REFUNC NOMO EXAM
	ORDER NO. 507214617   ESCROW NO. 50511-MF		TRA: 008 GRANT DEED
	The undersigned declares that the documenta	ry transfer tax is S31.90	and is 1
	X computed on the full value of the inte		
	The land, tenements or realty is located in		
	FOR A VALUABLE CONSIDERATION, re	Corry Perris	and wiedged.
	化环状元素 医动脉管 化二氯甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基		4, 1988, F/B/O The Mandel Family Trust
	hereby GRANT(S) to		
	Theresa O. Valenzuela and Gilbert G. Va	lenzuela, wife and husband as	Joint Tenants
	The following described real property in the		
	the following described real property in the v	my of Perns, County of Reven	suc, state of Camouna.
	Parcel 30 of record of survey, on file in b recorder of Riverside County, California		2 of records of survey, in the office of the
	Dated 11/06/2002		1 a lel
	STATE OF CALIFORNIA, ) COUNTY OF LOS ALGECES )		Marc Mandel, Trustee
	On Dec 02 2002 CARLOS ACBENTO LIOS, LOTARY	, before mc,	Well & Mandel
	(insert name/title of the officer), personally appeared	Property of the second	Mildred Mandel, Trustee
	manc mardec, mildred	mandel	
	personally known to me (or proved to me on the		CARLOS ALBERTO RIOS
	<ul> <li>ovidence) to be the person(s) whose name(s) informers and acknowledged to me that lec'she/they a</li> </ul>	executed the same in	Commission # 1378778 Notary Public - California
	his har/their authorized capacity(ies), and that by his/ on the instrument the person(s), or the entity upon	<b>1</b>	Los Angeles County
	person(s) acted executed the instrument.		My Comm. Expires Oct 7, 2008
	WITNESS my hand and official cal.		
	Signature Hours	E to an	(Notary Seal)
	MAIL TAX STATEMENTS TO PARTY SHO	WN BELOW: IF NO PARTY	50 SHOWN, MAIL AS DIRECTED ABOVE.
	Theresa O. Valenzuela & Gilbert G. Valenzuela	12840 Waltham Street	Baldwin Park, Ca. 91706
	Name	Street Address	City & State

### विकास साम्मा सामा हिन्सा स्थापन

ORDER NO.

507214617

ESCROW NO : 50511.MF

LOAN NO.

WHEN RECORDED MAIL TO:

Marc Mandel and Mildred Mandel, Trustees 10445 Lakewood Blvd. #104 Downey, Ca. 90241

2002-747151

12/13/2002 08:00A Fee: 15.00

Page 1 of 3 Recorded in Official Records County of Riverside

Gary L. Orso



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-		-			-				hi
A	R	š.		o con the statement	COPY	LONG	REPUNIO	MCHG	EXM

#### **DEED OF TRUST**

(SHORT FORM)

This Deed of Trust, made this 26th

day of November, 2002

, between

322-030-005

Theresa O. Valenzuela and Gilbert G. Valenzuela, wife and husband as Joint Tenents, herein called TRUSTOR

whose address is,

City of Perris

the county recorder of said County where said property is located, noted below, viz-

APN#

(maraber and street) Scriev's First American Title Insurance Company, a California Corporation, herein called TRUSTEE, and

Marc Mandel and Mildred Mandel, Trustees U/D/T Dated: November 14, 1988, F/B/O The Mandel Family Trust, herein called

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of APN # of Riverside County, California, described as:

Parcel 30 of record of survey, on file in book 34, pages 89, 90, 91 and 92 of records of survey, in the office of the recorder of Riverside County, California.

For the Purpose of Securing: 1. Payment of the sum of \$24,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, 2. The performance of each agreement of Trustor incorporated by reference or contained berein and, 3. Payment of additional sums and interest hereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note (or notes) reciting that they are secured by this Deed of Trust. To Protect the Security of This Deed of Trust: With respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded August 18, 1964 in the office of

COUNTY: Riverside BOOK: 3778

PAGE:

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B. (identical in all counties, and printed on page 2 hereof) are by the within referenced thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

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

STATE COUNTY

(insert name/title of the officer), personally appeared

before me

uature of Trustor

personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and cknowledged to me that he/she/they executed the same in his/her/their authorized spacity(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 official notarial seal)

IF THE TRUSTOR SELLS, CONVEYS OR ALIENATES THE SAID PROPERTY, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, ANY INDEBTEDNESS OR OBLIGATION SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THE HOLDER HEREOF, AND WITHOUT DEMAND OR NOTICE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

