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

103B



FROM:

**County Counsel** 

**Code Enforcement Department** 

SUBMITTAL DATE: September 13, 2012

SUBJECT:

Statement of Abatement Costs [Case Nos. CV07-2353 & CV08-09188]

Subject Property: 40320 Johnston Ave., Hemet; SCHEMBRI

APN: 447-201-006 District Three / Three

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

- assess the reasonable costs of abatement of a public nuisance (accumulated rubbish, excessive outside storage and substandard structure) in the above-referenced matter to be two thousand, three hundred twenty-eight dollars and ninety cents (US \$2,328.90);
- (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 MUN	NROE, Deputy Co	ounty Counsel		
		for PAMELA J.	WALLS, County	Counsel		
	Current F.Y. Total Cost:	\$ N/A	In Current Year	Budget: N	1/A	
FINANCIAL	<b>Current F.Y. Net County Cost:</b>	\$ N/A	Budget Adjustm	ient: N	VA	
DATA	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N	N/A	
SOURCE OF FU	NDS:			Positions To Be Deleted Per A-30	4 1	
				Requires 4/5 Vote		
C.E.O. RECOMN	MENDATION:	APPROVE				
			Mana			

Yolicy Policy

Departmental Concurrence

ent X

Consent Consent

Dep t Recomm. Per Exec. Ofc.: MINUTES OF THE BOARD OF SUPERVISORS

Tina Grande

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

Ayes:

Buster, Tavaglione, Stone, Benoit and Ashley

Nays:

None

**County Executive Office Signature** 

Absent:

None

Date:

September 25, 2012

XC:

Co. Co./CED

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

9.8

Kecia Harper-Ihem

Statement of Abatement Costs [Case Nos. CV07-2353 & CV08-09188]

Subject Property: 40320 Johnston Ave., Hemet; SCHEMBRI

APN: 447-201-006

District Three / Three Page 2

**BACKGROUND:** Government Code § 25845, Riverside County Ordinance Nos. 541, 348, 457 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation and Administrative Citations were issued. Subsequently, the property owner 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:

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**SUBJECT:** 

Statement of Abatement Costs [Case No. CV07-2353 & CV08-09188]

Subject Property: 40320 Johnston Ave., Hemet; SCHEMBRI

APN: 447-201-006

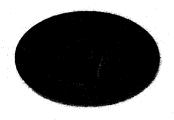
District Three / District Three

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

Hearing Date: SEPTEMBER 25, 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, June 7, 2012	Exhibit C
Lot Book Report and/or DataQuick	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Request for Hearing	Exhibit F

# 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: 40320 Johnston Ave., Hemet

Case Nos.: CV07-2353 & CV08-09188

APN: 447-201-006; SCHEMBRI

**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 accumulated rubbish, excessive outside storage and substandard structure located on your real property commonly described as 40320 Johnston Ave., Hemet, Riverside County, California and more particularly described as Assessor's Parcel Number 447-201-006.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **two thousand**, **three hundred twenty-eight dollars and ninety cents (US \$2,328.90)**. 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 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

TOPEAROL 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

Date:

6/7/2012

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

# Summary Statement of Abatement Costs

Date	Invoice Number & Amount	Amount	Balance
05/31/2011	CV072353- INV #104038. Orig. Amount \$2,013.20.	2,013.20	2,013.20
06/07/2012	CV0809188- INV #104039. Orig. Amount \$315.70.	315.70	2,328.90

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. ELISE

P.O. Box 1469, Riverside, CA 92502

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



#### **Statement of Abatement Costs**

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE **HEMET, CA 92544** 

Date	Invoice #
5/31/2011	104038

**Property Address** 

447201006

JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE **HEMET, CA 92544** 

Case Number	District	Class
CV072353	3	SOAC

You are liable to the County for the following abatement

C	0	S	ts	

Date	Item	Description	Hours/Qty	Rate	Amount
	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/17/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
10/29/2008	Officer Hours	Labor Charges - Officer Time	4	109.00	436.00
10/31/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/3/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
3/17/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.9
3/25/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/7/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,078.70
11/26/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.8
12/1/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	139.50	55.8
12/1/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.8
8/14/2008	Attorney Fees	Attorney Fees - County Counsel	0.1	69.80	6.9
9/8/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.8
9/8/2008	Attorney Fees	Attorney Fees - County Counsel	2.4	139.5083	334.8
9/10/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.9
	Attorney Fees	Attorney Fees - County Counsel	1	69.76	69.7
6/7/2012 I	Prepare Case for SOAC H	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.5
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing	٠.	69.75	69.7

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

Subtotal

**Total Now Due** 

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. ELISRO

P.O. Box 1469, Riverside, CA 92502

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



#### **Statement of Abatement Costs**

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Date	Invoice #
5/31/2011	104038

