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





FROM: County Counsel/TLMA

Code Enforcement Department

SUBMITTAL DATE: December 20, 2012

Departmental Concurrence

WITH THE CLERK OF THE BOARD

Consent

ATTACHMENTS FILED

SUBJECT: Abatement of Public Nuisance [Substandard Structures & Accumulated Rubbish]

Case No: CV 11-08855 [SILVA]

Subject Property: 37340 Old Forest Rd., Anza; APN: 573-110-047

District: 3/3

# **RECOMMENDED MOTION:** Move that:

- 1. The substandard structures (front and back porch) on the real property located at 37340 Old Forest Road, Anza, Riverside County, California, APN: 573-110-047 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- 2. Javier Silva and Maria Silva, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)			NROE, Deputy Co WALLS, County	•
FINANCIAL	Current F.Y. Total Cost: Current F.Y. Net County Cost:	\$ N/A \$ N/A	In Current Year Bu Budget Adjustmen	
DATA	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A
SOURCE OF	FUNDS:			Positions To Be Deleted Per A-30
				Requires 4/5 Vote
C.E.O. REC	OMMENDATION:		1 200	
		APPROVE		
County Exe	cutive Office Signature	BY	Spaule	
		lina Gr	ande	

# MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:

Jeffries, Tavaglione, Benoit and Ashley

Navs:

None

Absent:

Stone

Date:

February 26, 2013

XC:

Co. Co./CED

Deputy

Kecia Harper-Ihem

Clerk of the Board

Per Exec. Cfc.

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

Abatement of Public Nuisance Case No.: CV11-08855 [SILVA]

Address: 37340 Old Forest Road, Anza

APN#573-110-047

District: 3/3 Page 2

- 3. The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
- 4. The accumulation of rubbish on the real property located at 37340 Old Forest Road, Anza, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- 5. Javier Silva and Maria Silva, the owners of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
- 6. If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structures and accumulation of rubbish by removing and disposing of the same from the real property.
- 7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall 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 Riverside County Ordinance No. 725.
- 8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance Case No.: CV11-08855 [SILVA]

Address: 37340 Old Forest Road, Anza

APN#573-110-047

District: 3/3 Page 2

# **BACKGROUND:**

- 1. An initial inspection was made of the subject real property by the Code Enforcement Officer on January 30, 2012.
- 2. The inspection revealed two substandard structures (front and back porch) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: Defective or deteriorated flooring or floor supports; faulty weather protection; general dilapidation or improper maintenance; public and attractive nuisance abandoned/vacant. The inspection also revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: furniture, clothes, toys, household items, dresser, filing cabinet, mattress, scrap wood, boxes and appliances.
- 3. Subsequent inspections of the above-described real property on February 14, 2012, March 14, 2012, April 10, 2012, May 1, 2012, May 25, 2012 and June 28, 2012, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
- 4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures and accumulation of rubbish.

# BOARD OF SUPERVISORS COUNTY OF RIVERSIDE

IN RE ABATEMENT OF PUBLIC NUISANCE
[SUBSTANDARD STRUCTURES AND
ACCUMULATED RUBBISH]; APN 573-110-047,
37340 OLD FOREST ROAD, ANZA, COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA;
JAVIER SILVA AND MARIA SILVA, OWNERS.

I, Michael Sanders, declare that the facts set for the extent that certain information is based on information.

CASE NO. CV 11-08855

DECLARATION OF SENIOR CODE ENFORCEMENT OFFICER MICHAEL SANDERS

[R.C.O. Nos. 457 and 541]

I, Michael Sanders, 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 under oath:

- 1. I am currently employed by the Riverside County Code Enforcement Department as a Senior Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.
- 2. I am informed and believe and based thereon allege that on January 30, 2012, Code Enforcement Officer Pollard conducted an initial inspection of the real property known as 37340 Old Forest Road, Anza, within the unincorporated area of Riverside County, California, which is further described as Assessor's Parcel Number 573-110-047 (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 is owned by Javier Silva and Maria Silva (hereinafter referred to as "OWNERS") at the time of the inspection referenced in paragraph number 2 above. A certified copy of the County Equalized Assessment Roll for the year 2012-2013 and a copy of the County Geographic Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.
- 4. Based on the Lot Book Report from RZ Title Company dated July 13, 2012, it is determined that no additional parties may potentially hold a legal interest in THE PROPERTY. A true and correct copy of the Lot Book Report is attached hereto as Exhibit "C" and incorporated

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herein by this reference.

