

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



FROM: County Counsel
Code Enforcement Department

209 B

SUBMITTAL DATE:
September 20, 2012

SUBJECT: Statement of Abatement Costs [Case No. CV10-08586]
Subject Property: 8755 Pigeon Pass Road, Moreno Valley; LODEN
APN: 259-200-007
District One / Five

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (shipping containers) in the above-referenced matter to be **one thousand, two hundred, eighty-six dollars and seventy cents (US \$1,286.70)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

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

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

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

C.E.O. RECOMMENDATION: APPROVE

BY: Tina Grande

County Executive Office Signature

Policy Policy
Consent Consent

MINUTES OF THE BOARD OF SUPERVISORS

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 with a revised amount of costs to \$800.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: October 2, 2012
xc: Co. Co./CED

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref: ATTACHMENTS FILE | District: 1 / 5 | Agenda Number:

WITH THE CLERK OF THE BOARD

9.4

Dept's Recomm.:

Per Exec. Ofc.:

Statement of Abatement Costs [Case No. CV10-08586]
Subject Property: 8755 Pigeon Pass Road, Moreno Valley; LODEN
APN: 259-200-007
District One / Five Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance No. 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 Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV10-08586]
Subject Property: 8755 Pigeon Pass Road, Moreno Valley
APN: 259-200-007; LODEN
District Five / District Five

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

Hearing Date: OCTOBER 2, 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, July 3, 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”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

September 12, 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: 8755 Pigeon Pass Rd., Moreno Valley
Case No.: CV10-08586; LODEN
APN: 259-200-007

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 2, 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 shipping containers located on your real property commonly described as 8755 Pigeon Pass Rd., Moreno Valley, Riverside County, California and more particularly described as Assessor's Parcel Number 259-200-007.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, two hundred eighty-six dollars and seventy cents (US \$1,286.70)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Carol Lynn Anderson at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

JUAN C. PEREZ
INTERIM DIRECTOR

CAROL LYNN ANDERSON
Administrative Services Officer

Enclosure: Statement of Abatement Costs



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Date: 7/3/2012

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
07/03/2012	CV1008586- INV #105114. Orig. Amount \$486.70.	486.70	486.70
06/08/2011	CV1008586:A38081- INV #A38081. Orig. Amount \$100.00. A38081	100.00	586.70
08/24/2011	CV1008586:A38259- INV #A38259. Orig. Amount \$200.00. A38259	200.00	786.70
11/08/2011	CV1008586:A38442- INV #A38442. Orig. Amount \$500.00. A38442	500.00	1,286.70
		Total Now Due	\$1,286.70

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.

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. ELISA

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

259200007
LEO V LODEN
LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Date	Invoice #
7/3/2012	105014

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Case Number	District	Class
CV1008586	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
1/19/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/17/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/8/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/24/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
11/8/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/1/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
7/3/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			272.10
7/3/2012	Prepare Case for SOAC H... Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
7/3/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$486.70

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	\$486.70

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. ELLSBO

Code Enforcement Department



County of Riverside Code Enforcement Department

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

Administrative Citation

259200007
 LEO V LODEN
 LINDA S LODEN
 8755 PIGEON PASS RD
 MORENO VALLEY, CA 92557

Citation Issue Date	Billing Date
6/8/2011	7/3/2012

Citation Number	District	Class
A38081	5	SOAC

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38081--CV1008586	1	100.00	100.00

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



County of Riverside Code Enforcement Department

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

Administrative Citation

259200007
LEO V LODEN
LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Citation Issue Date	Billing Date
8/24/2011	7/3/2012

Citation Number	District	Class
A38259	5	SOAC

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38259 -- CV1008586	1	200.00	200.00

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



County of Riverside Code Enforcement Department

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

Administrative Citation

259200007
 LEO V LODEN
 LINDA S LODEN
 8755 PIGEON PASS RD
 MORENO VALLEY, CA 92557

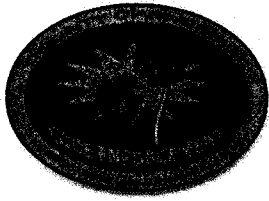
Citation Issue Date	Billing Date
11/8/2011	7/3/2012

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Citation Number	District	Class
A38442	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38442--CV1008586	1	500.00	500.00