**Property Address** 

447201006

JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Case Number	District	Class
CV072353	3	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
		Subtotal County Counsel Costs			795.20
12/15/2008 6/7/2012	Lot/Title Report DataQuick	Lot/Title Report Property Finder Reports & Transaction Report Subtotal Contractor Costs	1	120.00 19.30	
			Subtot		\$2,013.20

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 \$2,013.20

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. GLISEC

P.O. Box 1469, Riverside, CA 92502

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



#### **Statement of Abatement Costs**

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Date	Invoice #
6/7/2012	104039

**Property Address** 

447201006

JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE **HEMET, CA 92544** 

Case Number	District	Class
CV0809188	3	SOAC

You are liable to the County for the following abatement

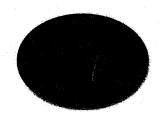
Date	Item	Description	Hours/Qty	Rate	Amount
10/29/2008 10/29/2008 3/6/2009 3/13/2009 2/26/2010 6/7/2012	Officer Hours Officer Hours Officer Hours Officer Hours Officer Hours Officer Hours SOAC Preparation	Labor Charges - Officer Time Prepare Summary of Abatement Cost Subtotal Code Enforcement Costs	1 0.5 0.1 0.4 0.3	109.00 109.00 109.00 109.00 109.00 65.00	109.00 54.50 10.90 43.60 32.70 65.00 315.70

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 \$315.70 Payments/Credits \$0.00 **Total Now Due** \$315.70

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. GLISKO



#### **RESPONSIBLE PARTIES**

September 4, 2012

OWNER JAMES M SCHEMBRI / MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

FINANCIAL FREEDOM SENIOR FUNDING CORP. A SUBSIDARY OF INDYMAC BANK 3009 DOUGLAS BLVD., STE. 210 ROSEVILLE, CA 95661



#### **PROOF OF SERVICE**

Case Nos. CV07-2353 & CV08-09188

#### 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:

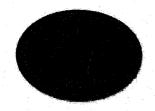
JAMES M SCHEMBRI / MIRIAM J SCHEMBRI 40320 JOHNSTON AVE, HEMET, CA 92544 FINANCIAL FREEDOM SENIOR FUNDING CORP. A SUBSIDARY OF INDYMAC BANK 3009 DOUGLAS BLVD., STE. 210, ROSEVILLE, CA 95661

- 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

Brenda Peeler, Ode Enforcement Aide



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

September 6, 2012

**RE CASE NO: CV072353** 

#### I, Ariana Meza, hereby declare:

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

That on <u>09/06/2012</u> at <u>11:45am</u>, I securely and conspicuously posted Notice of Hearing RE: Statement of Abatement Costs at the property described as:

Property Address: 40320 JOHNSTON AVE, HEMET

Assessor's Parcel Number: 447-201-006

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

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

CODE ENFORCEMENT DEPARTMENT

By: Ariana Meza, Sode Enforcement Technician

# EXHIBIT "B"

# SUMMARY OF COUNTY COUNSEL LABOR COST

Hours: 5.8 TOTALS: Lines: 8 Case Number CV072353

Cost: \$599.90

BILL DATE	BILL DATE CASE NUMBER	BILL HOURS	BILL	ATTY	DESCRIPTION
8/14/2008	CV072353	0.1	\$6.98	AJJ	review document; filing
9/8/2008	CV072353	2.4	\$334.82	Ą	initial analysis of file for information for use in inspection warrant for excessive outside storage and accumulated rubbish; initial preparation of affidavit in support of inspection warrant and supporting documents; initial preparation of inspection war
9/8/2008	CV072353	0.5	\$34.88	AJJ	emails to Officers Brett Pollard and Mike Sanders; telephone call with Officer Brett Pollard; review investigative report; review file
9/10/2008	CV072353	4.0	\$27.90	AJJ	print colored photos; emails to and from Officer Brett Pollard; review documents
9/25/2008	CV072353	· <del>***</del>	\$69.76	AJJ	print investigative report update; print colored photographs; revisions made on the Affidavit re additional update and information; print GIS update; emails to Officers Brett Pollard and Mike Sanders
11/26/2008	CV072353	0.5	\$34.88	AJJ	emails to and from Mike Sanders and Brett Pollard; review file and documents; review case log re status check
12/1/2008	CV072353	4.0	\$55.80	LAF	receive and review email from Mike Sanders re: affidavit; email response to Mike Sanders; receive and review email from Brett Pollard re: affidavit inquiry; email response to Brett Pollard
12/1/2008	CV072353	0.5	\$34.88	АЛ	filing; emails to and from Officer Mike Sanders; review file and documents; case closed; update case logs;
Case Nun	Case Number CV072353	~	TOTALS	TOTALS: Lines: 8	Hours: 5.8 Cost: \$599.90

Vouchers							Page 1 of 1
Criteria: Accountin	Criteria: Accounting Date = 7/1/20026/30/2012	72012					
Accounting Date	Accounting Date Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
Fund 10000 General Fund	neral Fund						
3/3/2009	3/3/2009 TLARC-00208489	RZ00005	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	00:0
Total General Fund	pun.			1 1	120.00	120.00	00.0

