

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

702 B



**FROM:** County Counsel  
Code Enforcement Department

**SUBMITTAL DATE:**  
November 21, 2012

**SUBJECT:** Statement of Abatement Costs [Case No. CV08-10786 & CV08-10787]  
Subject Property: 28700 Live Oak Canyon Road, Redlands; WELLS  
APN: 473-320-013  
District 5 / District 5

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

- (1) assess the reasonable costs of abatement of a public nuisance (land use without permit – commercial storage yard and excessive outside storage) in the above-referenced matter to be **one thousand, one hundred five dollars and eighteen cents (US \$1,105.18)**;
- (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

<b>FINANCIAL DATA</b>	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

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$775.

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** December 18, 2012  
**xc:** Co. Co./CED

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

Prev. Agn. Ref.:

District: 5 / 5

Agenda Number:

9.2

Statement of Abatement Costs [Case No. CV08-10786 & CV08-10787]

Subject Property: 28700 Live Oak Canyon Road, Redlands; WELLS

APN: 473-320-013

District 5 / 5

Page 2

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

Notices of Violation 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.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**9.3**

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Abatement Costs Case Nos. CV 08-10786 & CV 08-10787 located at 28700 Live Oak Road, Redlands; APN: 473-320-013, 5<sup>th</sup> District, the chairman called the matter for hearing.

Patricia Munroe, Deputy County Counsel, presented the matter.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, December 18, 2012 at 9:30 a.m.

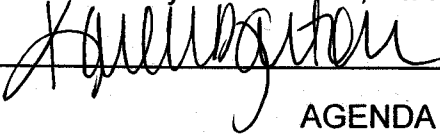
Roll Call:

Ayes: Buster, Stone and Benoit  
Nays: None  
Absent: Tavaglione and Ashley

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on \_\_\_\_\_ December 4, 2012 \_\_\_\_\_ of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 4, 2012  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
9.3

xc: Co. Co./CED, COB

**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. CV08-10786 & CV08-10787]  
Subject Property: 28700 Live Oak Canyon Road, Redlands; WELLS  
APN: 473-320-013  
District 5 / District 5

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

**Hearing Date: December 4, 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, 10/4/2012 .....	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

October 18, 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: 28700 Live Oak Canyon Rd,  
Redlands  
Case No.: CV08-10786 & CV08-10787; WELLS  
APN: 473-320-013

**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, December 4, 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 land use without permit - storage yard and excessive outside storage located on your real property commonly described as 28700 Live Oak Canyon Road, Redlands, Riverside County, California and more particularly described as Assessor's Parcel Number 473-320-013.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is one thousand, one hundred five dollars and eighteen cents, (US \$1,105.18). 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 Senior Officer Michelle Cervantes 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.

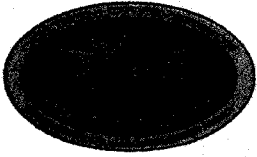
**We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of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

JUAN C. PEREZ  
INTERIM DIRECTOR

  
HECTOR VIRAY

Supervising Code Enforcement 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

Date: 2/15/2012

Property Reference/Mailing Address
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD REDLANDS CA. 92373

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
02/15/2012	CV0810786- INV #103387.	805.62	805.62
02/15/2012	CV0810787- INV #103388.	299.56	1,105.18
		<b>Total Now Due</b>	<b>\$1,105.18</b>

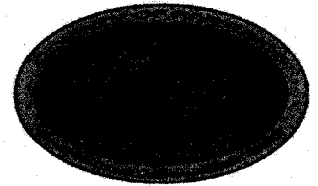
**The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred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

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

Code Enforcement Department

**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103387

Property Address
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810786	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/10/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/18/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			163.10
4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.3	69.76667	20.93
5/27/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
6/14/2010	Attorney Fees	Attorney Fees - County Counsel	1.3	69.76154	90.69
6/16/2010	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
2/15/2012	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			509.22
4/8/2010	Lot/Title Report	Lot/Title Report	1	114.00	114.00
2/15/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			133.30
<b>Subtotal</b>					<b>\$805.62</b>

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.

<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total Now Due</b>	<b>\$805.62</b>

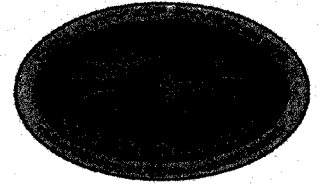
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103388

<b>Property Address</b>
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810787	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			174.00
4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
6/8/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
		Subtotal County Counsel Costs			125.56
<b>Subtotal</b>					<b>\$299.56</b>

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.

<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$299.56</b>

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

Code Enforcement Department

# **RESPONSIBLE PARTIES LIST**

Subject Property: 28700 Live Oak Canyon Road, Redlands;

Case No.: CV08-10786 & CV08-10787

APN: 473-320-013; District 5 / 5

October 18, 2012

## **OWNER**

**MARTIN N. WELLS / SUSAN L. WELLS**

**MARTIN N. WELLS / SUSAN L. WELLS, TRUSTEES**

**MARTIN AND SUSAN WELLS REV TRUST DTD 11/18/04**

**28700 LIVE OAK CANYON ROAD**

**REDLANDS, CA 92373**

**SUSAN L. WELLS**

**4527 MOCKINGBIRD LANE**

**BANNING, CA 92220**

**PROOF OF SERVICE**  
Case No. CV08-10786 & CV08-10787

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jennifer L. Miller, 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 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

That on October 18, 2012, I served the following document(s):

**NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**

**SUMMARY STATEMENT OF ABATEMENT COSTS**

**STATEMENT OF ABATEMENT COSTS**

**RESPONSIBLE PARTIES LIST**

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

**OWNERS OR INTERESTED PARTIES  
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

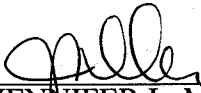
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

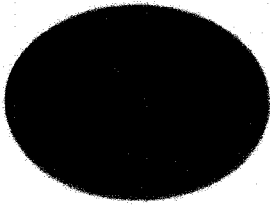
— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

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

— **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON October 18, 2012, at Riverside, California.

