

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

4183



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
December 28, 2011

SUBJECT: Abatement of Public Nuisance [Construction Without Permits, Land Use Violations, Grading & Accumulated Rubbish]
Case Nos. : CV05-3618, CV 06-4143, CV08-04980, CV 08-04985, CV08-04986, CV08-05344, CV 08-04982, CV08-04983 & CV08-04984
Subject Properties: 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon;
APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036; District: Five

Departmental Concurrence

RECOMMENDED MOTION: That the Board of Supervisors:

1. Declare the unpermitted structures (construction without permits), land use violation(s), grading without permits, and accumulated rubbish (i.e., broken concrete) on the real properties located at 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon, Riverside County, California, APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036 (the "Properties") are a public nuisance and a violation of Riverside County Ordinance Nos. 348, 457 and 541, which prohibit illegal land use, construction without the required permits, grading of more than fifty (50) cubic yards without a grading permit, and prohibits any amount of accumulated rubbish on the properties;

(Continued)

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

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

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:
Michael R. Shetler
County Executive Office Signature

Policy

Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and IT WAS FURTHER ORDERED to direct staff to work with owner on an amended plot plan to be in substantial conformance.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 10, 2012
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

9.3

Abatement of Public Nuisance

Case No.: CV05-3618, CV 06-4143, CV08-04980, CV 08-04985, CV08-04986,
CV08-05344, CV 08-04982, CV08-04983 & CV08-04984 [MKA Cabazon Partnership, et al]

Address: 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon;

APNS# 519-180-021, 519-190-029, 519-190-037, 519-190-036

District: 5

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2. Place a five (5) year hold on the issuance of building permits and land use approvals be placed on the Properties, in light of the grading issues.
3. Order the Owner, MKA Cabazon Partnership, LP and Cabazon Family Partnership No. 1, LP, or whoever has current possession or control of the subject real property, to abate all the structures on the Properties (i.e., buildings and additions to "artist's studio," museum, gift shop, façade, patio covers, "Dino Dig") by rehabilitating, removing and/or demolishing the unpermitted construction from the real property, including the removal and disposal of all structural debris within ninety (90) days. All structures on the Properties without current building permits or certificates of occupancy are subject to this Order. In addition, direct the removal and disposal of all accumulated rubbish (specifically, but not limited to, broken concrete and asphalt) on the Properties in order to bring the Properties into compliance with Riverside County Ordinance No. 541. In addition, direct the restoration of the unpermitted grading so as to prevent offsite drainage and slope erosion. Rubbish and grading violations shall also be corrected within ninety (90) days.
4. Authorize representatives of the Code Enforcement Department to obtain the services of a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property under applicable law, to remove and abate the unpermitted construction, restore the Properties so as to prevent offsite drainage and slope erosion, and abate the accumulation of rubbish by removing and disposing of the same from the real property, if the Owner(s) or whoever has current possession or control of the real property do not take the above described actions within ninety (90) days of the date of the mailing and posting of the Board's Order to Abate.
5. Order reasonable costs of abatement, after notice and an opportunity for hearing, to be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.

Abatement of Public Nuisance

Case No.: CV05-3618, CV 06-4143, CV08-04980, CV 08-04985, CV08-04986,
CV08-05344, CV 08-04982, CV08-04983 & CV08-04984 [MKA Cabazon Partnership, et al]
Address: 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon;
APNS# 519-180-021, 519-190-029, 519-190-037, 519-190-036

District: 5

Page 3

6. Upon the restoration of the Properties, so as to prevent offsite drainage and slope erosion, and payment of all abatement costs assessed against the Properties, the five (5) year hold on the issuance of building permits and land use approvals lift.

7. Direct County Counsel to prepare the necessary Findings of Facts and Conclusions that the illegal land use is declared to be in violation of Riverside County Ordinance No. 348, the grading and construction without permits on the real property is declared to be in violation of Riverside County Ordinance No. 457 and the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made of the Properties by the Code Enforcement Officers on December 6, 2006, February 16, 2007, April 8, 2008, June 5 and 6, 2008 and June 16, 2008. These inspections revealed significant structural additions to the properties were made without the required permits as well as the operation of a business without specific land use approval in violation of Riverside County Ordinance Nos. 348 and 457. The current use of the Properties is not a use authorized by approved Plot Plan No. 14522, Amended No. 1 and its attached exhibits. The inspections further revealed fill dirt placed on portions of the properties creating a pathway which deviated from the natural topography in violation of Riverside County Ordinance No. 457 constituting grading without a permit. The nature of this business—a dinosaur attraction and museum, complete with mechanical dinosaur “rides”—creates a public and attractive nuisance. Accumulated rubbish, specifically broken concrete and asphalt, also remain on the subject property in violation of Ordinance No. 541.

2. Follow-up inspections on January 26, 2010, May 11, 2011 and July 1, 2011, revealed that the properties continue to be in violation of Riverside County Ordinance No. 348, 457, and 541. And, after notices of violation, the owners or responsible parties continued to build, construct, and expand on the Properties without the proper land use approvals and construction permits.

3. Staff and the Code Enforcement Department have complied with applicable notice requirements pertaining to administrative abatement proceedings for land use violations, construction without permits, grading without a permit, and removal of accumulated rubbish.

FAX

Date:	1/7/2012
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Pages including cover sheet:	11
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To:	+19519551071
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Fax Number	+19519551071

From:	Larry Peluso
	P.O. Box 9425
	Laguna Beach
	CA 92652
Phone	(949) 682-7034
Fax Number	(949) 682-7034

NOTE:

Bd of Sup, Motion to Continue, WBD v Cnty Riv ver 1 LP 1-7-2012

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS
 2012 JAN -9 AM 8:10

2012-1-111034

1-10-2012
9:13

1 LARRY A. PELUSO. SBN 281380
 2 ATTORNEY AT LAW
 3 543 Victoria Street, Unit M
 4 Costa Mesa, CA 92627
 5 Voice (949) 395 0092
 6 Fax (949) 682 7034
 7 pelusolaw@gmail.com

8 Attorney for
 9 M.K.A. CABAZON PARTNERSHIP, LP

10 **BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS**

11 **IN RE CODE ENFORCEMENT CASES,**

12 **CV 05 3618**

13 **CV 06 4143**

14 **CV 08 04980**

15 **CV 08 04982**

16 **CV 08 04983**

17 **CV 08 04984**

18 **CV 08 04985**

19 **CV 08 04986**

20 **CV 08 05344**

) **MOTION OF M.K.A. CABAZON
) PARTNERSHIP, LP TO CONTINUE
) HEARING SCHEDULED FOR JANUARY
) 10, 2012; NOTICE OF MOTION;
) MEMORANDUM IN SUPPORT;
) DECLARATION OF LARRY A. PELUSO.**

1 **TO ALL PARTIES AND THEIR RESPECTIVE ATTORNEYS OF RECORD:**

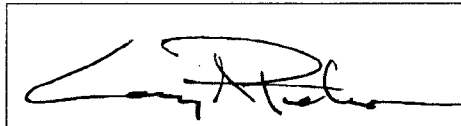
2 Riverside County Ordinance 725 authorizes the Board of Supervisors to continue a
3 hearing for *good cause*,¹ and good cause exists in this case. Therefore,

4 **PLEASE TAKE NOTICE** that Respondent, M.K.A. CABAZON PARTNERSHIP, LP,
5 hereby moves the BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE to
6 **continue the hearing** now scheduled for January 10, 2012, **for 120 days** or for a time the Board
7 deems appropriate.

8 This Motion is based upon this Notice of Motion, the accompanying Memorandum, other
9 oral and written evidence and arguments received by the Board, the file in this case, the file in
10 the related judicial branch case now pending before the Superior Court of California, Riverside
11 County case number RIC 10002445, and other matters of which the Board may take judicial and
12 legislative notice.

13
14 DATED: January 7, 2012

15
16 M.K.A. CABAZON PARTNERSHIP, LP

17 

18
19 By: _____
20 Larry A. Peluso,
21 Attorney for M.K.A. Cabazon Partnership, LP

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27 ¹ Riverside County Code of Ordinances, *Ordinance 1.16.100d* (3 15 2011).

1 **MEMORANDUM IN SUPPORT OF MOTION TO CONTINUE HEARING**

2 The following factors urge the Board to extend the time to continue the hearing:

3 **1. MKA Has New Counsel and Needs Much More Time To Prepare.**

4 This is a complex case with potentially catastrophic consequences to the landowner and
5 the respondent has had almost no time to prepare. MKA President, Gary Kanter, received
6 Notice of the Hearing on the day before Christmas Eve, 2011 announcing the scheduling of the
7 hearing for the morning of January 10, 2012.

8 At the time it received notice, MKA was unrepresented by counsel, having recently
9 parted with its counsel of 10 years. The timing of the notice just before the Holiday effectively
10 shortened the time available to 5 business days. MKA has obtained new counsel, Larry A.
11 Peluso, who has not yet received the file from prior counsel and who therefore has had no time to
12 properly prepare for a hearing or to communicate with County officers.

13 Furthermore, the timing of the hearing comes the day after closing trial briefs are due in
14 the related Superior Court case. At least one decision in that case will affect the rights and
15 liabilities of MKA, and MKA's new counsel also has been pressed to hurriedly prepare an
16 amicus petition and brief for submission in that case. to obtain counsel and little time to prepare
17 for the hearing or to communicate with County officers

18 No simple 'patio without a permit' citation case, this complex case involves numerous
19 issues and threatens severe consequences – (a) over \$1,000,000 in penalties, (b) Draconian
20 requirements by Code Enforcement that will constitute a total taking of the property, and (c) the
21 condemnation of safe, clean, and beneficial Riverside County property which is known
22 throughout the world. For all of these reasons, MKA needs at least 60 days to adequately
23 prepare for the hearing.

24 **2. A case pending in the Superior Court will decide at least one issue that is to be**
25 **heard by the Board at the hearing, rendering futile an earlier decision by the**
26 **Board.**

27
MEMORANDUM IN SUPPORT OF MKA'S MOTION TO CONTINUE HEARING

1 Proceedings in the Judicial Branch of the State of California, commenced by the County
2 Counsel, are pending before the Superior Court of California for the County of Riverside (case
3 no. RIC 10002445). Those proceedings will decide issues against a party to the Board hearing
4 and at least two major issues to be decided in the Superior Court proceedings are also to be
5 considered by the Board at its hearing: whether there has been a violation of the rubbish
6 ordinance, Ordinance 541, and, if so, whether such violation constitutes a Public Nuisance.

7 The Riverside County Superior Court is the appellate tribunal for determinations of the
8 Board of Supervisors. Therefore, to hear issues that will shortly be decided by the Superior
9 Court would place the Board in the untenable position of being asked to render decisions that are
10 presently being made by its appellate superior. This situation is obviously untenable and is
11 highly undesirable for a number of discrete reasons:

12 The Superior Court case is nearing completion; closing arguments are being submitted
13 today, Monday, January 9, 2012. The Court's rulings will render futile any decision by the
14 Board. The judgment is likely to also result in the determination of many subordinate issues of
15 fact in law that will affect the Board's decision making process.

16 Such a situation would create the danger of inconsistent decisions by State and its
17 County, and by the executive and judicial departments of government. Furthermore, under the
18 preclusion doctrines of Law of the Case, Direct Estoppel, Collateral Estoppel, and Res Judicata,
19 the ruling of the Superior Court of California is almost certain to render the decision of the Board
20 futile, regardless of how the Board rules. Thus, to proceed now would accomplish nothing, is
21 likely to create an embarrassing situation for the government. Furthermore, such a conflict could
22 unnecessarily chill the comity that exists between the Sovereign State of California and its
23 division, the County of Riverside.

24 These factors also urge the Board to abstain until the Court has rendered its decision,
25 extending the time to continue the hearing, and allowing County Counsel an opportunity to
26 recast its claims to conform to the Court's rulings. The decisions of the Superior Court should be
27 rendered within 30 days and will become final 60 days after entry of judgment if no appeal is

MEMORANDUM IN SUPPORT OF MKA'S MOTION TO CONTINUE HEARING

1 taken. An extension of time of at 120 days should allow enough time to allow the Court's
2 judgment to become final and provide guidance to the Board in resolving factual and legal issues
3 at the hearing.

4 **3. The Property Presents No Danger of Any Type to the Public.**

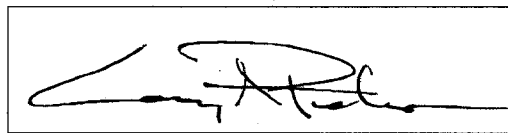
5 This Code Enforcement case has been pending for three and one/half years (3 ½ years).
6 When a condition presents an imminent danger to the Public, the Code Enforcement Department
7 has the authority and the duty to immediately abate the dangerous nuisance itself (Summary
8 Abatement).² In three and one/half years, the Department has taken no such action. By this
9 evidence, by the lack of any evidence of danger, and also by any simple visual inspection of the
10 property, it is obvious that the property presents no threat of immediate danger to the Public and
11 therefore there is no pressing need that should prevent the extension of time to continue the
12 hearing.

13 **CONCLUSION**

14 The factors described above clearly establish good cause to extend the time to continue to
15 the hearing. Thus, for all of these reasons, good cause being shown, M.K.A. Cabazon
16 Partnership, LP, asks the Board to continue the hearing now scheduled for January 10, 2012, for
17 **120 days, to May 9, 2012**, or for a time the Board deems adequate.

18
19 DATED: January 7, 2012

20
21 M.K.A. CABAZON PARTNERSHIP, LP

22 

23
24 By: _____
25 Larry A. Peluso,
26 Attorney for M.K.A. Cabazon Partnership, LP

27 ² Riverside County Code of Ordinances, Ordinance 1.16.50 (3 15 2011); Riverside County Code of Ethics, Preamble, para. 1, approved by the Board of Supervisors January 29, 1991, Minute Order 3.17.

DECLARATION OF LARRY A. PELUSO, ESQ.

I, LARRY A. PELUSO, DECLARE AS FOLLOWS;

1. I am the attorney of record in this matter, representing the Respondent, M.K.A. CABAZON PARTNERSHIP, LP. I have personal knowledge of the facts stated herein, and if called upon to testify, I could and would testify competently as set forth in this Declaration.

2. I received a telephone from Gary Kanter's office on December 28, 2011. This was my first contact with Mr. Kanter. Despite the Holidays, over the next week, I talked with Gary by phone, met with him several times, and we agreed to my representation of M.K.A. CABAZON PARTNERSHIP, LP in the matter before the Board of Supervisors.

3. Mr. Kanter explained to me that he had recently been surprised to receive a notice of withdrawal from Jon Lieberg, the limited partnership's long term lawyer. Mr. Kanter informed me of the scheduled Board meeting and expressed the urgent need to prepare for the hearing and his desperation over how an adequate preparation could be achieved in time for the hearing which, at that point was only one week away. Mr. Kanter was extremely busy with other business and he described the case as one with a long and detailed history which would take weeks for new counsel to grasp, providing some very convincing examples of the complexity of the cases.

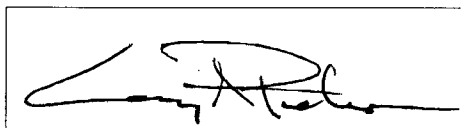
4. Making my task even more difficult, I do not yet have the file from Mr. Lieberg for either the Code Enforcement case or the case in Superior Court in which the County Counsel is seeking enforcement. Although some scanned documents have been available, I have not yet seen the entire file. The documents I have received in electronic form do not contain the orders in the Superior Court case; therefore I am certain that I do not have the entire file and I have no way to determine what documents, evidence, and issues remain unknown to me.

5. The Code Enforcement case opened in 2008; the claims are numerous; and the documents describing communications between clients, counsel, and agencies, and the administrative proceedings and actions are voluminous. I need far more time to obtain the file,

DECLARATION OF LARRY A. PELUSO

1 review it, interview the parties and witnesses, and prepare for the hearing. At least 60 days is
2 necessary.

3 6. I declare under penalty of perjury under the laws of the State of California and of
4 the United States of America that the foregoing is true and correct and that this declaration is
5 executed on January 7, 2012 in Costa Mesa, California.

6
7 A rectangular box containing a handwritten signature in black ink, which appears to be "Larry A. Peluso".

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10 _____
11 Larry A. Peluso

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PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF ORANGE

I, Larry A. Peluso, reside and am employed in the aforesaid county, in the State of California. am over the age of 18 years and not a party to the within action. My business address is 543 Victoria Street, Unit M, Costa Mesa, CA 92627. On **January 9, 2012**, I served the foregoing document described as **MOTION OF M.K.A. CABAZON PARTNERSHIP, LP TO CONTINUE HEARING SCHEDULED FOR JANUARY 10, 2012: NOTICE OF MOTION, SUPPORTING MEMORANDUM, AND DECLARATION OF LARRY A. PELUSO**, on the interested parties in this action as follows:

SEE ATTACHED SERVICE LIST

BY HAND (Substituted Service). On **January 9, 2012**, I will personally deliver a true copy thereof to a person of discretion over the age of 18 at the Office of the Board of Supervisors and to the Office of the Clerk of the Board, as listed on the Filing and Service List.

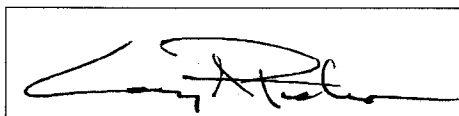
BY U.S. MAIL. I placed a true copy thereof in a sealed envelope with postage fully prepaid in the United States Mail at Costa Mesa, California. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing stated herein.

BY FAX. On **January 7, 2012**, I served the foregoing document by fax where possible from fax number (949) 682 7034 to each the fax number on the Filing and Service List.

BY EMAIL. On **January 7, 2012**, I served the foregoing document by PDF File email attachment where possible to each email address on the Filing and Service List.

BY FEDERAL EXPRESS. I maintain an account with Federal Express. I placed a true copy thereof in a sealed Federal Express Envelope, Pak or other container and deposited it with Federal Express in Huntington Beach, California. The name and address on the Airbill was as shown on the attached Service List. The Airbill was marked for "FedEx Priority Overnight (Next business morning)" delivery. The Airbill was marked to indicate that payment for the delivery is to be charged to my account. The Airbill was marked to permit delivery without obtaining a signature.

I declare under penalty of perjury under the laws of California and of the United States of America that the foregoing is true and correct. Executed on **January 7, 2011** at Costa Mesa, California.



Larry A. Peluso

PROOF OF SERVICE

FILING AND SERVICE LIST

FILING

1
2
3 Board of Supervisors (951) 955 9030 (by Fax)
4 County of Riverside
5 County Administrative Center
6 4080 Lemon Street 5th Floor
7 Riverside, California 92501

8 Clerk of the Board of Supervisors (951) 955 1071 (by Fax)
9 County of Riverside
10 County Administrative Center
11 4080 Lemon Street 5th Floor
12 Riverside, California 92501 (951) 955 1060

SERVICE

13 Pamela Walls, Riverside County Counsel (951) 955 6363 (by Fax)
14 3960 Orange Street, Suite 500
15 Riverside, CA 92501
16 (951) 955 6300

17 Patricia Monroe, Assistant County Counsel (951) 955 6363 (by Fax)
18 3960 Orange Street, Suite 500
19 Riverside, CA 92501
20 (951) 955 6300

21 Supervisor Bob Buster, 1st District
22 County Administrative Center
23 4080 Lemon Street 5th Floor
24 Riverside, California 92501
25 (951) 955 1010
26 district1@rcbos.org
27 Wildomar Office
32100 Clinton Keith Road, Ste B
Wildomar, CA 92595
951 609 1326

Supervisor John F. Tavaglione, 2nd District
County Administrative Center
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Riverside, California 92501
(951) 955 1020
district2@rcbos.org

PROOF OF SERVICE

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Supervisor Jeff Stone, 3rd District
County Administrative Center
4080 Lemon Street 5th Floor
Riverside, California 92501
(951) 955 1030
District Office
district3@rcbos.org
(Correspondence should be directed
to the Riverside office)

Supervisor John J. Benoit, 4th District
County Administrative Center
4080 Lemon Street 5th Floor
Riverside, California 92501
(951) 955 1040

4th District, Riverside County
73 710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260
(760) 863 8211
district4@rcbos.org

Supervisor Marion Ashley, 5th District
County Administrative Center
4080 Lemon Street 5th Floor
Riverside, California 92501
(951) 955 1050
district5@rcbos.org
District Office:
14375 Nason St. Suite 207
Moreno Valley, CA 92555
Perris District Office:
137 S. Perris Blvd. #137C
Perris, CA 92570
(951) 210 1300
(Correspondence should be directed to the Riverside Office.)

ROBERT S. LEWIN
CIVIL TRIAL ATTORNEY
43980 MAHLON VAIL CIRCLE, SUITE 605
TEMECULA, CALIFORNIA 92592
TELEPHONE: (951) 302-2657
FACSIMILE: (951) 302-6715

19.3

January 10, 2012

Riverside County Board of Supervisors
Attn: Supervisor Marion Ashley

Re: Case Nos: CV05-3618, CV06-4143 et al

Dear Supervisor Ashley:

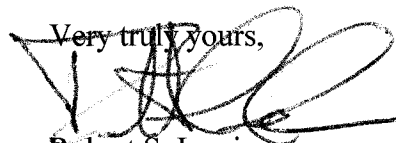
My clients, the owners of the Cabazon Dinosaurs, are most appreciative of the time that you and your staff spent with us yesterday afternoon. The meeting was quite productive, as we learned many things for the first time regarding the County's position on the various matters now pending before the Board.

You, and several of your staff who were present, suggested that the County does not wish to put the Cabazon Dinosaurs out of business, and that both sides should be able to work on a solution. We agree wholeheartedly. Therefore, we suggest the following:

1. Allow my clients ninety (90) days to consider your suggestion of a Plot Plan Amendment.
2. During this time, we will sit down with Glenn Baude and he will explain the specific items the County wishes to be corrected. Assuming a Plot Plan Amendment is the necessary and proper step to achieve compliance, we will, within this 90 day period, prepare and submit a Plot Plan Amendment along the following guidelines:
 - A. Same amount of parking as currently allowed.
 - B. Same amount of landscaping as currently allowed.
 - C. Same, or lesser, amount of build able area as currently allowed.
 - D. Existing "additions" – added since approval in 1996 – will be certified "as built" by an engineer licensed by the State of California.
 - E. CEQA compliance will not be required.
 - F. A new EIR will not be required.
 - G. If we comply with these guidelines, the Plot Plan Amendment can be approved at staff level, without a public hearing.

We thank you for your time and cooperation.

Very truly yours,



Robert S. Lewin,
Attorney for World's Biggest Dinosaur

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE,)
)
) Plaintiff,)
 Vs.) Case No. RIC10002445
)
) WORLD'S BIGGEST DINOSAURS,)
)
)
) Defendant.)
)

REPORTERS' TRANSCRIPT OF ORAL PROCEEDINGS

Before the Honorable Sharon J. Waters, Department 10

JANUARY 6, 2012

APPEARANCES:

FOR THE PLAINTIFF: PATRICIA MUNROE
DEPUTY COUNTY COUNSEL
3960 Orange Street
Fifth Floor
Riverside, California 92501

FOR THE DEFENDANT: ROBERT S. LEWIN
ATTORNEY AT LAW
43980 Mahlon Vail Circle
Suite No. 605
Temecula, California 92592

UC DAVIS
UNIVERSITY OF CALIFORNIA
BY: NGOC KIM LE, ESQ.
400 Mrak Hall Drive
Davis, California 95616

REPORTED BY: KAREN BURKS, CSR No. 7703

COPY

1 **FRIDAY, JANUARY 6, 2012, RIVERSIDE, CALIFORNIA**

2 **DEPARTMENT 10**

JUDGE SHARON J. WATERS

3 THE COURT: County versus World's Biggest Dinosaur.

4 MS. MUNROE: Good morning, Your Honor. Patricia Munroe
5 for the County.

6 MR. LEWIN: Good morning, Your Honor. Robert Lewin for
7 the defendant.

8 MS. LE: Good morning, Your Honor. Ngoc Le for
9 defendant.

10 THE COURT: What is going on, counsel?

11 MS. MUNROE: First of all, I want to object to this
12 ex-parte, because they did not notify us until 12:30, and
13 notification should have been given by 10:00 a.m. yesterday.
14 And I have a declaration from my secretary stating as much.

15 THE COURT: Response?

16 MR. LEWIN: Yes. Of course, Your Honor.

17 Counsel is correct. We were unable to give notice
18 prior to the time when I called counsel's office. The reason we
19 were unable to do so is because of a medical emergency with my
20 associate, who was in charge of giving the notice early in the
21 morning. She had to take her mother to the hospital on a
22 medical emergency.

23 The bottom line is that I don't think it substantively
24 changes any of the issues. And I believe Your Honor has
25 discretion to certainly consider the issues. And the problem is
26 what we perceive to be an ongoing or substantive problem with
27 this case, the County does not want to play on a fair, level
28 playing field.

1 This issue that they are trying to put before the Board
2 of Supervisors was -- we were noticed over the Christmas
3 holidays, on Christmas Eve, when parties -- people are out of
4 town, involved -- I, for example, was out of town seeing my
5 grand kids. And my client couldn't get in touch with me until
6 Tuesday of this week.

7 But the substantive problem is that they are trying to
8 make an end run around you. Having put the issues before this
9 Court, namely, the issues of was there a violation of these
10 ordinances, those issues have been tried, partially adjudicated
11 by you, and you have one issue that you still got under
12 submission. Our briefs are due on the 10th, interestingly
13 enough, exactly the same day that they have set this Board of
14 Supervisors proceeding.

15 To my understanding, the doctrines of res judicata and
16 collateral estoppel apply. And there is no jurisdiction for the
17 Board of Supervisors having put the issues before you to now
18 say, oh, we changed our mind. Now that we've gotten an adverse
19 decision in the court, we wish to take a look at it anew on our
20 own. I don't think they have that choice. They've elected
21 their remedies.

22 The bottom line is, for this proceeding, whether you
23 will allow them to do that, whether they ought to be enjoined
24 from, essentially, trying to make their own decision now after
25 they put those issues before the Court, and the Superior Court
26 has assumed and taken over jurisdiction. So do they get to make
27 an end run?

28 As to specific point on the notice, counsel is correct

1 for the reasons that I've explained to you. I don't think that
2 makes a substantive difference. And I think you have discretion
3 to the two-hour -- I mean, for example, counsel called me within
4 five minutes of my having giving notice and gave me all the
5 reasons why I was -- well, making a mistake and that we were in
6 error. And she gave me her authority that they had a County
7 ordinance that allowed them to proceed. And I discussed the
8 issue with her, and I suggested that the County ordinance
9 doesn't take precedence over State law or judicial decision.

10 My simple point being that they had opportunity. They
11 understood the issues. They were prepared to respond to them,
12 and they had adequate time. And if for some --

13 THE COURT: Were the papers delivered at the time
14 notice was given of your ex-parte?

15 MR. LEWIN: No, they were not.

16 MS. MUNROE: No.

17 MR. LEWIN: I was not able to fax them until I got back
18 to my office later that afternoon. I had an afternoon hearing
19 in Department 4, and I was unable to get back to my office, and
20 I faxed them later that afternoon.

21 MS. MUNROE: And we didn't receive the complete fax.
22 And my secretary asked for the full fax, and I don't believe,
23 even now, we have received it. I have two pages, three pages.

24 But may I comment?

25 THE COURT: Yes.

26 MS. MUNROE: Okay.

27 MR. LEWIN: I don't think that is accurate. I'm sorry.

28 MS. MUNROE: I didn't leave the office until after 4:00

1 and we still hadn't received papers, so I just got them this
2 morning.

3 First of all, if I may hand some documents over to the
4 clerk?

5 THE COURT: Time out. Time out.

6 Are you wanting this hearing continued to Monday?

7 MS. MUNROE: No. I'm willing to waive and just have it
8 heard now.

9 THE COURT: Okay. Thank you.

10 MS. MUNROE: Okay.

11 THE COURT: Now you can hand some documents over,
12 because I assume they relate to the merits of the request.

13 MS. MUNROE: Okay. So, Your Honor, this is -- the
14 first document that I've handed you is a letter that they sent
15 to the Board of Supervisors.

16 THE COURT: Time out. I think one of these documents
17 is MKA Cabazon Partnership letter?

18 MS. MUNROE: That's correct.

19 THE COURT: And the other document is a Code
20 Enforcement Notice?

21 MS. MUNROE: Yes.

22 THE COURT: Which document do you want me to look at
23 first?

24 MS. MUNROE: MKA Cabazon Partnership.

25 Interestingly enough, they've asked for this Board
26 hearing, which is notice to all the parties involved with the
27 properties, to be cancelled. And they are claiming that this
28 has already been adjudicated as to the merits and they won. And

1 this is why the County objected to their form of a judgment
2 entered in the first trial, because it was a bifurcated trial
3 and we never got to the merits of the case.

4 We only decided that the LLC was not a responsible
5 party. We never talked about land-use violations. We never
6 talked about construction without permits. We never got to the
7 merits. We didn't even get to accumulated rubbish.

8 What we did come to in the new trial was the party had
9 clearly demonstrated that they were responsible for accumulated
10 rubbish, and so the trial proceeded as to that issue only and as
11 to the LLC. All the parties had been dismissed.