# EXHIBIT "C"

Assessment Roll For the 2012-2013 Tax Year as of January 1,2012

Assessment #447201006	5-2	Parcel # 447201006-2	***************************************
Assessee:	SCHEMBRI JAMES M	Land	45,000
Assessee:	SCHEMBRI MIRIAM J	Structure	121,000
Mail Address:	40320 JOHNSTON AVE HEMET CA 92544	Full Value	166,000
Real Property Use Code:	R1	Total Net	166,000
Base Year	2007		
Conveyance Number:	0264179	View Parcel Map	
Conveyance (mm/yy):	4/2007		
PUI:	R010012		
TRA:	71-024		
Taxability Code:	0-00		
ID Data:	Lot 3 MB 001/014 HEMET LAND CO		
Situs Address:	40320 JOHNSTON AVE HEMET CA 92544		

## **RIVERSIDE COUNTY GIS** LESLE OR WHEELER OR LUCERNE DR VALVEROE DR City of Hemet š MARSHA CT MILBERRY DR VAL MONTE DR **EJOHNSTON AVE** SSANJAGINTO-SI LOCKHART LN SHELLY LH SHELLIE LN ROYAL CIR SHAROSE DR 518 Foot Riverside County TLMA GIS

#### Selected parcel(s): 447-201-006

#### \*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

<u>APNs</u> 447-201-006-2

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

JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA. 92544

#### MAILING ADDRESS (SEE OWNER)

(SEE SITUS)

#### **LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 1/14 SUBDIVISION NAME: HEMET LAND CO LOT/PARCEL: 3, BLOCK: P , Por.TRACT NUMBER: NOT AVAILABLE

#### **LOT SIZE**

**RECORDED LOT SIZE IS 0.68 ACRES** 

#### **PROPERTY CHARACTERISTICS**

WOOD FRAME, 3004 SQFT., 2 BDRM/0.75 BATH, 1 STORY, DETACHED GARAGE(400 SQ. FT), CONST'D 1949COMPOSITION, ROOF

#### THOMAS BROS. MAPS PAGE/GRID

PAGE: 841 GRID: C2

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

NOT WITHIN A CITY CITY SPHERE: HEMET 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)**

JEFF STONE, DISTRICT 3

#### SUPERVISORIAL DISTRICT (2001 BOUNDARIES) JEFF STONE, DISTRICT 3

#### TOWNSHIP/RANGE

T5SR1W SEC 14

#### **ELEVATION RANGE**

**ELEVATION NOT AVAILABLE** 

#### **PREVIOUS APN**

447-200-006

#### **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)**

SAN JACINTO VALLEY

#### **GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

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

#### **ZONING CLASSIFICATIONS (ORD. 348)**

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

**RAMONA 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 COMPATIBILTY 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)

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

#### **FIRE**

HIGH FIRE AREA (ORD. 787) NOT IN A HIGH FIRE AREA

FIRE RESPONSIBLITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

#### **DEVELOPMENT FEES**

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

**ROAD & BRIDGE DISTRICT** 

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SAN JACINTO 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** 

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

#### ROAD BOOK PAGE

#### 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**

#### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

#### **WATERSHED**

SAN JACINTO VALLEY

#### **GEOLOGIC**

#### **FAULT ZONE**

NOT IN A FAULT ZONE

**NOT WITHIN A 1/2 MILE OF A FAULT** 

#### **LIQUEFACTION POTENTIAL**

**MODERATE** 

#### **SUBSIDENCE**

#### PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

#### **MISCELLANEOUS**

#### **SCHOOL DISTRICT**

**HEMET UNIFIED** 

#### **COMMUNITIES**

**EAST HEMET** 

#### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

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

ZONE B, 26.51 MILES FROM MT. PALOMAR OBSERVATORY

#### **2000 CENSUS TRACT**

043312

#### **FARMLAND**

**URBAN-BUILT UP LAND** 

## TAX RATE AREAS 071024

- •COUNTY FREE LIBRARY
- •COUNTY STRUCTURE FIRE PROTECTION
- •COUNTY WASTE RESOURCE MGMT DIST
- •CSA 152
- **•EASTERN MUN WTR IMP DIST 17**
- **•EASTERN MUNICIPAL WATER**
- •FLOOD CONTROL ADMINISTRATION

- •FLOOD CONTROL ZONE 4
  •GENERAL
  •GENERAL PURPOSE
  •HEMET UNIFIED SCHOOL
  •LAKE HEMET MUNICIPAL WATER
  •METRO WATER EAST 1301999
  •MT SAN JACINTO JUNIOR COLLEGE
  •RIV CO REG PARK & OPEN SPACE
  •RIV. CO. OFFICE OF EDUCATION
  •SAN JACINTO BASIN RESOURCE CONS
  •SAN JACINTO VALLEY CEMETERY
  •VALLEY HEALTH SYSTEM HOSP DIST
  •VALLEY WIDE REC & PARK •FLOOD CONTROL ZONE 4