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

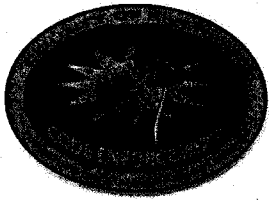


**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

RESPONSIBLE PARTIES

September 12, 2012

OWNER
OCCUPANT
LEO V LODEN / LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1008586

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on September 12, 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:

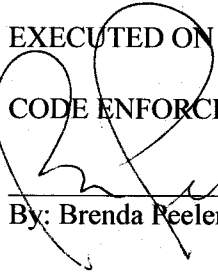
LEO V LODEN / LINDA S LODEN / OCCUPANT 8755 PIGEON PASS RD, MORENO VALLEY, CA 92557

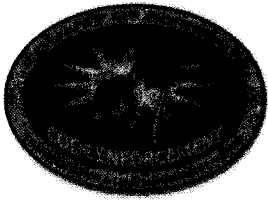
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 12, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Brenda Peeler, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 13, 2012

RE CASE NO: CV1008586

I, Jim Palmer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 581 South Grand Avenue, San Jacinto, California, 92582 .

That on 09/13/12 at 10:30 am, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

Property Address: 8755 PIGEON PASS RD, MORENO VALLEY

Assessor's Parcel Number: 259-200-007

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

Executed on September 13, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

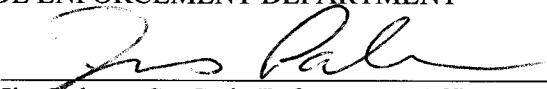

By: Jim Palmer, Sr. Code Enforcement Officer

EXHIBIT “B”

CITATION CENTER

[Home](#)

- [New Search](#)
- [Payments & Refunds](#)
- [Citation Changes](#)
- [Application](#)
- [Receipt](#)
- [Add Note](#)
- [Hot Sheet](#)
- [Reports](#)

Found Citations:
A38081 Submit

General Information

Citation: A38081 Date: 06/08/11 Time: 10:20 AM
 Amt Owing this Citation: \$100.00 This Person: \$300.00 This Plate:
 Issuing Agency: Riverside County Administrative Dept: Code Enforcement
 Status: OPEN: Noticed (sent to FTB)
 Number: 2 of 2

Responsible Party Information

Name: LODEN, LEO V
 Address: 8755 PIGEON PASS RD
 City/State/Zip: MORENO VALLEY, CA 92557

Show all Panels | Hide all Panels

Citation Information

Location: 8755 PIGEON PASS RD MORENO VALLEY CA 92557 Case: CV1008586 Badge #: 70
 Comments: APN 259-200-007

Violation Information

Code	Description	Amount
17.288.020	Unpermitted storage of cargo/containers	\$100.00

Fee History

Payment History

Notice History

Number	Notice Date	Due Date	Description	Amount
111377496	07/13/11	.	1st Notice Sent	\$100.00
111476441	08/15/11	.	2nd Notice Sent	\$100.00
111588810	09/19/11	.	3rd Notice Sent	\$100.00

Appeal History

Responsible Party History

Date	Name & Address
07/11/11	LODEN, LEO V, 8755 PIGEON PASS RD, MORENO VALLEY, CA 92557

Citation History

Date	Transaction	Rep Name	Description
7/11/2011	New Citation Added	J Williams	.
7/11/2011	Citation Data Entered	E Johnson	.
7/11/2011	Responsible party entered	J Williams	.
7/12/2011	Notice sent	T FEES	Inserted during Extract Commit
8/12/2011	Notice sent	T FEES	Inserted during Extract Commit
9/16/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
2/28/2012	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
2/29/2012	SSN Hit	H Akolawala	SSN HIT
3/2/2012	Send FTB Update	M Niranjana	Sending to FTB (tracking #20120302) for update due to TransCode 156 for cite #13795308

Home

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

Found Citations:
A38259

General Information

Citation **A38259** Date **08/24/11** Time **11:00 AM**

Amt Owing this Citation: **\$200.00** This Person: **\$600.00** This Plate:

Issuing Agency: **Riverside County Administrative** Dept: **Code Enforcement**

Status: **OPEN: Noticed (sent to FTB)**

Number: **2 of 2**

Responsible Party Information

Name: **LEO V LODEN / LINDA S LODEN**

Address: **8755 PIGEON PASS RD**

City/State/Zip: **MORENO VALLEY, CA 92557**

[Show all Panels](#) | [Hide all Panels](#)