12 And the reason I didn't mind dismissing them is, A, I
13 didn't want go to San Diego with all my witnesses and myself,
14 because that's a full day every time we had to go to court. And
15 second of all, I knew I had the option to take them via
16 administrative abatement. So that's what we have chosen to do.

17 The second document is the notice they received. The
18 ordinance requires 14 days' notice. This was mailed on
19 December 10th. It's a second document I've handed over. I'm
20 sorry. December 20th. And it's a notice to correct county
21 ordinance violations and abate public nuisance.

22 On the second page, I've attached the notice list. And
23 as you can see, everybody -- everybody is noticed. It's
24 required under the ordinance. We run tax roles. We run a GIS
25 report. Anyone that's been involved in the case, any
26 interested, responsible or owners are noticed.

27 The LLC, I did debate whether or not to notice them. I
28 thought they were entitled to notice, but it doesn't mean this

1 action is proceeding against them. And if you like, I have no
2 problem with specifying that they've already been, you know,
3 found to not be responsible party for the land-use violations
4 and for the -- I can just take them out. I mean, they are not a
5 party. They were just noticed in the administrative abatement.

6 But the County can under Section 3, Ordinance 725 -- I
7 also have copies of that. 725, Section 3 and I'll read it:

8 "Nonexclusive remedies and penalties. All remedies and
9 penalties for the abatement of public nuisance provided for in
10 this ordinance shall be cumulative and not exclusive.

11 Enforcement by use of any administrative, criminal, or civil
12 action, citation or administrative proceeding or an abatement
13 remedy does notice preclude the use of additional citations or
14 other remedies, as authorized by other ordinance or law.

15 Enforcement remedies may be employed concurrently or
16 consecutively."

17 I guess the issue remains, although the LLC was not the
18 responsible party and we didn't want to issue an injunction, we
19 still have a ton of construction that doesn't have any permits.
20 We still have land-use violations that doesn't have an approved
21 plot plan. And we have chosen to go before the Board of
22 Supervisors. They do have 90 days to appeal that decision if
23 they are not happy with it on Tuesday.

24 And I will specify that the LLC is not who we want the
25 orders to be against, if, in fact, that is the outcome.

26 THE COURT: Response, if any?

27 MR. LEWIN: Your Honor, what I've just heard is a
28 statement of the indication of the County's bad faith from the

1 beginning. County says we didn't want to go to another County,
2 which would have been the proper legal position, so we dismissed
3 the landowners because we knew we could always take them back in
4 on this administrative proceeding, which, to my mind, is a
5 statement of their intention to proceed in bad faith from the
6 beginning.

7 But it ignores the entire policy basis and
8 considerations behind the Doctrine of Collateral Estoppel, which
9 is ultimately a policy decision established by judicial
10 decisions.

11 Collateral estoppel is the concept that if they are
12 going to take that issue, was there a violation of their
13 ordinance, and litigate it full bore with one party, that
14 decision will be binding if they lose. That decision will
15 prevent them and will be binding upon them as to any other
16 parties, namely the landowners.

17 THE COURT: The thing you're misunderstanding is that
18 the nature of any decision that I made. I did not make any
19 finding as to whether there was or was not land-use violations,
20 was or was not construction without permits, or anything like
21 that. We never reached the substance of the claims made by the
22 County.

23 The only thing I determined when I granted directed
24 verdict, if you want to call it that, in favor of the LLC as to
25 the other two causes of action was that they did not qualify as
26 a responsibility party within the meaning of the ordinance. So
27 collateral estoppel is limited to issues that are actually and
28 necessarily litigated.

1 The merits of whether there was or was not a violation
2 was not necessarily litigated. It wasn't litigated at all in
3 the trial, because we bifurcated and determined simply that the
4 LLC was not a responsible party for correcting the potential or
5 the alleged land-use violations and construction without permit.

6 So that's all that was decided. So I don't think
7 collateral estoppel will help the other parties, if you will, at
8 all, in the proceedings before the Board. But that if it
9 should, it should be raised in front of the Board, not in front
10 of me. I mean, I'm not going to stop the Board from moving
11 forward with hearing -- particularly, I know the issue of
12 whether there was or was not a violation has never been
13 litigated in this court.

14 The only part that troubles me is we have the issue of
15 the accumulated rubbish still pending in this court. The
16 Board's proceedings may or may not moot out this. I don't
17 see it being res judicata and collateral estoppel. Clearly,
18 there has been no decision on those issues. At best, it's a
19 question of whether there is a multiplicity of actions such that
20 it doesn't make sense to litigate the accumulated rubbish issue,
21 at least as to the LLC, when that issue has been fully litigated
22 and will be decided by this Court when the briefing is done.

23 Which by the way, the opening brief is due January 9th,
24 not January 10th, according to the Minutes.

25 That's the only part that I'm not sure about. I'm not
26 sure that that narrow issue as to one party, not an owner of the
27 property, but arguably a responsible party for correcting any
28 accumulated rubbish issue, that's what is still the subject of

1 my court action here. I don't believe that that one limited
2 thing should warrant stopping the proceeding in its entirety.

3 I heard counsel suggest that she might be willing to --
4 I don't know if you're saying withdraw the LLC from the
5 administrative proceedings next week or what. I don't know.

6 MS. MUNROE: I mean that's fine, or make sure it
7 doesn't attach against them. And all the noticed parties -- the
8 banks might step in and want to abate the problem. That happens
9 sometimes. Ultimately, it doesn't matter to us who steps up and
10 takes responsibility. Even if there is a judgment against the
11 LLC here, if still we continue to have rubbish and they for some
12 reason don't comply, the Board does have the authority to say,
13 okay, property owner, you need to abate that rubbish.

14 THE COURT: Without a doubt, I agree with you.

15 MS. MUNROE: As long as it's still there, everyday is a
16 new violation.

17 Can I ask you, though, if we can at some point -- maybe
18 this isn't the appropriate time or place to bring it up -- can
19 we do a proposed judgment? Because this is something -- this
20 directed verdict that is just a check-form box that they're
21 trying to say adjudicated all the issues is being used
22 improperly.

23 You can see in that letter, they're misrepresenting to
24 the Board that what judgment really was about. And, originally,
25 when you had asked Jon Lieberg to write a proposed judgement,
26 you said to make sure he passed it by me to check the language,
27 and he just completely bypassed that, turned in that check-form
28 box that you signed. And I was not pleased, because I felt like

1 that was not an accurate representation of the findings at the
2 trial. And here we are in our first example of -- and what if
3 you weren't here and what if I weren't here to explain, no, that
4 wasn't a fully -- that wasn't adjudicated as to all the issues.
5 It never got to the substance and merit of the violations.

6 THE COURT: You know -- I'll let you speak in just a
7 moment.

8 I'm thinking while I'm holding you in suspension here.
9 Typically, after a judgment is signed, if a new trial is granted
10 at all, that judgment goes away.

11 MS. MUNROE: Okay.

12 THE COURT: And a new judgment is entered. Because you
13 don't have two judgments in a case. You have one judgment
14 between the parties, not multiple judgments. So typically
15 simply by granting a partial new trial as to the third and
16 fourth, whichever the causes of action are, that judgment is
17 null and void that was signed before. A new judgment will be
18 appropriately entered once I decide those remaining causes of
19 action on all the causes of action.

20 MS. MUNROE: Okay.

21 THE COURT: That's the point that it would be
22 appropriate, if you feel it's necessary, to state clearly that
23 the judgment as to the other two causes of action was entered on
24 the grounds the LLC was not a responsible party.

25 That's my thought. Let me hear your thoughts on that
26 issue.

27 MR. LEWIN: Your Honor, this issue now touches on what
28 may be a substantial complexity in this case. And the reason I

1 say that -- and I admit to a great deal of knowledge (sic),
2 because I wasn't there. So what I can present is a new or
3 different perspective, which is the same way that an appellate
4 court would look at it. They weren't there either.

5 And there are a multiple number of appellate decisions
6 where this issue has come up. What was decided in the trial
7 court? What binds -- what issues were decided? And the
8 appellate courts have consistently and routinely simply looked
9 at the pleadings, what were the issues before the Court, and
10 what does the judgment say? And most importantly --

11 THE COURT: That may be the case when you're talking
12 about a judgment being a merger or bar, which is pure
13 res judicata in its purest sense. It is not true when you're
14 talking whether there is a collateral estoppel. That is an
15 issue-by-issue determination. And in that respect, the courts
16 typically look beyond just the pleadings and the judgment to
17 what the evidence was, et cetera, et cetera. And if you look at
18 the entirety of the record to date, and you look at what was
19 briefed by the parties, by defendants themselves --

20 MR. LEWIN: Yes.

21 THE COURT: -- in the request for directed verdict, it
22 is clear that the only issue litigated was responsible party.

23 Now, there is a separate issuer of merger and bar,
24 which is a form of res judicata. I do not know the effect of a
25 merger and bar judgment on a subsequent administrative
26 proceeding. That's an interesting issue. I've own dealt with
27 it in a subsequent civil law.

28 But in any event, we do not have a final judgment in

1 this case and will not have a final judgment in this case to
2 even address the merger or bar until I get -- until I rule on
3 the remaining causes of action.

4 MR. LEWIN: Your Honor, let me just argue public policy
5 for a second. Don't you think there is a fundamental issue of
6 unfairness when the County, who has choice of remedies at the
7 outset, can choose how they want to proceed, file a lawsuit,
8 which on its face encompasses every issue substantively, file a
9 lawsuit, named all potential defendants, property managers and
10 property owners, and then puts us to literally hundreds of
11 thousands of dollars of defense costs and then says, oh, we
12 really want to proceed in a different way? Don't you see a
13 fundamental unfairness in that?

14 Now, we are talking particularly --

15 THE COURT: The fundamental unfairness that may exist,
16 in my particular view, is mainly that they didn't implement or
17 institute the administrative proceedings previously. The other
18 owners and responsible parties, if you will, were dismissed
19 quite sometime ago. And I would have liked personally, for
20 whatever it's worth, that the County instituted what they have
21 done here recently back when they dismissed against the other
22 owners. I mean that makes sense.

23 Did the County know that when the case came to me for
24 trial that I was going to carve it up the way I did and say
25 let's not get into the violations issues; let's focus on the
26 responsible party? No. They had no idea I was going to do
27 that. I did it to try to streamline.

28 And everyone should be grateful now that I did it,

1 because we didn't have a big trial on the violations only to be
2 facing a separate administrative proceeding. In some ways, my
3 action, which was, as I said, intended to save the parties time
4 and money, it's kind of backfired in some ways, because we had
5 to have a separate trial on these other two causes of action,
6 but nonetheless, we didn't have a full-blown trial on the
7 violations.

8 And so in some ways, perhaps the reason why the owners
9 are now facing this administrative proceeding, is that I cutoff
10 the County by saying you got the wrong party here with the LLC
11 on those land-use violations and the construction without
12 permits. So it's my decision, if anything, that has -- because
13 they believe those violations still occurred, necessitated them
14 proceeding in a different direction. They still don't to go out
15 of the County, which is why they didn't file a new lawsuit,
16 which arguably they could have, against the owners.

17 So if the owners have unhappy, I guess they should be
18 unhappy with me. They can be unhappy with the County that they
19 didn't refile or file an administrative action immediately after
20 dismissing them from the lawsuit. But really everything else
21 that I look at this, I don't see the County acting in bad faith.
22 I see the County reacting to decisions I've made in this case
23 that they disagree with, which is their prerogative.

24 MR. LEWIN: Well, what do we do about the rubbish
25 issue, which clearly has been tried substantively, and it's
26 pending before you?

27 THE COURT: I agree.

28 MR. LEWIN: And for the Board of Supervisors to come

1 along and say, well, now we want to take an independent look at
2 it while your decision is pending, that's absurd. That's a
3 multiplicity of actions. That is the very thing that a TRO is
4 designed to prevent against. And at least that one issue,
5 restrain them from considering that issue.

6 And if counsel says that they will voluntarily agree to
7 it, well, then fine. We have got a stipulation that we have got
8 on the record, and the Board won't consider the rubbish issue.

9 THE COURT: Comments?

10 MS. MUNROE: Well, Your Honor, the only reason I
11 hesitate to do that is because it costs so much time and money
12 to notice all the parties. It takes a lot of staff resources
13 and time. If I pull out the rubbish issues, what if you say,
14 yes, there is rubbish issues? Because we have ample evidence
15 from our Code Officers and Mr. Kanter to say, yeah, the concrete
16 is back there. So it's not that it's not there.

17 It will come down to whether you think the LLC is
18 responsible for that. And if they are not, then I'm in the same
19 boat, that I have to find a responsible party to abate that. So
20 as long as the administrative action doesn't proceed against the
21 LLC for the rubbish or anything else, for that matter, I see
22 this as independent. Furthermore, at that original hearing
23 where the parties were dismissed, Mr. Lieberg said, Well, that
24 means she can bring another action separately against the other
25 parties, and the Judge said, "That's correct."

26 But the Judge said, But in discovery, she had the
27 opportunity to find out who the responsible parties are, and she
28 can bring those actions back in, at which time we will revisit

1 venue and see if it's appropriate for conflict or unfair
2 prejudice, because a lot of these parties claim to be in Orange
3 County. We can look at it at that time.

4 The problem is during discovery, they were so not
5 cooperative with discovery, and I still thought I had the right
6 party, because World's Biggest Dinosaurs conducts a museum and
7 gift shop, not specifying whether they were an LLC or
8 corporation. And days -- and I'm mean literally two or
9 three days before the trial, we had a deposition where they
10 suddenly came up with the LLC is just a property manager. They
11 don't do anything. It's the corporation that's been doing all
12 that building.

13 And so I was going to try to show merged identities and
14 a shell game. But it didn't work out, and that's okay. And I
15 respect your decision. But at the same time, we have to take
16 care of this. They cannot continue to violate the law. And
17 it's our duty as a County and for the protection of the public
18 to get that remedied. Because they still open as a public
19 business and have children and families going through that
20 property.

21 MR. LEWIN: Your Honor, they suggest balancing their
22 staff costs is more important than the days of trial in court,
23 your time, the Court, the cost of this building, the cost of
24 counsel to litigate that rubbish issue, which has been fully
25 litigated, to my understanding. And they say a couple of hours
26 of their staff time offsets that? I mean, that I think is
27 frivolous argument.

28 But it's clear that the rubbish issue is before you,

1 and they are trying an end run now that it's been properly or
2 fully litigated before you, they are simply trying an end run
3 around that to make a decision that may have some kind of
4 binding effect. I don't know. That's incredibly unfair and
5 against public policy.

6 THE COURT: Is there something necessitating the
7 hearing going forward on January 10th?

8 MS. MUNROE: Yes. It's only the Board can continue it.

9 And like I said, I'm the one prosecuting in front of
10 the Board, as well. If you want me to take the rubbish issue
11 out, I'll take the rubbish issue out, and we can bring it
12 separately, depending on what happens in this court.

13 THE COURT: One of the concerns I would think everyone
14 would have --

15 MS. MUNROE: What about Section 3 -- go ahead.

16 THE COURT: -- is potential inconsistency. One
17 scenario being I find there is rubbish and the LLC is ordered to
18 clean it up, and the Board finds there is no rubbish problem.
19 Or vice versa: I find no rubbish, and the Board says there is
20 rubbish. There is a third scenario out there, which is I could
21 find there is rubbish, but, once again, the LLC is not
22 responsible for it. That's a possibility.

23 MS. MUNROE: Sure.

24 THE COURT: That's my concern is that we are going to
25 make life more difficult for everyone if we allow the rubbish
26 issue to be going on concurrently. So I guess I would be
27 requesting, even though I know it means instituting another
28 administrative proceeding later on, potentially, against the

1 owners, that you not address the rubbish issue at the
2 administrative hearing on the 10th, so that there is not the
3 potential inconsistency.

4 MS. MUNROE: That hearing is recorded, and I will make
5 sure those are some of the first items on the record about the
6 LLC and about the rubbish.

7 MR. LEWIN: So we have a stipulation the County will
8 not consider the rubbish issue at their proposed hearing?

9 THE COURT: Correct. And, of course, it's without
10 prejudice to the County renewing that, as appropriate, once I
11 rule on the issue here in this proceeding.

12 MS. MUNROE: Okay.

13 THE COURT: Now, is the briefing schedule still good,
14 January 9th and January 20th are the dates?

15 MS. MUNROE: I would love a one-week extension. If I
16 could get it here, that would be awesome. If not, I can finish
17 my brief Monday.

18 MR. LEWIN: That's fine with us, Your Honor. I was
19 about to say with them jamming this hearing on the 10th, we've
20 had no opportunity to prepare for that, if that's going to
21 proceed. So I agree.

22 THE COURT: All right. The opening briefs -- and I
23 believe we agreed on simultaneous opening briefs. I'm going to
24 ask you to file by Monday, January 23rd.

25 MR. LEWIN: I'm sorry?

26 THE COURT: Monday, January 23rd.

27 And your oppositions, February 3rd. And the matter
28 will be deemed submitted on February 3rd after the closing brief

1 is filed.

2 MS. MUNROE: Okay.

3 MR. LEWIN: Okay. And I guess -- does the stipulation
4 include the concept that the County will take no further steps
5 to avoid this Court being able to make a decision?

6 THE COURT: I don't even know what that means, so I
7 will say no, it doesn't include that.

8 MR. LEWIN: All right.

9 THE COURT: I don't know -- Mr. Lewin, I don't know how
10 to articulate that, and it could be --

11 MR. LEWIN: You know, now that I think about it, I
12 agree, Your Honor.

13 THE COURT: If something comes up and they feel they
14 need to do something, we will deal with that if that happens.

15 MR. LEWIN: Then they will do something and we will
16 squeal.

17 THE COURT: There you go.

18 MR. LEWIN: There you go.

19 THE COURT: I'm going to return the copies of your
20 documents that the County provided. We will file the ex-parte
21 application. I am not going to actually sign an order that, I
22 assume, was submitted. The Minutes will reflect that the
23 parties stipulated and the Court ordered that the rubbish issue
24 will not be litigated in the Board proceedings next week.

25 MR. LEWIN: Very good.

26 THE COURT: And I appreciate the parties' willingness
27 to work that agreement out.

28 MS. MUNROE: Sure. Thank you.

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THE COURT: All right. Thank you all.

MS. LE: Thank you, Your Honor.

MR. LEWIN: Thank you, Your Honor.

(End of proceedings.)

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

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IN RE ABATEMENT OF PUBLIC NUISANCE)
[ACCUMULATED RUBBISH, CONSTRUCTION)
WITHOUT PERMITS, LAND USE VIOLATION,)
AND GRADING WITHOUT A PERMIT]; APNS:)
519-180-021, 50770 SEMINOLE DRIVE,)
519-190-029, 50990 SEMINOLE DRIVE,)
519-190-037, 50950 SEMINOLE DRIVE AND)
519-190-036, 50960 SEMINOLE DRIVE,)
CABAZON, COUNTY OF RIVERSIDE, STATE)
OF CALIFORNIA; MKA CABAZON)
PARTNERSHIP, LP AND CABAZON FAMILY)
PARTNERSHIP NO. 1 (OWNERS);)
WORLD'S BIGGEST DINOSAURS, A)
CALIFORNIA CORPORATION, WORLD'S)
BIGGEST DINOSAURS, LLC,)
DENISE KANTER AND GARY KANTER,)
(RESPONSIBLE PARTIES).)

CASE NOS. CV05-3618, CV06-4143,
CV08-04980, CV08-04985, CV08-
04986, CV08-05344, CV08-04982,
CV08-04983 & CV08-04984

DECLARATION OF SUPERVISING
CODE ENFORCMENT OFFICER
MARY OVERHOLT

RCO Nos. 457, 348, 541 and 725

I, Mary Overholt, declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief which I believe to be true and if called as a witness, I could and would competently testify competently under oath:

1. I am currently employed by the Riverside County Code Enforcement Department as a Supervising Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting properties for violations and enforcement of the provisions of Riverside County Ordinances.

2. On December 6, 2006, I went to the properties to conduct an initial inspection of the real properties known as 50770 Seminole Drive, 50990 Seminole Drive, 50950 Seminole Drive, and 50960 Seminole Drive, Cabazon, within the unincorporated area of Riverside County, California, which is further described as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-037, and 519-190-036 respectively (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

3. A review of County records and documents indicate that THE PROPERTY was owned by MKA Cabazon Partnership, LP ("MKA") and Cabazon Family Partnership No.1, LP ("CABAZON") (hereinafter referred to as "OWNERS") at the time of the inspection referenced in

1 paragraph number 2 above. I am informed and believe and thereon allege that MKA and
2 CABAZON are both California Limited Partnerships, who are active and in good standing. Certified
3 copies of the County Equalized Assessment Roll for the year 2011-2012 and the relevant portions of
4 the County Geographic Information System (“GIS”) reports are attached hereto as Exhibit “B” and
5 incorporated herein by reference. THE PROPERTY is approximately 54.77 acres in size and is
6 located within the C-P-S (scenic highway commercial) (all properties) and W-2-10 (controlled
7 development) (50770 Seminole Dr.) zone classifications.

8 4. Based on Lot Book Reports from RZ Title Service, dated June 13, 2011 and June 20,
9 2011, it is determined that other parties potentially hold a legal interest in THE PROPERTY, to-wit:
10 Westland Commercial Brokerage, Ben and Mildred Kanter, Commonwealth Title Insurance
11 Company, Conservative Real Estate Investors, LP, Seminole Financial Services, LLC, and Rex
12 Hendrix, Trustee of the Rex Hendrix, Inc. Profit Sharing Plan (“INTERESTED PARTIES”).
13 World’s Biggest Dinosaurs, a California corporation, is an occupant or tenant conducting a business
14 on THE PROPERTY. World’s Biggest Dinosaurs, LLC is the property manager, and Denise and
15 Gary Kanter are individuals who play key roles in the management and/or development of the
16 property. (Hereinafter, owners, tenants and individuals may be referred to collectively as
17 “RESPONSIBLE PARTIES.”) True and correct copies of the Lot Book Reports are attached hereto
18 as Exhibit “C” and incorporated herein by reference.

19 5. On December 6, 2006, I went to THE PROPERTY to conduct an initial inspection.
20 During this inspection, I observed large amounts of accumulated rubbish on THE PROPERTY
21 including, but not limited to: metal shelving, boxes, tool chests, scrap wood, tools, small engine
22 parts, folding chairs, wood pallets, foam “noodles,” tires, boxes, plastic drums, miscellaneous metal
23 items, plastic sheeting, broken concrete, asphalt, re-bar, wooden spools, green waste, large
24 appliances, construction debris, fire damage structural debris, wire and miscellaneous trash and
25 debris. I determined the amount of accumulated rubbish to be in excess of 45,840 square feet.
26 Although much debris has been removed, as of July 2011, a large amount of rubbish, primarily
27 consisting of broken concrete, still remains. This condition causes THE PROPERTY to constitute a
28 public nuisance in violation of Riverside County Ordinance (“RCO”) No. 541.

1 6. During this inspection I also observed that an addition was constructed to an existing
2 structure without the required permits and was converted to a church without Planning Department
3 approval, in violation of RCO No. 348.

4 7. On February 16, 2007, and April 8, 2008 inspections of THE PROPERTY were
5 conducted. During these inspections, it was noted that the violations remained.

6 8. I am informed and believe and thereon allege that on June 5, 2008, Senior Code
7 Enforcement Officer Cynthia Black conducted an inspection of THE PROPERTY. During this
8 inspection Officer Black noted that there was fill dirt placed on a portion of THE PROPERTY and a
9 pathway had been created, and was bordered with palm trees and new dinosaurs. The amount of fill
10 dirt appeared to be in excess of 50 cubic yards. This violated RCO No. 457, Section 4, Subdivision
11 (J)(2), and constituted a public nuisance

12 9. Further, this inspection revealed that there are signs advertising ticket prices for
13 admission to the park, a dinosaur museum, panning for gems, and robotic dinosaurs. These signs
14 indicate that a business is being operated on THE PROPERTY without the proper Planning
15 Department approvals. Further, Officer Black paid the admission fee and was allowed entrance into
16 the park. This use, and acceptance of admission fees without required Planning Department approvals
17 is in violation of RCO No. 348.

18 10. I am informed and believe and thereon allege that on June 6, 2008, Senior Code
19 Enforcement Officer Cynthia Black continued her inspection of THE PROPERTY. During this
20 inspection, she observed that there were several electrical extension cords, and that the walls and
21 doors had been modified, in violation of RCO Nos. 457 and 348.

22 11. This inspection also revealed that there were five patio covers, an enclosed rock
23 sculpture area, water tower, and three sheds, all of which had electricity. The conduit came from the
24 tail of the "T-Rex" and ran along the ground. This condition causes THE PROPERTY to constitute a
25 public nuisance in violation of RCO Nos. 348 and 457.

26 12. I am informed and believe and thereon allege that on June 16, 2008, Senior Code
27 Enforcement Officer Cynthia Black met with a RESPONSIBLE PARTY, Gary Kanter, and with his
28 permission, conducted an inspection. During this inspection, Office Black observed the following

1 violations, which constitute a public nuisance:

2 A. Accumulation of Rubbish Accumulated rubbish in excess of 50,000 square
3 feet was on THE PROPERTY, in violation of RCO No. 541. During this inspection, one of the
4 responsible parties, Gary Kanter, admitted that he was aware of the violation, and that he had
5 received prior notice of the violation, and that the violation involved a previous tenant. He further
6 agreed that we did not need to provide him with additional notice (Case No. CV05-3618);

7 B. Construction Without Permits Construction and additions without permits
8 includes Room additions, two enclosed patios, remodel of dwelling (adding and removing doors,
9 windows and walls, additional electrical subpanels, wiring, new air conditioner, and lighting), men's
10 and women's restrooms, access ramps, patio covers, covered play area with attached patio cover, a
11 new water heater, new electrical to garage/storage structure, and a rock façade, in violation of RCO
12 No. 457 (Case Nos. 06-4143, 08-04986, 08-04982, 08-04984);

13 C. Land Use Without Approval Non compliance with conditions of approval for
14 PP 14522 (buildings were to be removed, improved parking) and no revised plot plan, specifically
15 Exhibit "A," that include the following: remodel and construction of a gift shop, ticket booth, panning
16 for gems, dino dig, play area, construction of sheds, water tower and additional dinosaurs, museum,
17 fencing and signage, in violation of RCO No. 348 (Case Nos. 08-04980, 08-04985, 08-04983)

18 D. Grading Fill dirt was placed on a portion of THE PROPERTY and a pathway
19 was created and bordered with palm trees and new dinosaurs. The amount of fill dirt appeared to be
20 in excess of 50 cubic yards and was spread over two parcels, in violation of RCO No. 457 (Case No.
21 08-05344)

22 13. A search of County records revealed that no permits had been obtained for the
23 grading, construction, and no revised plot plan allowed for the expanded land use on THE
24 PROPERTY.

25 14. A site plan and photographs reflecting the unpermitted structures on THE
26 PROPERTY are attached hereto as Exhibit "D" and incorporated herein by reference.

27 15. True and correct copies of Notices issued in this matter and other supporting
28 documentation are attached hereto as Exhibit "E" and are incorporated herein by reference.

1 16. On December 6, 2006 and June 16, 2008, Notices of Violation and "Do Not Dump"
2 signs were posted on THE PROPERTY and served on interested and responsible parties

3 17. On July 1, 2011, Notices of Violation were posted on THE PROPERTY and served
4 on interested and responsible parties.

5 18. On July 11, 2011, July 13, 2011, July 18, 2011 AND July 21, 2011, the Notices of
6 Violations were mailed via certified mail to OWNERS, INTERESTED PARTIES, TENANT and
7 other RESPONSIBLE PARTIES.

8 19. On February 3, 2009, March 26, 2009 and November 23, 2009, meetings were held
9 between RESPONSIBLE PARTIES, their attorney, and representatives of the County. During these
10 meetings the violations were explained to the RESPONSIBLE PARTIES and their attorney, as well
11 as what needed to be done to bring THE PROPERTY into compliance.

12 20. On January 26, 2010, May 11, 2011 and July 1, 2011, inspections of THE
13 PROPERTY were conducted. During these inspections, it was noted that the violations remained on
14 THE PROPERTY.

15 21. On November 10, 2008, Notices of Noncompliance were recorded at the Riverside
16 County Recorder's Office as instrument numbers 2008-0596425, 2008-0596424, 2008-0596426,
17 2008-0596423, and 2008-0596427. True and correct copies of the recorded Notices of
18 Noncompliance are attached hereto and incorporated by reference as Exhibit "F."

19 22. Based upon my experience, knowledge and visual observations, it is my determination
20 that the unpermitted alterations to the existing structure and the accumulated rubbish on THE
21 PROPERTY creates an extreme health, safety, structural and fire hazard to the general public and
22 constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance
23 Nos. 457, 348, 541, and 725.

24 23. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance"
25 providing notification of the Board of Supervisors hearing as required by Riverside County Ordinance
26 No. 725 was mailed to OWNERS, TENANT, INTERESTED PARTIES and RESPONSIBLE
27 PARTIES by U.S.P.S. and was posted on THE PROPERTY. True and correct copies of the notice,
28 together with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit

1 copies of the notice, together with the proof of service and the affidavit of posting of notices are
2 attached hereto as Exhibit "G" and incorporated herein by reference.

3 24. THE PROPERTY currently remains in violation.