### SPECIAL NOTES NO SPECIAL NOTES

**CODE COMPLAINTS** 

Case #	Description	Start Date
NO CODE COMPLAINTS		NOT APPLICABLE

REPORT PRINTED ON...Thu Jun 07 08:35:06 2012 Version 120530

# EXHIBIT "D"

Address
40320 JOHNSTON AVE HEMET CA 92544

Parcel/Tax ID

SCHEMBRI, JAMES M & MIRIAM J	Address 40320 JOHNSTON AVE HE	MET CA 92544	<b>Parcel/Tax ID</b> 447-201-006
CONTRACTOR CONTRACT CONTRACTOR CO	The second secon	THE TOTAL PROPERTY OF THE PROP	747-201-000
Property Profile			
Ownership Information			
Primary Owner	SCHEMBRI, JAMES M & MIRIAM J	Site Address	40320 JOHNSTON AVE
Secondary Owner	·	Site City, St Zip	HEMET, CA 92544
Ownership Description	Joint Tenant	Mail Address	40320 JOHNSTON AVE
Telephone Number		Mail City, St Zip	HEMET, CA 92544
Lot	3	Census Tract	0433.12
Housing Tract / Subdivision Name	/ HEMET LAND CO		
Legal Description	POR LOT 3 BLK 193 MB 001/014 H	EMET LAND CO	
Property Details			
Use Code	Single family residence		TO A STATE OF THE PARTY OF THE
State	CA	County/Municipality	RIVERSIDE
RTSQ		Total Rooms	
Zoning	R1	Bedrooms	2
Number Of Units	1	Bathrooms	1
Year Built	1949	Basement Square Feet	
# Of Stories	1	Parking	in Detached Garage
Lot Size	29,621	Parking Square Feet	400
Usable Lot Size	,	View	
Lot Depth		Pool	
Lot Width		Fireplace	Yes
Square Feet	3,004	HT/AC	Heating Only
Square Ft 1st Fir	-,	Cooling Detail	dating only
Square Ft 2nd Fir		Heating Detail	
Square Ft 3rd Flr		Roof Type	Comp Shingle
Additions - Square Feet		Construction Quality	comp samgle
Building Shape		Construction Type	
New Page Grid	841C2	Exterior	
Old Page Grid	56E5 ·	Foundation	
Tax Information		10 mm and 10 mm	
Assessor's Parcel Number/Tax ID	447-201-006	Assessor's Market Value	20 Sections of the control of the co
Assessed Total	\$166,000	Tax Amount	\$2,417
Land Total	\$45,000	Status/Yr Delinguent	Current
Improvement	\$121,000	Tax Rate Area	71024
Percent Improvement	72.89%	HomeOwners Exemption	N
Sale Information			
Last Sale Date	Apr 19, 2007	1st Loan Amount / Type	\$544,185 / FHA
Document Number	0000264179	2nd Loan Amount	• •
Sale Value		Last Transaction W/O \$	
Cost / Square feet		Last Transaction W/O \$ Doc	
Title Company	LENDERS CHOICE TITLE	• • • •	
Lender	FINANCIAL FREEDOM SENIOR FUND	I	