Signature of Trustor

Shower o. Valenzuela
Theresa O. Valenzuela

Gilbert G. Valenzuela





2992-747151 12/13/2992 66 698 2 of 3

#### DO NOT RECORD

The following is a copy of Subdivisions A and Ri of the ficialities Deed of Trust recorded in each county in California as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

- A. To protect the security of this Deed of Trust, Trustor acrees.
- (1) To keep said property in good condition and repair; not to remove or demailsh any building thereon, to complete or restore promptly and in good and workmaniske manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for later performed and materials furnished therefor; to comply with all laws affecting and property or requiring any of creations as improvements to be made thereon, not be normally or permit waste thereof, not to commit, suffer or permit any act upon each property in violation of law, to cultivate, trigate, facilities, furnigate, prune and so all other dats which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not core or waive any default or notice of default hereunder or invalidate any actions pursuant to such notice
- To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustine: and to pay all costs and expenses, including cost of existance of title and altomay's fees in a reasonable sum, in any such action or proceeding in which Eleneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encombrances, charges and leans, with interest, on said properly or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or damand upon Trustor and without releasing Trustor from any obligation hereof, may, make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, theneficiary or Trustine being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay purchase, contest or compromise any encumbrance, charge or lien whick in the judgment of either appears to the prior or superior hereto, and, in exercising any such powers, pay recessary expenses,

- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded
- That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- That by accepting payment of any sum secured hereby after its due date, Beneficiary does not wave his right either to require prompt payment when due of all other sums so secured or to centere default (2)
- That at any time or from time to time, without liability therefor and without affecting the personal liability of any person for payment of the indebtedness secured hereby. Firstee may reconvey any part of said property, consent to the making of any map or plat theseof, pain in granting any gasement thereon, or join in any extension agreement or any agreement subordinating the firm or charge hereof.
- That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and opon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any malters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled therefo"
- (5) That as additional security. Trustor hereby gives to and contens upon Beneficiary the right, power and authority, during the continuance of these Trusts to colect the rents, issues and profits of said property, reserving unto Trustor the right, mind to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents issues and profits as they become due and payable. Upon any such default, Senericiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own narray size for or otherwise collect such rents. issues, and profits, including those past due and unpaid, and apply the same less costs and expenses of operation and collection, including reasonable altorney's less, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and mofils and the application thereof as aforesaid. shall not cure or waive any default or notice of default heraunder or invalidate any actidone pursuant to such notice
- That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beresboary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shat cause to be filed for record. Beneficiary also shall deposit with Treatee this Deed, said note and all documents evidencing expenditures secured hereby

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of said having been given as then required by law. Trustee, without demand on Truster, shall said properly at the time and place fixed by it in said notice of said, either as a whole or in segment percels, and in such order as it may determine, at public suction to the highest bioder for cach in leasted money of the United States, payable at time of sale. Trustee may postpone sale of at or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so said, but without any covenant or warrancy, express or implied. The recitals in such deed of any matters or facts shall be consistive proof of the truthfurness thereof. Any person, including Truster, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, feets and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale. Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at, the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, it any, to the person or persons legally entitled thereto

- (7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substicute a successor or successor to any Trustee named benefit or acting herearder, which instrument, executed by the Beneficiary and duly acknowledged are recorded in the office of the recorder of the county or countees where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Truster, Truster and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.
- That this Detail applies to, incres to the banefit of, and blods all parties hereto, their heirs, legates, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including padgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the femiline ancifor newler, and the singular number includes the plural.
- (9) That Fluster accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Thuster is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Baneficiary or Trustee shall be a party unless brought by Trustee.

#### DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

TO First American Title Insurance Company, TRUSTEE: The undersigned is the legal owner and holder of the noise or noises, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or noises, together with all other indebtedness rem university that is one anyth owner on the sections of motion, and see according to the section of any state of the section without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same

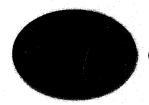
Cigned:			ACCURATION OF STREET STREET, STREET STREET, ST	Control of the Contro
			Appropriate management access	. No. of the state
Please mail Deed of Trust, Note and Reconveyance to			ment proposation and comment of the	
Do not lose or destroy this Deed of Trust OR 1	THE NOTE which it secures_	Both must be delivered to the	TRUSTEE for cancellation	<u>bojore reconveyance will be made.</u>