  
\_\_\_\_\_  
JENNIFER L. MILLER  
Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

October 23, 2012

RE CASE NO: CV0810786, CV08-10787

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 10/22/12 at 1:00 pm, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

**Property Address:** 28700 LIVE OAK CANYON RD, REDLANDS

**Assessor's Parcel Number:** 473-320-013

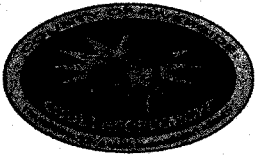
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on October 23, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jim Palmer, Sr. Code Enforcement Officer

# **EXHIBIT “B”**



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD REDLANDS CA. 92373

Date: 2/15/2012

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
02/15/2012	CV0810786- INV #103387.	805.62	805.62
02/15/2012	CV0810787- INV #103388.	299.56	1,105.18
		<b>Total Now Due</b>	<b>\$1,105.18</b>

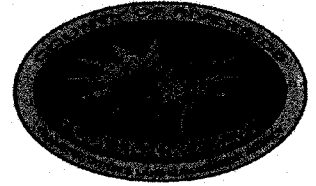
The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred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

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

Code Enforcement Department

**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103387

<b>Property Address</b>
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810786	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
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6/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/10/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/18/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
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4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.3	69.76667	20.93
5/27/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
6/14/2010	Attorney Fees	Attorney Fees - County Counsel	1.3	69.76154	90.69
6/16/2010	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
2/15/2012	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			509.22
4/8/2010	Lot/Title Report	Lot/Title Report	1	114.00	114.00
2/15/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			133.30
				<b>Subtotal</b>	<b>\$805.62</b>

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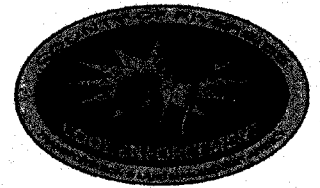
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$805.62</b>

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

Code Enforcement Department

**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103388

<b>Property Address</b>
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810787	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
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2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			174.00
4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
6/8/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
		Subtotal County Counsel Costs			125.56
				<b>Subtotal</b>	<b>\$299.56</b>

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.

<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$299.56</b>

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

Code Enforcement Department



# SUMMARY OF COUNTY COUNSEL LABOR COST

Case Number CV0810786

TOTALS: Lines: 4    Hours: 3.8    Cost: \$313.92

BILL DATE	CASE NUMBER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
4/21/2010	CV0810786	0.3	\$20.93	LBH	review file for completeness and accuracy; discuss discrepancy in NOI with JDH and AJ; draft rejection memo
5/27/2010	CV0810786	0.7	\$97.66	JDH	review and revise draft inspection warrant and affidavit in support thereof
6/14/2010	CV0810786	1.3	\$90.69	LBH	Draft inspection warrant, 24 hour notice; partial draft of declaration; pull and organize exhibits
6/16/2010	CV0810786	1.5	\$104.64	LBH	draft Inspection Warrant, 24 hour Notice and Officer Affidavit; pull and organize exhibits

Case Number CV0810786

TOTALS: Lines: 4    Hours: 3.8    Cost: \$313.92

**Vouchers**

Criteria: Accounting Date = 7/1/2002..2/29/2012

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
<b>Fund 10000 -- General Fund</b>							
5/12/2010	TLARC-00248250	RZ00020	RIVCO-0000054864	RZ Title Services Inc	114.00	114.00	0.00
<b>Total General Fund</b>					<b>114.00</b>	<b>114.00</b>	<b>0.00</b>

# SUMMARY OF COUNTY COUNSEL LABOR COST

Case Number CV0810787

TOTALS: Lines: 2    Hours: 1.1    Cost: \$125.56

BILL DATE	CASE NUMBER	BILL HOURS	BILL AMOUNT	ATTY	DESCRIPTION
4/21/2010	CV0810787	0.4	\$27.90	LBH	review file for completeness and accuracy; discuss discrepancy in NOI with JDH and AJ; draft rejection memo
6/8/2010	CV0810787	0.7	\$97.66	JDH	review and revise inspection warrant and affidavit in support thereof