I am informed and believe and based thereon allege that on January 30, 2012, Officer 5. Pollard conducted an initial inspection of THE PROPERTY on which he observed a mobilehome with attached front and back porches in a state of general dilapidation. THE PROPERTY was open, accessible and vacant. Officer Pollard observed the following conditions which cause the structures to be substandard and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside County Ordinance No. 457:

# Front and back porch:

Defective or deteriorated flboring or floor supports; 1) 2) 3)

Faulty weather protection:

- General dilapidation or improper maintenance;
- Public and attractive nuisance abandoned/vacant.
- During the initial inspection on January 30, 2012, Officer Pollard also observed 6. accumulated rubbish on THE PROPERTY including, but not limited to, furniture, clothes, toys, household items, dresser, filing cabinet, mattress, scrap wood, boxes and appliances. The total area of the accumulated rubbish was approximately eight hundred fifty-five (855) square feet. This condition causes THE PROPERTY to constitute a public nuisance in violation of Riverside County Ordinance No. 541.
- A site plan and photographs reflecting the substandard condition of the structures and 7. the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated herein by reference.
- True and correct copies of each Notice issued in this matter and other supporting 8. documentation are attached hereto as Exhibit "E" and incorporated herein by reference.
- On January 30, 2012, Officer Pollard posted Notices of Defects, a Notice of 9. Violation, "Danger Do Not Enter" signs, and a "Do Not Dump" sign on THE PROPERTY.
- On June 8, 2012 a Notice of Noncompliance for the substandard structures and 10. accumulated rubbish was recorded against THE PROPERTY as instrument number 2012-0266236. A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated by reference as Exhibit "F."

- 11. On January 30, 2012, the Notices of Violation were mailed by certified mail, return receipt requested to OWNERS.
- 12. I am informed and believe and based thereon allege that on February 14, 2012, March 14, 2012, April 10, 2012, May 1, 2012 and May 25, 2012, Officer Pollard conducted follow up inspections of the open and accessible property. During each inspection, Officer Pollard observed that the violations remained on THE PROPERTY.
- 13. On June 28, 2012, I drove to the open and accessible property to conduct a follow up inspection. The conditions on THE PROPERTY remained; the structures remained in a general state of dilapidation and accumulated rubbish was present, and THE PROPERTY continued to constitute a public nuisance in violation of RCO Nos. 457 and 541.
- 14. I am informed and believe, and based upon said information and belief, allege that OWNERS do not have legal authority or permission to store or accumulate the above described materials on THE PROPERTY.
- 15. Based upon my experience, knowledge and visual observations, it is my determination that the substandard structures and accumulation of rubbish on THE PROPERTY create an extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 457 and 541.
- 16. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing notification of the Board of Supervisors hearing as required by Riverside County Ordinance No. 725, was mailed to OWNERS by U.S.P.S. and was posted on THE PROPERTY. True and correct copies of the notice, together with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.
  - 17. A recent inspection revealed that THE PROPERTY remains in violation.
- 18. Significant rehabilitation, removal and/or demolition of the substandard structures and removal and disposal of all structural materials, rubbish and debris are required to abate the public nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number 457, the Health and Safety, Uniform Housing, Administrative and Abatement of Dangerous

Buildings Codes. In addition, the removal and disposal of all rubbish on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside County Ordinance No. 541.