4 25. Permits and approvals are required for the significant rehabilitation and additions
5 completed to the existing structure on site; or the removal and/or demolition of the unpermitted
6 construction and removal and disposal of all structural materials, rubbish and debris are required to
7 abate the public nuisance and bring THE PROPERTY into compliance with Riverside County
8 Ordinance No. 457, the Health and Safety code, and local and state building codes now in effect. In
9 addition, the removal and disposal of all accumulated rubbish on THE PROPERTY is required to
10 bring THE PROPERTY into compliance with Riverside County Ordinance No. 541 and the Health
11 and Safety Code. Furthermore, prior to obtaining any building or construction permits, the land use is
12 currently beyond the scope of the original Plot Plan approved under PP14522, Amended No. 1,
13 Exhibit "A."

14 26. The current use of THE PROPERTY is beyond the scope of the original Plot Plan
15 approved under PP14522, amended No. 1, Exhibit "A" and must be submitted to Planning for an
16 appropriate amendment to include the proposed use and is subject to approval(s). The current use is
17 not permitted and must immediately cease without express land use approval and the appropriate
18 construction, landscape and grading permits and approvals.

19 27. Accordingly, the following findings and conclusions are recommended:

20 (a) The unpermitted construction (structures and additions) be deemed public and
21 attractive nuisances;

22 (b) The OWNER, TENANTS, RESPONSIBLE PARTIES, or whoever has
23 possession or control of THE PROPERTY, be required to obtain land use approvals and permits or
24 demolish said unpermitted structures, including the removal and disposal of all structural debris and
25 materials, on THE PROPERTY in strict accordance with the provisions of Riverside County
26 Ordinance No. 457;

27 (c) The OWNER, TENANT, RESPONSIBLE PARTIES, or whoever has
28 possession or control of THE PROPERTY, be ordered to ascertain the existence or non-existence of

1 Industrial Hygiene Specialist of the Riverside County Health Department, Division of Special
2 Services; and, prior to the abatement ordered in subsection (b) above, to secure the removal and
3 disposal of all asbestos containing materials discovered through such survey and testing by contract
4 with a duly certified and licensed contractor for the handling of such materials to avoid citations
5 and/or fines by South Coast Air Quality Management District (“SCAQMD”) pursuant to SCAQMD
6 Rule NO. 1403;

7 (d) If the unpermitted structures, which includes any structure without a current
8 certificate of occupancy and/or building permit finalization, are not razed, removed and disposed of,
9 or reconstructed in strict accordance with all Riverside County Ordinances and state and local
10 building codes, including but not limited to Riverside County Ordinance No. 457, within ninety (90)
11 days after the posting and mailing of the Board’s Order and Findings, the unpermitted construction
12 (structures and contents therein) may be abated by representatives of the Riverside County Code
13 Enforcement Department, a contractor, or the Sheriff’s Department upon receipt of an owner’s
14 consent or a Court Order, where necessary under applicable law, authorizing entry onto THE
15 PROPERTY; and

16 (e) The use of THE PROPERTY as a museum, gift shop and/or tourist attraction,
17 or any other use beyond the scope of Exhibit “A, must immediately cease until express land use
18 approval is obtained as evidenced by an approved revised plot plan; specifically Exhibit “A” to
19 Conditions of Approval, PP14522, Amended No. 1. (f) The accumulation of rubbish on THE
20 PROPERTY be deemed and declared a public nuisance;

21 (g) The OWNER, or whoever has possession or control of THE PROPERTY, be
22 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of
23 Riverside County Ordinance No. 541;


24 (h) If the materials are not removed and disposed of in strict accordance with all
25 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541,
26 within ninety (90) days after the posting and mailing of the Board’s Order and Findings, the rubbish
27 and excess outside storage may be abated by representatives of the Riverside County Code
28 Enforcement Department, a contractor or the Sheriff’s Department upon receipt of an owner’s

1 consent or a Court Order, where necessary under applicable law, authorizing entry onto THE
2 PROPERTY;

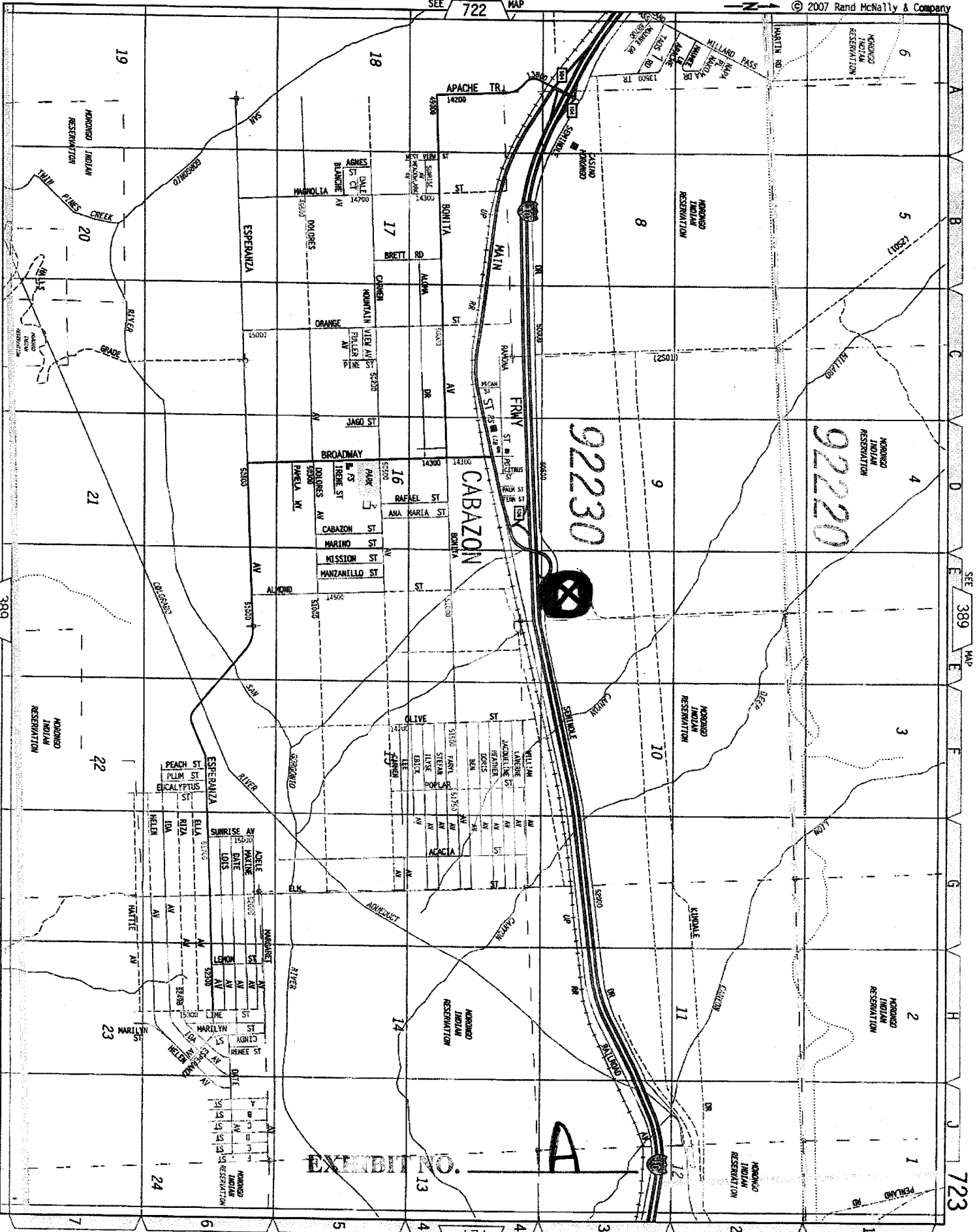
3 (i) Reasonable costs of abatement, after notice and opportunity for hearing, shall
4 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
5 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance
6 Nos. 457, 348 and 541 and 725.

7 I declare under penalty of perjury under the laws of the State of California that the foregoing
8 is true and correct.

9 Executed this 21st day of December, 2011, at Moreno Valley,
10 California.

11
12 
13 _____
14 Mary Overholt
15 Supervising Code Enforcement Officer
16 Code Enforcement Department

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22
23
24
25
26
27
28
G:\Litigation\Code Enforcement\Abatement\2011\2005\05-3618\Officer Dec_am clean 112211.doc



SEE 389 MAP

SEE 389 MAP

723

0 .25 .50 .75 1.00 miles 1 in. = 2400 ft.

EXHIBIT NO. A

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

Assessment #519180021-7		Parcel # 519180021-7	
Assessee:	MKA CABAZON PARTNERSHIP	Land	942,413
Mail Address:	2651 IRVINE AVE 141	Structure	48,362
City, State Zip:	COSTA MESA CA 92627	Full Value	990,775
Real Property Use Code:	C1	Total Net	990,775
Base Year	1996		
Conveyance Number:	0407446		
Conveyance (mm/yy):	11/1997		
PUI:	C010010		
TRA:	55-056		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	50770 SEMINOLE RD CABAZON CA 92230		

[View Parcel Map](#)

EXHIBIT NO. B

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

Assessment #519190029-6		Parcel # 519190029-6	
Assessee:	MKA CABAZON PARTNERSHIP	Land	118,486
Mail Address:	2651 IRVINE AVE 141	Structure	342,053
City, State Zip:	COSTA MESA CA 92627	Full Value	460,539
Real Property Use Code:	C1	Total Net	460,539
Base Year	1999		
Conveyance Number:	0407446	View Parcel Map	
Conveyance (mm/yy):	11/1997		
PUI:	C230000		
TRA:	55-056		
Taxability Code:	0-00		
ID Data:	Lot 1 PM 190/071 PM 28365		

EXHIBIT NO. B²

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

Assessment #519190037-3		Parcel # 519190037-3	
Assessee:	MKA CABAZON PARTNERSHIP	Land	4,922
Mail Address:	2651 IRVINE AVE 141	Full Value	4,922
City, State Zip:	COSTA MESA CA 92627	Total Net	4,922
Real Property Use Code:	CY		
Base Year	1996		
Conveyance Number:	0407446		
Conveyance (mm/yy):	11/1997		
PUI:	C240000		
TRA:	55-056		
Taxability Code:	0-00		
ID Data:	Lot 9 PM 190/071 PM 28365		

View Parcel Map

EXHIBIT NO. B³

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

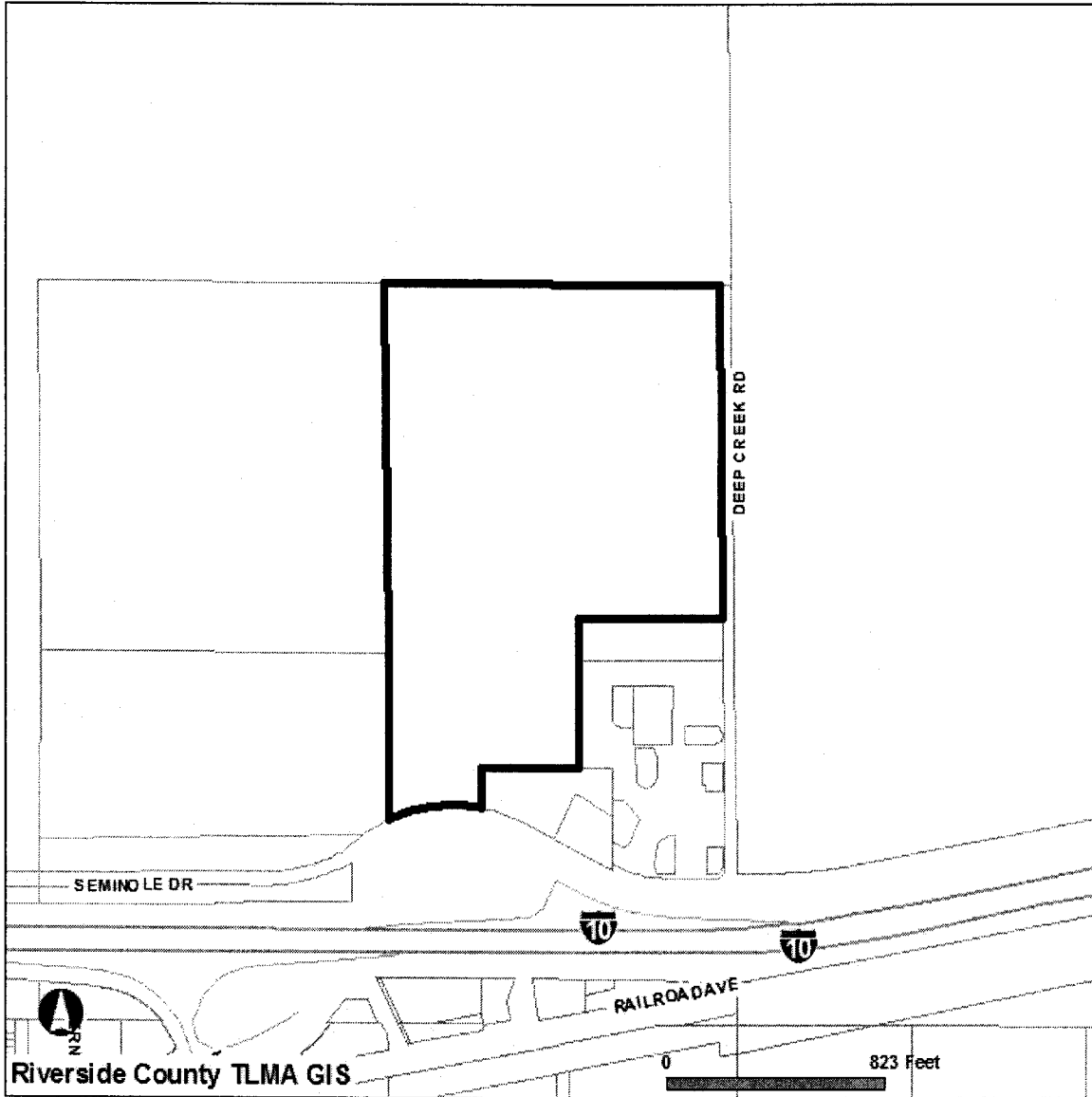
Assessment #519190036-2	Parcel # 519190036-2
--------------------------------	-----------------------------

Assessee:	CABAZON FAMILY PARTNERSHIP NO 1	Land	54,684
Mail Name:	C/O GARY KANTER	Full Value	54,684
Mail Address:	2651 IRVINE AVE STE 141	Total Net	54,684
City, State Zip:	COSTA MESA CA 92627		
Real Property Use Code:	CY	View Parcel Map	
Base Year	2009		
Conveyance Number:	0061861		
Conveyance (mm/yy):	2/2008		
PUI:	C240000		
TRA:	55-056		
Taxability Code:	0-00		
ID Data:	Lot 8 PM 190/071 PM 28365		

B4

INVEST NO. _____

RIVERSIDE COUNTY GIS



Selected parcel(s):
519-180-021

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

519-180-021-7

OWNER NAME / ADDRESS

MKA CABAZON PARTNERSHIP
50770 SEMINOLE RD
CABAZON, CA. 92230

MAILING ADDRESS

(SEE OWNER)
2651 IRVINE AVE 141
COSTA MESA CA. 92627

EXHIBIT NO. _____

B⁵

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 47.8 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: D3, E3

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 (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 9

ELEVATION RANGE

1792/1876 FEET

PREVIOUS APN

519-190-028

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.

CR

RD

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

C-P-S (CZ 6293)

W-2-10 (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON 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

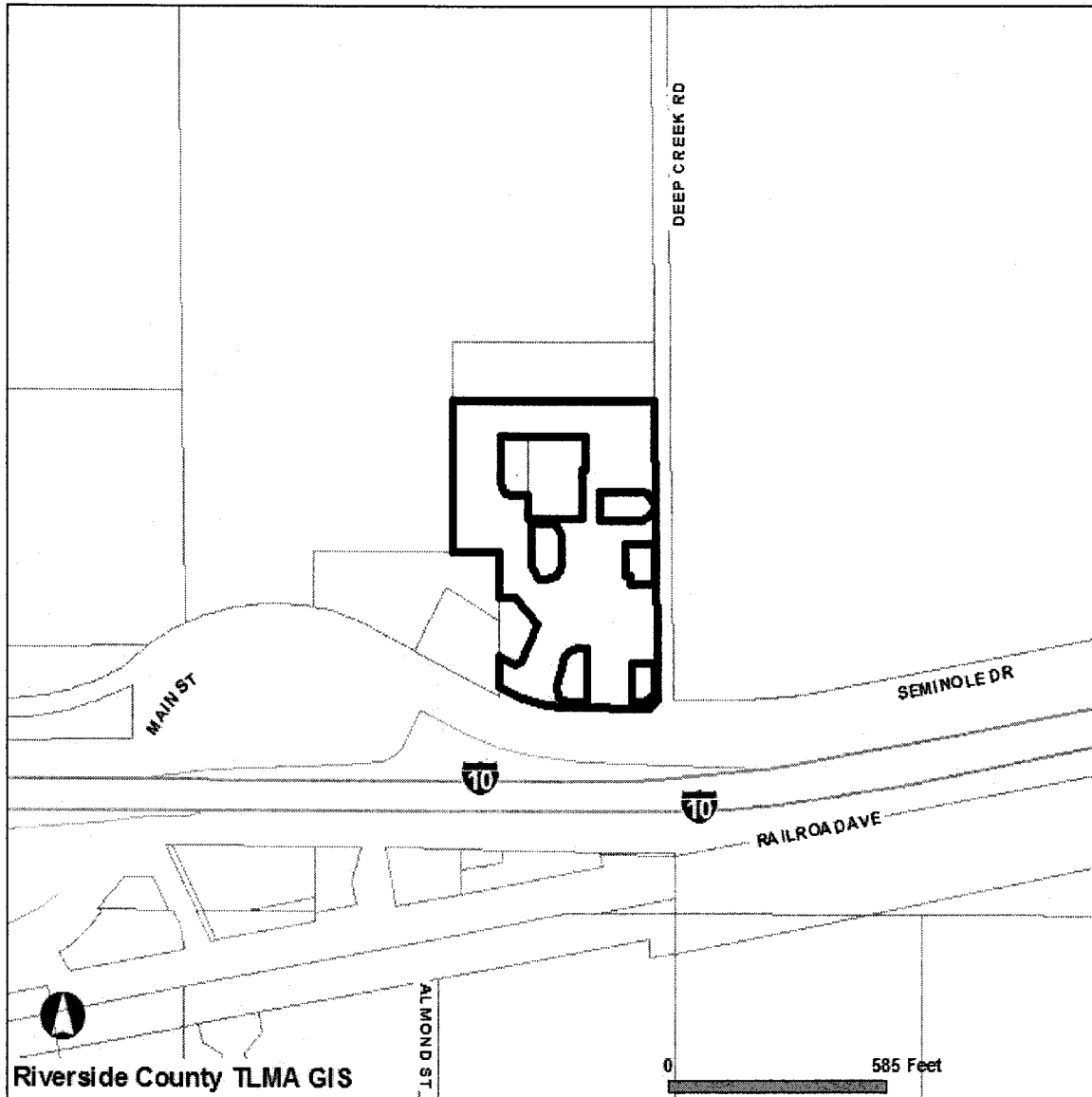
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA

SUBAREA NAME: CABAZON

RIVERSIDE COUNTY GIS



Selected parcel(s):
519-190-029

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

519-190-029-6

OWNER NAME / ADDRESS

MKA CABAZON PARTNERSHIP
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
2651 IRVINE AVE 141
COSTA MESA CA. 92627

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 190/71
SUBDIVISION NAME: PM 28365
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 6.01 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: E3

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 (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 9

ELEVATION RANGE

1768/1804 FEET

PREVIOUS APN

519-190-028

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
CR

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

C-P-S (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

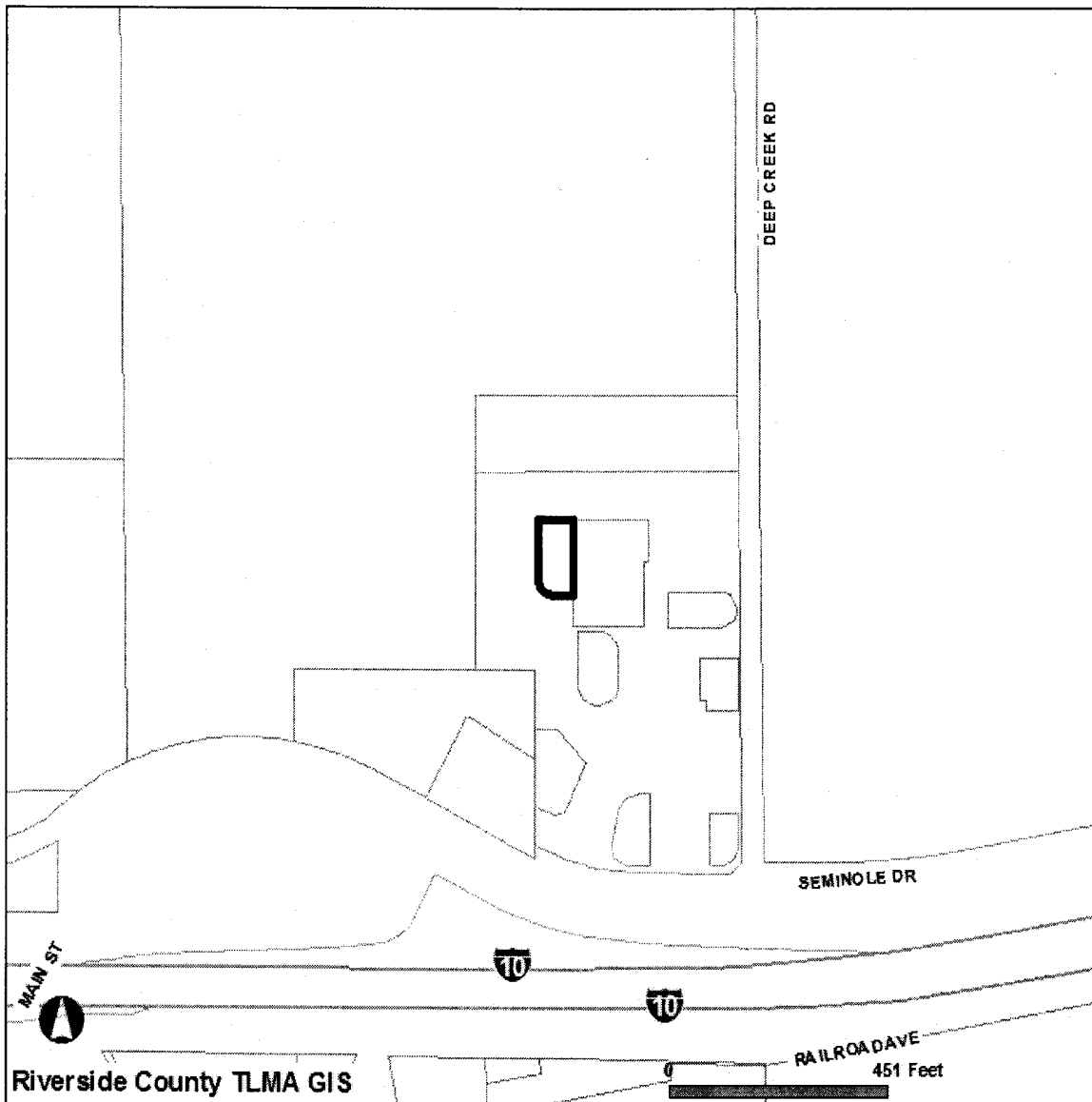
AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA
SUBAREA NAME: CABAZON
AMENDMENT NUMBER: 0

RIVERSIDE COUNTY GIS



Selected parcel(s):
519-190-037

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

519-190-037-3

OWNER NAME / ADDRESS

MKA CABAZON PARTNERSHIP
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
2651 IRVINE AVE 141
COSTA MESA CA. 92627

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 190/71
SUBDIVISION NAME: PM 28365
LOT/PARCEL: 9, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.25 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: E3

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 (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 9

ELEVATION RANGE

1800/1800 FEET

PREVIOUS APN

519-190-028

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
CR

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

C-P-S (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

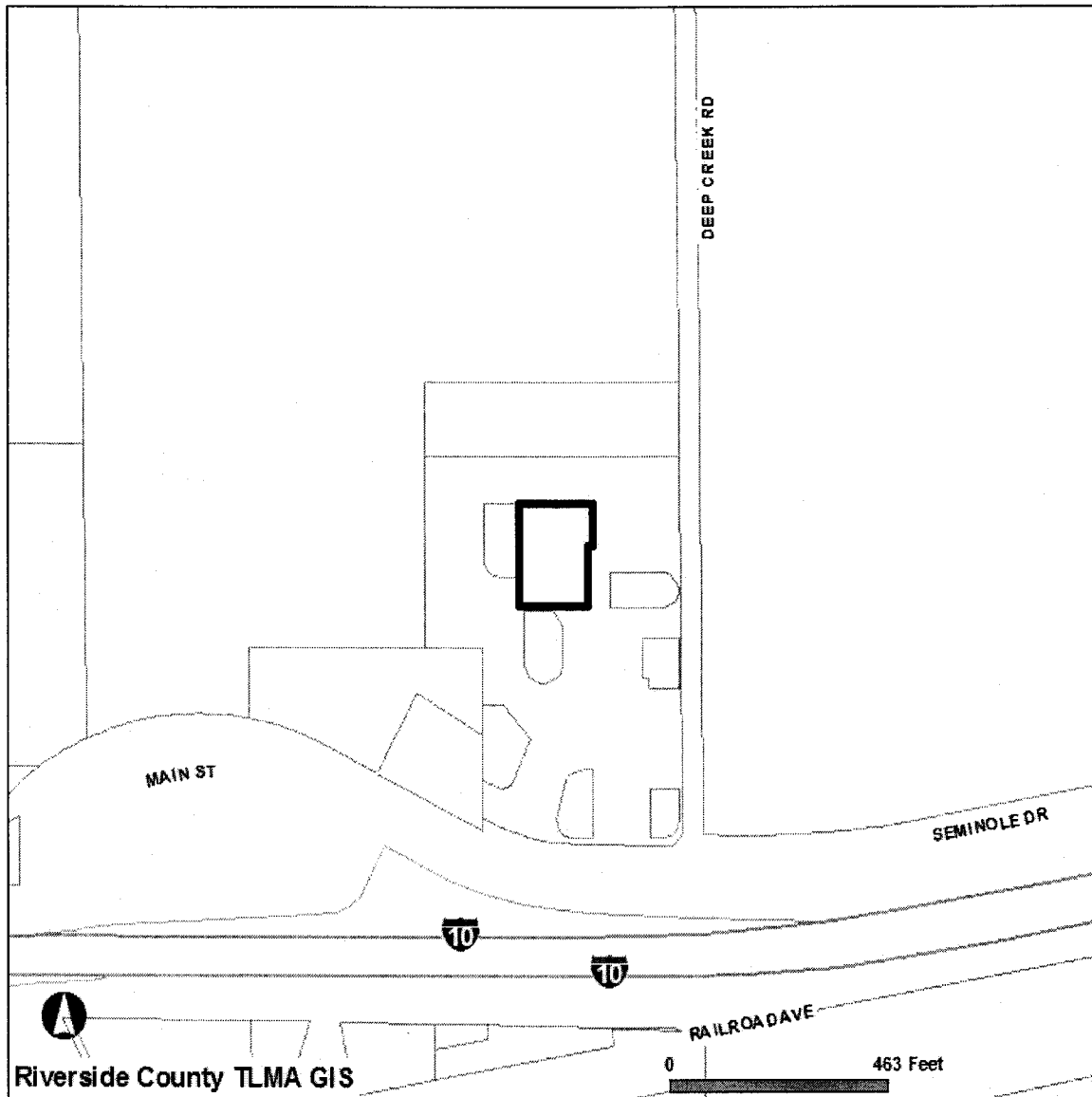
AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA
SUBAREA NAME: CABAZON
AMENDMENT NUMBER: 0

RIVERSIDE COUNTY GIS



Selected parcel(s):
519-190-036

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

519-190-036-2

OWNER NAME / ADDRESS

CABAZON FAMILY PARTNERSHIP NO 1
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O GARY KANTER
2651 IRVINE AVE STE 141
COSTA MESA CA. 92627

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 190/71
SUBDIVISION NAME: PM 28365
LOT/PARCEL: 8, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.72 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: E3

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 (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 9

ELEVATION RANGE

1788/1800 FEET

PREVIOUS APN

519-190-028

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
CR

AREA PLAN (RCIP)

THE PASS

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

C-P-S (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON 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

REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA
SUBAREA NAME: CABAZON
AMENDMENT NUMBER: 0



P.O. Box 1193
 Whittier, CA 90609
 Tel # (562) 325-8351
 Fax # (714) 783-3038

Lot Book Report

Order Number: **24394**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT
 4080 Lemon Street
 Riverside CA 92501

Order Date: 6/24/2011
 Dated as of: 6/20/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV05-3618, CV06-4143 & CV08-04980/Mary Ov
 IN RE: MKA CABAZON PARTNERSHIP

FEE(s):
 Report: \$120.00

Property Address: 50770 Seminole Drive
 Cabazon CA 92230

Assessor's Parcel No. : 519-180-021-7

Assessments:

Land Value:	\$935,371.00
Improvement Value:	\$48,001.00
Exemption Value:	\$0.00
Total Value:	\$983,372.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$8,462.01
Penalty	\$846.18
Status	NOT PAID-DELINQUENT
Second Installment	\$8,462.01
Penalty	\$877.18
Status	NOT PAID-DELINQUENT

EXHIBIT NO. C



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24394

Reference: CV05-3618, CV06

Property Vesting

The last recorded document transferring title of said property

Dated	07/20/1995
Recorded	07/21/1995
Document No.	237051
D.T.T.	\$1,320.00
Grantor	Judith A. Okonski Trustee of the Anna M. Bell Living Trust U/D/T dated April 9, 1990
Grantee	M.K.A. Cabazon Partnership, LP, a California Limited Partnership

Affects Property in Question and Other Property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	07/13/1995
Recorded	07/21/1995
Document No.	237052
Amount	\$925,000.00
Trustor	M.K.A. Cabazon Partnership, LP
Trustee	First American Title Insurance Company, a California Corporation
Beneficiary	Judith A. Okonski, Successor Trustee of the Anna M. Bell Living Trust U/D/T dated April 9, 1990

Affects Property in Question and Other Property

Amendment of Deed of Trust Recorded	11/18/1997
Document No.	422540
Modified to	amend the Release Clause attached to said Deed of Trust



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24394

Reference: CV05-3618, CV06

Substitution of Trustee Recorded	12/09/2003
Document No.	2003-961279
Trustee	T.D. Service Company, a California Corporation
Request for Notice Recorded	05/30/2006
Document No.	2006-0388668
Request for Notice Recorded	05/30/2006
Document No.	2006-0388669
Request for Notice Recorded	08/22/2007
Document No.	2007-0540485
Assignment Dated	12/31/2009
Recorded	01/08/2010
Document No.	2010-0007753
Assigned to	Conservative Real Estate Investors, LP, a California Limited Partnership
Position No.	2nd
A Deed of Trust Dated	05/01/2006
Recorded	06/06/2006
Document No.	2006-0408914
Amount	\$10,000.00
Trustor	M.K.A. Cabazon Partnership, a California Limited Partnership
Trustee	LandAmerica Lawyers Title Division
Beneficiary	Ben Kanter, a married man
Affects Property in Question and Other Property	
Position No.	3rd
A Deed of Trust Dated	08/21/2006
Recorded	09/21/2006
Document No.	2006-0700001
Amount	\$1,009,500.00



P.O. Box 1193
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Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24394

Reference: CV05-3618, CV06

Trustor	M.K.A. Cabazon Partehrship, L.P., a California Limited Partnership
Trustee	SBS Trust Deed Network, a California Corporation
Beneficiary	Ben Kanter and Mildred Kanter, husband and wife as joint tenants

Affects Property in Question and Other Property

Request for Notice Recorded	08/22/2007
Document No.	2007-0540484
Assignment Dated	07/08/2009
Recorded	07/10/2009
Document No.	2009-0357589
Assigned to	Seminole Financial Services, LLC, a California Limited Liability Company
Modification of Deed of Trust Recorded	09/14/2010
Document No.	2010-0440904
Modified to	add Parcel 1 of Parcel Map 28365

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	MKA Cabazon Partnership
Case No.	CV05-3618, CV06-4143 & CV06-4145
Recorded	01/29/2007
Document No.	2007-0065650

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	MKA Cabazon Partnership
Case No.	CV05-3618 & CV06-4143
Recorded	02/20/2007
Document No.	2007-0114636

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
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P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24394

Reference: CV05-3618, CV06

In the matter of the property of	MKA Cabazon Partnership
Case No.	CV07-8000
Recorded	10/25/2007
Document No.	2007-0656324
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	MKA Cabazon Partnership
Case No.	CV08-04980, CV05-3618 & CV06-4143
Recorded	11/10/2008
Document No.	2008-0596425

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THE REMAINDER PARCEL AS SHOWN ON PARCEL MAP 28365, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGES 71 THROUGH 74 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF PARCEL A OF GRANT DEED RECORDED MARCH 15, 1962 AS INSTRUMENT NO. 23829, OFFICIAL RECORDS.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED JULY 21, 1998 AS INSTRUMENT NO. 301252 OF OFFICIAL RECORDS.