Case Number CV0810787

TOTALS: Lines: 2    Hours: 1.1    Cost: \$125.56

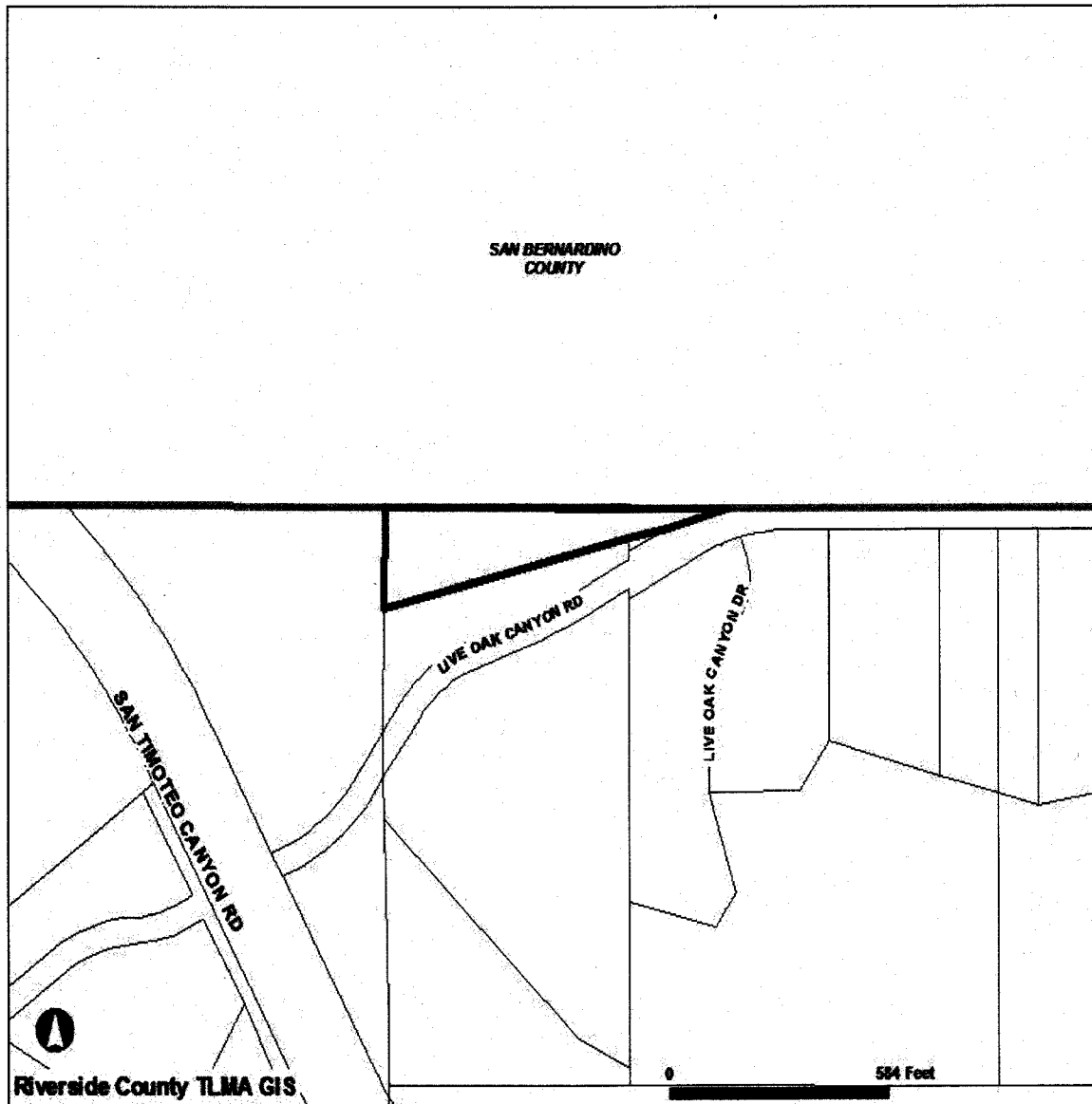
# **EXHIBIT “C”**

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

Assessment #473320013-7		Parcel # 473320013-7	
<b>Assessee:</b>	WELLS MARTIN N	<b>Land</b>	40,416
<b>Assessee:</b>	WELLS SUSAN L	<b>Structure</b>	16,960
<b>Mail Address:</b>	28700 LIVE OAK CANYON RD	<b>Full Value</b>	57,376
<b>City, State Zip:</b>	REDLANDS CA 92373	<b>Homeowners' Exemption</b>	7,000
<b>Real Property Use Code:</b>	R1	<b>Total Net</b>	50,376
<b>Base Year</b>	1984		
<b>Conveyance Number:</b>	1028169		
<b>Conveyance (mm/yy):</b>	12/2004		
<b>PUI:</b>	R010000		
<b>TRA:</b>	56-006		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	SEE ASSESSOR MAPS		
<b>Situs Address:</b>	28700 LIVE OAK CANYON RD MORENO VALLEY CA 92553		



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
473-320-013

**\*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 WITH PERMITS REPORT****APNs**

473-320-013-7

**OWNER NAME / ADDRESS**

MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
MORENO VALLEY, CA. 92553

**MAILING ADDRESS**

(SEE OWNER)  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.5 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 788 SQFT., 1 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE(264 SQ. FT), CONST'D 1915COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 648 GRID: E7

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: CALIMESA

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)**

MARION ASHLEY, DISTRICT 5

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T2SR3W SEC 14

**ELEVATION RANGE**

1552/1612 FEET

**PREVIOUS APN**

473-030-032

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

RR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

THE PASS

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

W-2

**ZONING DISTRICTS AND ZONING AREAS**

PASS &amp; DESERT DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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**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**  
213

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
DEVELOPED/DISTURBED LAND

---

## **FIRE**

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**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**

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**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.PASS

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
THE PASS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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



87

**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**  
SGPWA**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**  
SANTA ANA RIVER

---

**GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**  
LOW**SUBSIDENCE**  
SUSCEPTIBLE**PALEONTOLOGICAL SENSITIVITY**  
HIGH SENSITIVITY (HIGH A).

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

LOW POTENTIAL.