40320 JOHNSTON AVE HEMET, CA 92544

SCHEMBRI, JAMES M & MIRIAM J

**Transaction Information** 

Transaction History

**Transaction 11 - Transfer** 

**Buver / Borrower** 

**Recorded Date** 

SCHEMBRI, JAMES M & MIRIAM J Apr 19, 2007

**Title Company** 

LENDERS CHOICE TITLE

Signature Date **Multiple/Portion** 

**Transaction Type** 

Mar 29, 2007

**Ownership Transfer Information** 

Seller **Transfer Value**  40320 JOHNSON LAND TRUST

Deed In Lieu **Deed Type** 

Resale

Document # 0000264179

**Loan Information** 

**Loan Amount** Document #

**Lender Name** 

\$544,185

264180

Loan Type

Federal Housing Administration

Grant Deed Or Deed Of Trust

**Interest Rate Type** Adjustable Rate **Seller Carry Back** 

FINANCIAL FREEDOM SENIOR FUNDI

**Transaction 10 - Transfer** 

**Transaction Information** 

**Buyer / Borrower** 

40320 JOHNSON LAND TRUST

**Recorded Date** Title Company

Dec 19, 2005

**Signature Date** Multiple/Portion

**Ownership Transfer Information** 

Seller

SCHEMBRI, RANDY L

Transfer Value

**Transaction Type** 

**Deed In Lieu** 

Document #

0001043112

**Deed Type** 

**Ouitclaim Deed Of Trust** 

**Loan Information** 

Loan Amount

Document #

0001043112

**Loan Type Interest Rate Type**  Conventional

Conventional

Apr 15, 2005

Fixed

Resale

Seller Carry Back N

**Lender Name** 

**Transaction 9 - Assignment** 

**Transaction Information** RANDY SCHEMBRI

Buyer / Borrower Recorded Date

Dec 15, 2005

**Document Number** 

1034513

Assigned Lender CENTURY FIELD INC R/TR

**Original Loan Information** 

**Loan Amount** 

\$40,000 Document #

365466

**Recorded Date** 

**Lender Name** 

May 09, 2005

VALUE HOME LOAN

**Transaction 8 - Finance** 

Loan Type

**Interest Rate** 

Transaction Information

**Buver / Borrower** 

SCHEMBRI, RANDY May 09, 2005

**Recorded Date Title Company** 

CHICAGO TITLE

**Signature Date** 

Multiple/Portion

**Loan Information** 

**Loan Amount** Document #

\$40,000 365466

Loan Type

**Transaction 7 - Assignment** 

Conventional

**Interest Rate Type** Seller Carry Back

Fixed N

VALUE HOME LOAN **Lender Name** 

**Transaction Information** 

**Buyer / Borrower** 

RANDY L SCHEMBRI Sep 09, 2004

**Recorded Date Document Number** 

713952

**Assigned Lender** 

MORTGAGE ELECTRONIC REG SYS

**Original Loan Information** 

**Loan Amount** Document #

\$110,000 240637

Loan Type **Interest Rate**  Conventional Fixed

Recorded Date

Sep 09, 2004

**Lender Name** 

AMERIQUEST MORTGAGE CORP

Transaction History

**Transaction 6 - Transfer** 

**Transaction Information** 

**Buver / Borrower** 

SCHEMBRI, RANDY L

**Recorded Date Title Company** 

Apr 05, 2004

FIDELITY NATIONAL TITLE

Signature Date **Multiple/Portion** 

**Ownership Transfer Information** 

Seller

SEHEMBRI, LAURIE M

Transfer Value

Document #

**Transaction Type** 

Deed In Lieu

**Deed Type** 

Grant Deed Or Deed Of Trust

**Loan Information** 

**Loan Amount** Document #

**Lender Name** 

\$110,000 240637

0000240636

Loan Type

**Interest Rate Type** 

Conventional Fixed

Resale

N

Seller Carry Back

AMERIQUEST MORTGAGE CORP

**Transaction 5 - Transfer** 

**Transaction Information** 

**Buyer / Borrower Recorded Date** 

SCHEMBRI, RANDY L

Feb 05, 2001

Signature Date Multiple/Portion

**Title Company** 

**Ownership Transfer Information** 

Seller **Transfer Value** 

Document #

**TIBBITTS TRUST** 

\$85,090

Transaction Type

Resale N

Deed In Lieu 0000048172 **Deed Type** 

**Loan Information** 

Loan Amount Document #

\$85,000

48173

**SELLER** 

Loan Type

Conventional

**Interest Rate Type** Fixed Seller Carry Back

**Lender Name** 

**Transaction 4 - Finance** 

**Transaction Information** 

**Buyer / Borrower Recorded Date** 

**TIBBITTS TRUST** Jul 28, 1993

**Title Company** 

Signature Date Multiple/Portion

**Loan Information** 

Loan Amount

Document #

0000290104

**Loan Type** 

Conventional Fixed

**Interest Rate Type** 

Seller Carry Back

Lender Name

**Transaction 3 - Finance** 

**Transaction Information** 

**Buyer / Borrower** 

SCHEMBRI, JAMES M & MIRIAM J

**Recorded Date Title Company** 

Mar 15, 1993 CHICAGO TITLE Signature Date Multiple/Portion

**Loan Information** 

**Loan Amount** Document #

\$10,000

Loan Type

Conventional

0000094937

**Interest Rate Type** 

Fixed

INDIVIDUAL

N **Seller Carry Back** 

**Lender Name** 

**Transaction 2 - Finance** 

**Transaction Information** 

**Buyer / Borrower Recorded Date** 

SCHEMBRI, JAMES M

Jul 24, 1991

Signature Date

**ORANGE COAST TITLE** 

INDIVIDUAL

**Multiple/Portion** 

**Loan Information** 

**Loan Amount** 

Lender Name

**Title Company** 

Document # 0000251445 Loan Type

Conventional

**Interest Rate Type Seller Carry Back** 

Ν

Owner

Address

40320 JOHNSTON AVE HEMET, CA 92544

Parcel/Tax ID

447-201-006

SCHEMBRI, JAMES M & MIRIAM J Transaction History

**Transaction 1 - Finance** 

**Transaction Information** 

Buyer / Borrower

SCHEMBRI, JAMES M

**Recorded Date** Title Company

May 31, 1991

**ORANGE COAST TITLE** 

**Loan Information** 

**Loan Amount** 

Document #

\$55,000

0000181691

Loan Type

Signature Date

**Multiple/Portion** 

**Interest Rate Type** 

Seller Carry Back

Conventional

**Lender Name** 

INDIVIDUAL

Legend

Unusually large change in price

31 Multiple sales within a 30 day period

DOC # 2007-0264179 84/19/2007 88:80A Fee: 10.00

Page 1 of 2 Recorded in Official Records County of Riverside Larry U. Ward

County Clerk & Recorder



RECORDING REQUESTED BY Lenders Choice Title Company AND WHEN RECORDED MAIL TO

JAMES M SCHEMBRI AND MIRIAM J SCHEMBRI

40320 JOHNSTON AVE

**HEMET, CA 92544** 

Orter No. 61-00762245

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THE UNDERSTONED	GRANTOR(s)	DECLARED)
City of HEMET		