Citation Information

Location: **8755 PIGEON PASS RD** Case: **CV-1008586** Badge #: **LAPADILL**

Comments:

Violation Information

Code	Description	Amount
17.288	Shipping Containers	\$200.00

Fee History

Payment History

Notice History

Number	Notice Date	Due Date	Description	Amount
111662573	09/27/11	.	1st Notice Sent	\$200.00
111760766	10/28/11	.	2nd Notice Sent	\$600.00
111854835	11/29/11	.	3rd Notice Sent	\$600.00

Appeal History

Responsible Party History

Date	Name & Address
08/25/11	LEO V LODEN / LINDA S LODEN, 8755 PIGEON PASS RD, MORENO VALLEY, CA 92557

Citation History

Date	Transaction	Rep Name	Description
8/25/2011	New Citation Added	R Benavente	
9/26/2011	Notice sent	T FEES	Inserted during Extract Commit
10/27/2011	Notice sent	T FEES	Inserted during Extract Commit
11/28/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
3/9/2012	Send FTB Update	M Niranjanan	Sending to FTB (tracking #20120309) for update due to TransCode 156 for cite #14067811

Home

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

Found Citations:
A38442

General Information

Citation **A38442** Date **11/08/11** Time **09:20 AM**

Amt Owing this Citation: **\$500.00** This Person: **\$2500.00** This Plate:

Issuing Agency: **Riverside County Administrative** Dept: **Code Enforcement**

Status: **OPEN: Noticed (sent to FTB)**

Number: **2 of 3**

Responsible Party Information

Name: **Leo V. Loden**

Address: **8755 Pigeon Pass Rd.**

City/State/Zip: **Moreno Valley, Ca 92557**

[Show all Panels](#) | [Hide all Panels](#)

Citation Information

Location: **8755 PIGEON PASS RD** Case: **CV-1008586** Badge #: **LAPADILL**

Comments:

Violation Information

Code	Description	Amount
17.288	Shipping Containers	\$500.00

Fee History

Payment History

Notice History

Number	Notice Date	Due Date	Description	Amount
111901282	12/13/11	.	1st Notice Sent	\$500.00
111994612	01/13/12	.	2nd Notice Sent	\$1500.00
112119114	02/14/12	.	3rd Notice Sent	\$1500.00

Appeal History

Responsible Party History

Date	Name & Address
11/09/11	Leo V. Loden, 8755 Pigeon Pass Rd., Moreno Valley, Ca 92557

Citation History

Date	Transaction	Rep Name	Description
11/9/2011	New Citation Added	H Akolawala	
12/12/2011	Notice sent	T FEES	Inserted during Extract Commit
1/12/2012	Notice sent	T FEES	Inserted during Extract Commit
2/13/2012	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
4/11/2012	Send FTB Update	M Niranjana	Sending to FTB (tracking #69190) for update due to TransCode 156 for cite #14364905