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

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**MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
BEAUMONT UNIFIED**COMMUNITIES**  
SAN TIMETO CANYON**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**  
NOT APPLICABLE, 47.77 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**  
043805**FARMLAND**  
OTHER LANDS**TAX RATE AREAS**  
056006  
•BEAUMONT CHERRY VAL REC & PARK  
•BEAUMONT UNIFIED SCHOOL  
•COUNTY FREE LIBRARY

- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHW070553	WELL RECONSTRUCTION	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
LLA04612	ADJ LL BTWN APN;473-320-013 & 294-121-028 (SB CO)	APPROVED

REPORT PRINTED ON...Thu Oct 04 15:22:48 2012  
Version 120712

# **EXHIBIT “D”**



## INVOICE

Order Number: 21344

Order Date: 3/11/2010

**Customer Information:**

Acct No. 1044

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT  
4080 Lemon Street  
Riverside, CA 92501

Attn: Brent Steele  
REF: CV08-10786 & CV08-10787/Jacob Dietrich  
IN RE: WELLS, MARTIN

Product and/or Service ordered for Property known as:

**28700 Live Oak Canyon  
Moreno Valley , CA 92553**

DESCRIPTION:	FEE:
Lot Book Report	\$114.00
<b>TOTAL DUE:</b>	<b>\$114.00</b>

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609

**Transaction Details**

Journal ID: AP01380433  
Journal Date: 5/12/2010  
Fiscal Period: 2010-11  
Process Date: 5/20/2010  
Ledger: ACTUALS  
Line: 205 of 250  
Journal Desc.:  
Amount: 114.00  
Debit/Credit: Debit  
Line Desc.:  
Operator: MAESTRO -- Maestro

**Accounting**

Department: 3140100000 -- Code Enforcement  
Fund: 10000 -- General Fund  
Account: 525440 -- Professional Services  
Program: --  
Project: ZCV0810786 -- ACCUMULATED RUBBISH  
Class: --

**Voucher**

Voucher: TLARC -- 00248250  
Invoice ID: RZ00020  
Invoice Date: 4/8/2010  
Vendor: RIVCO -- 0000054864  
Operator ID: E148473 -- Jose Gutierrez  
Accounting Date: 5/12/2010  
Due Date: 4/8/2010

**Owner**  
WELLS,MARTIN N & SUSAN L TRUST

**Address**  
28700 LIVE OAK CANYON RD REDLANDS , CA 92373

**Parcel/Tax ID**  
473-320-013

### Ownership Information

<b>Primary Owner</b>	WELLS,MARTIN N & SUSAN L TRUST	<b>Site Address</b>	28700 LIVE OAK CANYON RD
<b>Secondary Owner</b>		<b>Site City, St Zip</b>	REDLANDS, CA 92373
<b>Ownership Description</b>	Revocable Trust	<b>Mail Address</b>	28700 LIVE OAK CANYON RD
<b>Telephone Number</b>		<b>Mail City, St Zip</b>	REDLANDS, CA 92373
<b>Lot</b>		<b>Census Tract</b>	0438.05
<b>Housing Tract / Subdivision Name</b>			
<b>Legal Description</b>	2.50 ACRES IN POR NE 1/4 OF SEC 14 T2S R3W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		

### Property Details

<b>Use Code</b>	Single family residence	<b>County/Municipality</b>	RIVERSIDE
<b>State</b>	CA	<b>Total Rooms</b>	
<b>RTSQ</b>	03W-02S-14-NE	<b>Bedrooms</b>	1
<b>Zoning</b>		<b>Bathrooms</b>	1
<b>Number Of Units</b>	1	<b>Basement Square Feet</b>	
<b>Year Built</b>	1915	<b>Parking</b>	In Detached Garage
<b># Of Stories</b>	1	<b>Parking Square Feet</b>	264
<b>Lot Size</b>	108,900	<b>View</b>	
<b>Usable Lot Size</b>		<b>Pool</b>	
<b>Lot Depth</b>		<b>Fireplace</b>	Yes
<b>Lot Width</b>		<b>HT/AC</b>	Heating Only
<b>Square Feet</b>	788	<b>Cooling Detail</b>	
<b>Square Ft 1st Flr</b>		<b>Heating Detail</b>	
<b>Square Ft 2nd Flr</b>		<b>Roof Type</b>	Comp Shingle
<b>Square Ft 3rd Flr</b>		<b>Construction Quality</b>	
<b>Additions - Square Feet</b>	24	<b>Construction Type</b>	
<b>Building Shape</b>		<b>Exterior</b>	
<b>New Page Grid</b>	648H7	<b>Foundation</b>	
<b>Old Page Grid</b>			

### Tax Information

<b>Assessor's Parcel Number/Tax ID</b>	473-320-013	<b>Assessor's Market Value</b>	
<b>Assessed Total</b>	\$57,376	<b>Tax Amount</b>	\$742
<b>Land Total</b>	\$40,416	<b>Status/Yr Delinquent</b>	Current
<b>Improvement</b>	\$16,960	<b>Tax Rate Area</b>	56006
<b>Percent Improvement</b>	29.55%	<b>HomeOwners Exemption</b>	Y

### Sale Information

<b>Last Sale Date</b>	May 01, 1986	<b>1st Loan Amount / Type</b>	
<b>Document Number</b>	0000118244	<b>2nd Loan Amount</b>	
<b>Sale Value</b>		<b>Last Transaction W/O \$</b>	Dec 29, 2004
<b>Cost / Square feet</b>		<b>Last Transaction W/O \$ Doc</b>	0001028169
<b>Title Company</b>			
<b>Lender</b>			

**Owner**  
WELLS, MARTIN N & SUSAN L TRUST

**Address**  
28700 LIVE OAK CANYON RD REDLANDS , CA 92373

**Parcel/Tax ID**  
473-320-013

**Transaction 2 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	WELLS MARTIN & SUSAN TRUST	<b>Signature Date</b>	
<b>Recorded Date</b>	Dec 29, 2004	<b>Multiple/Portion</b>	Y
<b>Title Company</b>	ATTORNEY ONLY		
<b>Ownership Transfer Information</b>			
<b>Seller</b>	WELLS, MARTIN N	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>		<b>Deed Type</b>	Quitclaim Deed Of Trust
<b>Document #</b>	0001028169		
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0001028169	<b>Interest Rate Type</b>	
<b>Lender Name</b>		<b>Seller Carry Back</b>	N