Conveyence Tax is \$[\*8.40\*] @NUCCVE (CEVE) TIVI 1

Percel No. 447-201-006-2

for Yes & SRAT CODE 11911-GIFT Computed on full yalus q

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE 48328 JOHNSON LAND TRUST OF WHICH MAX CRAPO IS TRUSTEE PURSUANT TO A CERTAIN LAND TRUST AGREEMENT DATED DECEMBER 9, 2005

bereby GRANT(s) to

James M. Schembri and Miriam J. Schembri, Husband and Wife as Joint Tenants

the following real property in the city of HEMET

county of RIVERSIDE, suite of CALIFORNIA:

See Exhibit A attached hereto and made a part hereof.

Dated: Merch 37-3007 (March 39, 3000)	· (all !!
STATE OF CALIFORNIA U TON COUNTY OF RANGES SALT LALC	} s.s. MAX CONTROL AS TRUSTER CRAPO.
J. Megan wallace min	CRAPO,
a Netwy Public in and for said County and State, personally appeared	
personally tending to the fire provide to one on the basis of authibitory ovidence) to be the purson(s) whose name(s) labors subscribed to the within instrument and achieved-degred on one that he/she/day executed the came in his/hou/their authorized aspectry(ier) and that by his/hou/their algorizate(s) on the instrument the person(s), or the entiry upon behalf of which the purson(s), acted, executed the histourizent.	NOTARY PUBLIC
WITHESE my band and official seal. Signature of Managem Labella	This are to applicated and ATE OF UTAM

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

Name

Street Address

City & State

#### Exhibit A

#### DESCRIPTION:

THE FOLLOWING DESCRIBED TRACT OF LAND IN RIVERSIDE COUNTY, STATE OF CALIFORNIA, SUBJECT TO THE ENCUMBRANCES OWED THEREON, TO-WIT:

THE EASTERLY 100 FEET OF THE WESTERLY 453 OF THE SOUTH HALF, AS MEASURED FROM THE CENTER LINES OF THE ADJOINING STREETS, OF LOT 3, IN BLOCK 193 OF LANDS OF HEMET LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 14 OF MAPS, RIVERSIDE COUNTY RECORDS:

EXCEPTING THERE FROM THAT PORTION INCLUDED IN JOHNSTON AVENUE.

APN: 447-201-006-2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

COUNTY RECORDS RESEARCH, TRUSTEE DIVISION 4952 WARNER AVENUE #105 HUNTINGTON BEACH, CA 92649 DOC # 2007-0256088 04/17/2007 08:000 Fee:10.00

Page 1 of 2 Recorded in Official Records County of Riverside Larry U. Ward



8 R U PAGE SIZE DA MISC LONG RFD COPY

T.S.#:CR6-I110
A.P. NUMBER 447-201-006-2

TIT N A L 465 426 PCOR NCOR SMF NCHG EXAM

#### NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

10

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED April 15, 2005, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING

AGAINST YOU. YOU SHOULD CONTACT A LAWYER.

NOTICE is hereby given that COUNTY RECORDS RESEARCH, TRUSTEE DIVISION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by RANDY SCHEMBRI

Recorded on 05/09/2005 as Instrument No. 2005-0365466 in Book Page of Official records — in the office of the County Recorder of RIVERSIDE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 03/15/2006 in Book, Page, as Instrument No. 2006-0183776 of said Official Records, WILL SELL on 05/09/2007 at THE SIXTH ST. ENTRANCE TO THE CORONA CIVIC CENTER BUILDING 815 W. SIXTH ST. CORONA, CA at 2:30 P.M. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: As more fully described on said Deed of Trust.

The property address and other common designation, if any, of the real property described above is purported to be: 40320 JOHNSTON AVENUE HEMET, CA 92544

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

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$51,659.39

#### NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST OTHER: 687600

LOAN: CR6-1110 A.P. NUMBER 447-201-006-2

FILE: CR6-1110 HP

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

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

Dated: 04/12/2007

COUNTY RECORDS RESEARCH,, as said Trustee TRUSTEE DIVISION
4952 WARNER AVENUE #105
HUNTINGTON BEACH, CA, 92649
TRUSTEE'S SALE LINE (714)573-1965
FAX NUMBER (714)846-8720
Sales Website: www.priorityposting.com
Phone number (714)846-6634

Ву: \_\_\_\_\_\_

KURT S. DE MEIRE

COUNTY RECORDS RESEARCH,

TRUSTEE DIV.