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **24392**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV08-04985, CV08-04986, & CV08-05344/Mary

IN RE: MKA CABAZON PARTNERSHIP

Order Date: 6/24/2011

Dated as of: 6/20/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 519-190-029-6

Assessments:

Land Value:	\$117,601.00
Improvement Value:	\$339,498.00
Exemption Value:	\$0.00
Total Value:	\$457,099.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$3,355.14
Penalty	\$335.50
Status	NOT PAID-DELINQUENT
Second Installment	\$3,355.14
Penalty	\$366.50
Status	NOT PAID-DELINQUENT



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24392

Reference: CV08-04985, CV0

Property Vesting

The last recorded document transferring title of said property

Dated	07/20/1995
Recorded	07/21/1995
Document No.	237051
D.T.T.	\$1,320.00
Grantor	Judith A. Okonski, Trustee of the Anna M. Bell Living Trust U/D/T date April 9, 1990
Grantee	M.K.A. Cabazon Partnership, LP, a California Limited Partnership

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	07/01/2002
Recorded	07/03/2002
Document No.	2002-366958
Amount	\$130,000.00
Trustor	M.K.A. Cabazon Partnership, LP, a California Limited Partnership
Trustee	Lawyers Title Company, a California Corporation
Beneficiary	Rex Hendrix, Trustee, for the Rex Hendrix Inc. Profit Sharing Plan

Position No.	2nd
A Deed of Trust Dated	07/01/2002
Recorded	07/05/2002
Document No.	2002-370438
Amount	\$130,000.00
Trustor	M.K.A. Cabazon Partnership, LP, a California Limited Partnership
Trustee	Lawyers Title Company, a California Corporation



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24392

Reference: CV08-04985, CV0

Beneficiary	Rex Hendrix, Trustee, for the Rex Hendrix Inc. Profit Sharing Plan
Position No.	3rd
A Deed of Trust Dated	05/01/2006
Recorded	06/06/2006
Document No.	2006-0408914
Amount	\$10,000.00
Trustor	M.K.A. Cabazon Partnership, a California Limited Partnership
Trustee	LandAmerica Lawyers Title Division
Beneficiary	Ben Kanter, a married man

Affects Property in Question and Other Property

Position No.	4th
A Deed of Trust Dated	08/21/2006
Recorded	09/21/2006
Document No.	2006-0700001
Amount	\$1,009,500.00
Trustor	M.K.A. Cabazon Partnership, L.P., a California Limited Partnership
Trustee	SBS Trust Deed Network, a California Corporation
Beneficiary	Ben Kanter and Mildred Kanter, husband and wife as joint tenants

Affects Property in Question and Other Property

Request for Notice Recorded	08/22/2007
Document No.	2007-0540484
Assignment Dated	07/09/2009
Recorded	07/10/2009
Document No.	2009-0357589
Assigned to	Seminole Financial Services, LLC, a California Limited Liability Company
Modification of Deed of Trust Recorded	09/14/2010



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24392

Reference: CV08-04985, CV0

Document No. 2010-0440904
Modified to add Parcel 1 of Parcel Map 28365

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	MKA Cabazon Partnership
Case No.	CV08-04986 & CV08-04985
Recorded	11/10/2008
Document No.	2008-0596424
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	MKA Cabazon Partnership
Case No.	CV08-05344
Recorded	11/10/2008
Document No.	2008-0596426

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 28365, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGES 71 THROUGH 74, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **24393**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV08-04982 / Mary Overholt

IN RE: MKA CABAZON PARTNERSHIP

Order Date: 6/24/2011

Dated as of: 6/20/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 519-190-037-3

Assessments:

Land Value:	\$4,886.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$4,886.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$81.91
Penalty	\$8.18
Status	NOT PAID-DELINQUENT
Second Installment	\$81.91
Penalty	\$39.18
Status	NOT PAID-DELINQUENT



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24393
Reference: CV08-04982 / Mar

Property Vesting

The last recorded document transferring title of said property

Dated	07/20/1995
Recorded	07/21/1995
Document No.	237051
D.T.T.	\$1,320.00
Grantor	Judith A. Okonski, Trustee of the Anna M. Bell Living Trust U/D/T dated April 9, 1990
Grantee	M.K.A. Cabazon Partnership, LP, a California Limited Partnership

Affects Property in Question and Other Property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	07/13/1995
Recorded	07/21/1995
Document No.	237052
Amount	\$925,000.00
Trustor	M.K.A. Cabazon Partnership, LP
Trustee	First American Title Insurance Company, a California Corporation
Beneficiary	Judith A. Okonski, Successor Trustee of the Anna M. Bell Living Trust U/D/T dated April 9, 1990

Affects Property in Question and Other Property

Amendment of Deed of Trust Recorded	11/18/1997
Document No.	422540
Modified to	amend the Release Clause attached to said Deed of Trust



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24393
Reference: CV08-04982 / Mar

Substitution of Trustee Recorded	12/09/2003
Document No.	2003-961279
Trustee	T.D. Service Company, a California Corporation
Request for Notice Recorded	05/30/2006
Document No.	2006-0388668
Request for Notice Recorded	05/30/2006
Document No.	2006-0388669
Request for Notice Recorded	08/22/2007
Document No.	2007-0540485
Assignment Dated	12/31/2009
Recorded	01/08/2010
Document No.	2010-0007753
Assigned to	Conservative Real Estate Investors, LP, a California Limited Partnership
Position No.	2nd
A Deed of Trust Dated	05/01/2006
Recorded	06/06/2006
Document No.	2006-0408914
Amount	\$10,000.00
Trustor	M.K.A Cabazon Partnership, a California Limited Partnership
Trustee	LandAmerica Lawyers Title Division
Beneficiary	Ben Kanter, a married man

Affects Property in Question and Other Property

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	MKA Cabazon Partnership
Case No.	CV08-04982



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **24376**

Customer:

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

Order Date: 6/15/2011
Dated as of: 6/13/2011
County Name: Riverside

Attn: Brent Steele
Reference: CV08-4983 & CV08-04984/Mary Overholt
IN RE: CABAZON FAMILY PARTNERSHIP NO. 1

FEE(s):
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 519-190-036-2

Assessments:

Land Value:	\$54,276.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$54,276.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$416.92
Penalty	\$41.68
Status	NOT PAID-DELINQUENT
Second Installment	\$416.92
Penalty	\$72.68
Status	NOT PAID-DELINQUENT



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24376
Reference: CV08-4983 & CV0

Property Vesting

The last recorded document transferring title of said property

Dated	01/15/2008
Recorded	02/07/2008
Document No.	2008-0061861
D.T.T.	\$0.00
Grantor	Gary Kanter, Trustee for the Kanter Family Trust dated May 1, 1995
Grantee	Cabazon Family Partnership No. 1 L.P. a California Limited Partnership

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	05/01/2006
Recorded	06/06/2006
Document No.	2006-0408914
Amount	\$10,000.00
Trustor	M.K.A. Cabazon Partnership, a California Limited Partnership
Trustee	LandAmerica Lawyers Title Division
Beneficiary	Ben Kanter, a married man

Affects Property in Question and Other Property

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Cabazon Family Partnership
Case No.	CV08-04983 & CV08-04984
Recorded	11/10/2008



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24376
Reference: CV08-4983 & CV0

Document No.	2008-0596427
A Certificate of County Tax Lien Recorded	11/13/2007
Document No	2007-0688823
Amount	\$1,757.29
Tax Year	2007-2008
Account No.	0328455
Debtor	Gary Steven Kanter
Creditor: Tax Collector of the County of	Riverside

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

PARCEL 8 OF PARCEL MAP NO. 28365, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 190, PAGES 71, THROUGH 74, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Select an annotation layer to draw
Display APIs

Select a report format

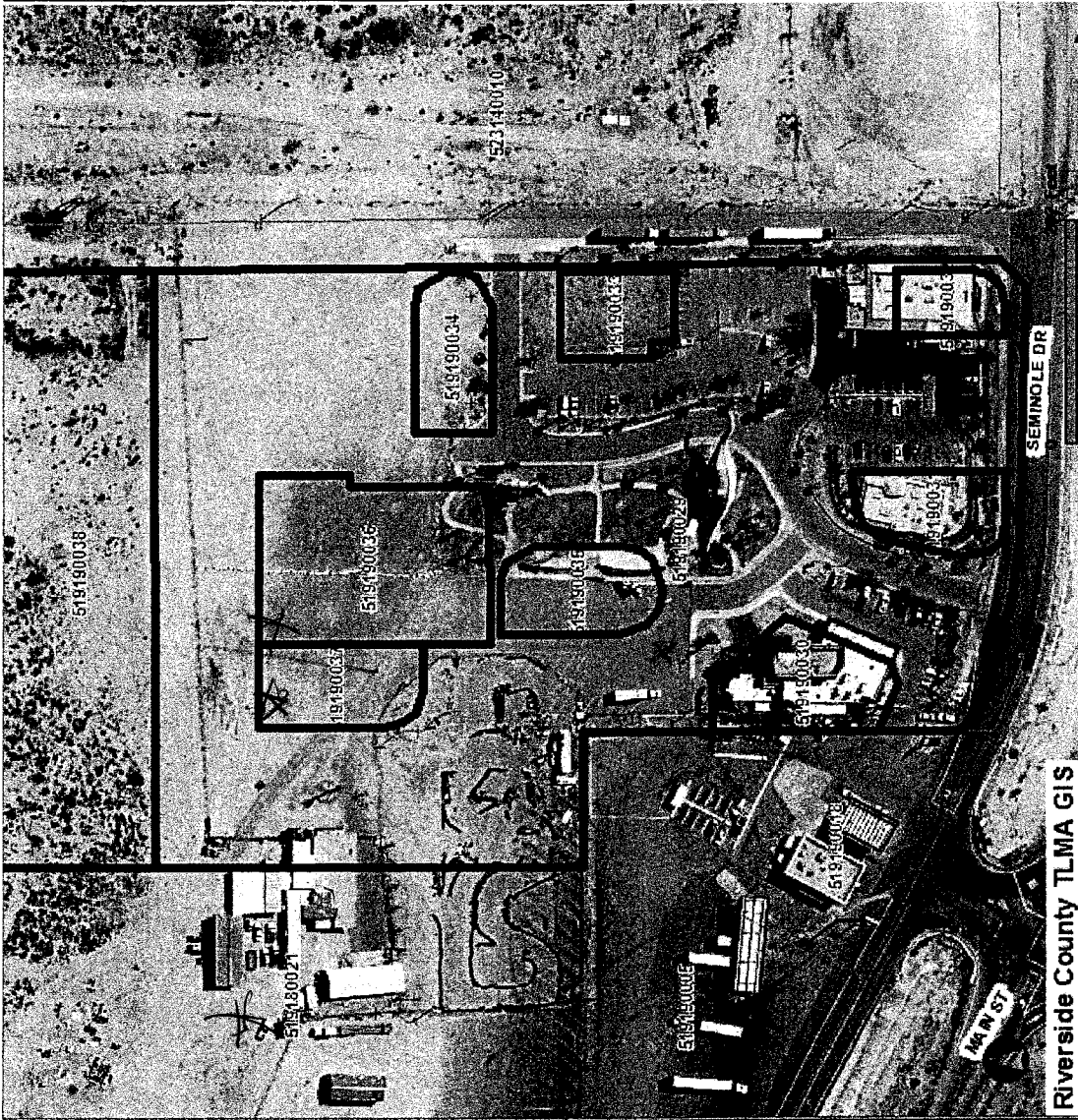
Standard
Standard with Permits

Run Report

Select a detailed map

Available Maps

Draw Legend



Search by...
Assessor Parcel Number

Enter the 9 digit
Assessor Parcel Number(s)

- 519190029
- 519190030
- 519190031
- 519190032
- 519190033

Exact Range

Go

Zoom In

Click on the map or click and drag to make a box that will make the map larger.

EXHIBIT NO. D

PHOTOGRAPHIC EVIDENCE CASE NO. CV064145



PHOTO # 1 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: View of building modified/converted to church with façade, handicap ramp & bell tower



PHOTO # 2 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: View of sanctuary area at south west portion of church building

EXHIBIT NO. D²

PHOTOGRAPHIC EVIDENCE CASE NO. CV064145



PHOTO # 3 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: View kitchen area as seen from rear of chapel area looking north



PHOTO # 4 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: View from kitchen area looking north east at dining area; portion of original ceiling visible

EXHIBIT NO. _____

D³

PHOTOGRAPHIC EVIDENCE CASE NO. CV064145



PHOTO # 5 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: Looking north at hallway connecting church building to class room modular and then double wide



PHOTO # 6 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: View from east end of classroom modular looking west

EVIDENCE NO. _____

DA

PHOTOGRAPHIC EVIDENCE CASE NO. CV064145



PHOTO # 7 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: View from north east corner of double wide looking south west; music room

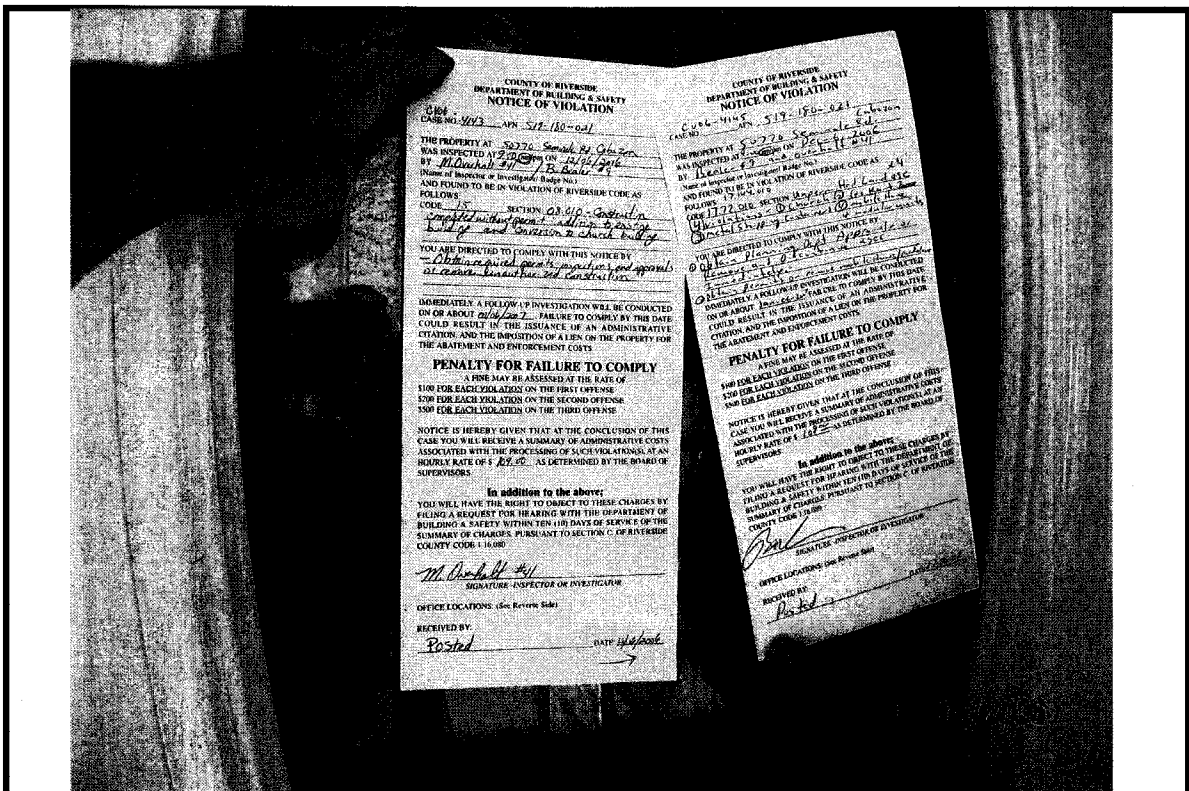


PHOTO # 8 DATE: 12/06/06 TAKEN BY: M. Overholt NOTES: Notices of Violation posted on entry door window.

EXHIBIT NO. _____

D⁵

PHOTOGRAPHIC EVIDENCE CASE NO. CV06-4143

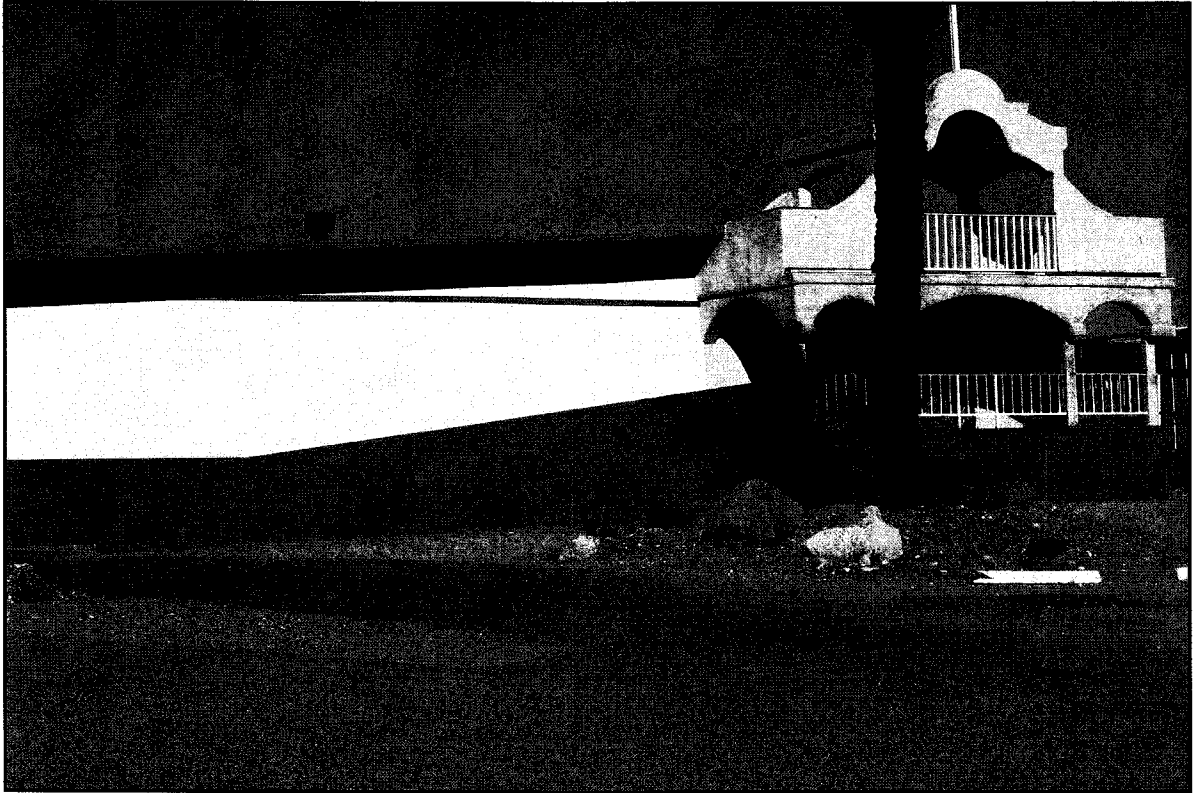


PHOTO # 1 DATE: 09/25/07 TIME: 1015 HRS TAKEN
BY: R. KEYES

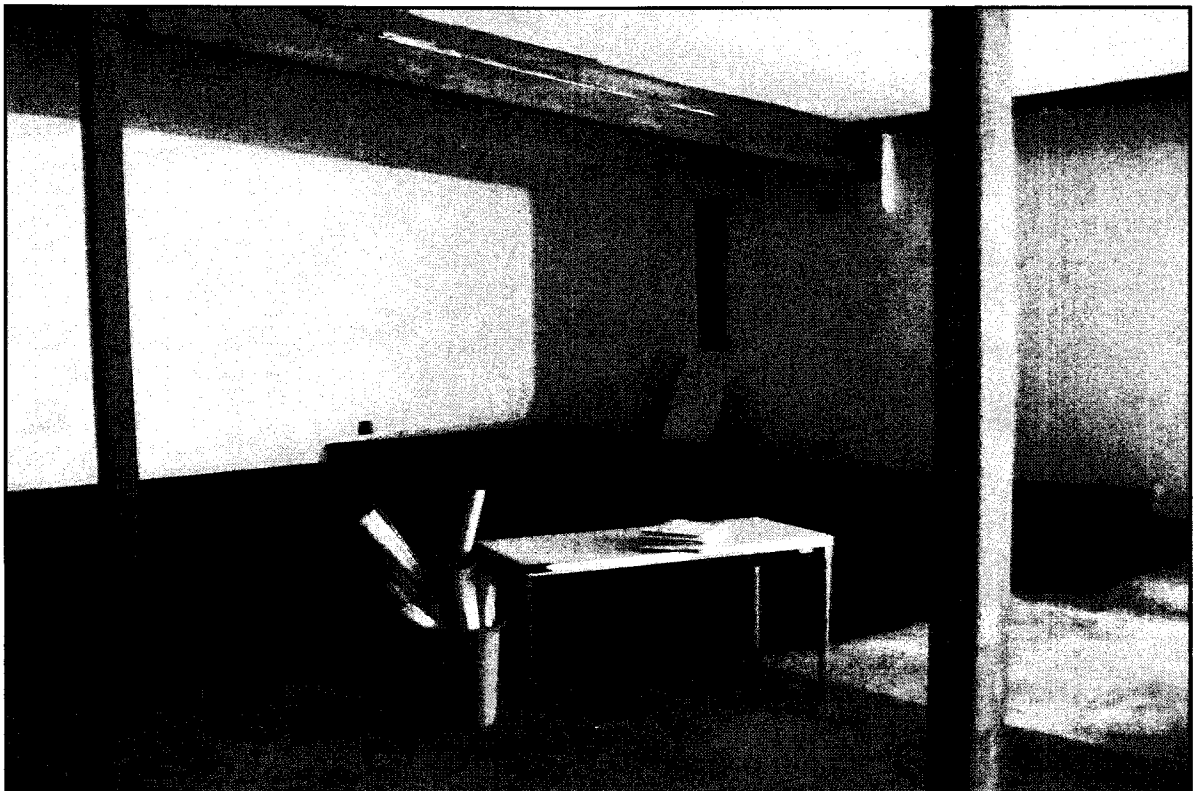


EXHIBIT NO. D6

CV08-04980

Officer C. Black

Date: 6/6/08 –Following photos of violations of the condition of approval for Plot plan PP14522

Photo #1- view of park.