**Transaction 1 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	WELLS, MARTIN N	<b>Signature Date</b>	
<b>Recorded Date</b>	May 27, 1998	<b>Multiple/Portion</b>	
<b>Title Company</b>			
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0000212689	<b>Interest Rate Type</b>	
<b>Lender Name</b>	INDIVIDUAL	<b>Seller Carry Back</b>	N

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

Paul Shimoff, Esq.  
McPeters McAlearney Shimoff & Hatt  
A Professional Corporation  
P. O. Box 2084  
Redlands, CA 92373

**DOC # 2004-1028169**

12/29/2004 08:00A Fee: 13.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



**MAIL TAX STATEMENTS TO:**

Martin N. Wells, Trustee  
Susan L. Wells, Trustee  
28700 Live Oak Canyon Road  
Redlands, CA 92373

M	S	U	PAGE	SIZE	DA	POOR	NOCDR	SNP	MISC.	
	1		3			✓				
									MR	
A	R	I				COPY	LONG	REFUND	ACHG	EXAM

**M  
RT**

0A

**APNs: 473-320-012 and  
473-320-013**

Property located in Riverside County. Amount of Documentary Transfer

Tax Due \$0.00. This conveyance transfers the grantor's interest into his or her revocable living trust, R & T 1191

13

TRA:  
100

Signature of Party Determining the tax or his agent

**QUITCLAIM DEED**

Martin Neal Wells, also known as Martin N. Wells, hereby remises, releases, and quitclaims to Martin N. Wells and Susan L. Wells, as Trustees of that certain Revocable Declaration of Trust, known as the Martin And Susan Wells Revocable Trust, dated November 18, 2004, all of his right, title, and interest in and to that certain real property situated in the County of Riverside, State of California, described as follows:

3/29  
2

The legal description is set forth on **Exhibit "A"**, attached hereto and incorporated herein by reference.

Dated: November 18, 2004.

Martin Neal Wells

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



**QUITCLAIM DEED**

(Assessor Parcel Nos. 473-320-012 and 473-320-013)

STATE OF CALIFORNIA            )  
  : ss.  
COUNTY OF SAN BERNARDINO )

On November 18, 2004, before me, Monica Brogdon, personally appeared **Michael Neal Wells**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



*Monica Brogdon*  
\_\_\_\_\_  
Notary Public

## **QUITCLAIM DEED**

(Assessor Parcel Nos. 473-320-012 and 473-320-013)

### **Exhibit "A"**

#### **APN: 473-320-012**

Real property located at 28700 Live Oak Canyon Road, Redlands, California, legally described as: In the unincorporated area in the County of Riverside, State of California, described as follows: That portion of the West half of the Northwest quarter of the Northeast quarter of Section 14, Township 2 South, Range 3 West, San Bernardino Base and Meridian, lying Northerly of the Northerly line of that certain 60.00 foot wide strip of land conveyed to the County of Riverside by Deed recorded April 30, 1970, as instrument No. 40191 of Official Records of Riverside County, California. EXCEPT that portion within the following described land: BEGINNING at the Northwest corner of said Northeast quarter of Section 14; THENCE East 950.00 feet on the North line of said Northeast quarter; THENCE Southwesterly to a point in the West line of said Northeast quarter, Southerly 230.00 feet thereon from said pint of beginning; THENCE Northerly 230.00 feet to the Point of beginning; ALSO EXCEPT 98 percent of all oil, gas, minerals, petroleum naptha, and other hydrocarbon substance lying on or under the surface of the above described property as reserved to Ettie Lee (Trustee) in Deed recorded April 26, 1971, as Instrument No. 42696 of Official Records of Riverside County, California.

#### **APN: 473-320-013**

Residence and real property located at 28700 Live Oak Canyon Road, Redlands, California, legally described as: All that portion of the Northwest quarter of Northeast quarter of Section 14, Township 2 South, Range 3 West, San Bernardino Base and Meridian, as shown by United States Government Survey, particularly described as follows: BEGINNING at the Northwest corner of the Northwest quarter of the N.E. quarter of said Section, THENCE East along the North line of said Section 950 feet; THENCE Southwesterly to a point 230 feet measured at right angles from the point of beginning; THENCE North, 230 feet to the Point of Beginning; EXCEPTING therefrom an easement in favor of the public over any portion thereof included in public records.

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 # 2010-0333165

07/16/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

In the matter of the Property of )

Case No.: CV08-10786

002 **M** 062

Martin N. Wells  
Susan L. Wells, Trust

**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 15.12) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 28700 Live Oak Canyon Road, Redlands, CA and more particularly described as Assessment Parcel No. 473-320-013 and having a legal description of 2.50 ACRES IN POR NE 1/4 OF SEC 14 T2S R3W with the requirements of Ordinance No.457, (RCC Title 15.12.020(J)(2)).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. 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 Ave., Suite C-1, Moreno Valley, CA 92557, Attention Code Enforcement Officer Jacob Dietrich, 951-485-5840.

**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.

**NOTICE OF FURTHER GIVEN** that pursuant to Riverside County Ordinance 457.96 Section 4 Subdivision 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt  
Mary Overholt  
Code Enforcement Division

#### ACKNOWLEDGEMENT

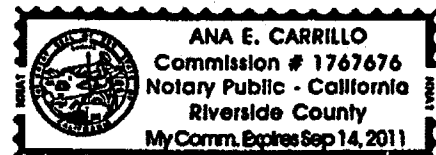
State of California )  
County of Riverside )

On 07/12/10 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.