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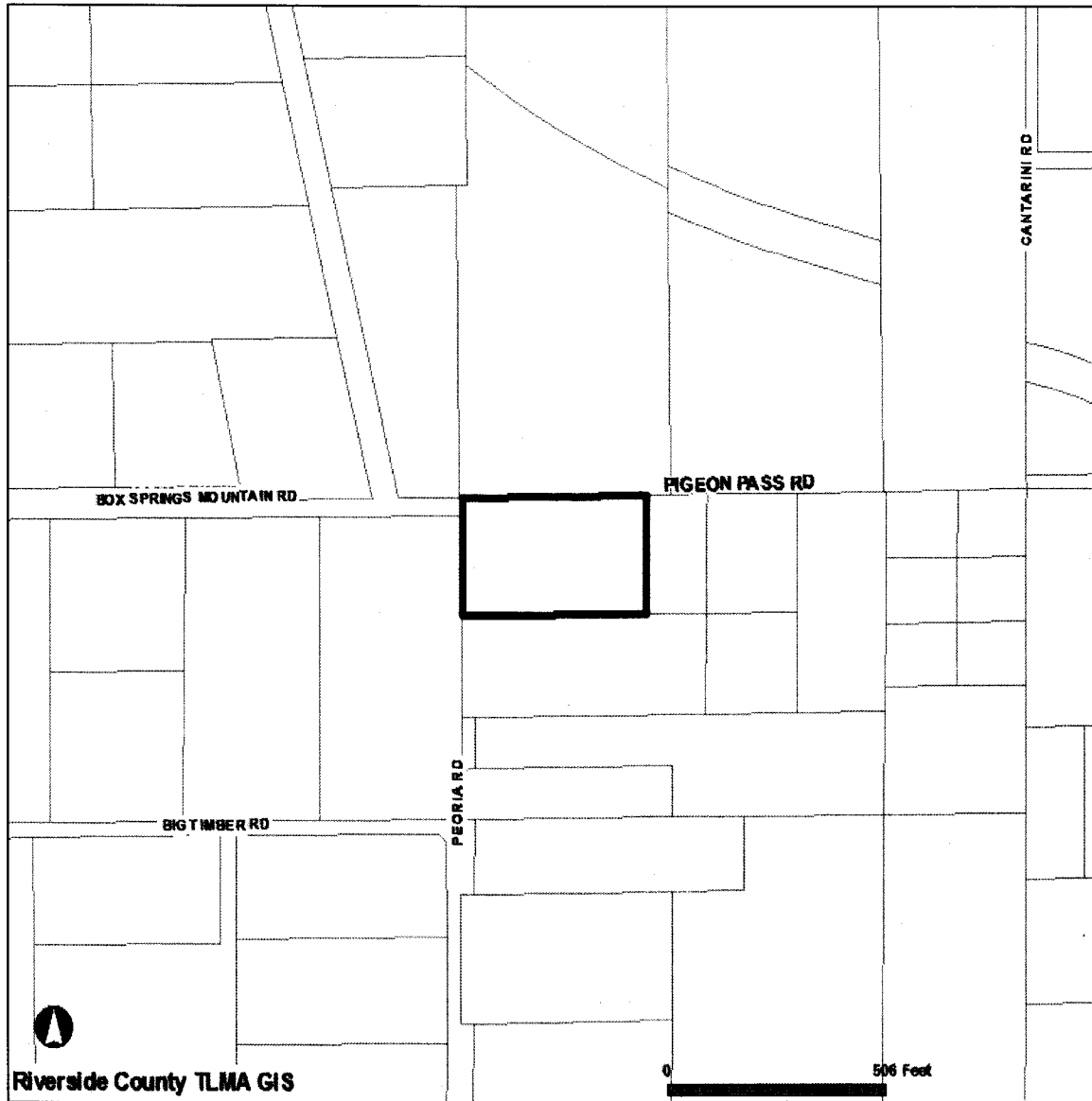
EXHIBIT “C”

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

Assessment #259200007-5		Parcel # 259200007-5	
Assessee:	LODEN LEO V	Land	9,000
Assessee:	LODEN LINDA S	Structure	121,000
Mail Address:	8755 PIGEON PASS RD MORENO VALLEY CA 92557	Full Value	130,000
Real Property Use Code:	MF	Homeowners' Exemption	7,000
Base Year	2009	Total Net	123,000
Conveyance Number:	0161315		
Conveyance (mm/yy):	7/1986		
PUI:	M020022		
TRA:	80-221		
Taxability Code:	0-00		
Assessment Description:	2008 CAVCO		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	8755 PIGEON PASS RD MORENO VALLEY CA 92557		

View Parcel Map

RIVERSIDE COUNTY GIS



Selected parcel(s):
259-200-007

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

259-200-007-5

OWNER NAME / ADDRESS

LEO V LODEN
LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA. 92557

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.29 ACRES

PROPERTY CHARACTERISTICS

259-200-007

WOOD FRAME, 1355 SQFT., 3 BDRM/ 2 BATH, 1 STORY, DETACHED GARAGE(450 SQ. FT), CONST'D 1961 COMPOSITION, ROOF, CENTRAL HEATING

259-200-007

WOOD FRAME, 1664 SQFT., 4 BDRM/ 2 BATH, 1 STORY, DETACHED GARAGE(400 SQ. FT), CONST'D 2008 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 687 GRID: A3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

NOT WITHIN A CITY SPHERE

ANNEXATION DATE: NOT APPLICABLE

NO LAFCO CASE # AVAILABLE

NO PROPOSALS

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

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR4W SEC 14

T2SR4W SEC 23

ELEVATION RANGE

1896/1908 FEET

PREVIOUS APN

123-601-012

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

RECHE CANYON / BADLANDS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-2 1/4