- 19. Accordingly, the following findings and conclusions are recommended:
- (a) The structures be condemned as a substandard buildings, public and attractive nuisance;
- (b) The OWNERS, or whoever has possession or control of THE PROPERTY, be required to rehabilitate or demolish said structures, including the removal and disposal of all structural debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside County Ordinance No. 457;
- ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside County Health Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to SCAQMD Rule No. 1403;
- (d) If the substandard structures are not razed, removed and disposed of, or reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the substandard structures and contents therein may be abated by representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and
- (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a public nuisance;
- (f) The OWNERS, or whoever has possession or control of THE PROPERTY, be required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of

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Riverside County Ordinance No. 541;

- (g) If the materials are not removed and disposed of in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the rubbish may be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and
- (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457, 541 and 725.

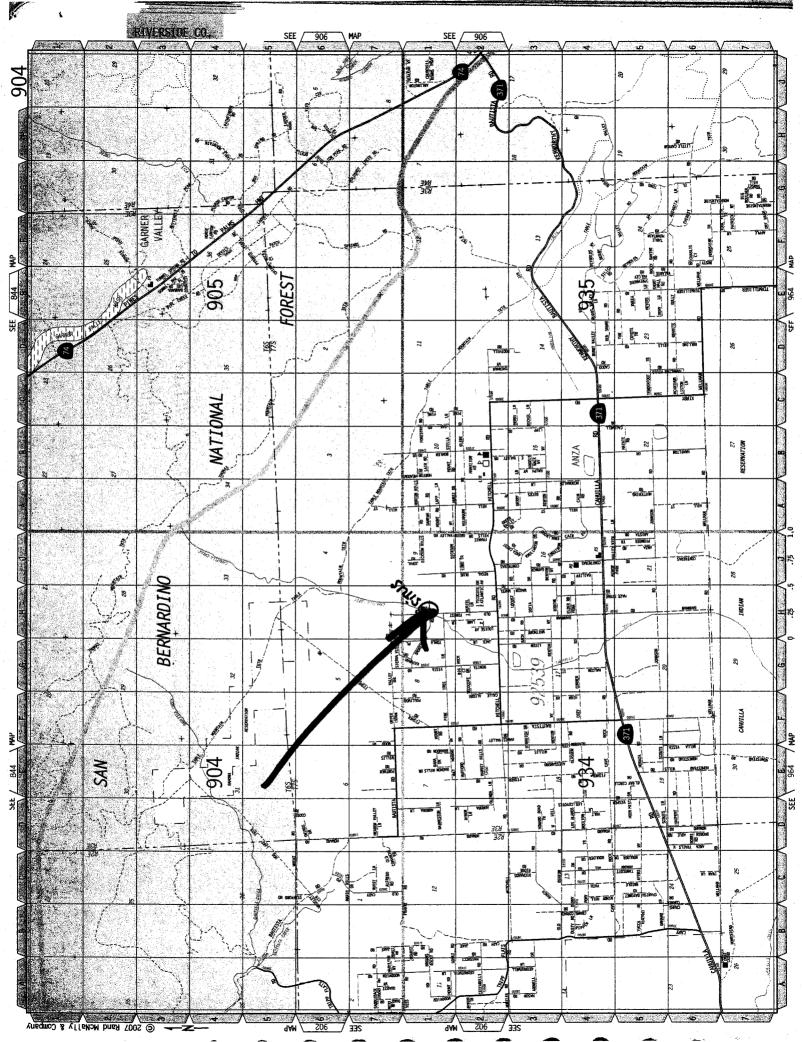
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 18 day of DECEMBER, 2012, at MURRIETA,