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

DOC # 2008-0627240
11/26/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry U. Ward
Rssessor, County Clerk & Recorder

NOTICE OF NONCOMPLIANCE

Case No. CV07-2353

O30 O30

In the matter of the Property of

,

James M. Schembri

Miriam Schembri

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348, (RCC Title 17.24.010) described as Excessive Outside Storage, Excessive Animals-fowl, Occupied Recreational Vehicle and Riverside County Ordinance No. 541 (RCC Title 8.120) described as Accumulated Rubbish. Such proceedings are based upon the noncompliance of such real property, located at 40320 Johnston Avenue, Hemet, CA, and more particularly described as Assessor's Parcel Number 447-201-006 and having a legal description of .68 ACRES POR LOT 3 BLK 193 MB 001/014 HEMET LAND CO, Records of Riverside County, with the requirements of Ordinance No. 348 and 541, (RCC Title 17.24.010 and 8.120).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention Code Enforcement Officer B. Pollard, (951) 600-6140.

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

ELIZABETH 8. ROSS
Commission # 1558387
Notary Public - California
Riverside County
My Comm. Expires Mar 12, 2009

COUNTY OF RIVERSIDE

DEPARTMENT OF CODE ENFORCEMENT

Mark Slocum

Code Enforcement Department

**ACKNOWLEDGMENT** 

By

State of California )
County of Riverside )

On 11-19-08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/she/she/secuted the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission # 1558387 Comm. Expires March 12, 2009

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

DOC # 2008-0627242 11/26/2008 08:00A Fee:NC Page 1 of 1 Recorded in Official Records County of Riverside Larry W. Ward County Clerk & Recorder

NOTICE OF NONCOMPLIANCE
Case No. CV08-05

In the matter of the Property of

James M. Schembri Miriam Schembri

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457, (RCC Title 15.16) described as Substandard Structure- ag barn and basement. Such proceedings are based upon the noncompliance of such real property, located at 40320 Johnston Avenue, Hemet, CA, and more particularly described as Assessor's Particular described as A ACRES POR LOT 3 BLK 193 MB 001/014 HEMET LAND CO, Records of Riverside Founty, with the requirements of Ordinance No. 457, (RCC Title 15.16).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the county, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Marrieta, CA 92563; Attention Code Enforcement Officer B. Pollard, (951) 600-6140.

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

ELIZABETH B. ROSS Commission # 1558387 Notary Public - California **Riverside County** My Comm. Expires Mar 12, 2009

**COUNTY OF RIVERSIDE** DEPARTMENT OF CODE ENFORCEMENT.

Case No. CV08-09188

By Mark Slocum

Code Enforcement Department

#### ACKNOWLEDGMENT

State of California ) County of Riverside)

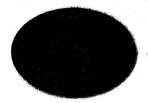
On 11-19-08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/per/their authorized capacity(ies), and that by his/hei/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

**Commission # 1558387** Comm. Expires March 12, 2009

# 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 26, 2012

JAMES M SCHEMBRI / MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Subject Property: 40320 JOHNSTON AVE, HEMET

Case No(s): CV07-2353, CV08-09188

APN No(s): 447-201-006

Dear James M Schembri / Miriam J Schembri:

**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, Accumulated Rubbish, Substandard Structure located on your real property commonly described as 40320 JOHNSTON AVE, HEMET, and more particularly described as Assessor's Parcel Number 447-201-006.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Two Thousand Three Hundred Twenty Eight Dollars and Ninety Cents (\$2,328.90)**.

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

JAMES M SCHEMBRI / MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Subject Property: 40320 JOHNSTON AVE, HEMET

Case No(s): CV07-2353, CV08-09188

APN No(s): 447-201-006

l,			_, hereby requ	est a public h	nearing befo	ore the Boa	ard of
Superviso	rs (Please I	PRINT your name here)					
regarding	case number(s)						
		rd of Supervisors hof this request) to b					e less than 10
Return Ma	ailing Address:						
Signed:				Date:			
	(Please SIGN	your name here)					
Print:							
	(Please PRIN	T your name here)		<del>-</del>			
You may o	contact me at the	following daytime	phone numbe	.r:			

#### **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:** 6/7/2012

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE **HEMET, CA 92544** 

#### **Summary Statement of Abatement Costs**

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

Date	Invoice Number & Amount	Amount	Balance
05/31/2011	CV072353- INV #104038. Orig. Amount \$2,013.20.	2,013.20	2,013.20
06/07/2012	CV0809188- INV #104039. Orig. Amount \$315.70.	315.70	2,328.90
·			
		Total Now Due	\$2,328.90

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.