ZONING DISTRICTS AND ZONING AREAS

EDGEMONT-SUNNYMEAD DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

C

WRMSHCP CELL NUMBER

284

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

NONE

VEGETATION (2005)

AGRICULTURAL LAND
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

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

FIRE RESPONSIBILITY 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. CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

RECHE CANYON/BADLANDS

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

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

ROAD BOOK PAGE
45

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
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
LOW

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH 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
MORENO VALLEY UNIFIED

COMMUNITIES
BOX SPRINGS MOUNTAIN

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 49.56 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042214

FARMLAND
OTHER LANDS

TAX RATE AREAS
080221

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 93 *
- 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
- MORENA VAL UNIFIED SCH B AND I
- MORENO VALLEY UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1008578	ABATEMENT	Oct. 14, 2010

REPORT PRINTED ON...Tue Jul 03 10:26:38 2012
Version 120530

C.O.R.E. - County of Riverside Enforcement

Request
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All Requests & Code Enforcement

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Go

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Advanced Find

<u>Request #</u>	<u>Topic</u>	<u>Status</u>	<u>Date Entered</u>	<u>Expected Close</u>	<u>Assigned To</u>	<u>Request By</u>
CV-1008586	Neighborhood Enforcement 8755 PIGEON PASS RD , MORENO VALLEY, APN 259-200-007	Closed-Verified Billable	10/14/2010	(\$800.00 Fees Due)	Padilla,Lanee	Scac
CV-1008579	Vehicle Abatement 8755 PIGEON PASS RD , BOX SPRINGS MOUNTAIN, APN 259-200-007	Closed	10/14/2010		Padilla,Lanee	N/A
CV-1008578	Abatement 8755 PIGEON PASS RD , MORENO VALLEY, APN 259-200-007	Open	10/14/2010	04/29/2012 (\$2600.00 Fees Due)	McMullen,Thomas	QPEJ



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EXHIBIT “D”

Owner
LODEN,LEO V & LINDA S

Address
8755 PIGEON PASS RD MORENO VALLEY , CA 92557

Parcel/Tax ID
259-200-007

Property Profile

Ownership Information

Primary Owner	LODEN,LEO V & LINDA S	Site Address	8755 PIGEON PASS RD
Secondary Owner		Site City, St Zip	MORENO VALLEY, CA 92557
Ownership Description	Joint Tenant	Mail Address	8755 PIGEON PASS RD
Telephone Number		Mail City, St Zip	MORENO VALLEY, CA 92557
Lot		Census Tract	0422.14
Housing Tract / Subdivision Name			
Legal Description	2.29 ACRES M/L IN POR NW 1/4 OF SEC 23 T2S R4W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		

Property Details

Use Code	Mobile home	County/Municipality	RIVERSIDE
State	CA	Total Rooms	
RTSQ	04W-02S-23-NW	Bedrooms	7
Zoning	W2	Bathrooms	4
Number Of Units	1	Basement Square Feet	
Year Built	2008	Parking	in Detached Garage
# Of Stories	1	Parking Square Feet	850
Lot Size	99,752	View	
Usable Lot Size		Pool	
Lot Depth		Fireplace	Yes
Lot Width		HT/AC	Both
Square Feet	3,019	Cooling Detail	Central
Square Ft 1st Flr		Heating Detail	Central
Square Ft 2nd Flr		Roof Type	Comp Shingle
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet	571	Construction Type	
Building Shape		Exterior	
New Page Grid	687B3	Foundation	
Old Page Grid	8F5		

Tax Information

Assessor's Parcel Number/Tax ID	259-200-007	Assessor's Market Value	
Assessed Total	\$240,477	Tax Amount	\$3,369
Land Total	\$15,885	Status/Yr Delinquent	Current
Improvement	\$224,592	Tax Rate Area	80221
Percent Improvement	93.39%	HomeOwners Exemption	Y

Sale Information

Last Sale Date	Jun 06, 2002	1st Loan Amount / Type	
Document Number	0000305898	2nd Loan Amount	
Sale Value		Last Transaction W/O \$	
Cost / Square feet		Last Transaction W/O \$ Doc	
Title Company			
Lender			