MICHAEL SANDERS

Senior Code Enforcement Officer Code Enforcement Department

# Exhibit "A"

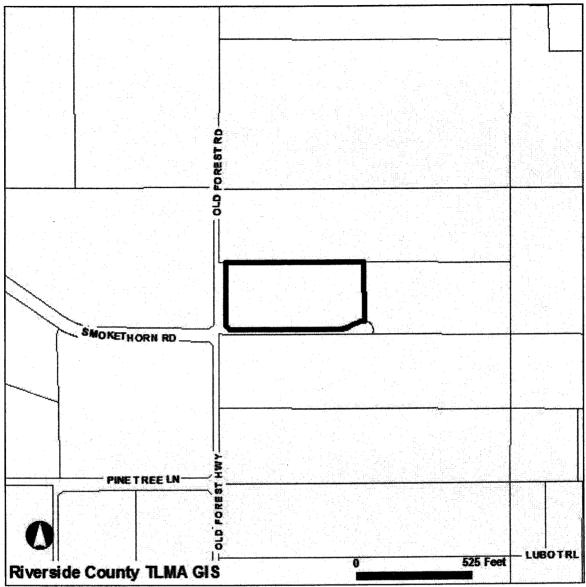


# Exhibit "B"

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

Assessment #573110047	7-0	Parcel # 573110047-0	
Assessee:	SILVA JAVIER	Land	31,150
Assessee:	SILVA MARIA	Structure	37,382
Mail Address:	44734 CALLE HILARO	Full Value	68,532
City, State Zip:	TEMECULA CA 92590	Tatal Nati	•
Real Property Use Code:	МО	Total Net	68,532
Base Year	1998		
Conveyance Number:	0359371	View Parcel Map	
Conveyance (mm/yy):	10/1997		
PUI:	M030012		
TRA:	71-064		
Taxability Code:	0-00		
Assessment Description:	1989 BARON		
ID Data:	Lot 1 PM 107/088 PM 17922		
Situs Address:	37340 OLD FOREST RD ANZA CA 92539		

# **RIVERSIDE COUNTY GIS**



# Selected parcel(s): 573-110-047

### \*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 573-110-047-0

# **OWNER NAME / ADDRESS**

**JAVIER SILVA** MARIA SILVA 37340 OLD FOREST RD ANZA, CA. 92539

MAILING ADDRESS (SEE OWNER) 44734 CALLE HILARO TEMECULA CA. 92590

# **LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 107/88 SUBDIVISION NAME: PM 17922 LOT/PARCEL: 1, BLOCK: NOT AVAILABLE TRACT NUMBER: NOT AVAILABLE

# **LOT SIZE**

**RECORDED LOT SIZE IS 4.35 ACRES** 

#### **PROPERTY CHARACTERISTICS**

WOOD FRAME, 1344 SQFT., 2 BDRM/2 BATH, 1 STORY, CONST'D 1989COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