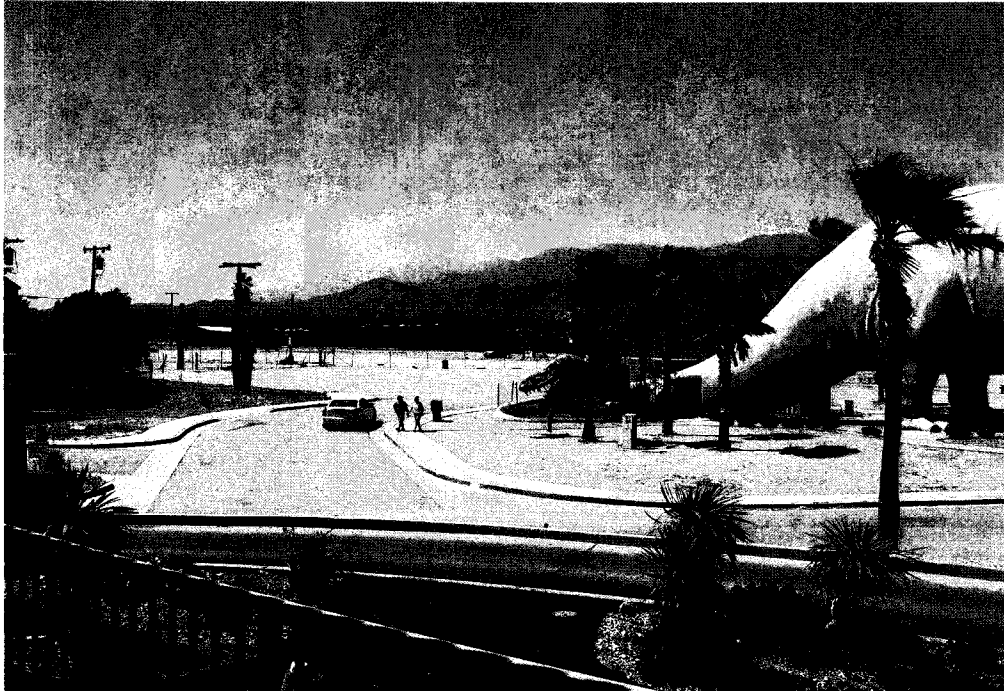


Photo #2 – view of museum and gift shop. Plot plan indicates buildings “to be removed”

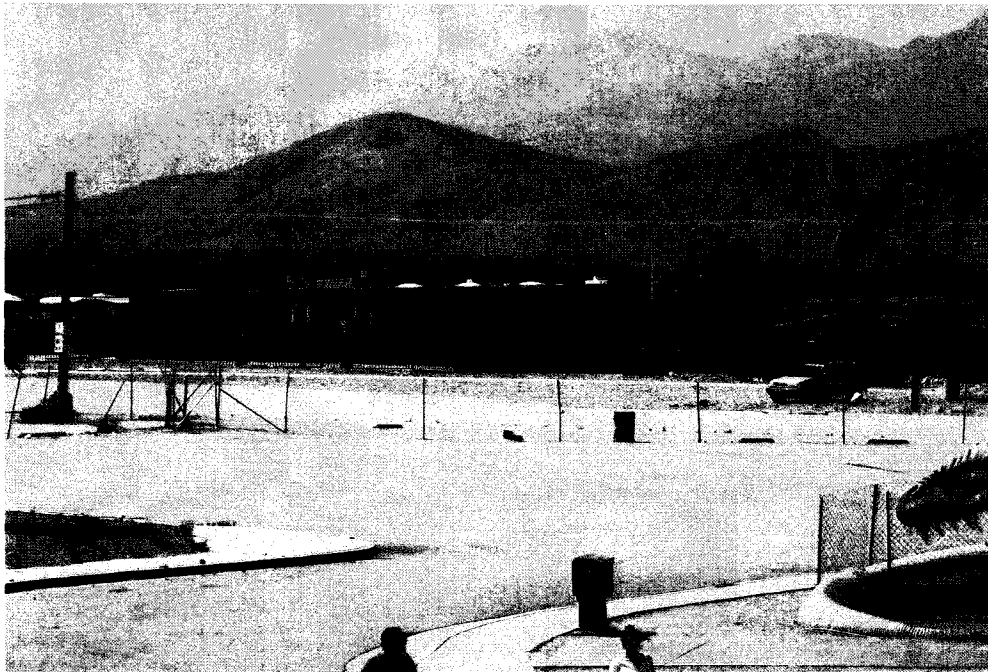


EXHIBIT NO. _____

D7

CV06-4143

Officer C. Black

Date: 6/6/08

Photo #5 – CWP -ticket sells shed with electrical and a/c. Fencing appears to be over 6' high (Officer Cervantes is approx 5'10')

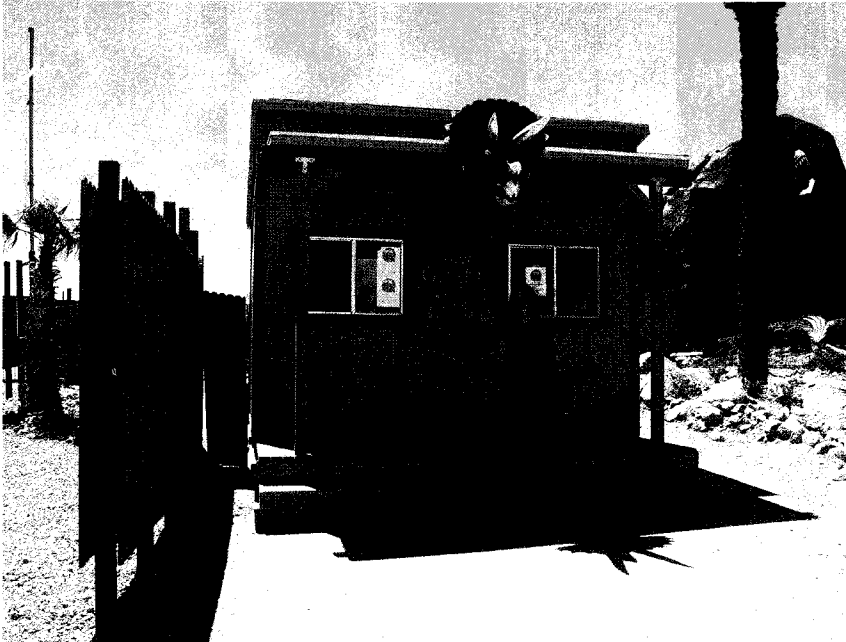


Photo #6 – CWP -new façade made of sculptured rock with access ramp (ceiling of facade is extremely low)



EXHIBIT NO. _____

D8

CV06-4143
Date: 6/6/08

Officer C. Black

Photo #13 – CWP -new construction of patio cover and fencing

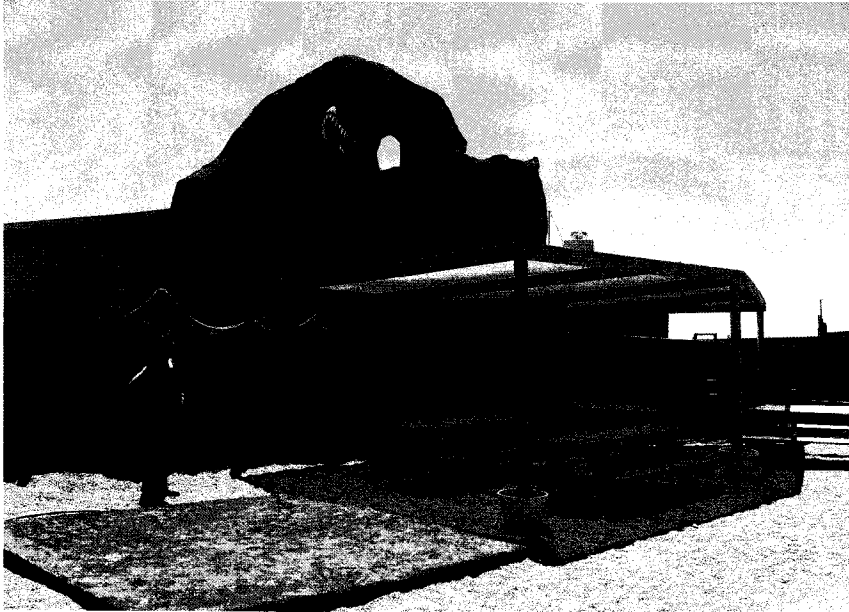


Photo #14 – CWP -new construction of restrooms, and access ramp



INVESTIGATOR NO.

D9

CV06-4143

Officer C. Black

Date: 6/6/08

Photo #18 – new installation of dinosaur. Grading violation

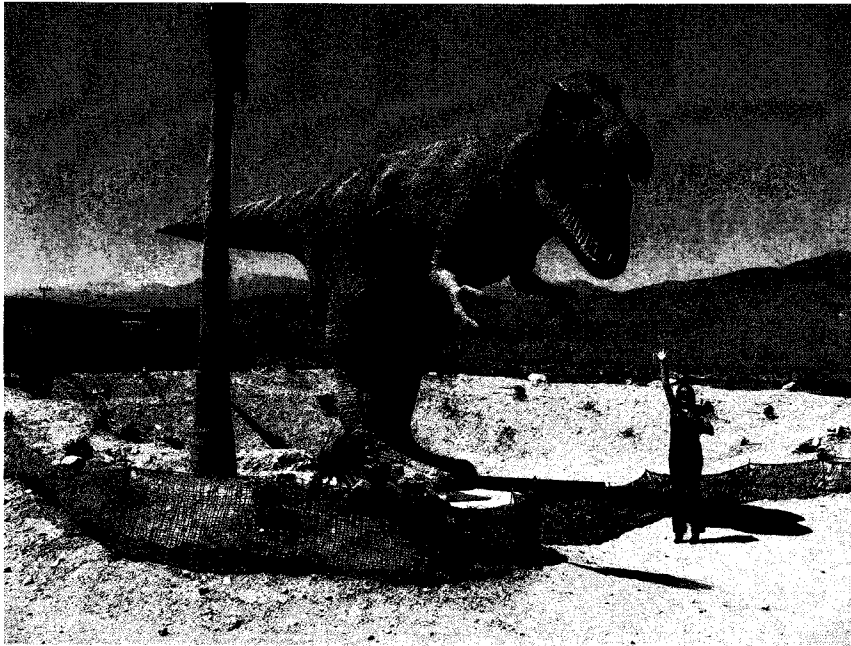


Photo #19 another new installation of dinosaur. Grading violation



REPORT NO. _____

D¹⁰

CV06-4143

Officer C. Black

Date: 6/6/08

Photo #20 – more dino's and fill dirt

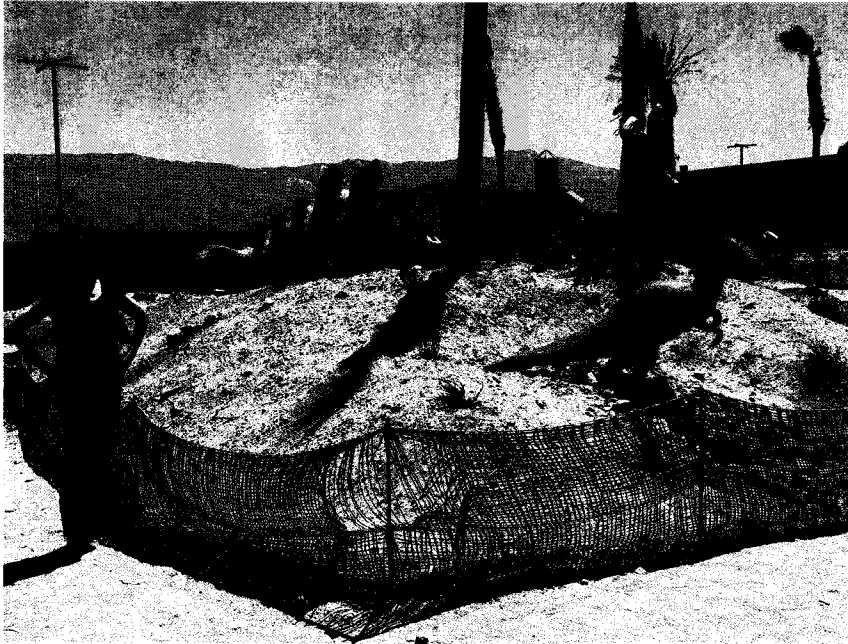


Photo #21 - more dino's and fill dirt



SEARCHED _____

D¹¹

CV06-4143

Officer C. Black

Date: 6/6/08

Photo #24 – more dino’s and fill dirt



**Photo #25 – backside of
“t-rex” with fence that
blocks original
sidewalk/pathway**

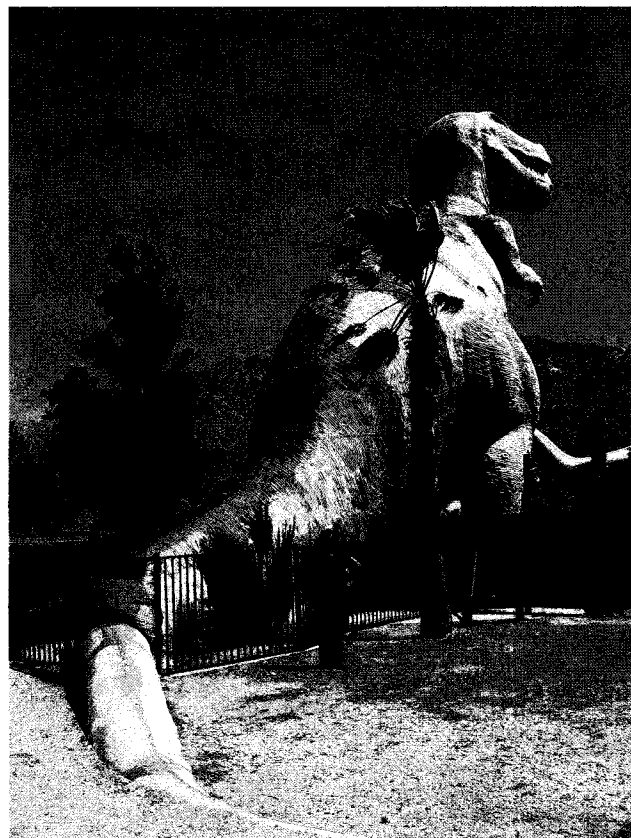


EXHIBIT NO. _____

D12

CV06-4143

Officer C. Black

Date: 6/6/08

Photo #3 – signage



Photo #4 – fencing blocking original walkway



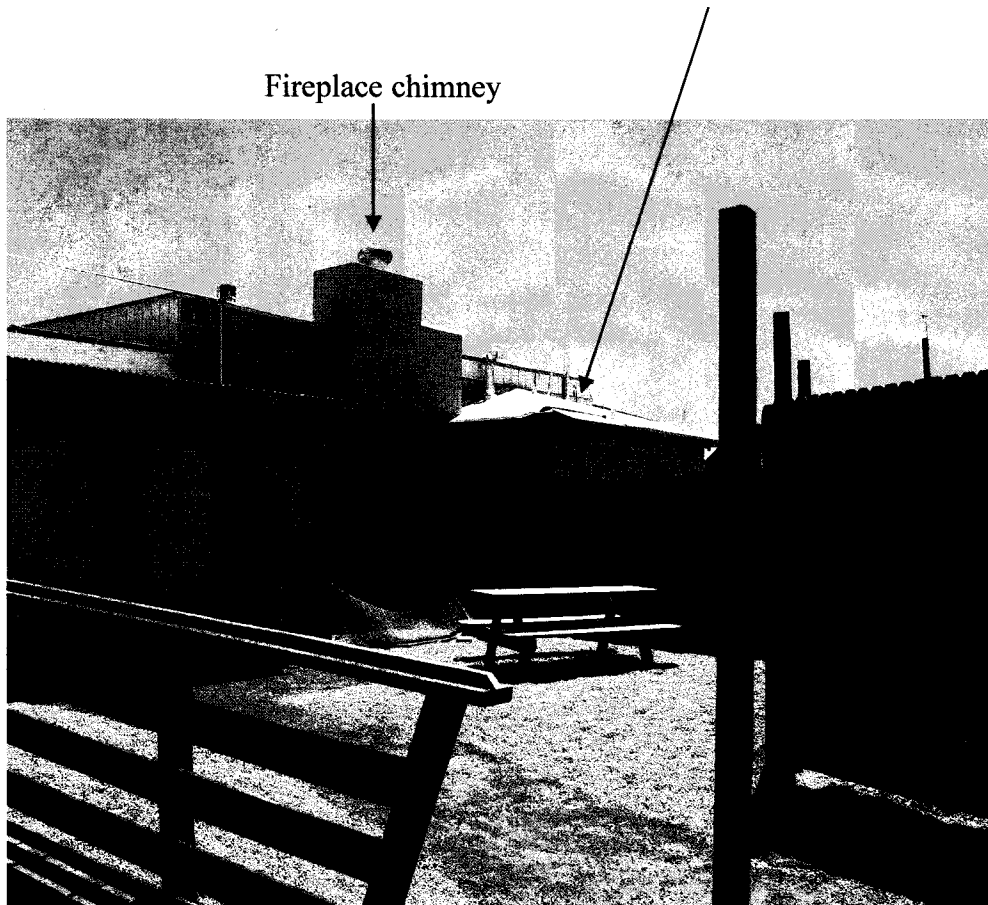
EXHIBIT NO. D¹³

CV06-4143

Officer C. Black

Date: 6/6/08

Photo #15 - CWP - new construction of unknown addition



XXXXXXXXXX NO. _____

D/14

CV06-4143

Officer C. Black

Date: 6/16/08

- Constructions without permits - Remodel and additions

Photo #44

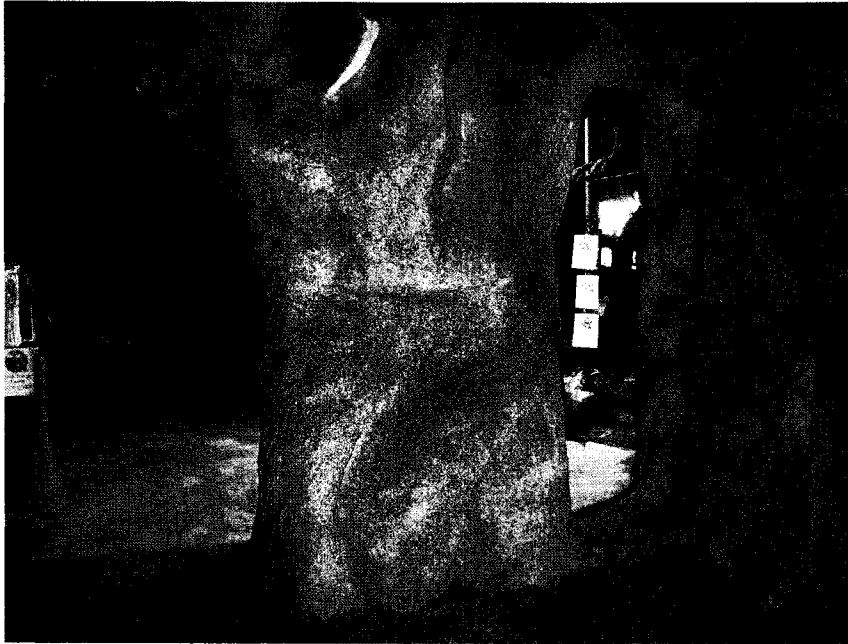
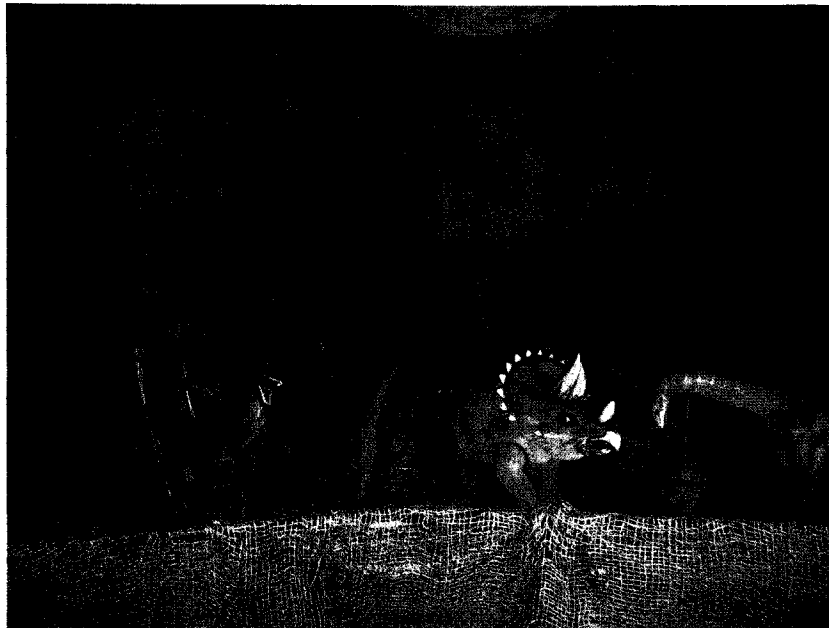


Photo #45



CV06-4143

Officer C. Black

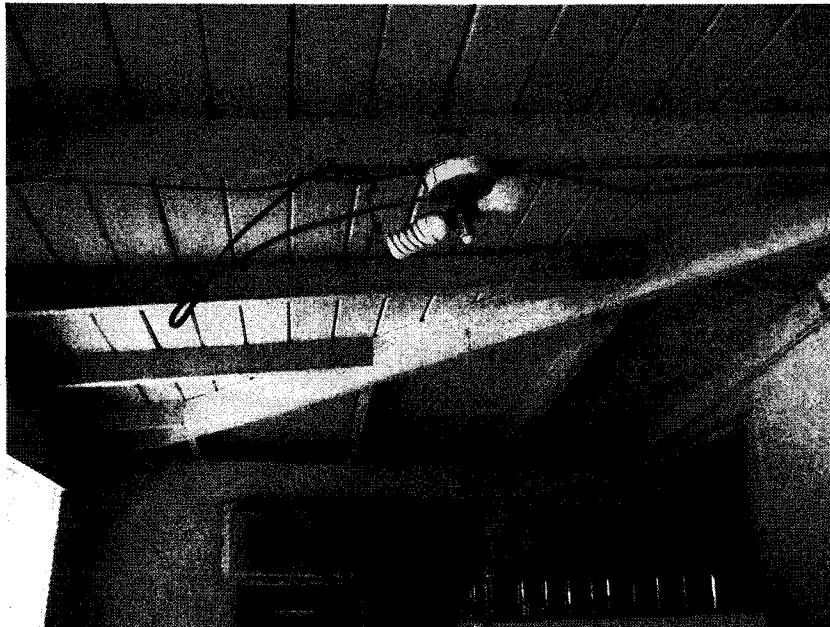
Date: 6/16/08

- Constructions without permits - Remodel and additions

Photo #30



Photo #31



D16

CV06-4143 – CWP Electrical

CBlack

June 16, 2008

Photo #1 – incoming electrical panel/meter for entire property at 50770
Seminole Rd – permit BEL050180 states this replaced 100amp service.



D17

Photo #2 CV06-4143 CBlack -

June 16, 2008 - conduit with wiring running the entire length of garage
approx 66' plus feet. Unknown destination

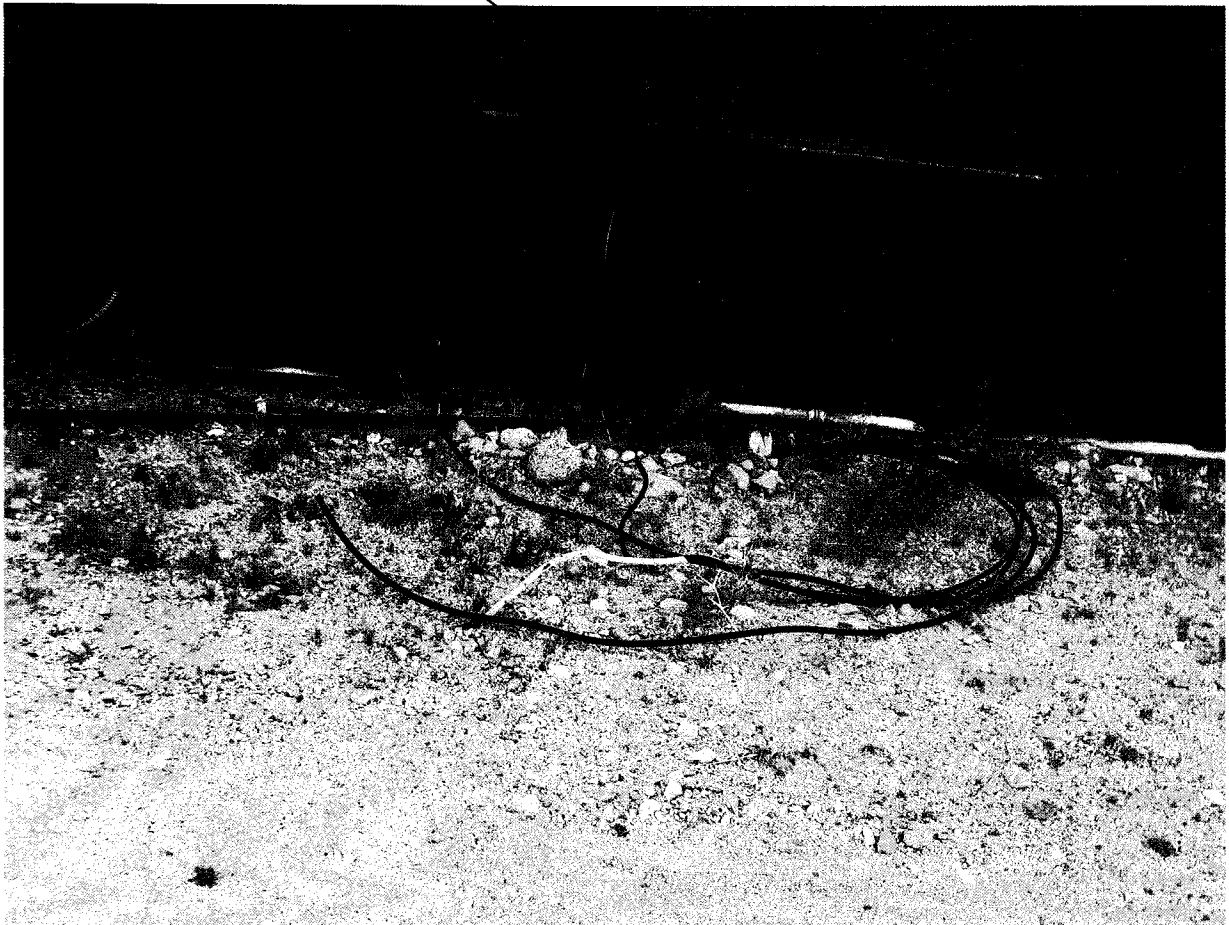


PHOTO NO. _____

D¹⁸

Photo #3 CV06-4143 CBlack –
June 16, 2008 – subpanel inside garage.



D¹⁹

Photo #11 **CV06-4143** CBlack –

June 16, 2008 – adjacent parcel east of 50770 Seminole. Shed and water pump have full electrical



Photo #12 CV06-4143 CBlack -

June 16, 2008 - water pump and electrical outlet on adjacent parcel coming from 50770 Seminole