Owner
LODEN,LEO V & LINDA S

Address
8755 PIGEON PASS RD MORENO VALLEY , CA 92557

Parcel/Tax ID
259-200-007

Transaction History

Transaction 3 - Finance



Transaction Information			
Buyer / Borrower	LODEN,LEO V & LINDA S	Signature Date	Sep 04, 2007
Recorded Date	Sep 12, 2007	Multiple/Portion	
Title Company	LAWYERS TITLE		
Loan Information			
Loan Amount	\$185,000	Loan Type	Conventional
Document #	577026	Interest Rate Type	Fixed
		Seller Carry Back	N
Lender Name	NATIONAL CITY MORTGAGE CO		

Transaction 2 - Transfer

Transaction Information			
Buyer / Borrower	SCE	Signature Date	
Recorded Date	Jun 06, 2002	Multiple/Portion	
Title Company			
Ownership Transfer Information			
Seller	LODEN,L ETAL	Transaction Type	Resale
Transfer Value		Deed In Lieu	N
		Deed Type	Grant Deed Or Deed Of Trust
Document #	0000305898		
Loan Information			
Loan Amount		Loan Type	
Document #	0000305898	Interest Rate Type	
		Seller Carry Back	
Lender Name			

Transaction 1 - Finance

Transaction Information			
Buyer / Borrower	LODEN,LEO V & LINDA S	Signature Date	
Recorded Date	Feb 06, 2002	Multiple/Portion	
Title Company			
Loan Information			
Loan Amount	\$50,000	Loan Type	Conventional
Document #	0000067370	Interest Rate Type	Adjustable Rate
		Seller Carry Back	N
Lender Name	BANK OF AMERICA		

Legend	
 Unusually large change in price	 Multiple sales within a 30 day period

RECORDING REQUESTED BY
Southern California Edison Company

WHEN RECORDED MAIL TO
Southern California Edison Company

14799 Chestnut Street
Westminster, CA 92683

ATTN: Corporate Real Estate Department
Real Estate Operations
Tom Cuthbertson

DOC # 2002-305898

06/08/2002 03:00A Fee:13.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



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			3						
					1	155			
A	R	L	DOPT	LONG	REFUND	NOHC	EXAM		

AMENDMENT TO GRANT OF EASEMENT

LOCATION County of Riverside	DOCUMENTARY TRANSFER TAX \$ <u>55</u> COMPUTED ON FULL VALUE OF CONSIDERATION	DISTRICT	WORK ORDER <u>7597-726</u>	IDENTITY	MAP SIZE GRID NO.
ASSESSORS PARCEL NO. 259-200-007	<u>R.M.</u> SCE Company SIC OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	FIN NO. 662-1689-1	APPROVED Corporate Real Estate Department	BY	DATE January 17, 2002

Doc 249075

This AMENDMENT TO GRANT OF EASEMENT (Amendment), dated the 13th day of March 2002, is entered into by and between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, hereinafter called "SCE" and LEO V. LODEN and LINDA S. LODEN, its successors and assigns, hereinafter called "GRANTOR."

M LW

WITNESSETH

WHEREAS, SCE is the owner of an easement and right of way "Existing Easement" for electrical distribution/transmission purposes under and by virtue of that certain Grant of Easement, from JOHN F. SEIGLER AND THEDA M. SEIGLER, to Southern California Edison Company, a corporation, recorded on October 22, 1952, as instrument number 45116, in Book 1409, Page 589, in the County of Riverside, State of California, in, on, over and across that certain real property in said County and State described as follows:

The East Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 23, Township 2 South, Range 4 West, San Bernardino Base and Meridian.

WHEREAS, Grantor is the present owner of the above-described Existing Easement;

WHEREAS, Grantor and SCE wish to maintain the Existing Easement in full force and effect and to amend the Existing Easement, to grant additional rights to SCE;

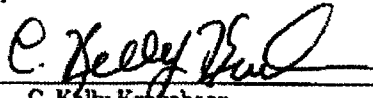
NOW, THEREFORE, for valuable consideration, receipt and adequacy of which is hereby acknowledged, it is agreed by the parties hereto on their own behalf and on behalf of their heirs, successors and assigns, as follows:

Grantor hereby grants additional easement rights to SCE to construct, maintain, operate, remove and access, at any time and from time to time, a fiber optic cable upon existing facilities for any internal or commercial use by SCE and corporations controlled by or under common control with SCE, and the right to apportion to telecommunication providers and others for commercial use of the Existing Easement and fiber optic cable.