GELLSE

P.O. Box 1469, Riverside, CA 92502

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



#### **Statement of Abatement Costs**

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Date	Invoice #
5/31/2011	104038

Case Number District Class
CV072353 3 SOAC

Property Address

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

You are liable to the County for the following abatement

costs:					
Date	Item	Description	Hours/Qty	Rate	Amount
4/12/2007	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/17/2008	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/19/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
10/29/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/29/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
10/29/2008	Officer Hours	Labor Charges - Officer Time	4	109.00	436.00
10/31/2008	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
3/13/2009	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/26/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/3/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
3/17/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
3/25/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/25/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/25/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/7/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,078.70
11/26/2008	Attomary Franc	The state of the s			
12/1/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.88
	Attorney Fees	Attorney Fees - County Counsel	0.4	139.50	55.80
12/1/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.88
8/14/2008	Attorney Fees	Attorney Fees - County Counsel	0.1	69.80	6.98
9/8/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.88
9/8/2008	Attorney Fees	Attorney Fees - County Counsel	2.4	139.5083	334.82
9/10/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
9/25/2008	Attorney Fees	Attorney Fees - County Counsel	1	69.76	69.76
6/7/2012	Prepare Case for SOAC H	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55

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

Subtotal

69.75

69.75

**Total Now Due** 

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. GLISRO

Attend Statement of Abatement Costs Hearing

Attend SOAC Hearing

P.O. Box 1469, Riverside, CA 92502

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



#### **Statement of Abatement Costs**

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Date	Invoice #
5/31/2011	104038

**Property Address** 

447201006

JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Case Number	District	Class
CV072353	3	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
12/15/2008 6/7/2012	Lot/Title Report DataQuick	Subtotal County Counsel Costs  Lot/Title Report Property Finder Reports & Transaction Report Subtotal Contractor Costs	. 1	120.00 19.30	
			Subtot		\$2.012.20

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 \$2,013.20

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. ELISEC

P.O. Box 1469, Riverside, CA 92502

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



#### **Statement of Abatement Costs**

447201006 JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Date	Invoice #
6/7/2012	104039

**Property Address** 

447201006

JAMES M SCHEMBRI MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

Case Number	District	Class
CV0809188	3	SOAC

You are liable to the County for the following abatement

costs:

cosis.						
Date	Item	Description	Hou	ırs/Qty	Rate	Amount
10/29/2008	Officer Hours	Labor Charges - Officer Time		1	109.00	109.00
10/29/2008	Officer Hours	Labor Charges - Officer Time		0.5	109.00	54.50
3/6/2009	Officer Hours	Labor Charges - Officer Time		0.1	109.00	10.90
3/13/2009	Officer Hours	Labor Charges - Officer Time		0.4	109.00	43.60
2/26/2010	Officer Hours	Labor Charges - Officer Time		0.3	109.00	32.70
6/7/2012	SOAC Preparation	Prepare Summary of Abatement Cost			65.00	65.00
		Subtotal Code Enforcement Costs		ŀ		315.70
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				ubtot		\$315.70
			3	abiol	G!	φ313.70

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 \$315.70

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. QLISED

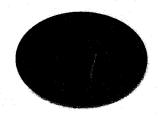


#### **RESPONSIBLE PARTIES**

July 26, 2012

OWNER JAMES M SCHEMBRI / MIRIAM J SCHEMBRI 40320 JOHNSTON AVE HEMET, CA 92544

FINANCIAL FREEDOM SENIOR FUNDING CORP.
 A SUBSIDARY OF INDYMAC BANK
 3009 DOUGLAS BLVD., STE. 210
 ROSEVILLE, CA 95661



#### PROOF OF SERVICE

Case No. CV07-2353, CV08-09188

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Ericka Edwards</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 26, 2012, I served the following documents(s):

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

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

#### **Invoices**

#### **Notice List**

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

JAMES M SCHEMBRI / MIRIAM J SCHEMBRI 40320 JOHNSTON AVE, HEMET, CA 92544 FINANCIAL FREEDOM SENIOR FUNDING CORP. A SUBSIDARY OF INDYMAC BANK 3009 DOUGLAS BLVD., STE. 210, ROSEVILLE, CA 95661

- 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 26, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Ericka Edwards, OAIII

# EXHIBIT "F"



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

JAMES M SCHEMBRI / MIRIAM J SCHEMBRI **40320 JOHNSTON AVE HEMET, CA 92544** 

Subject Property: 40320 JOHNSTON AVE, HEMET Case No(s): CV07-2353, CV08-09188 APN No(s): 447-201-006

I, JAMES M. SCHEMBRI , hereby request a public hearing before the Board of Supervisors (Please PRINT your name here)
regarding case number(s) <u>CVo7-2353</u> <u>CVo8-09188</u>
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: 40320 Johns Ton AUE.
HEMET, CA. 92544
Signed: James M. SCHEMBRI  (Please PRINT your name here)  Date: 8-2-2012  Date: 8-2-2012
You may contact me at the following daytime phone number: 951-440-9035

#### 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

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