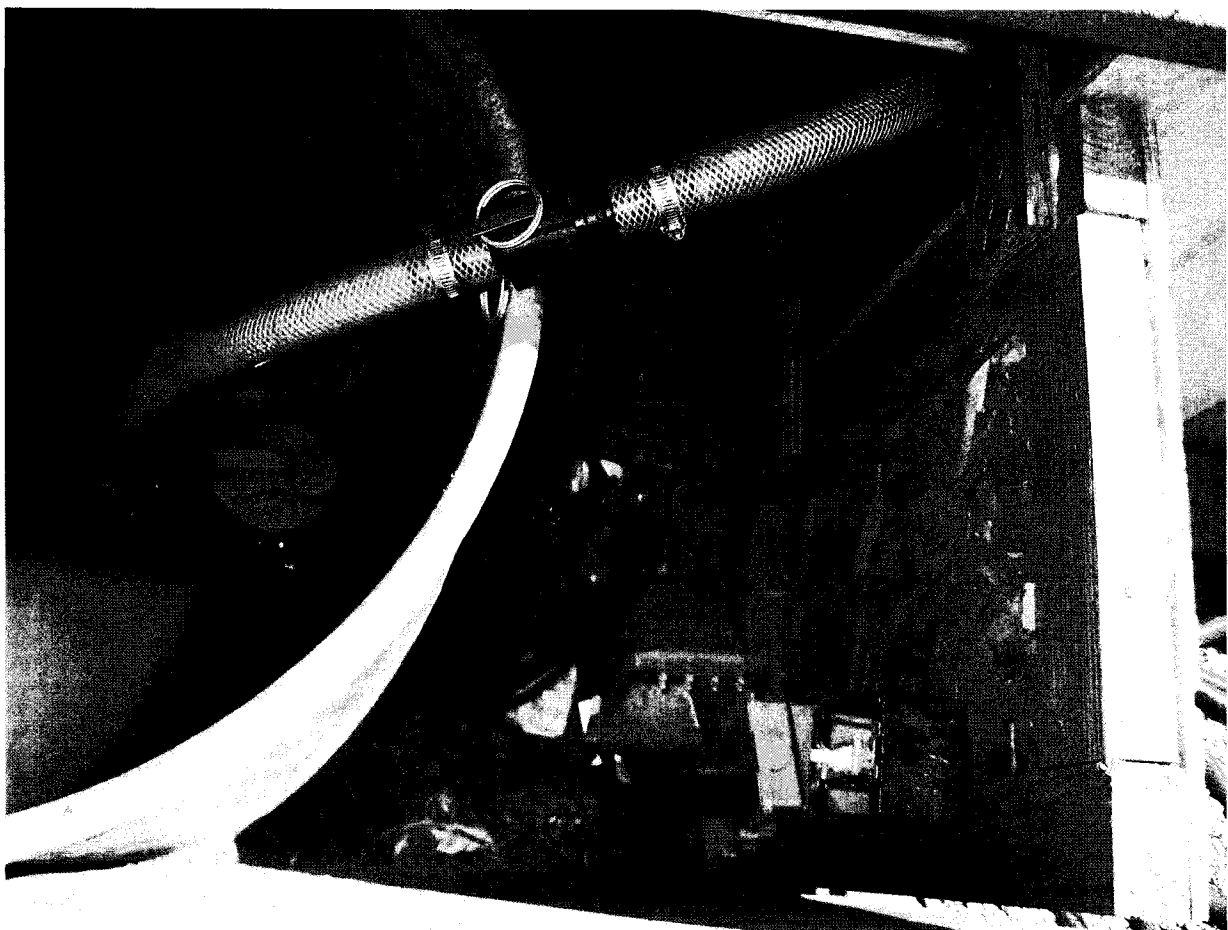


EXHIBIT NO. _____

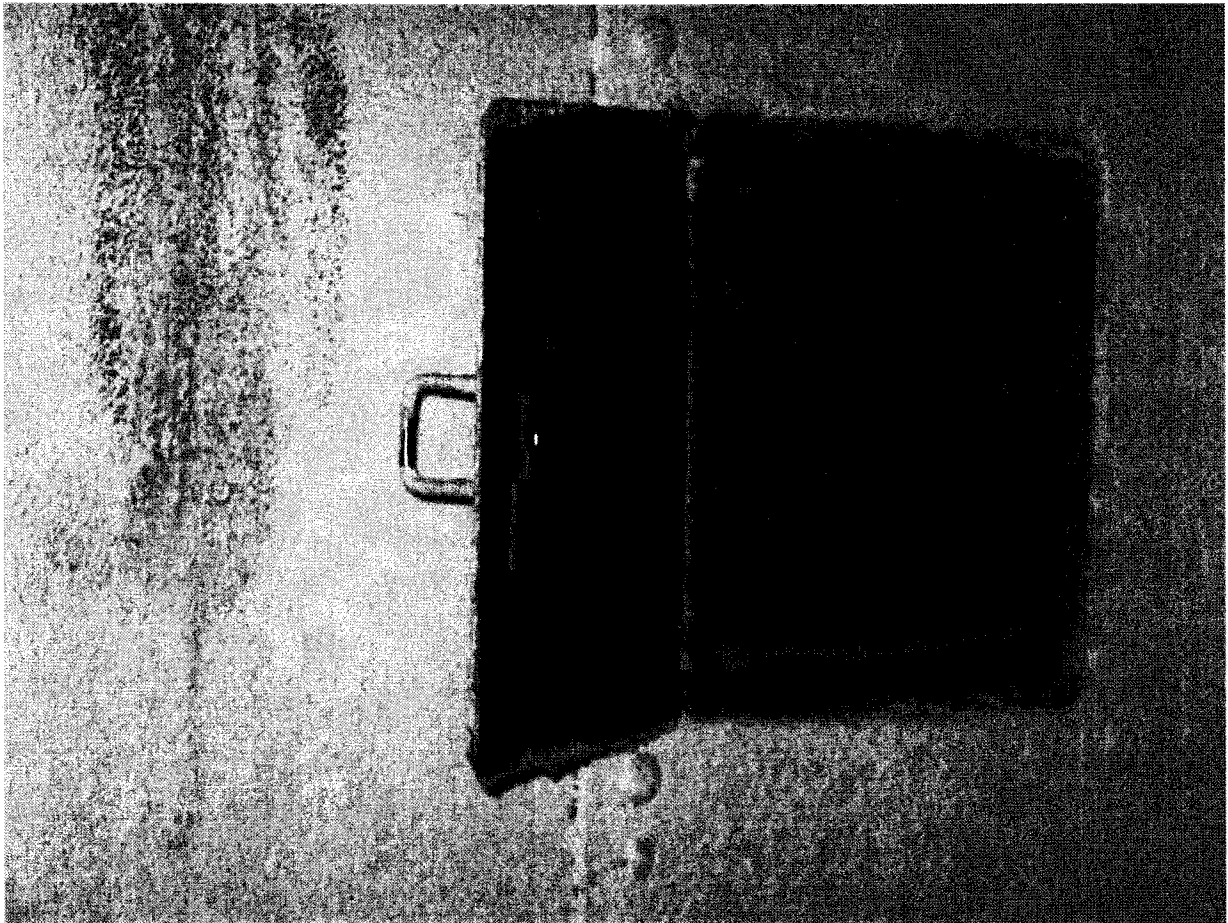
D²¹

Photo #15

CV06-4143

CBlack -

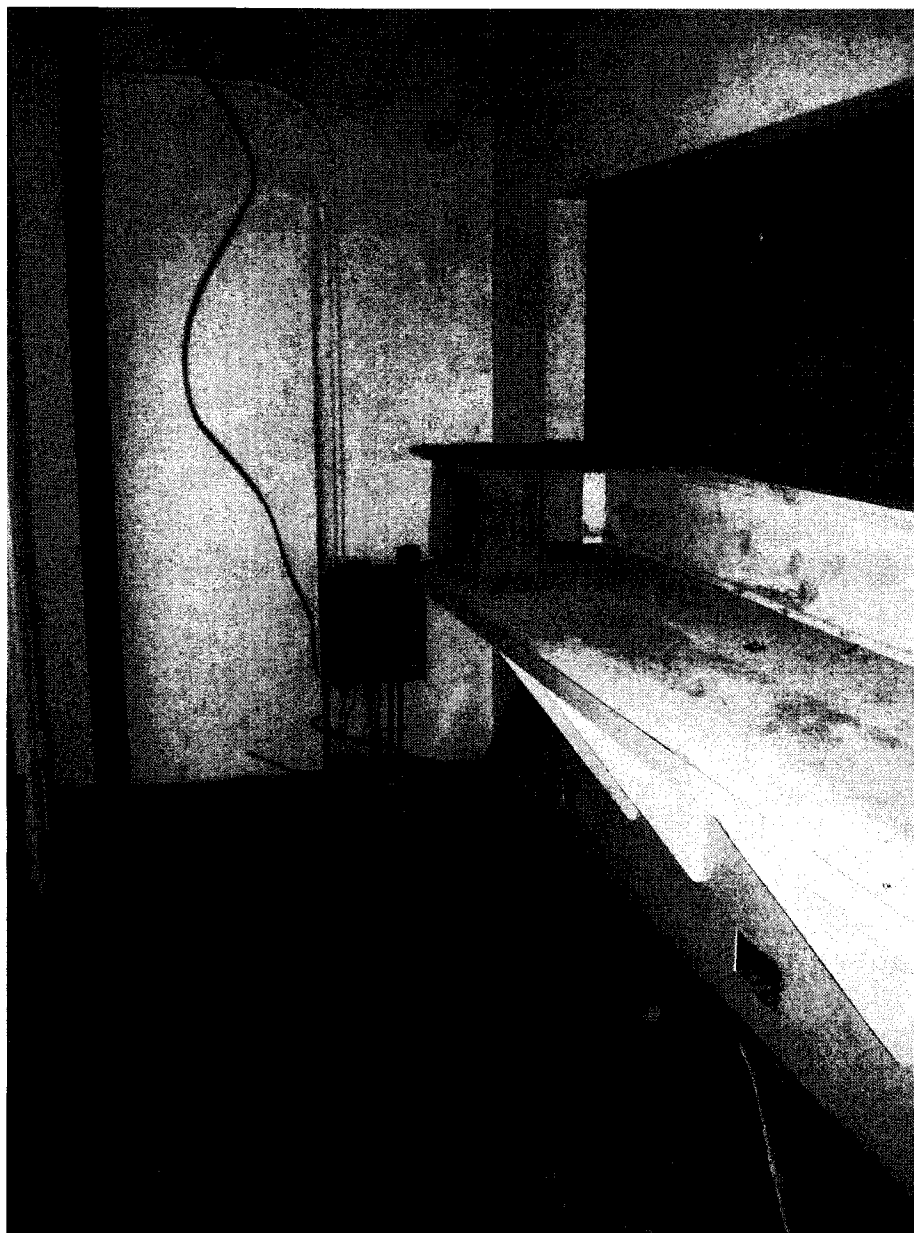
June 16, 2008 - subpanel found on wall inside original dwelling



D²²

Photo #18 CV06-4143 CBlack -

June 16, 2008 - subpanel found in breezeway. Orange line is found on exterior of room addition for a/c unit and lighting



D²³

Aerial Photo Taken: April 21, 2010 Taken By: M. Bowles, Sr. CEO 42D



50770 Seminole Dr., Cabazon, CA 92230



Photo # 3 New windows at front of "museum" bldg. Taken 04/30/10, M. Overholt - 04/30/2010

D²⁵



D 26



Photo # 8 Customers in shop; child riding robotic dinosaur. M. Overholt - 04/30/2010

D²⁷

RESTRICTIONS



Photo # 7 Windows removed from walls; new dinosaurs displayed. M. Overholt - 04/30/2010

D28



Photo #10 Rear exit door partially blocked with low barrier & new dinosaurs displayed. - 04/30/20

D29

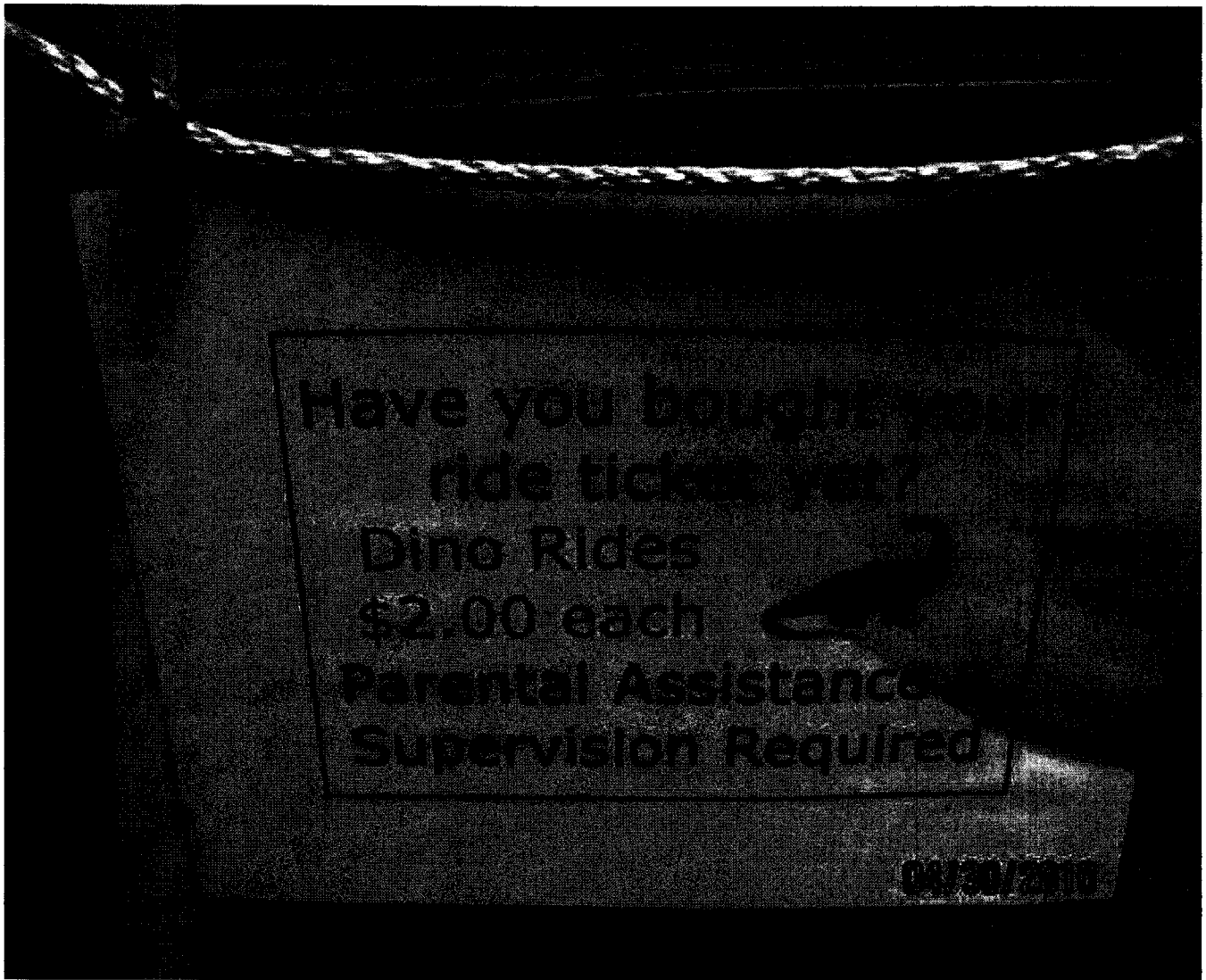


Photo #13 Dino ride prices posted in gift shop/museum - 04/30/2010

D³⁰

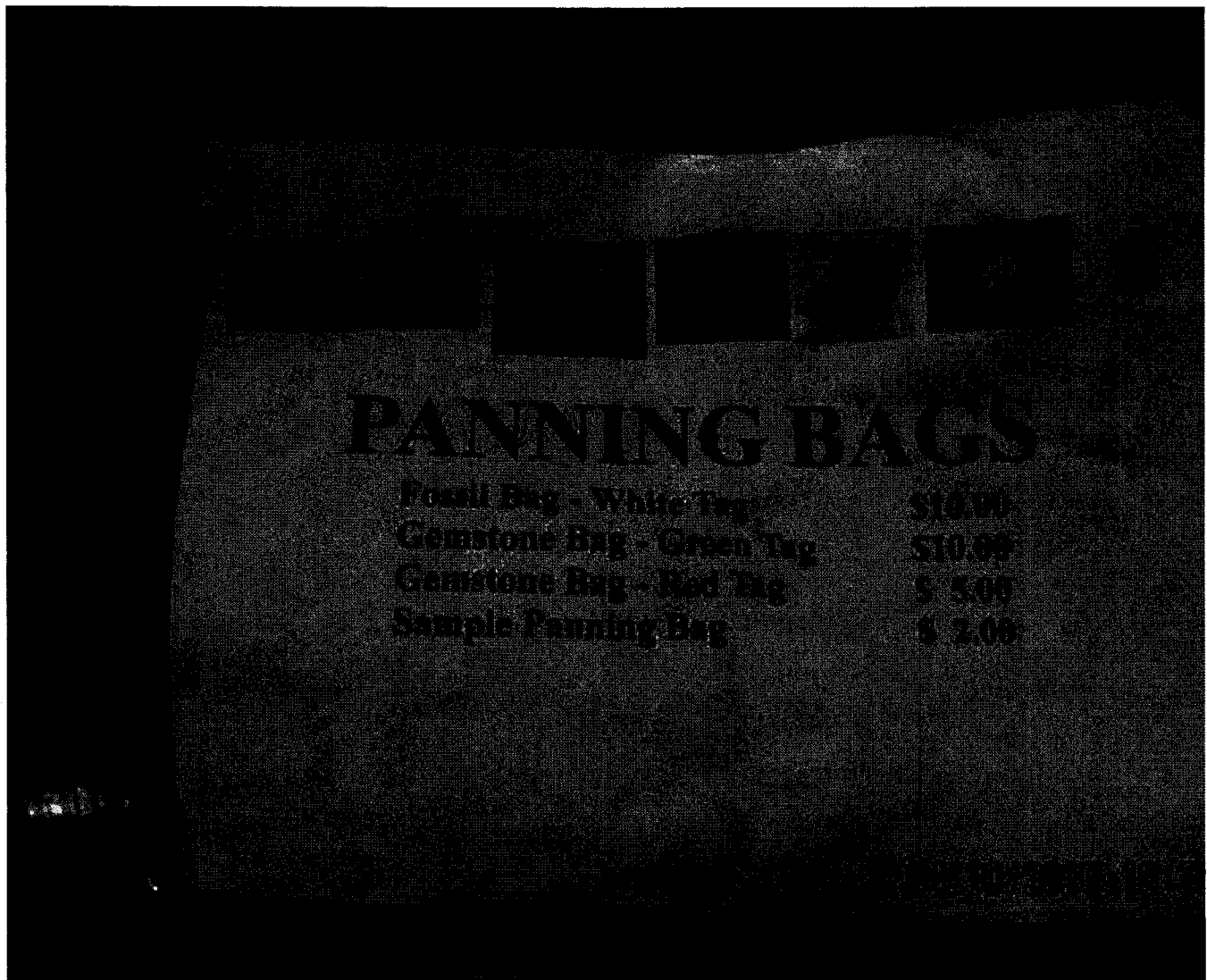


Photo # 11 Panning Bags price sheet on display. M. Overholt - 04/30/2010

D31



Photo #15 Wiring along wall base behind low barrier. - 04/30/2010

D³²

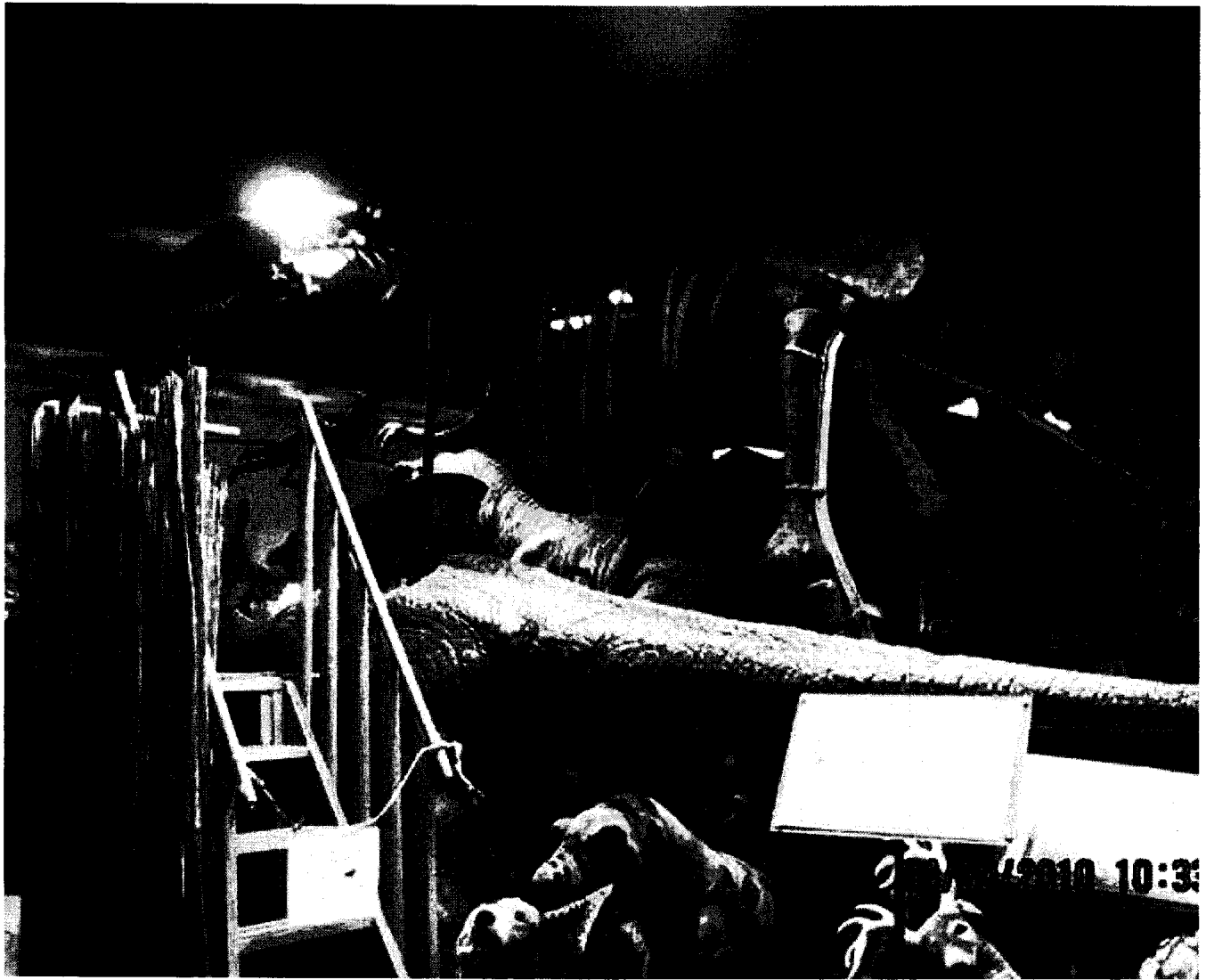


Photo # 14 Robotic Dinosaur rides (2) and dino skeleton display (new). - 04/30/2010

D³³

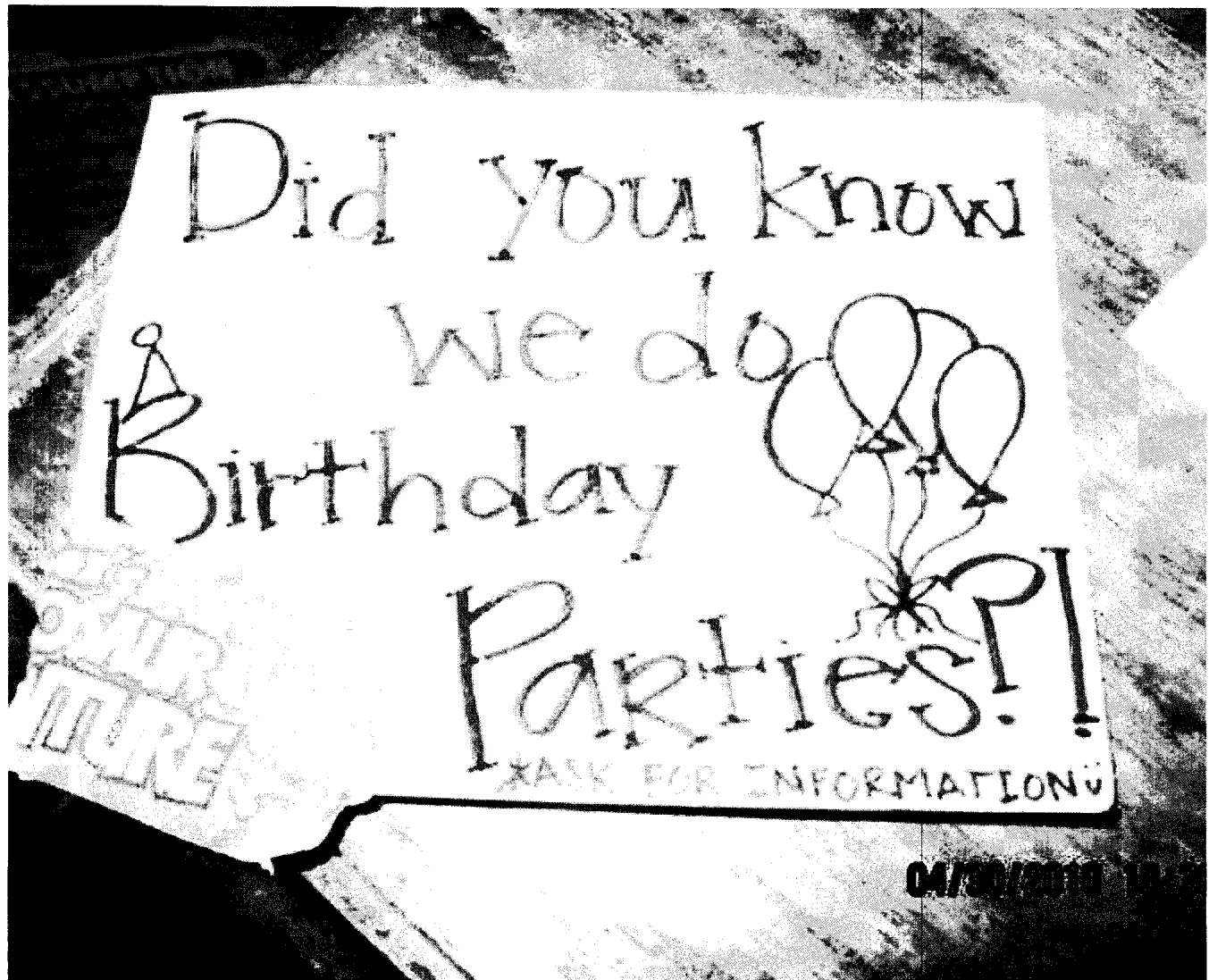


Photo # 17 Birthday Party sign posted in shop/museum. - 04/30/2010

D34



Photo # 16 Free standing shelving displays in center of shop/museum. - 04/30/2010

D³⁵



Photo # 19 unpermitted electrical outlet installed outside wall, visible to public. - 04/30/2010

D36

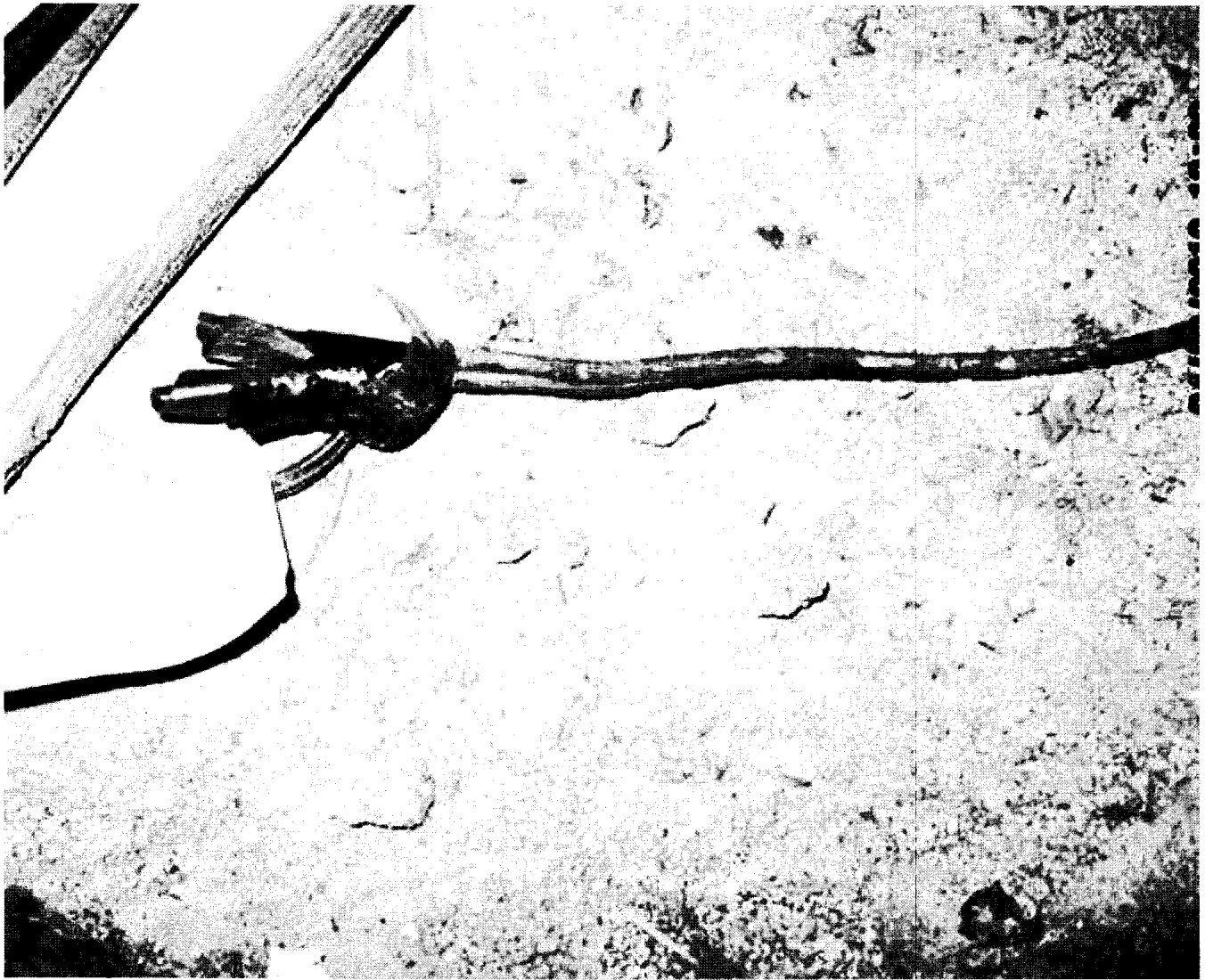
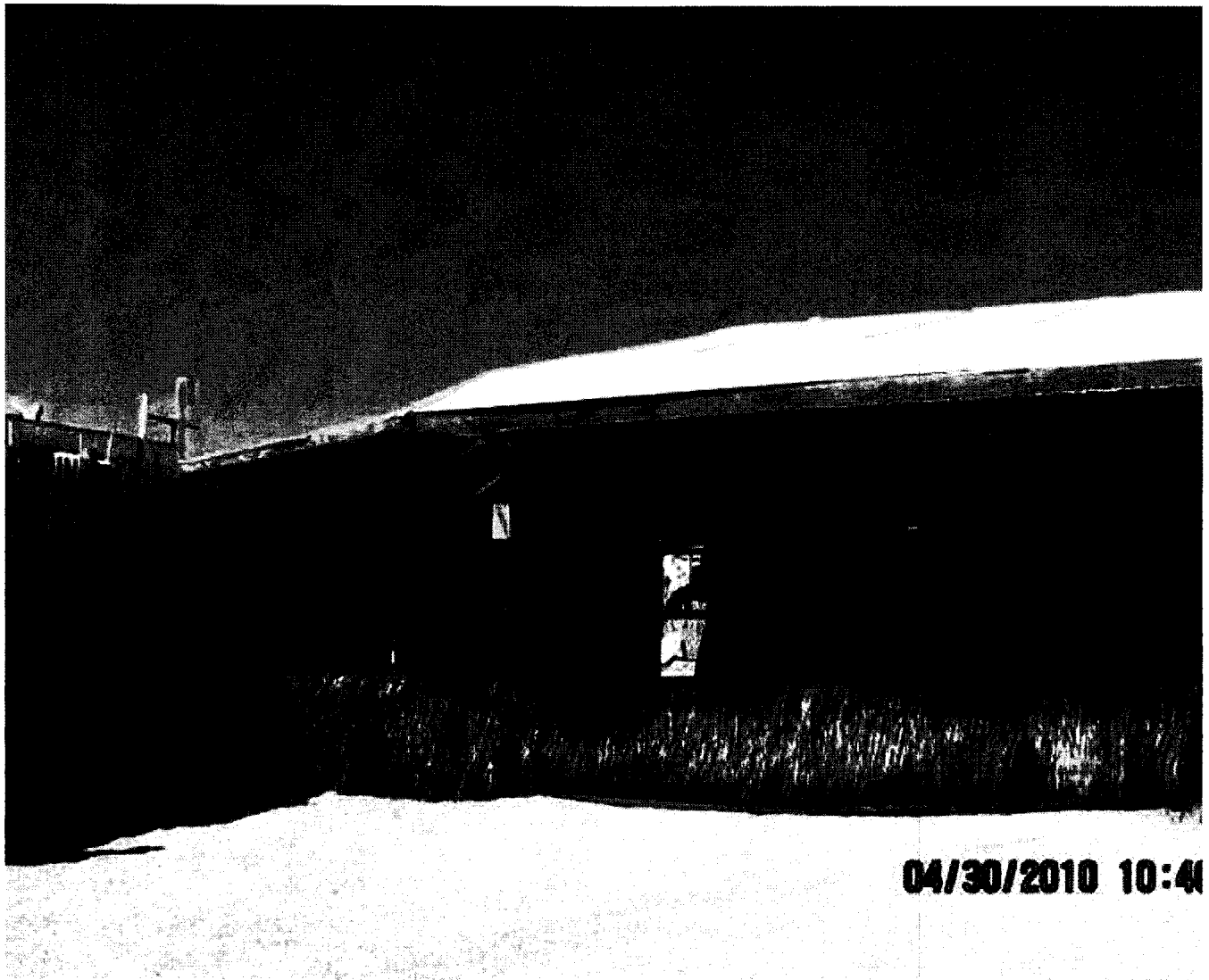