It is intended by SCE and Grantor that this Amendment shall not extinguish SCE's prior existing easement rights in and to the lands of Grantor and the rights of SCE in the lands of Grantor shall be referable to both the Existing Easement and the interests, covenants and conditions conveyed or created by this Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as of the date first above set forth.

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By 
C. Kelly Kraushaar
Manager - Carrier Solutions
Corporate Real Estate Department

By 
LEQ V. LODEN (Grantor)

By 
LINDA S. LODEN (Grantor)

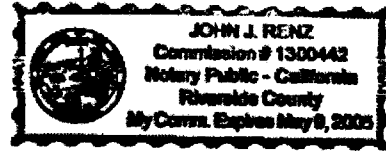
STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On March 09, 2002, before me, [Signature] a Notary Public in and for said State, personally appeared LEO V. LODEN AND LINDA S. LODEN

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

WITNESS my hand and official seal.

[Signature]
Signature of Notary



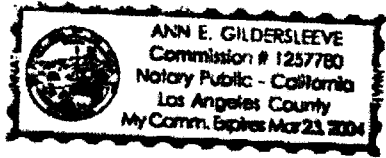
STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On March 14, 2002, before me, Ann E. Gildersleeve a Notary Public in and for said State, personally appeared C. Kelly Kraushaar

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

WITNESS my hand and official seal.

Ann E. Gildersleeve
Signature of Notary



STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

On _____, 200__, before me, _____ a Notary Public in and for said State, personally appeared _____

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

WITNESS my hand and official seal.

Signature of Notary



When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0263087

06/14/2011 04:51P Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



030
M
030
0

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Leo V. Loden
Linda S. Loden

Case No. CV10-08578 & CV10-08586

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 17.288.020 & 17.32.010) described as prohibited use of shipping container(s) & excessive outside storage & Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as accumulation of rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 8755 Pigeon Pass Road, Moreno Valley, CA, and more particularly described as Assessor's Parcel Number 259-200-007 and having a legal description of 2.29 ACRES M/L IN POR NW 1/4 OF SEC 23 T2S R4W, Records of Riverside County, with the requirements of Ordinance No. 348 & 541 (RCC Title 17.288.020, 17.32.010 & 8.120.010).

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

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Michael Bowles II
Michael Bowles II
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

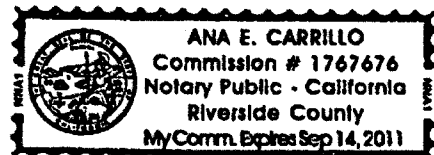
On 06/07/11 before me, Ana E. Carrillo, Notary Public, personally appeared Michael Bowles II, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0318848
07/20/2011 04:45P Fee:NC
Page 1 of 1

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

NOTICE OF PENDING OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV10-08586

ole2 **M**
062

Leo V. Loden
Linda S. Loden

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 8755 Pigeon Pass Road, Moreno Valley, CA 92557
PARCEL #: 259-200-007
LEGAL DESCRIPTION: 2.29 ACRES M/L IN POR NW 1/4 OF SEC 23 T25 R4W

VIOLATIONS: Riverside County Ordinance No. 348, (RCC Title 17.288.020) described as prohibited use of shipping containers.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Dated: June 21, 2011

By: Mary Overholt
Mary Overholt, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 07/21/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011

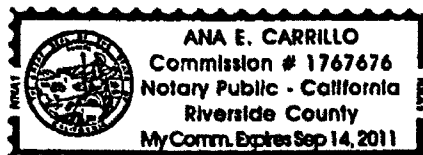
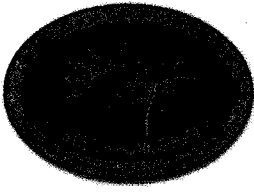


EXHIBIT “E”



County of Riverside Code Enforcement Department

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

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

August 13, 2012

LEO V LODEN / LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Subject Property: 8755 PIGEON PASS RD, MORENO VALLEY
Case No(s): CV10-08586
APN No(s): 259-200-007

Dear Leo V Loden / Linda S Loden:

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 Use without Riverside County Planning Department approval - shipping container. located on your real property commonly described as 8755 PIGEON PASS RD, MORENO VALLEY, and more particularly described as Assessor's Parcel Number 259-200-007.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **One Thousand Two Hundred Eighty Six Dollars and Seventy Cents (\$1,286.70)**.