#### THOMAS BROS. MAPS PAGE/GRID

PAGE: 934 GRID: H1

# **CITY BOUNDARY/SPHERE**

**NOT WITHIN A CITY** NOT WITHIN A CITY SPHERE ANNEXATION DATE: NOT APPLICABLE NO LAFCO CASE # AVAILABLE NO PROPOSALS

# **MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

# **INDIAN TRIBAL LAND**

**NOT IN A TRIBAL LAND** 

# **SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

**JEFF STONE, DISTRICT 3** 

# **SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

#### **TOWNSHIP/RANGE**

T7SR3E SEC 9

# **ELEVATION RANGE**

4240/4264 FEET

#### **PREVIOUS APN**

573-110-030

### **PLANNING**

# **LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan. RC-EDR

# SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

# **AREA PLAN (RCIP)**

# **GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

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

# ZONING CLASSIFICATIONS (ORD. 348) R-R-2 1/2 (CZ 4717)

# ZONING DISTRICTS AND ZONING AREAS

**ANZA AREA** 

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

# HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

# **SPECIFIC PLANS**

**NOT WITHIN A SPECIFIC PLAN** 

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBLITY ZONES
NOT IN AN AIRPORT COMPATIBILTY ZONE

# **ENVIRONMENTAL**

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

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

WRMSHCP CELL NUMBER NOT IN A CELL

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

VEGETATION (2005)
CHAPARRAL
DESERT SCRUB

DEVELOPED/DISTURBED LAND

# **FIRE**

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

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

FIRE RESPONSIBLITY AREA STATE RESPONSIBILITY AREA

#### DEVELOPMENT FEES

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)** 

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

ROAD & BRIDGE DISTRICT

**NOT IN A DISTRICT** 

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

REMAP

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS** 

NOT IN A DEVELOPMENT AGREEMENT AREA

# **TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY** 

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

# **ROAD BOOK PAGE**

# TRANSPORTATION AGREEMENTS

**NOT IN A TRANSPORTATION AGREEMENT** 

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS NOT IN A CETAP CORRIDOR.

### **HYDROLOGY**

**FLOOD PLAIN REVIEW** 

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

# WATER DISTRICT

DATA NOT AVAILABLE

#### FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

#### WATERSHED

SANTA MARGARITA

# **GEOLOGIC**

#### **FAULT ZONE**

NOT IN A FAULT ZONE

#### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

# LIQUEFACTION POTENTIAL

MODERATE

### **SUBSIDENCE**

SUSCEPTIBLE

# **PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH A).

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

LOW POTENTIAL.

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

# MISCELLANEOUS

# SCHOOL DISTRICT HEMET UNIFIED

# **COMMUNITIES**

**ANZA** 

# **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 18.63 MILES FROM MT. PALOMAR OBSERVATORY

# **2000 CENSUS TRACT**

044402

# **FARMLAND**

LOCAL IMPORTANCE

#### OTHER LANDS

# **TAX RATE AREAS**

071064

- •COUNTY FREE LIBRARY
  •COUNTY STRUCTURE FIRE PROTECTION
  •COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
   CSA 153
   ELS MURRIETA ANZA RESOURCE CONS
   FLOOD CONTROL ADMINISTRATION
   FLOOD CONTROL ZONE 7
   CENTERAL

- •GENERAL
- •GENERAL PURPOSE

- \*GENERAL PURPOSE
  HEMET UNIFIED SCHOOL
  MT SAN JACINTO JUNIOR COLLEGE
  RIV CO REG PARK & OPEN SPACE
  RIV. CO. OFFICE OF EDUCATION
  VALLEY HEALTH SYSTEM HOSP DIST

# SPECIAL NOTES NO SPECIAL NOTES

CODE COMPLAINTS

CODE COMPLAINTS		
Case #	Description	Start Date
CV1108855	ABATEMENT	Dec. 28, 2011

**BUILDING PERMITS** 

Case #	Description	Status
262846	MH SITE PREP 24 X 56	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
266458	ELECTRIC TO WELL 100 AMP 3HORSEPOWER	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
268972	M H INSTALLLATION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIDANMENTAL HEALTH DEDMITS

ENVIRONMENTAL HEALTH I CRMITO		<del>/</del>
Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS** 

1	Case #	Description	Status
	NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Jun 28 08:17:12 2012 **Version 120530** 

# Exhibit "C"



# **Lot Book Report**

Order Number:

Order Date: 7/20/2012

Dated as of: 7/13/2012

County Name: Riverside

Report: \$120.00

FEE(s):

26893

**Customer:** 

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

**Brent Steele** 

Reference:

CV11-08855 / Brenda Peeler

IN RE:

SILVA, JAVIER AND SILVA MARIA

Property Address: 37340 Old Forest Road

Anza

CA 92539

Assessor's Parcel No.: 573-110-047-0

Assessments:

Land Value:

\$31,150.00

Improvement Value:

\$37.382.00

**Exemption Value:** 

\$0.00

**Total Value:** 

\$68,532.00

# **Tax Information**

Property Taxes for the Fiscal Year

2011-2012

First Installment

\$444.05

Penalty

\$44.40

**Status** 

**NOT PAID-DELINQUENT** 

Second Installment

\$444.05

Penalty

\$75.40

Status

**NOT PAID-DELINQUENT** 



Order Number: 26893

Reference: CV11-08855 / Bre

# **Property Vesting**

The last recorded document transferring title of said

property

Dated 08/20/1997

Recorded 10/02/1997

Document No. 359371

D.T.T. \$58.30

Grantor Household Financial Services, Inc., a corporation

Grantee Javier Silva and Maria Silva, husband and wife as joint

tenants

# **Deeds of Trust**

No Deeds of Trust of Record

# **Additional Information**

A Notice of Administrative Proceedings by the

City of Anza

County of Riverside

Recorded 06/08/2012

Document No. 2012-0266236

Abstract of Judgment Filed in the Superior Court of California, County of Riverside - Indio

Limited Civil

Case No. INC046105

Recorded 07/11/2005

Document No. 2005-0552964

Amount \$3.808.08

Debtor Javier Silva

Creditor Sherman Acquisition II, L.P.



Order Number: 26893

Reference: CV11-08855 / Bre

Abstract of Judgment Filed in the

Case No.

Recorded

Document No.

**Amount** 

Debtor

Creditor

Abstract of Support Judgment Filed in the

Case No.

Recorded

Document No.

Debtor

Creditor

Abstract of Judgment Filed in the

Case No.

Recorded

Document No.

**Amount** 

Debtor

Creditor

Abstract of Support Judgment Filed in the

Case No.

Recorded

Document No.

**Debtor** 

Creditor

Abstract of Support Judgment Filed in the

Superior Court of California, County of Riverside - Civil

Division

RIS173628

11/30/2005

2005-0988157

\$5,022.00

Ruby Silva

Martha & Martin Ulloa

Superior Court of California, County of Riverside -

**Larson Justice Center** 

IND087942

03/15/2007

2007-0179896

Javier Silva

County of Riverside Department of Child Support

Services

Superior Court of California, County of Sacramento -

Sacramento - Limited Civil

34-2009-90019567

07/23/2009

2009-0382851

\$733.63

Javier Silva

State of California Employment Development

Department

Superior Court of California, County of Kern - Superior

Court, Justice Building

D1503FL501641

04/01/2010

2010-0149639

Javier Silva

Kern County Department of Child Support Services

Superior Court of California, County of Riverside -

**Riverside Superior Court** 



Order Number: 26893

Reference: CV11-08855 / Bre

 Case No.
 625472DCS

 Recorded
 04/13/2007

Document No. 2007-0251477

Debtor Maria Silva

Creditor County of Riverside Department of Child Support

Services

A Notice of State Tax Lien Recorded 08/14/2008

Document No. 2008-0447381

Amount \$3,547.09

Account No. 1218151132

Certificate No. 08212322103

Debtor Maria C Silva

Creditor: State of California, Franchise Tax Board

A Notice of State Tax Lien Recorded 12/31/2009

Document No. 2009-0673032

Amount \$13,191.71

Account No. 1218151132

Certificate No. 09356618025

Debtor Maria C Silva

Creditor: State of California, Franchise Tax Board

A Notice of State Tax Lien Recorded 03/14/2012

Document No. 2012-0118730

Amount \$6,520.52

Account No. 1218151132

Certificate No. 12059353354

Debtor Maria C Silva

Creditor: State of California, Franchise Tax Board

Notice of Power to Sell Tax-Defaulted Property

Recorded 09/01/2011

Document No. 2011-0390881

A Bankruptcy filed by Javier Quintero Silva



Order Number: 26893

Reference: CV11-08855 / Bre

Social Security Number(s)

Date filed

Case No.

None Shown

10/04/2005

MJ21385

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

Javier Veiar Silva

None Shown

10/18/2010

43624

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

Maria C Silva

None Shown

03/31/2010

19353

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

Maria C Silva

None Shown

09/09/2010

39043

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

Marie Drogo Silva

None Shown

07/08/2011

32234

A Bankruptcy filed by

Social Security Number(s)

Case No.