Photo # 18 Frayed, spliced wiring on floor near low partition along public walkway - 04/30/2010

EXHIBIT NO. _____

D³⁷



04/30/2010 10:41

Photo # 20 Unpermitted patio cover w/robotic dinosaurs north of museum. - 04/30/2010

D³⁸

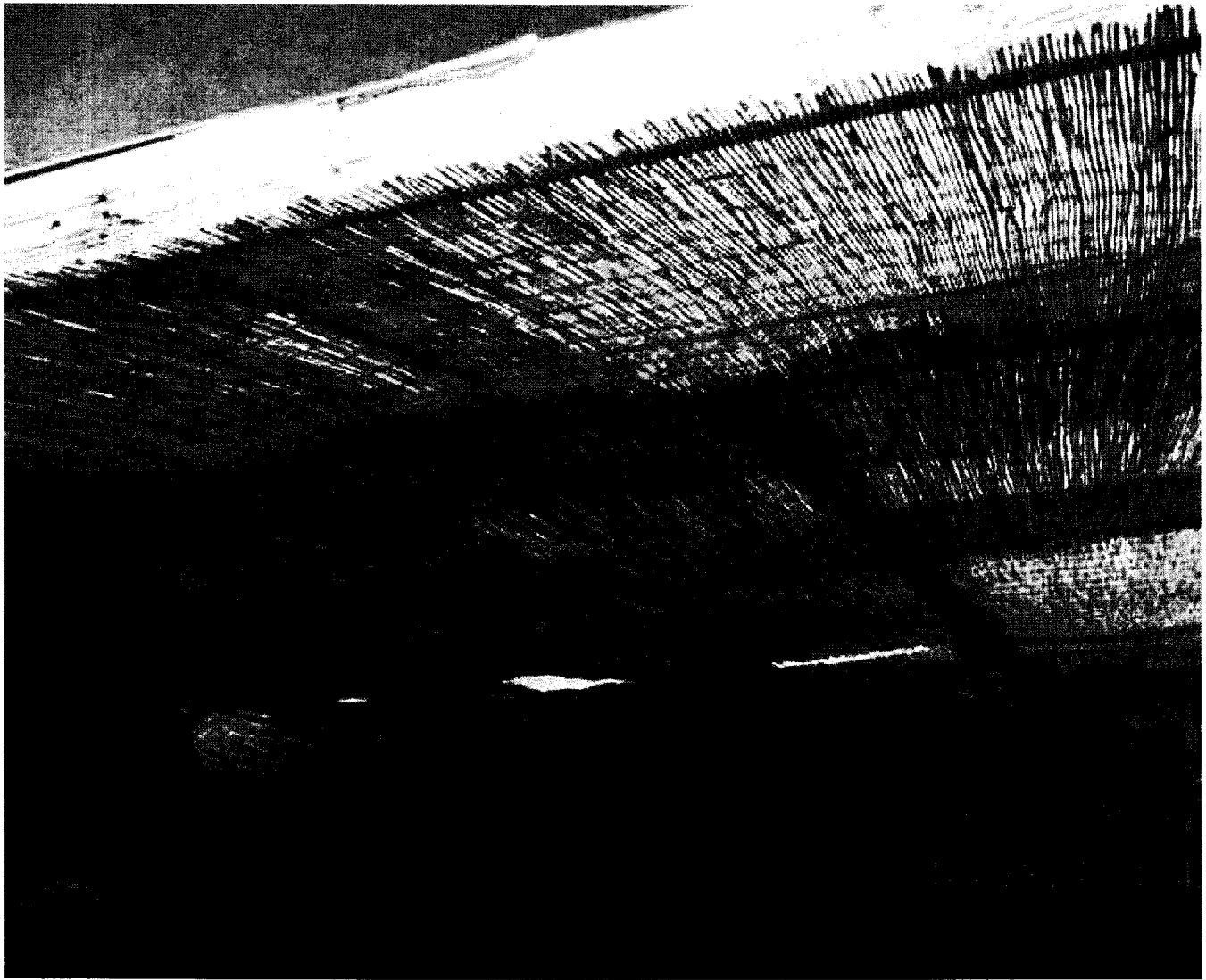


Photo #21 Ceiling/roof of unpermitted patio cover. - 04/30/2010

D³⁹

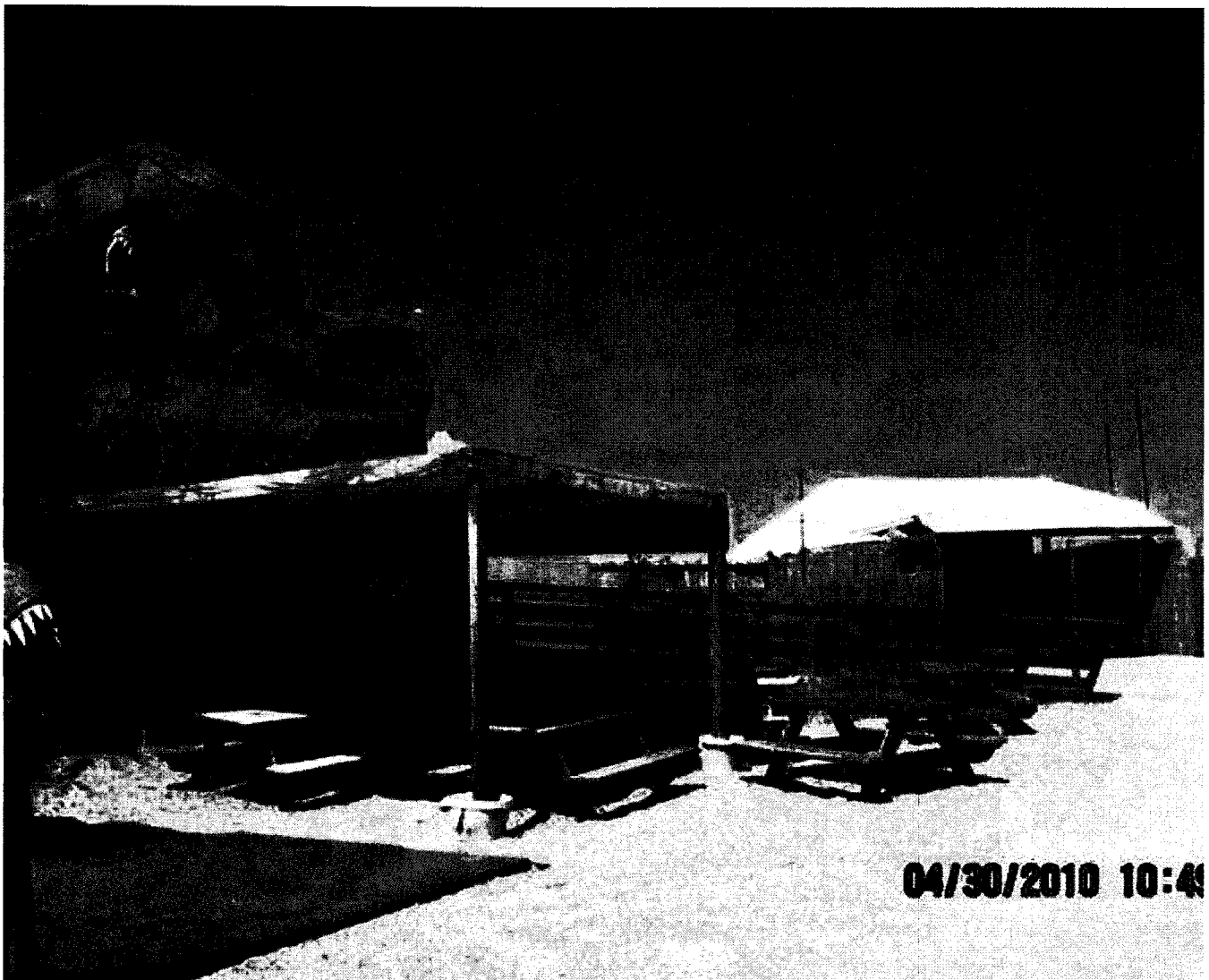


Photo # 27 (civil case) Unpermitted patio cover east of gift shop/museum entrance - 04/30/2010

D70



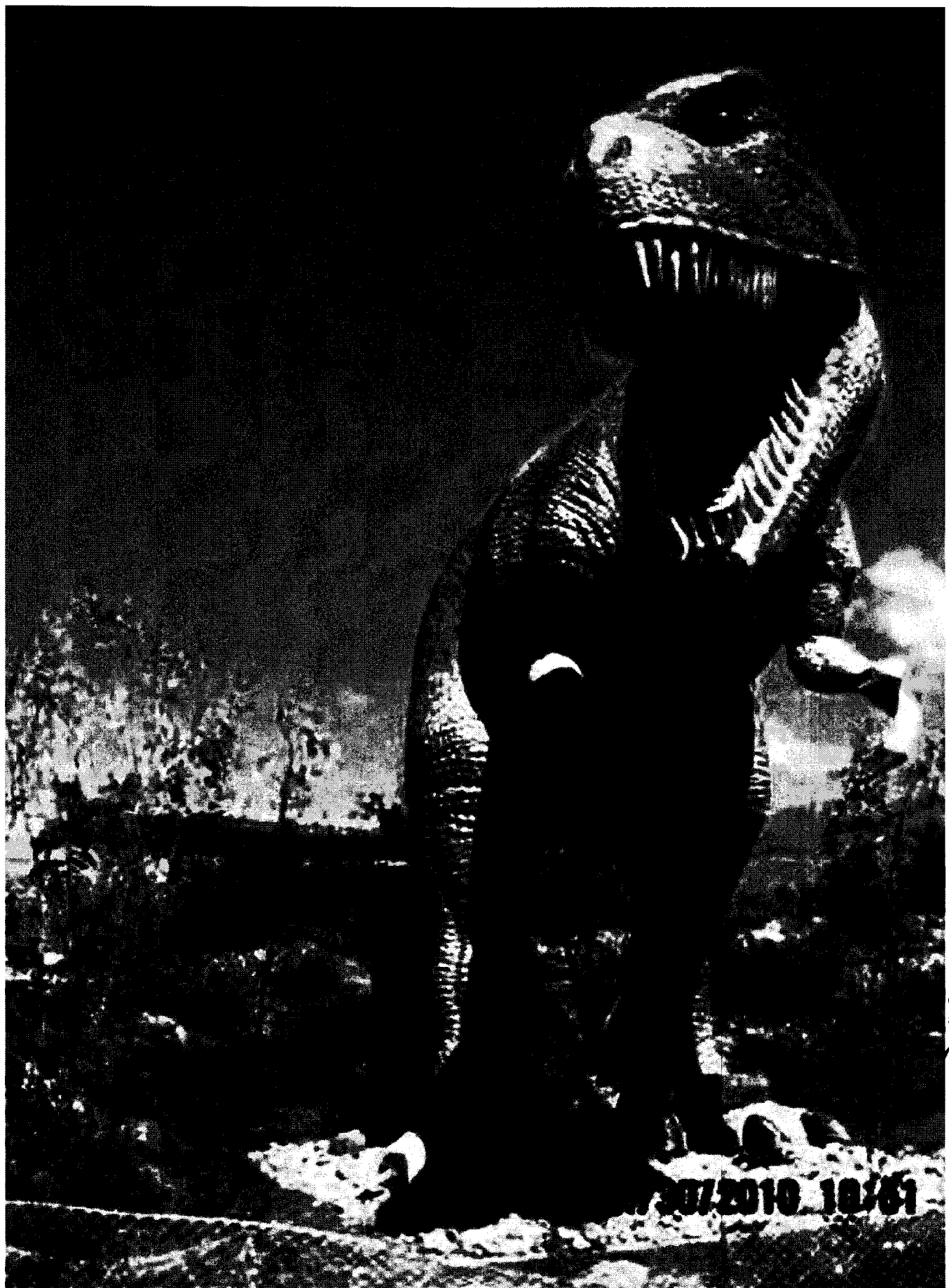
Photo # 24 (civil case) "Dino Dig" unpermitted enclosure with cover - 04/30/2010

DAI



Photo # 32 Velociraptor figures on display in "dino walk" area - 04/30/2010

D42



D43

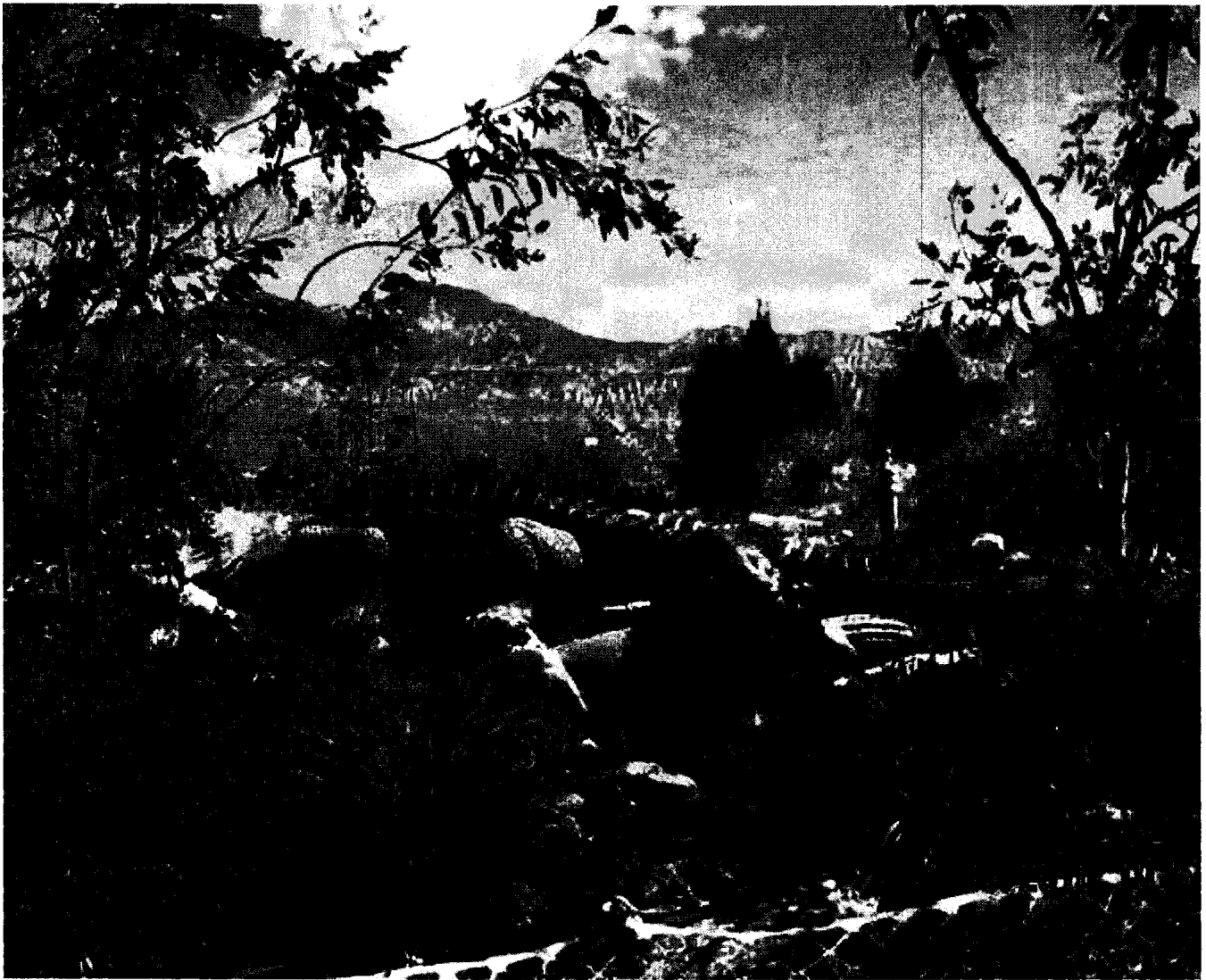


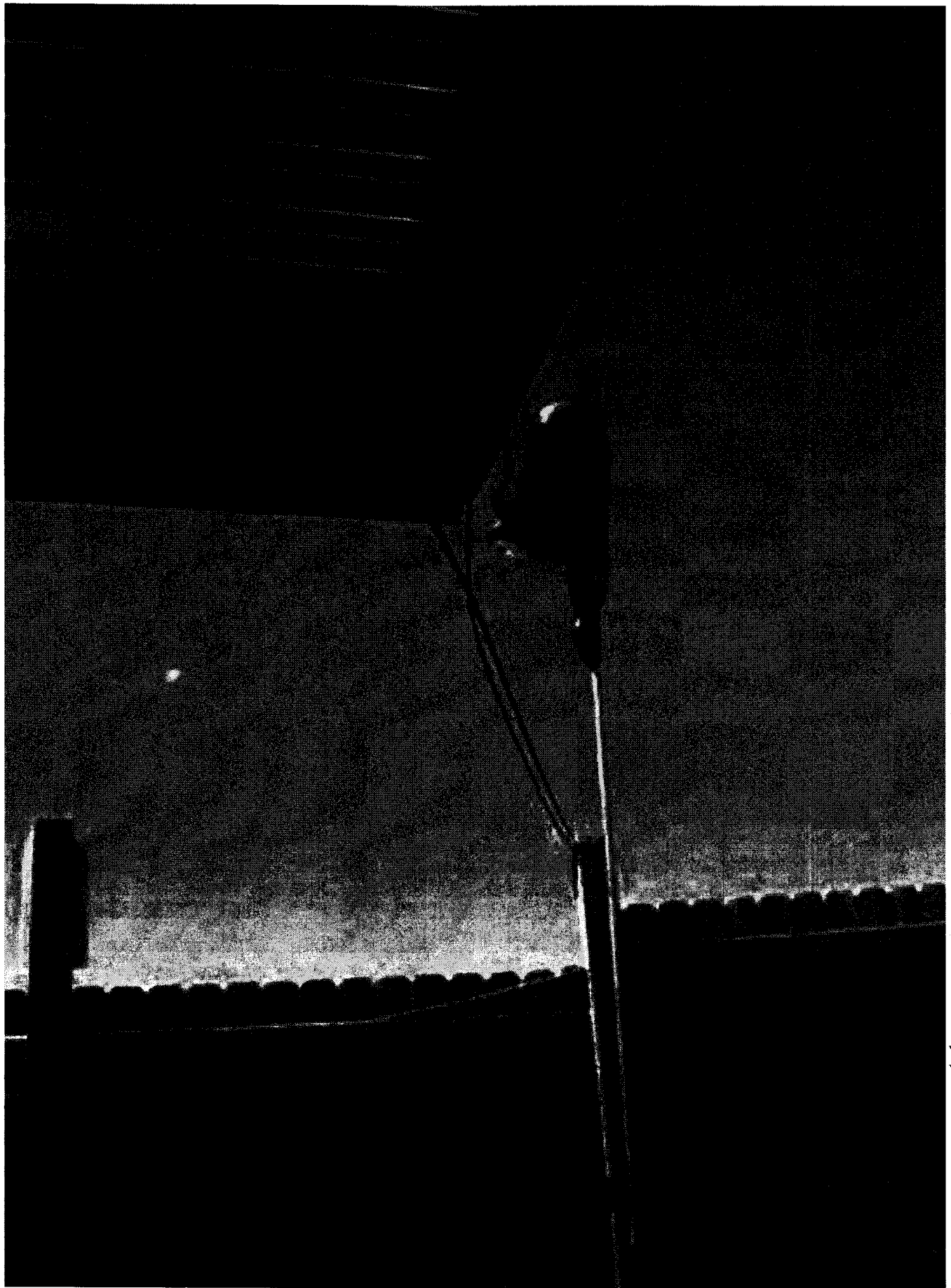
Photo # 31 Alligator, lion & lamb on display in "dino walk" area - 04/30/2010

D44



Photo # 42 (civil case) taken 04/30/10 by M. Overholt - 04/30/2010

D45



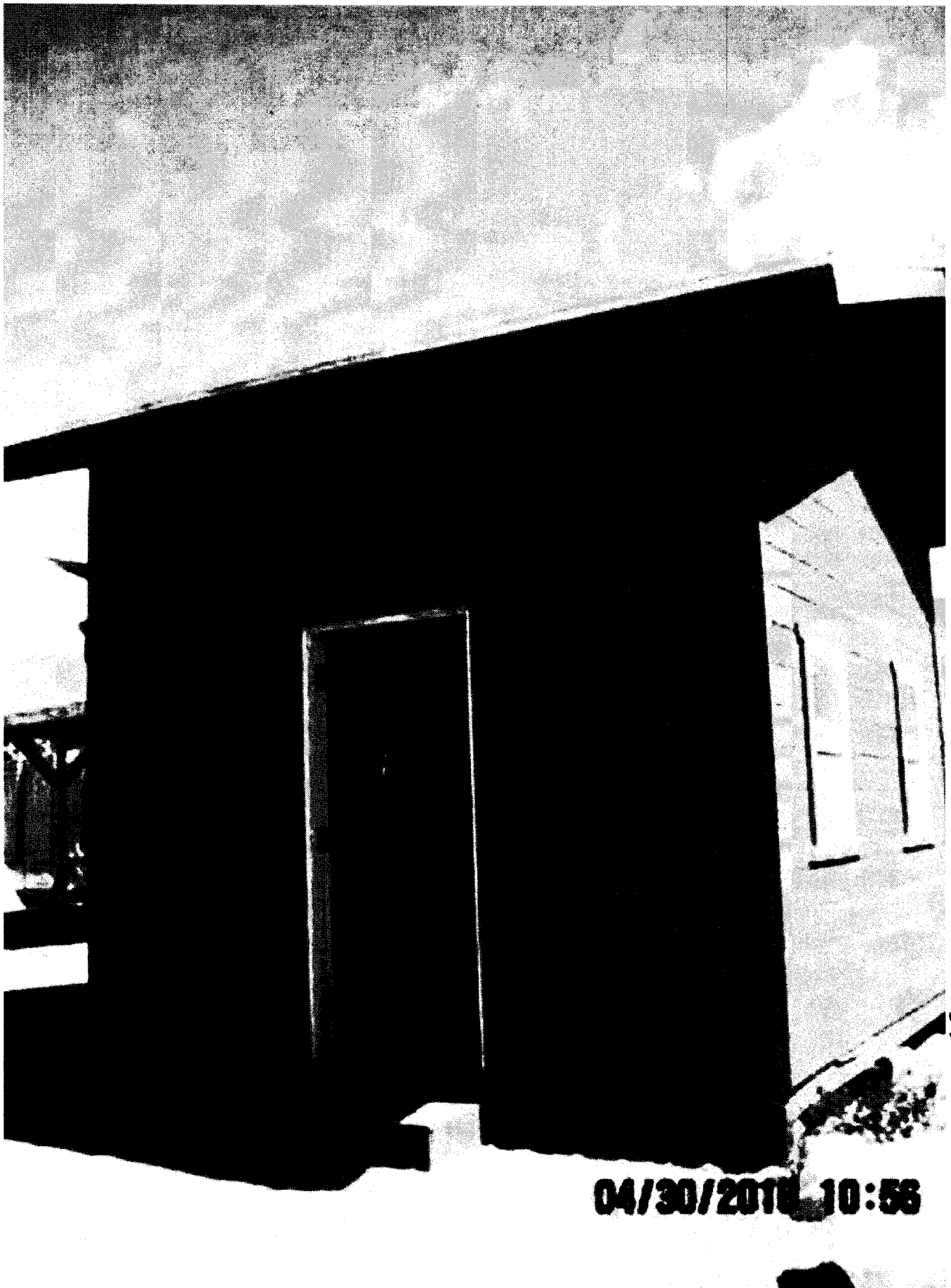
D46

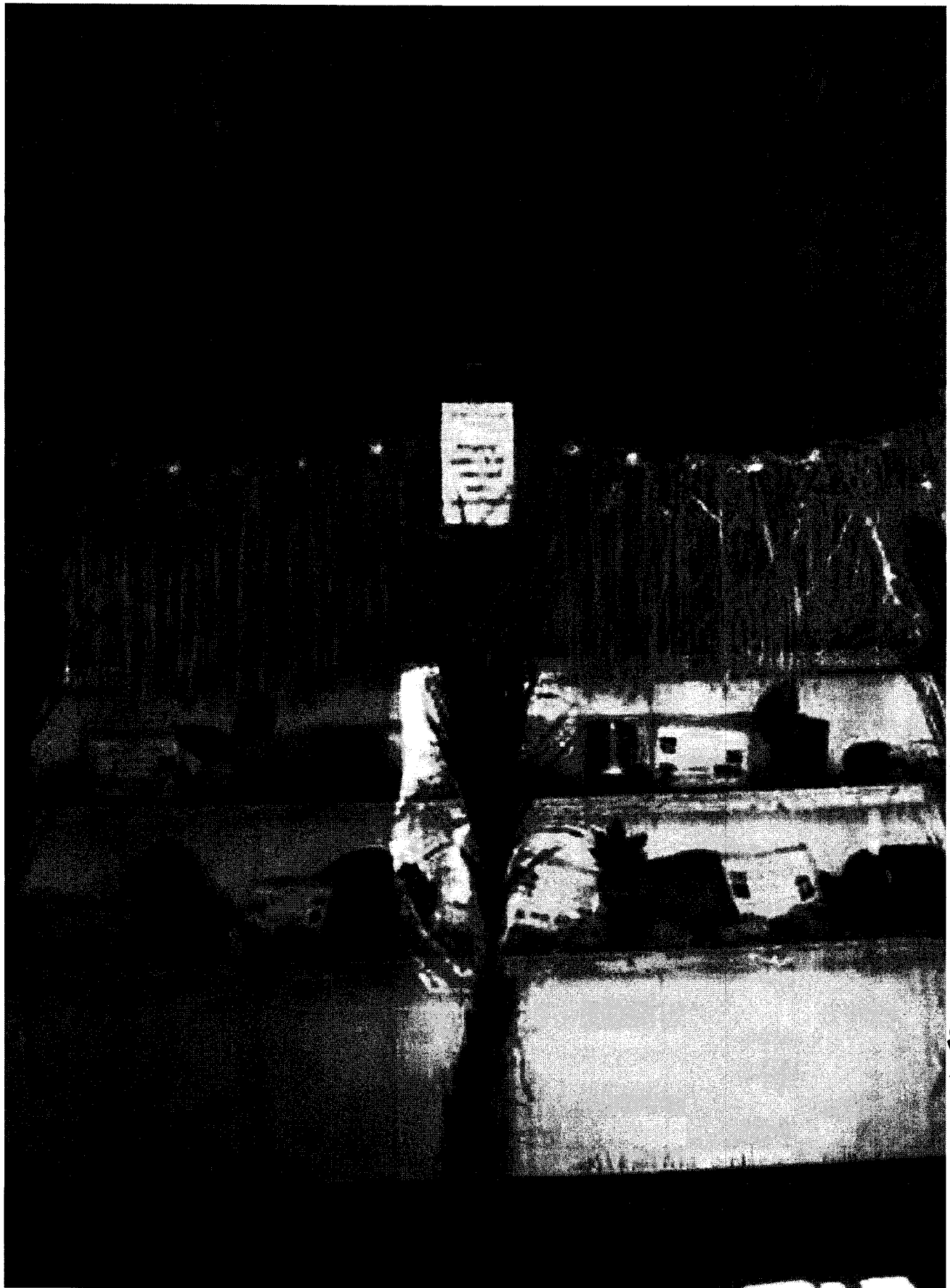


Photo # 53 (civil case) taken 04/30/10 by M. Overholt - 04/30/2010

D47







D50

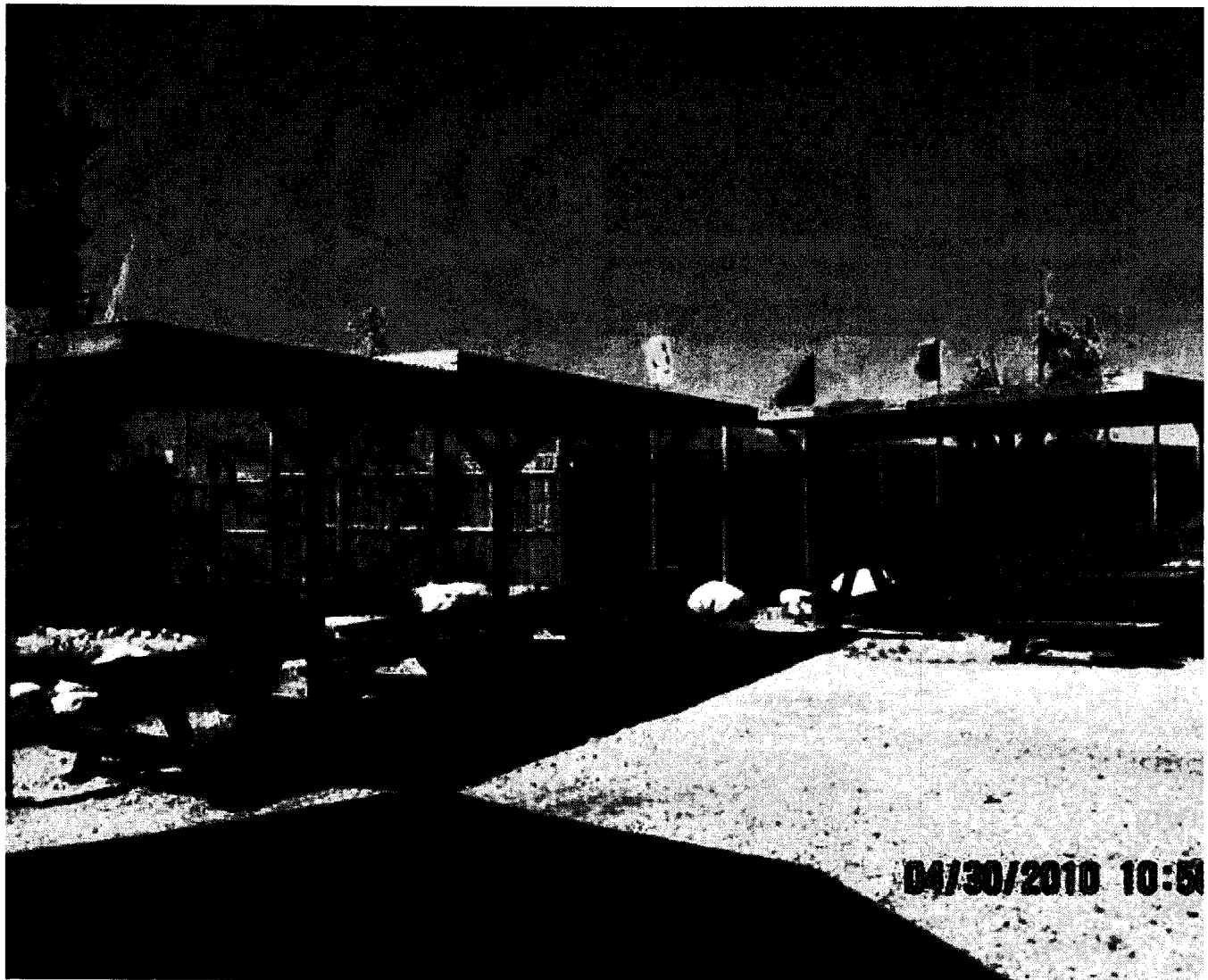


Photo # 37 (civil case) taken 04/30/10 by M. Overholt - 04/30/2010

RECEIVED

DSI



Photo # 41 (civil case) taken 04/30/10 by M. Overholt - 04/30/2010

D52

Code Enforcement Case: CV0804982

Printed on: 11/02/2011

Photographs



Narrow entry way to ticket window designated by arrow banners. M. Overholt - 05/11/2011