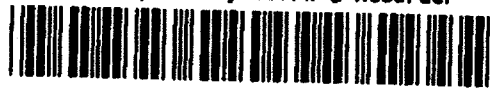
WITNESS my hand and official seal.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011



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 # 2010-0333176  
07/16/2010 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



UNOFFICIAL COPY

In the matter of the Property of  
Martin N. Wells  
Susan L. Wells, Trust

Case No. CV08-10786

Doc 2 

M
062

 E

**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 17.144.010) described as Excessive Outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at 28700 Live Oak Canyon Road, Redlands, CA, and more particularly described as Assessor's Parcel Number 473-320-013 and having a legal description of 2.50 ACRES IN POR NE 1/4 OF SEC 14 T2S R3W, Records of Riverside County, with the requirement of Ordinance No. 348 (RCC Title 17.144.010).

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 Jacob Dietrich.

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 Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

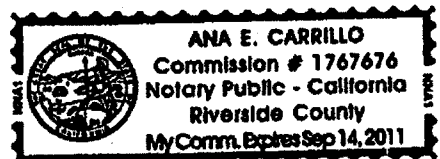
On 07/12/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized 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.

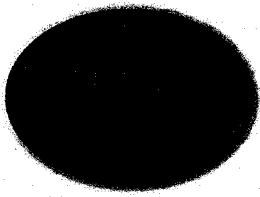
WITNESS my hand and official seal.

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

April 4, 2012

MARTIN N WELLS / SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS, CA 92373

Subject Property: 28700 LIVE OAK CANYON RD, REDLANDS  
Case No(s): CV08-10786, CV08-10787  
APN No(s): 473-320-013

Dear Martin N Wells / Susan L Wells:

**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 Accumulated Rubbish (AR), Illegal Grading, Unpermitted Land Use located on your real property commonly described as 28700 LIVE OAK CANYON RD, REDLANDS, and more particularly described as Assessor's Parcel Number 473-320-013.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **One Thousand One Hundred Five Dollars and Eighteen Cents (\$1,105.18)**.

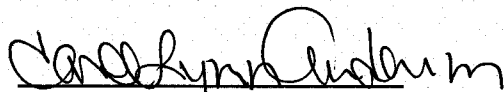
**You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of 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.**

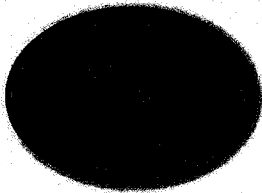
**YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER.** You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before 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) 955-2004.

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**

MARTIN N WELLS / SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS, CA 92373

Subject Property: 28700 LIVE OAK CANYON RD, REDLANDS  
Case No(s): CV08-10786, CV08-10787  
APN No(s): 473-320-013

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

regarding case number(s) \_\_\_\_\_.

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

Return Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_  
(Please SIGN your name here)

Date: \_\_\_\_\_

Print: \_\_\_\_\_  
(Please PRINT your name here)

You may contact me at the following daytime phone number: \_\_\_\_\_

**IMPORTANT**

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



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Date: 2/15/2012

Property Reference/Mailing Address
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD REDLANDS CA. 92373

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
02/15/2012	CV0810786- INV #103387.	805.62	805.62
02/15/2012	CV0810787- INV #103388.	299.56	1,105.18
		<b>Total Now Due</b>	<b>\$1,105.18</b>

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

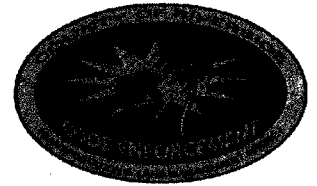
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103387

<b>Property Address</b>
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810786	5	SOAC


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

Date	Item	Description	Hours/Qty	Rate	Amount
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/10/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/18/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			163.10
4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.3	69.76667	20.93
5/27/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
6/14/2010	Attorney Fees	Attorney Fees - County Counsel	1.3	69.76154	90.69
6/16/2010	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
2/15/2012	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			509.22
4/8/2010	Lot/Title Report	Lot/Title Report	1	114.00	114.00
2/15/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			133.30
<b>Subtotal</b>					<b>\$805.62</b>

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.

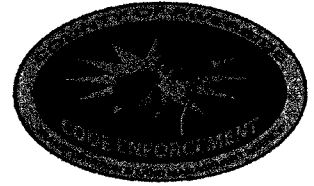
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$805.62</b>

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

  
Code Enforcement Department

**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103388

<b>Property Address</b>
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810787	5	SOAC

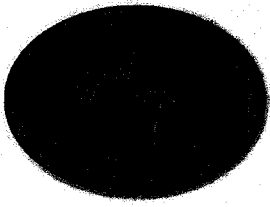
**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			174.00
4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
6/8/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
		Subtotal County Counsel Costs			125.56
<b>Subtotal</b>					<b>\$299.56</b>
<b>Payments/Credits</b>					<b>\$0.00</b>
<b>Total Now Due</b>					<b>\$299.56</b>

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

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

  
Code Enforcement Department



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE**  
Director

**RESPONSIBLE PARTIES**

April 4, 2012

**OWNER**

**MARTIN N WELLS / SUSAN L WELLS**

**MARTIN N WELLS / SUSAN L WELLS, TRUSTEES**

**MARTIN AND SUSAN WELLS REV TRUST DTD 11/18/04**

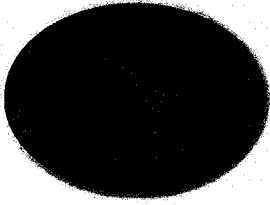
**28700 LIVE OAK CANYON RD**

**REDLANDS, CA 92373**

**SUSAN L. WELLS**

**4527 MOCKINGBIRD LANE**

**BANNING, CA 92220**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV0810786, CV0810787

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Tamara Greaves, 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 April 4, 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**