DEED OF TRUST with POWER OF SALE

First American Title Insurance Company, TRUSTEE 

2002-747151 3 of 3 Page 3

# EXHIBIT "E"



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

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK, CA 91706

Subject Property: 1 Parcel N/of (21070 Fox Road), PERRIS

Case No(s): CV07-10229 APN No(s): 322-030-005

Dear Theresa O Valenzuela / Gilbert G Valenzuela:

**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 Excess Outside Storage located on your real property commonly described as 1 Parcel N/of (21070 Fox Road), PERRIS, and more particularly described as Assessor's Parcel Number 322-030-005.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **One Thousand One Hundred Eighty Eight Dollars and Sixty Cents (\$1,188.60)**.

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.

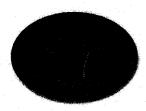
In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special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



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

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK, CA 91706

Subject Property: 1 Parcel N/of (21070 Fox Road), PERRIS

Case No(s): CV07-10229 APN No(s): 322-030-005

ı, Superviso	Please PR	INT your name he		equest a pu	DIIC Hear	ing before	the board of	
regarding	case number(s)					•		
	notice of the Board the submission of						all not be less than	1
Return Ma	ailing Address:				·			
Signed: _				De	ate:			
Signed	(Please SIGN yo	ur name here)			ale		·	
Print:								
	(Please PRINT y	our name here)		:				
You may	contact me at the fo	ollowing daytir	me phone num	nber:		* *.		

#### **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



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

Date: 5/24/2012

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK, CA 91706

# Summary Statement of Abatement Costs

Date	Invoice Number & Amount	Amount	Balance
12/31/1999	Balance forward		0.00
05/24/2012	CV0710229- INV #103979.	388.60	388.60
03/03/2011	CV0710229:A36199- INV #A36199. A36199	100.00	488.60
04/11/2011	CV0710229:A43524- INV #A43524. A43524	200.00	688.60
05/19/2011	CV0710229:A43640- INV #A43640. A43640	500.00	1,188.60

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

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

Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502

Phone: (951) 955-2004 Fax: (951) 955-8680



### **Statement of Abatement Costs**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK CA. 91706

Date	Invoice #
5/24/2012	103979

**Property Address** 

322030005

THERESA O VALENZUELA GILBERT G VALENZUELA 1 PAR N/O 21070 FOX RD. PERRIS, CA 92570

Case Number	District	Class
CV0710229	1	SOAC

You are liable to the County for the following abatement

costs:

Date	Item	Description	Hours/Qty	Rate	Amount
10/27/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/3/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/19/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/27/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/24/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			174.00
5/24/2012	Prepare Case for SOAC H Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing Subtotal County Counsel Costs		125.55 69.75	125.55 69.75 195.30
	DataQuick	Property Finder Reports & Transaction Report Subtotal Contractor Costs		19.30	19.30 19.30
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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.

Subtotal	\$388.60
Payments/Credits	\$0.00
Total Now Due	\$388.60

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

Code Enforcement Department



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

### **Administrative Citation**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK CA. 91706

Citation Issue Date	Billing Date
3/3/2011	5/23/2012

Citation Number	District	Class
A36199	1	SOAC

Property Address		
322030005		
THERESA O VALENZUELA		
GILBERT G VALENZUELA		
1 PAR N/O 21070 FOX RD.		
PERRIS, CA 92570		
· · · · · · · · · · · · · · · · · · ·		

ltem	Description	Hours/Qty	Rate	Amount
Administrative Citations	A36199 - CV0710229	1 Iourancey	100.00	
			Subtotal Payments/Cre	\$100.00 sdits \$0.00



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

### **Administrative Citation**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST. BALDWIN PARK CA. 91706

Citation Issue Date	Billing Date
4/11/2011	5/23/2012

Citation Number	District	Class
A43524	1	SOAC

Property Address

322030005
THERESA O VALENZUELA
GILBERT G VALENZUELA
1 PAR N/O 21070 FOX RD.
PERRIS, CA 92570

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A43524 - CV0710229	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Cre	dits \$0.00
			Total	\$200.00



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

### **Administrative Citation**

322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST. BALDWIN PARK CA. 91706

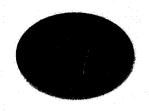
Citation Issue Date	Billing Date	
5/19/2011	5/23/2012	