D53

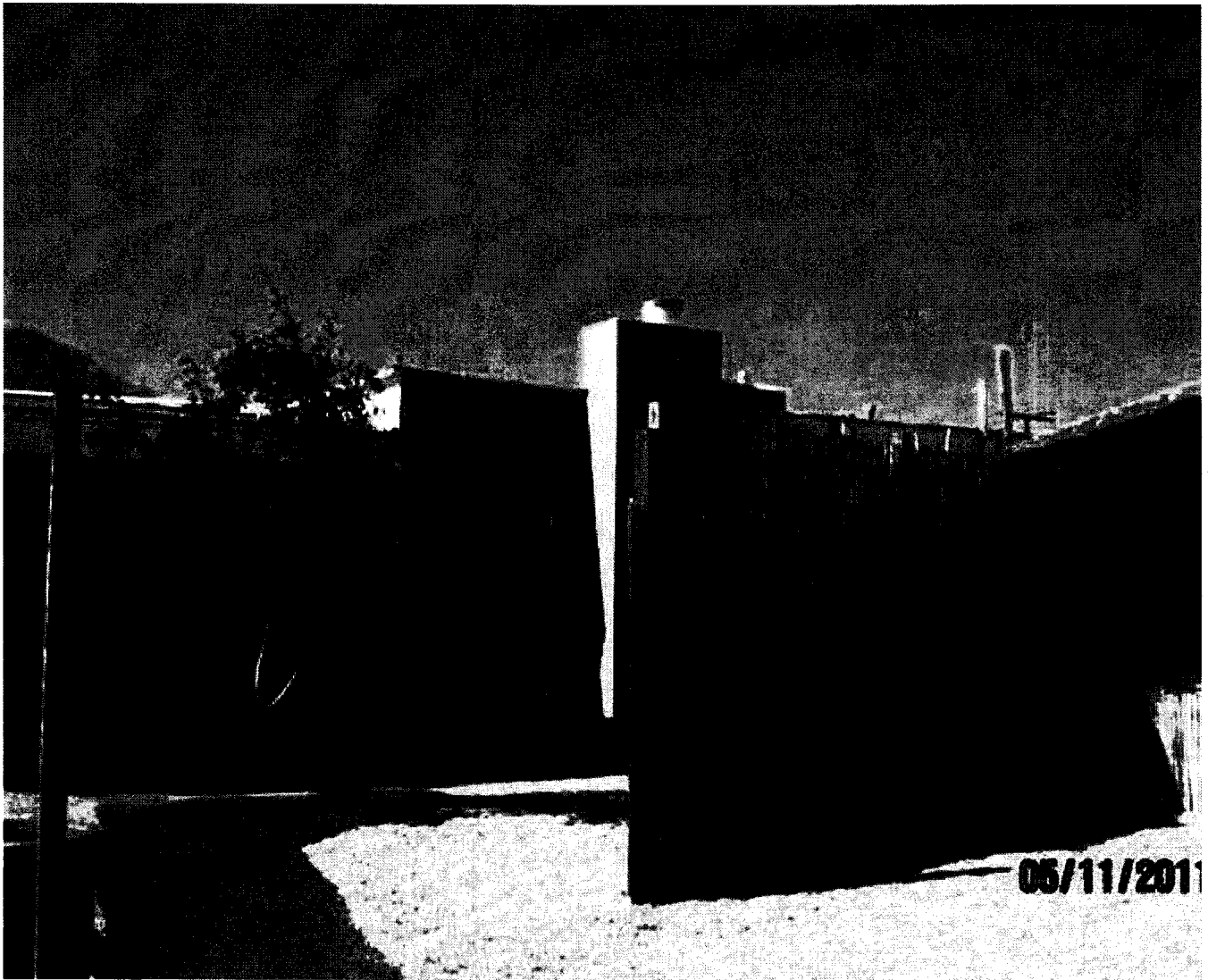


DS4

PHOTO NO.

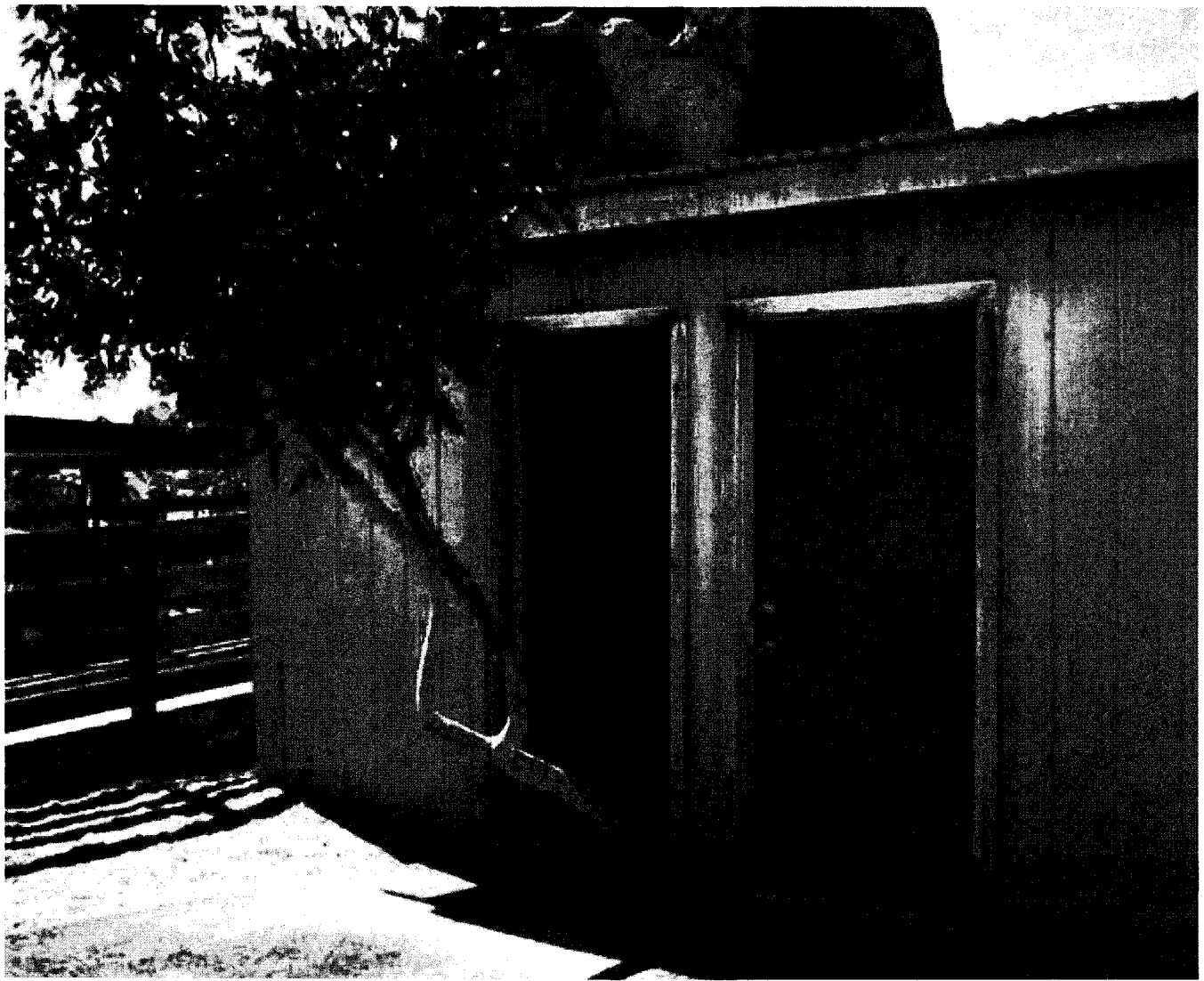
Ticket Window. New Prices posted. M. Overholt - 05/11/2011

D55



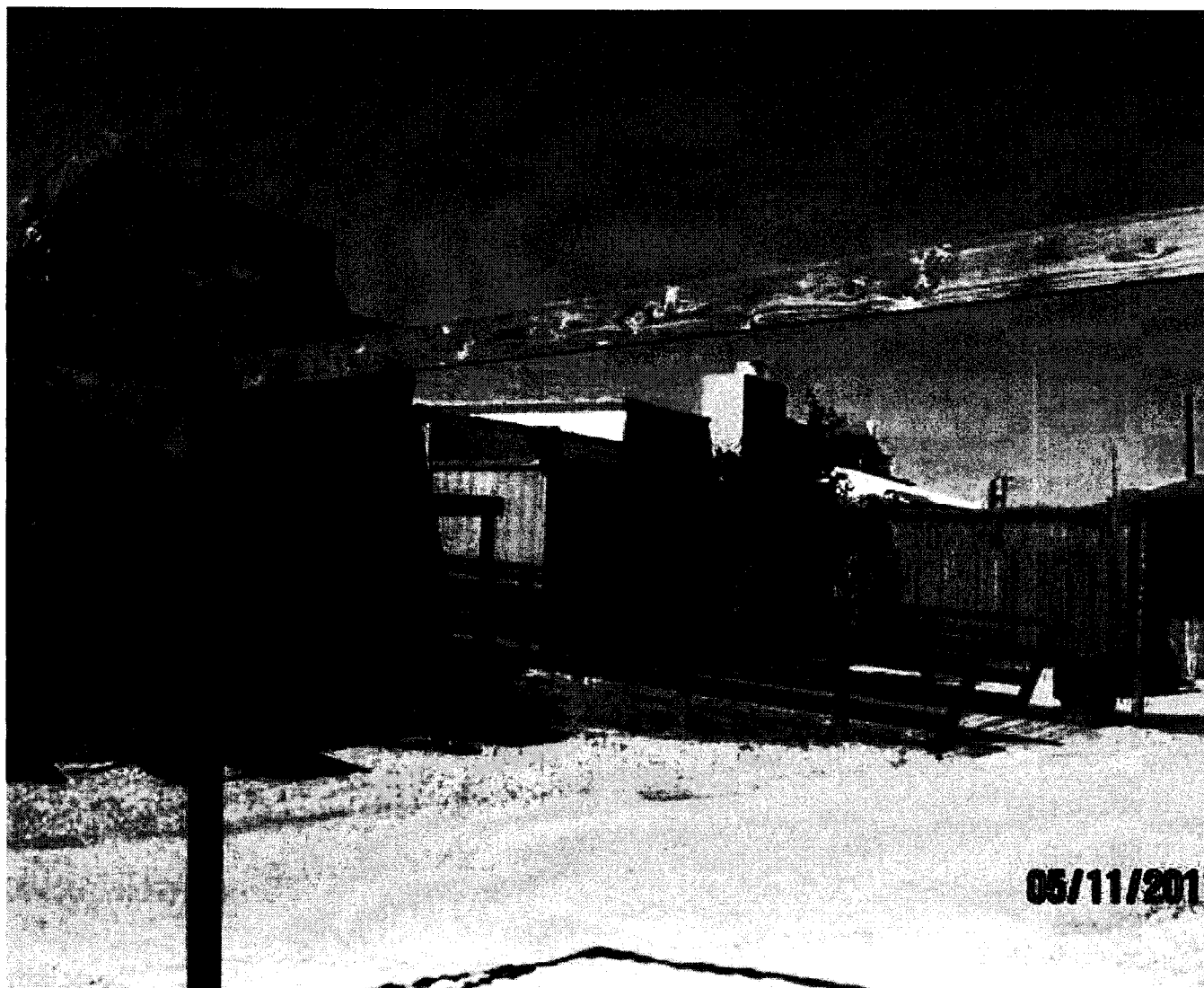
Unpermitted exterior bathrooms remain. M. Overholt - 05/11/2011

D 56



Wider view of unpermitted bathrooms to north of main structure. M. Overholt - 05/11/2011

D57



View from Dino Dig area looking s/w toward gift shop bldg. M. Overholt - 05/11/2011

D 58

Code Enforcement Case: CV0804983

Printed on: 11/03/2011

Photographs



View of dino park from inside big T-Rex (mesh moved). M. Overholt - 05/11/2011

D59

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
CODE ENFORCEMENT DIVISION
NOTICE OF VIOLATION

CV05-
CASE NO.: 3618 APN 519-180-021

THE PROPERTY AT 50770 Seminole Rd. Cabazon
WAS INSPECTED AT 9:00 am ON 12/06/2006
BY M. Overholt #41 / B. Bealer #9
(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE AS FOLLOWS:

CODE 8. SECTION 120.010 - Accumulated
rubbish; AND RCC 17.72.010 and 17.144.010 -
Excessive outside storage

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY

- Remove all rubbish and dispose of in a legal manner
- Remove or reduce all outside storage of useable material to one area no greater than 200 sq. ft.

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED ON OR ABOUT 01/06/2007. FAILURE TO COMPLY BY THIS DATE COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION C. OF RIVERSIDE COUNTY CODE 1.16.080

M. Overholt #41 X
SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY: [Signature] H525-557 (128)
DATE: 12/6/06

Over →

E

PROOF OF PERSONAL SERVICE

Case No. CV05-3618

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brian Bealer, declare that I am a citizen of the United States and am employed by 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 24318 Hemlock Ave., Ste. C-1, Moreno Valley, CA.

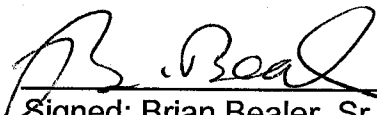
That on December 6, 2006, I served the following document: NOTICE OF VIOLATION (RCC 8.120.010 - Accumulated rubbish and RCC 17.72.010 & RCC 17.144.010 - Excessive outside storage) by placing a true copy thereof in the hand of Gary Kanter (DOB: 09/28/1958) at the following address:

50770 Seminole Rd.
Cabazon, CA 92230

XX BY PERSONAL SERVICE: I caused to be delivered such document by hand to the house of the addressee.

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

EXECUTED ON December 11, 2006, at Murrieta, California.



Signed: Brian Bealer, Sr. Code Enforcement Officer

E²

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
NOTICE OF VIOLATION

CV05-
CASE NO.: 3618 APN 519-180-021

THE PROPERTY AT 50770 Seminole Rd. Cabazon
WAS INSPECTED AT 9:00 am ON 12/06/2006
BY M. Overholt #41 and B. Bealer #9
(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE CODE AS
FOLLOWS:

CODE 8. SECTION 120.010 - Accumulated
rubbish AND RCC 17.72.010 and 17.144.010 -
Excessive outside storage

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY

- Remove all rubbish and dispose of in a legal manner
- Remove or reduce all outside storage of useable materials to one area no greater than 200 sq. ft.

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 01/06/2007. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF
SUPERVISORS.

In addition to the above;

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY
FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF
BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE
SUMMARY OF CHARGES, PURSUANT TO SECTION C. OF RIVERSIDE
COUNTY CODE 1.16.080

M. Overholt #41

SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted

DATE: 12/06/06

E3

COUNTY OF RIVERSIDE

Building and Safety Department
Code Enforcement Division

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV05-3618

I, Mary Overholt, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Building and Safety Code Enforcement Division; that my business address is:

County of Riverside
Building & Safety Department
Code Enforcement Division
135 N. Alessandro Street
Banning, CA 92220

2. That on December 6, 2006 at 11:10 a.m., I securely and conspicuously posted A NOTICE OF VIOLATION (RCC 8.120 – Accumulated Rubbish and RCC 17.72.010 & RCC 17.144.010 – Excessive outside storage) and a “DO NOT DUMP REFUSE HERE!” SIGN at the property described as:

Property Address: 50770 Seminole Rd., Cabazon, CA

Assessor's Parcel Number: 519-180-021

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

Executed on the 19th day of December, 2006 at Banning, California.

BUILDING & SAFETY DEPARTMENT

By: Mary Overholt
Mary Overholt, Code Enforcement Officer II

E⁴

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
NOTICE OF VIOLATION

CV06 -
CASE NO.: 4143 APN 519-180-021

THE PROPERTY AT 50770 Seminole Rd. Cabazon
WAS INSPECTED AT 9:00 (am/pm) ON 12/06/2006
BY M. Overholt #41 and B. Behler #9
(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE CODE AS
FOLLOWS:

CODE 151 SECTION 08.010 - Construction
Completed without required permits in addition to
existing building and conversion to church
building

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
- Obtain required permits, inspections and approvals
or remove unauthorized construction

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 01/06/2007. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109⁰⁰ AS DETERMINED BY THE BOARD OF
SUPERVISORS.

In addition to the above;

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY
FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF
BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE
SUMMARY OF CHARGES, PURSUANT TO SECTION C. OF RIVERSIDE
COUNTY CODE 1.16.080.

M. Overholt #41
SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

DATE: 12-06-06

ES

000107

PROOF OF PERSONAL SERVICE

Case No. CV06-4143

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brian Bealer, declare that I am a citizen of the United States and am employed by 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 24318 Hemlock Ave., Ste. C-1, Moreno Valley, CA.

That on December 6, 2006, I served the following document: NOTICE OF VIOLATION (RCC 15.08.010 Construction without required permits: addition to existing building & conversion to church) by placing a true copy thereof in the hand of Gary Kanter (DOB: 09/28/1958) at the following address:

50770 Seminole Rd.
Cabazon, CA 92230

XX BY PERSONAL SERVICE: I caused to be delivered such document by hand to the house of the addressee.

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

EXECUTED ON December 11, 2006, at Murrieta, California.



Signed: Brian Bealer, Sr. Code Enforcement Officer

RECEIVED

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000110

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING & SAFETY
NOTICE OF VIOLATION

CV06 -
CASE NO.: 4143 APN 519-180-021

THE PROPERTY AT 50770 Seminole Rd. Cabazon
WAS INSPECTED AT 9:00 (am/pm) ON 12/06/2006
BY M. Overholt #41 / B. Bealer #9
(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE CODE AS
FOLLOWS:

CODE 15 SECTION 08.010 - Construction
Completed without permit. Addition to existing
building and conversion to church building

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
- Obtain required permits, inspections and approvals
or remove unauthorized construction

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 01/06/2007. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF
SUPERVISORS.

In addition to the above;

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY
FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF
BUILDING & SAFETY WITHIN TEN (10) DAYS OF SERVICE OF THE
SUMMARY OF CHARGES, PURSUANT TO SECTION C. OF RIVERSIDE
COUNTY CODE 1.16.080

M. Overholt #41
SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted DATE: 12/14/2006

E7

000108

COUNTY OF RIVERSIDE

Building and Safety Department
Code Enforcement Division

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV06-4143

I, Mary Overholt, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Building and Safety Code Enforcement Division; that my business address is:

County of Riverside
Building & Safety Department
Code Enforcement Division
135 N. Alessandro Street
Banning, CA 92220

2. That on December 6, 2006 at 11:10 a.m., I securely and conspicuously posted A NOTICE OF VIOLATION (RCC 15.08.010 – Construction without required permits) at the property described as:

Property Address: 50770 Seminole Rd., Cabazon, CA

Assessor's Parcel Number: 519-180-021

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

Executed on the 19th day of December, 2006 at Banning, California.

BUILDING & SAFETY DEPARTMENT

By: Mary Overholt
Mary Overholt, Code Enforcement Officer II

E8

000109

Pascua

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO. 108-01986 APN 519-190-029

THE PROPERTY AT 50990 Simule De Cabrera
WAS INSPECTED AT 9:30 am ON 6-16-08
BY C. Blach

(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE RCC SECTION 15.08 - construction

without permits - #1 patio cover with enclosures of
scattered rocks, #2 patio cover, shed to shed wall
shed sales shop, water tower electrical to sheds (#2)

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY & water pump
obtain approvals & permits or remove

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-16-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE

\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE

\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109⁰⁰ AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C. Blach

SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted

DATE: 6-16-08

E9

000111



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-04986

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notice of Violation – RCC 15.08" at the property described as:

Property Address: 50990 Seminole, Cabazon

Assessor's Parcel Number: 519-190-029

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

E¹⁰

000112

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO.: CV06-4143 APN 519-180-021

THE PROPERTY AT 50770 Semado De Cabaza
WAS INSPECTED AT 9:30 (am/pm) ON 6-16-08
BY C. Black

(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE PEC SECTION 15.08 - Construction
w/outs permits - remodel, new electrical sub panels
new electrical lines, cascade, restrooms, room addition
behind fireplace, room addition off kitchen, breezeway, gift
YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY 11/2/08

Obtain approvals & permits or remove

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-16-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109⁰⁰ AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C. Black
SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted DATE: 6-16-08

E11



JAYE. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV06-4143

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notices of Violation – RCC 15.08 along with a stop work order" at the property described as:

Property Address: 50770 Seminole Rd, Cabazon
Assessor's Parcel Number: 519-180-021

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

E12

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

000114

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO.: CV08-04982 APN 519-190-037

THE PROPERTY AT 50950 Semble Rd Calaveras
WAS INSPECTED AT 9:30 am/pm ON 6-16-08
BY C Black

(Name of Inspector or Investigator/ Badge No.)
AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE Rec SECTION 17.172.020 - Non
compliance with conditions of approval
REC 17.80.010/ 17.114 - land use, farm
admission & permits etc

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
Comply with conditions of approval
cancel plan at land use dept
for condition - plan 14572
or obtain approvals for new use

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-16-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109⁰⁰ AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C Black

SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posed

DATE: 6-16-08

E13

000115



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-04982

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notice of Violation – RCC 17.172.020/17.80.010/17.144" at the property described as:

Property Address: 50950 Seminole, Cabazon

Assessor's Parcel Number: 519-190-037

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

E14

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

000116

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO. 108-04883 APN 519-190-036

THE PROPERTY AT 50960 Semole Rd, Calverton
WAS INSPECTED AT 9:30 am/pm ON 6-16-08
BY C Blach

(Name of Inspector or Investigator/ Badge No.)
AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE PLU SECTION 17.172.020 - Non
compliance with conditions of approval
PLU 17.80.010/17.144 - Land Use, fencing, structures,
additional driveways, etc

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
Comply with conditions of approval
conduct planning at Land Use Dept
for conditions - plot Plan 14522
or other approvals for new use

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-16-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C Blach
SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY: Posted DATE: 6-16-08

ELIS



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-04983

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notice of Violation – RCC 17.172.020/17.80.010/17.144" at the property described as:

Property Address: 50960 Seminole, Cabazon
Assessor's Parcel Number: 519-190-036

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

E16

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

000118

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO. C108-6498¹ APN 519-170-036

THE PROPERTY AT 50960 Semble Rd Cabazon
WAS INSPECTED AT 9:30 (am/pm) ON 6-16-08
BY C Blach

(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE Rce SECTION 15.03-construction w/o
permits - additional electrical add to panel of
"T-Rex" electrical to toilet booth electrical to
snack shack Patio covers & toilet booth Snack

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY Snack
Obtain approvals & permits or Remove

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-16-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 103⁰⁰ AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C Blach

SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted

DATE: 6/16/08

E17

000119



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-04984

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notice of Violation – RCC 15.08" at the property described as:

Property Address: 50960 Seminole, Cabazon

Assessor's Parcel Number: 519-190-036

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

E18

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

000120

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO. CVB-04985 APN 519-190-029

THE PROPERTY AT 50990 Semado Rd Calverton
WAS INSPECTED AT 9:30 am/pm ON 6-16-08
BY C Black

(Name of Inspector or Investigator/ Badge No.)
AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE RCC SECTION 17-172.020 - Non

compliance with conditions of approval
RCC 1780.010/17144 - Land Use violation - fencing
ticket issued pertaining for same, dig w/o

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY approval etc
Comply with conditions of approval
contact planning at Land Use Dept for
conditions plot plan 14522
or obtain ~~new~~ approval for new use

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-16-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109⁰⁰ AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C Black

SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted

DATE: 6-16-08

E9



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-04985

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notice of Violation – RCC 17.172.020/17.80.010/17.144" at the property described as:

Property Address: 50990 Seminole, Cabazon

Assessor's Parcel Number: 519-190-029

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

E-20

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

000122

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO. CN08-04980 APN 519-180-021

THE PROPERTY AT 50770 Semole Dr, Calaveras
WAS INSPECTED AT 9:30 am ON 6-16-08
BY C. Black

(Name of Inspector or Investigator/ Badge No.)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE RCC SECTION 17.172.020 -

Non-compliance with conditions of approval
RCC - 17.80.00/17111 and Use Violation - sign
shop, sign, etc. not within scope of PP14522

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY etc

Comply with conditions of approval
- contact planning at Land Use
department for conditions
or obtain approval for new use

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-17-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:

\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE

\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE

\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 107.00 AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C. Black

SIGNATURE -INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted

DATE: 6-16-08

E-21

000123



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-04980

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notices of Violation – RCC 17.172.020/17.80.010/17.144" at the property described as:

Property Address: 50770 Seminole Rd, Cabazon
Assessor's Parcel Number: 519-180-021

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

E²²

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

000124

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO. C108-05344 APN 519-190-029/036/037

THE PROPERTY AT 50990 Serrano Dr. Catalina
WAS INSPECTED AT 9:20 am ON 6-16-08
BY C. Black

(Name of Inspector or Investigator/ Badge No.)
AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE
AS FOLLOWS:

CODE Rec SECTION 15.12 - grading (fill
in part of soil)

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY
Obtain approvals & permits

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED
ON OR ABOUT 7-16-08. FAILURE TO COMPLY BY THIS DATE
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR
THE ABATEMENT AND ENFORCEMENT COSTS.

PENALTY FOR FAILURE TO COMPLY

A FINE MAY BE ASSESSED AT THE RATE OF:
\$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
\$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
\$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS
CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS
ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN
HOURLY RATE OF \$ 109⁰⁰ AS DETERMINED BY THE BOARD OF
SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE
CHARGES BY FILING A REQUEST FOR HEARING WITH THE
DEPARTMENT OF BUILDING & SAFETY WITHIN TEN (10) DAYS OF
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION
C. OF RIVERSIDE COUNTY CODE 1.16.080

C. Black

SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY:

Posted

DATE: 6-16-08

E²³



JAY E. ORR
DIRECTOR

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

JOHN BOYD
MICHAEL DAUBER
DEPUTY DIRECTOR

BRIAN BLACK
STEVE BLOOMQUIST
NEIL LINGLE
JAMES P. MONROE
DIVISION MANAGERS

AFFIDAVIT OF POSTING OF NOTICES

Case No. CV08-05344

I, Cynthia Black, the undersigned, hereby declare:

1. I am employed by the Riverside County Department of Code Enforcement, Code Enforcement Division; that my business address is:

County of Riverside
Code Enforcement Division
24318 Hemlock Ave., Suite C-1
Moreno Valley, CA 92557

2. That on June 16, 2008, at approximately 2:00 p.m., I securely and conspicuously posted "Notice of Violation – RCC 15.12" at the property described as:

Property Address: 50990 Seminole, Cabazon

Assessor's Parcel Number: 519-190-029

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

Executed on June 16, 2008, Banning, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Cynthia Black, Senior Code Enforcement Officer

24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557
Phone: (951) 485-5840 * Fax: (951) 485-4938

E24