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.

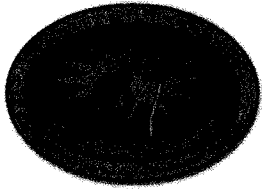
YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the 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



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

LEO V LODEN / LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Subject Property: 8755 PIGEON PASS RD, MORENO VALLEY
Case No(s): CV10-08586
APN No(s): 259-200-007

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

regarding case number(s) _____.

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

Return Mailing Address: _____

Signed: _____ Date: _____
(Please SIGN your name here)

Print: _____
(Please PRINT your name here)

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

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



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Date: 7/3/2012

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
07/03/2012	CV1008586- INV #105114. Orig. Amount \$486.70.	486.70	486.70
06/08/2011	CV1008586:A38081- INV #A38081. Orig. Amount \$100.00. A38081	100.00	586.70
08/24/2011	CV1008586:A38259- INV #A38259. Orig. Amount \$200.00. A38259	200.00	786.70
11/08/2011	CV1008586:A38442- INV #A38442. Orig. Amount \$500.00. A38442	500.00	1,286.70
		Total Now Due	\$1,286.70

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.

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. ELISA

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

259200007
LEO V LODEN
LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Date	Invoice #
7/3/2012	105014

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Case Number	District	Class
CV1008586	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
1/19/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/17/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/8/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/24/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
11/8/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/1/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
7/3/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			272.10
7/3/2012	Prepare Case for SOAC H... Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
7/3/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$486.70

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	\$486.70

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. ELLIOTT

Code Enforcement Department



County of Riverside Code Enforcement Department

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

Administrative Citation

259200007
 LEO V LODEN
 LINDA S LODEN
 8755 PIGEON PASS RD
 MORENO VALLEY, CA 92557

Citation Issue Date	Billing Date
6/8/2011	7/3/2012

Citation Number	District	Class
A38081	5	SOAC

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38081--CV1008586	1	100.00	100.00

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



County of Riverside Code Enforcement Department

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

Administrative Citation

259200007
LEO V LODEN
LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Citation Issue Date	Billing Date
8/24/2011	7/3/2012

Citation Number	District	Class
A38259	5	SOAC

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38259 -- CV1008586	1	200.00	200.00

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



County of Riverside Code Enforcement Department

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

Administrative Citation

259200007
LEO V LODEN
LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Citation Issue Date	Billing Date
11/8/2011	7/3/2012

Property Address
259200007 LEO V LODEN LINDA S LODEN 8755 PIGEON PASS RD MORENO VALLEY, CA 92557

Citation Number	District	Class
A38442	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38442--CV1008586	1	500.00	500.00

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

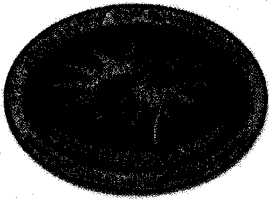


**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

RESPONSIBLE PARTIES

August 13, 2012

LEO V LODEN / LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1008586

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on August 13, 2012, I served the following documents(s):

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

BOARD OF SUPERVISORS REQUEST FOR PUBLIC HEARING

RESPONSIBLE PARTIES

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

LEO V LODEN / LINDA S LODEN 8755 PIGEON PASS RD, MORENO VALLEY, CA 92557

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

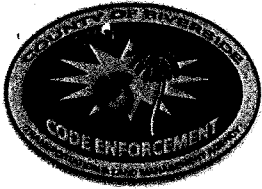
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON August 13, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Code Enforcement Aide

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

LEO V LODEN / LINDA S LODEN
8755 PIGEON PASS RD
MORENO VALLEY, CA 92557

Subject Property: 8755 PIGEON PASS RD, MORENO VALLEY
Case No(s): CV10-08586
APN No(s): 259-200-007

I, Linda S. Loden, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) CV10-08586

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: 8755 Pigeon Pass Rd.
Moreno Valley, CA 92557

Signed: Linda S. Loden Date: Aug. 24, 2012
(Please SIGN your name here)

Print: Linda S. Loden
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-684-8051

IMPORTANT

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

RECEIVED AUG 27 2012
Scanned Saf