**Notice List**

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

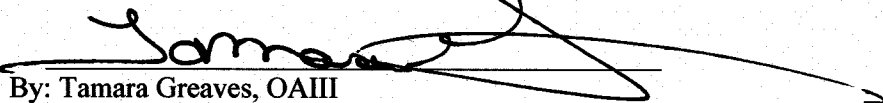
MARTIN N WELLS / SUSAN L WELLS 28700 LIVE OAK CANYON RD, REDLANDS, CA 92373  
SUSAN L. WELLS 4527 MOCKINGBIRD LANE, BANNING, CA 92220

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 April 4, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Tamara Greaves, OAIH



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

April 11, 2012

RE CASE NO: CV0810786

I, Lanee Padilla, 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 4/6/2012 at 10:00AM, I securely and conspicuously posted Demand for Payment Statement of Abatement Costs & Notice of Special Tax Assessment at the property described as:

**Property Address:** 28700 LIVE OAK CANYON RD, REDLANDS

**Assessor's Parcel Number:** 473-320-013

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

Executed on April 11, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lanee Padilla, Code Enforcement Officer

# **EXHIBIT “F”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

Martin N Wells & Susan L Wells  
28700 Live Oak Canyon Rd  
Redlands, CA 92373

Subject Property: 1 Parcel West of 28700 Live Oak Canyon Rd  
Case No(s): CV08-10828 & CV08-10829  
APN No(s): 473-020-001

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

regarding case number(s) CV08-10828, CV08-10829

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: 28700 Live Oak cym Rd.  
Redlands, Ca. 92373

Signed: [Signature]  
(Please SIGN your name here)

Date: 1-17-12

Print: Martin Wells  
(Please PRINT your name here)

You may contact me at the following daytime phone number: (909) 714-4862

**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 JUN 31 2012

BR



# MARTIE WELLS

28700 LIVE OAK CANYON ROAD • REDLANDS, CA 92372 • 909.792.4916 • Fax: 909.793.9839

January 24, 2012

BOARD OF SUPERVISOR  
MARION ASHLEY  
P.O. BOX 1645  
RIVERSIDE, CA 92502

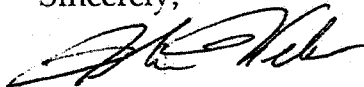
Dear Supervisor Ashley:

My name is Martie Wells. We both had in common a very good friend, the late Danny Stoffer. He has been a life long friend of mine, being first a friend of my father who passed in 1984. Danny stayed in my life as a mentor and pulled me behind his boat for many years, leading up to me winning The World Water Ski Championships back in 2003.

I have since donated to your campaign fund in his memory due to how highly he spoke of you. I have been trying to reach you regarding this matter, but have had no success. I was hoping to put it to rest before having to request a hearing before all of the Supervisors.

Please put me on the calendar for a hearing and notify me as to when the hearing is scheduled. I look forward to seeing you there!

Sincerely,

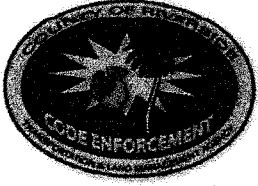


Martie Wells

RECEIVED JUN 31 2012

28





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

Martin N Wells & Susan L Wells  
28700 Live Oak Canyon Rd  
Redlands, CA 92373

Subject Property: 1 Parcel West of 28700 Live Oak Canyon Rd  
Case No(s): CV08-10828 & CV08-10829  
APN No(s): 473-020-001

I, Martin Wells, hereby request a public hearing before the Board of Supervisors  
(Please PRINT your name here) CV08-10737, CV08-10786, CV08-10828, CV08-10829  
regarding case number(s) CV10-01738, CV10-01739, CV10-01247

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: 28700 Live Oak cyn Rd.  
Redlands, Ca. 92373

Signed: [Signature] Date: 4-19-12  
(Please SIGN your name here)

Print: Martin Wells  
(Please PRINT your name here)

You may contact me at the following daytime phone number: (909) 714-4862

**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 APR 24 2012  
[Signature]



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

Martin N Wells & Susan L Wells  
28700 Live Oak Canyon Rd  
Redlands, CA 92373

Subject Property: 1 Parcel West of 28700 Live Oak Canyon Rd  
Case No(s): CV08-10828 & CV08-10829  
APN No(s): 473-020-001

I, Martin Wells, hereby request a public hearing before the Board of Supervisors  
(Please PRINT your name here) CV08-10737, CV08-10786, CV08-10828, CV08-10829  
regarding case number(s) CV10-01738, CV10-01739, CV10-01247

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: 28700 Live Oak cyn Rd.  
Redlands, Ca. 92373

Signed: [Signature] Date: 4-19-12  
(Please SIGN your name here)

Print: Martin Wells  
(Please PRINT your name here)

You may contact me at the following daytime phone number: (909) 714-4862

**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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em

RECEIVED APR 24 2012  
[Signature]  
01115

**BOARD OF SUPERVISORS  
PUBLIC HEARING**

December 18, 2012  
(Continued 9.3 of December 4, 2012)

**AGENDA ITEM NO. 9.2**

**Supplemental Documents**

Statement of Abatement Costs  
28700 Live Oak Canyon Road, Redlands  
Case No. CV08-10786 & CV08-10787

**DISTRICT 5 / DISTRICT 5**

**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. CV08-10786 & CV08-10787]  
Subject Property: 28700 Live Oak Canyon Road, Redlands; WELLS  
APN: 473-320-013  
District 5 / District 5

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

**Hearing Date: December 18, 2012**

Continued Notice of Hearing Re: Statement of Abatement Costs (including  
Proof(s) of Service and Affidavit(s) of Posting ..... Exhibit A