Citation Number	District	Class
A43640	1	SOAC

Property Address

322030005
THERESA O VALENZUELA
GILBERT G VALENZUELA
1 PAR N/O 21070 FOX RD.
PERRIS, CA 92570

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A43640 - CV0710229	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Cre	dits \$0.00
			Total	\$500.00



Juan C. Perez Interim Director

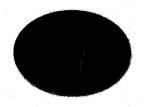
## RESPONSIBLE PARTIES Case No. CV07-10229

July 3, 2012

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK CA 91706

OCCUPANT 1 PARCEL N/OF (21070 FOX ROAD) PERRIS CA 92570

MARC MANDEL AND MILDRED MANDEL, TRUSTEES 10445 LAKEWOOD BLVD #104 DOWNEY CA 90241



Juan C. Perez Interim Director

## PROOF OF SERVICE Case No. CV07-10229

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Brenda Peeler</u>, 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 3, 2012, I served the following documents(s):

NOTICE OF HEARING RE DEMAND FOR PAYMENTSTATEMENT 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:

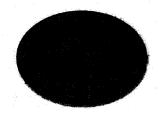
THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST, BALDWIN PARK, CA 91706 OCCUPANT 1 PARCEL N/OF (21070 FOX ROAD), PERRIS, CA 92570 MARC MANDEL AND MILDRED MANDEL, TRUSTEES 10445 LAKEWOOD BLVD #104, DOWNEY, CA 90241

- 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 1, 2012, in the County of Riverside, California.

By Brenda Peeler, Code Enforcement Aide

CODE ENFORCEMENT DEPARTMENT



#### **AFFIDAVIT OF POSTING OF NOTICES**

July 6, 2012

**RE CASE NO: CV0710229** 

I, Jon Kirchoff, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 17650 Cajalco Road, Perris, California 92570.

That on <u>07/05/2012</u> at <u>1420 hours</u>, I securely and conspicuously posted \"Demand For Payment Statement Of Abatemet Costs Notice Of Special Tax Assessment\" at the property described as:

Property Address: 1 Parcel N/of (21070 Fox Road), PERRIS

Assessor's Parcel Number: 322-030-005

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: Jon Kirchoff, Code Enforcement Officer

# EXHIBIT "F"



Juan C. Perez Interim Director

July 24, 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: 1 Parcel N/of (21070 Fox Road), PERRIS

Case No.: CV07-10229; VALENZUELA

APN: 322-030-005

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Administrative Hearing Officer on Monday, August 13, 2012, at 9:00 a.m., at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case.

If you have any objections to the Demand for Payment previously sent to you, you must address your objections to the Administrative Hearing Officer at the hearing. If you have any questions about the Demand for Payment, please contact Administrative Services at (951) 955-1095. 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



Juan C. Perez Interim Director

## RESPONSIBLE PARTIES Case No. CV07-10229

July 24, 2012

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK CA 91706

OCCUPANT 1 PARCEL N/OF (21070 FOX ROAD) PERRIS CA 92570

MARC MANDEL AND MILDRED MANDEL, TRUSTEES 10445 LAKEWOOD BLVD #104 DOWNEY CA 90241



Juan C. Perez Interim Director

#### PROOF OF SERVICE

Case No. CV07-10229

#### STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Brenda Peeler</u>, 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 24, 2012, I served the following documents(s):

### NOTICE OF HEARING RE DEMAND FOR PAYMENTSTATEMENT 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:

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST, BALDWIN PARK, CA 91706 OCCUPANT 1 PARCEL N/OF (21070 FOX ROAD), PERRIS, CA 92570 MARC MANDEL AND MILDRED MANDEL, TRUSTEES 10445 LAKEWOOD BLVD #104, DOWNEY, CA 90241

- 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 24, 2012, in the County of Riverside, California.

CODE INFORCEMENT DEPARTMENT

By: Brenda Peeler, Code Enforcement Aide

# EXHIBIT "G"



Case No(s): CV07-10229

### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK, CA 91706

Subject Property: 1 Parcel N/of (21070 Fox Road), PERRIS

APN No(s): 322-030-005
I, THERESA O. VALENUE Areby request a public hearing before the Board of Supervisors (Please PRINT your name here)  regarding case number(s) CVO7 - 10229
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: 12840 Wa Hham Frut
Baldwin Park CA 9170 G
$\mathcal{O}(1)$
Signed: hung o office Date: July 13, 2012
Print: THERESA O. VALENZUEA (Please PRINT your name here)
626
You may contact me at the following daytime phone number: 589 5940

#### **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