# **EXHIBIT “A”**

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Juan C. Perez  
Interim Director

December 5, 2012

**CONTINUED 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: 28700 Live Oak Canyon Rd, Redlands  
Case No.: CV08-10786 & CV10787; WELLS  
APN: 473-320-013

**NOTICE IS HEREBY GIVEN** that a hearing that was held before the Riverside County Board of Supervisors on **Tuesday, December 4, 2012, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, **has been continued to Tuesday, December 18, 2012, at 9:30 a.m.**, 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 land use without permit - storage yard and excessive outside storage located on your real property commonly described as 28700 Live Oak Canyon Road, Redlands, Riverside County, California and more particularly described as Assessor's Parcel Number 473-320-013.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, one hundred five dollars and eighteen cents, (US \$1,105.18)**. 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 Senior Officer Michelle Cervantes 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.**

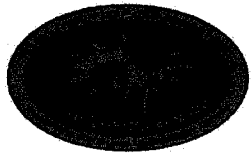
JUAN C. PEREZ  
INTERIM DIRECTOR



HECTOR VIRAY

Supervising Code Enforcement 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
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD REDLANDS CA. 92373

Date: 2/15/2012


## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
02/15/2012	CV0810786- INV #103387.	805.62	805.62
02/15/2012	CV0810787- INV #103388.	299.56	1,105.18
		<b>Total Now Due</b>	<b>\$1,105.18</b>

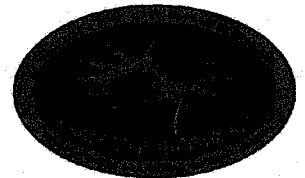
**The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred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

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

  
 \_\_\_\_\_  
**Code Enforcement Department**

**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103387

Property Address
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810786	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/10/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/18/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		<b>Subtotal Code Enforcement Costs</b>			<b>163.10</b>
4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.3	69.76667	20.93
5/27/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
6/14/2010	Attorney Fees	Attorney Fees - County Counsel	1.3	69.76154	90.69
6/16/2010	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
2/15/2012	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		<b>Subtotal County Counsel Costs</b>			<b>509.22</b>
4/8/2010	Lot/Title Report	Lot/Title Report	1	114.00	114.00
2/15/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		<b>Subtotal Contractor Costs</b>			<b>133.30</b>

**Subtotal** \$805.62

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** \$805.62

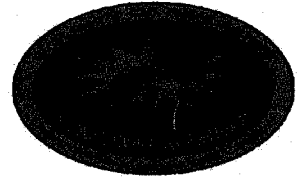
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



**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

473-320-013-7  
MARTIN N WELLS  
SUSAN L WELLS  
28700 LIVE OAK CANYON RD  
REDLANDS CA. 92373

Date	Invoice #
2/15/2012	103388

<b>Property Address</b>
473-320-013-7 MARTIN N WELLS SUSAN L WELLS 28700 LIVE OAK CANYON RD MORENO VALLEY, CA 92553

Case Number	District	Class
CV0810787	5	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/22/2010	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
2/15/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			174.00
4/21/2010	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
6/8/2010	Attorney Fees	Attorney Fees - County Counsel	0.7	139.5143	97.66
		Subtotal County Counsel Costs			125.56

**Subtotal** \$299.56

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** \$299.56

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

Code Enforcement Department

# **RESPONSIBLE OR INTERESTED PARTIES LIST**

Subject Property: 28700 Live Oak Canyon Road, Redlands;

Case No.: CV08-10786 & CV08-10787

APN: 473-320-013; District 5 / 5

December 5, 2012

## **OWNER**

**MARTIN N. WELLS / SUSAN L. WELLS**

**MARTIN N. WELLS / SUSAN L. WELLS, TRUSTEES**

**MARTIN AND SUSAN WELLS REV TRUST DTD 11/18/04**

**28700 LIVE OAK CANYON ROAD**

**REDLANDS, CA 92373**

**SUSAN L. WELLS**

**4527 MOCKINGBIRD LANE**

**BANNING, CA 92220**





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

December 5, 2012

RE CASE NO: CV0810786

I, Lanee Padilla, 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 12/5/2012 at 9:30AM, I securely and conspicuously posted • Continued Notice of Hearing RE: Statement of Abatement Costs, Summary Statement of Abatement Costs, Statement of Abatement Costs and the Responsible or Interested Parties List at the property described as:

**Property Address:** 28700 LIVE OAK CANYON RD, REDLANDS

**Assessor's Parcel Number:** 473-320-013

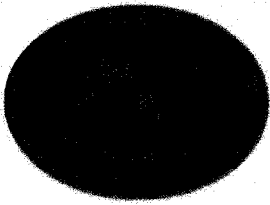
I declare under the penalty of perjury that the foregoing is true and correct.

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

CODE ENFORCEMENT DEPARTMENT



By: Lanee Padilla, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

December 5, 2012

RE CASE NO: CV0810787

I, Lance Padilla, 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 12/5/2012 at 9:30AM, I securely and conspicuously posted • Continued Notice of Hearing RE: Statement of Abatement Costs, Summary Statement of Abatement Costs, Statement of Abatement Costs and the Responsible or Interested Parties List at the property described as:

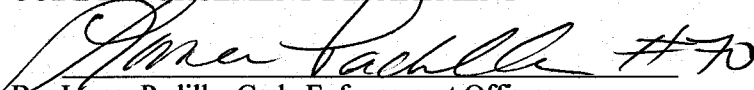
**Property Address:** 28700 LIVE OAK CANYON RD, REDLANDS

**Assessor's Parcel Number:** 473-320-013

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

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

CODE ENFORCEMENT DEPARTMENT

  
By: Lance Padilla, Code Enforcement Officer