Date filed

Maria Silva

None Shown

10/27/2011

43350

**Legal Description** 

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

PARCEL 1 OF PARCEL MAP NO. 17922, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 107 PAGES 88 AND 89, OF PARCEL MAPS, RECORDS OF SAID COUNTY RECORDER.

# Exhibit "D"

# **SITE PLAN: Case # CV-1108855**

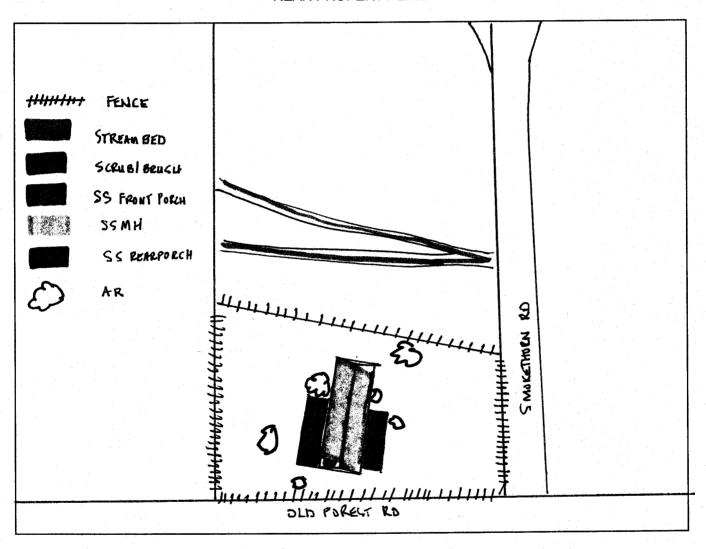
OWNER(S): JAVIER SILVA / MARIA SILVA SITE ADDRESS: 37340 OLD FOREST RD, ANZA

ASSESSOR'S PARCEL: 573-110-047

ACREAGE: 4.35000000000

NORTH ARROW

# **REAR PROPERTY LINE**

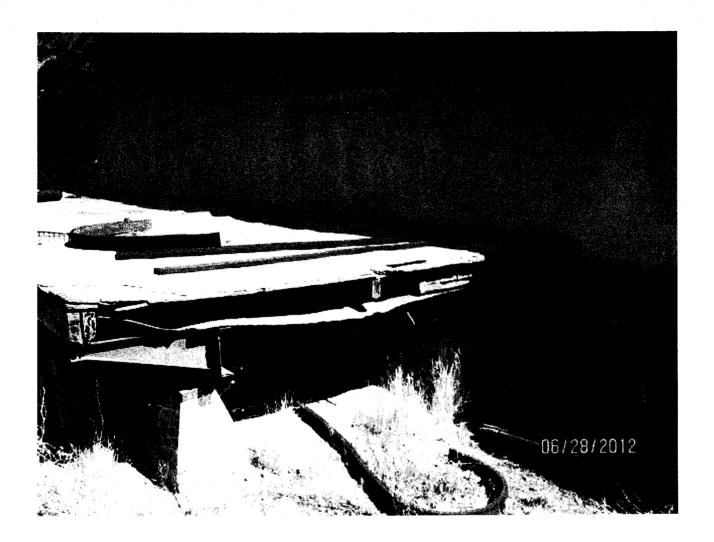


FRONT PROPERTY LINE: 37340 OLD FOREST RD, ANZA

PREPARED BY	B. POLLARD	DATE:	052012	

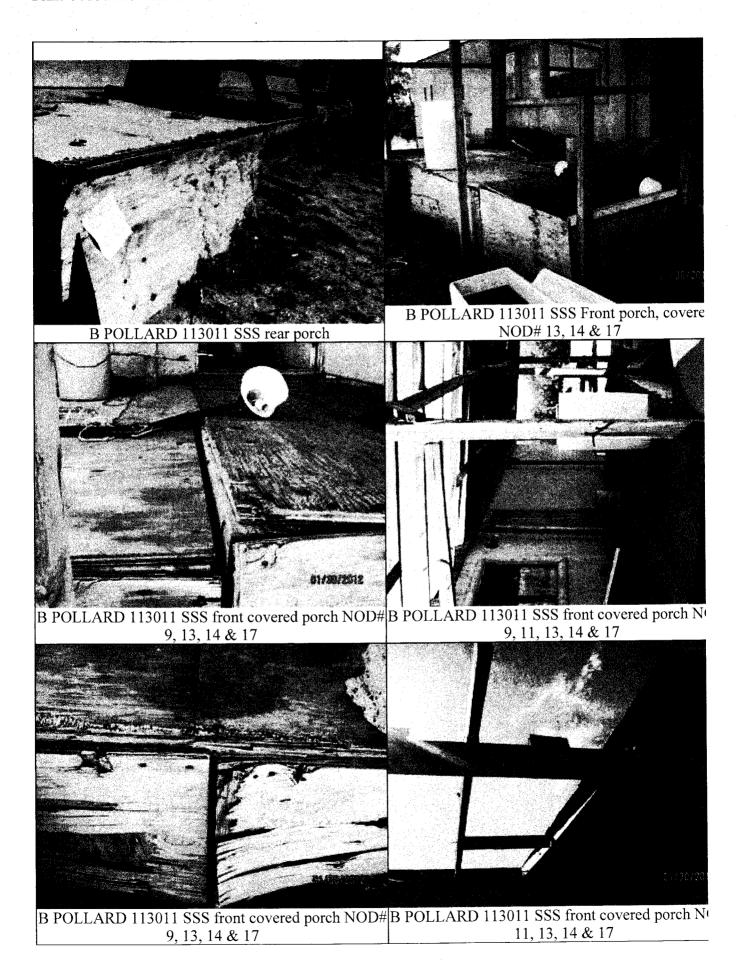






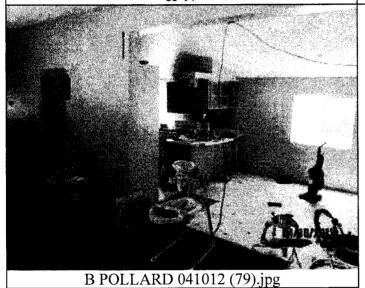








B POLLARD 113011SSS rear porch NOD# 9, 13, 14 B POLLARD 113011 SSS rear porch NOD# 9, 13 & 17



# Exhibit "E"



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

GLENN BAUDE Director

# NOTICE OF VIOLATION

January 30, 2012

Occupant 37340 OLD FOREST RD ANZA, CA 92539

RE CASE NO: CV1108855 at 37340 OLD FOREST RD, in the community of ANZA, California, Assessor's Parcel Number 573-110-047

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 37340 OLD FOREST RD, in the community of ANZA California, Assessor's Parcel Number 573-110-047, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

# Said violation is described as:

1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.

2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated

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

4) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of

Riverside County owned by them or under their control.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing

in an authorized scrap yard.

- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised & covered-front side of MH.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised-rear side of MH.

4) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 14, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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 CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

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- 11	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
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	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
4 []	Hazardous plumbing		
	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
5. [1	Lack of required electrical li	ighting	1001(6)10 17920.3(a)10
63	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
2 11			1601(e) 17920.3(d)
or fl	Hazardous Wiring		Demolish Or Rehabilitate Structure
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7. []	Lack of adequate heating fa	FIRGS	
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m []		s or other vertical supports that split, lean, list or	
	due to defective material or		1901(c)4 1792013(b)4
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12 []		[]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Structure
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13 D	Faulty weather protection		
4	A. Deteriorated or ineffect	ive weather proofing of exterior walls, roof or fl	GOTS
	including broken window	vs or doors, lack of paint or other approved wall	covering.
	OBTAIN PERMIT TO:	Renair Per Applicable Building Codes	MDemolish Or Rehabilitate Structure
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# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

SUB	STANDARD	BUILDING CO	INDITIONS:		COCENCIONS C	COE SECTIONS
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20 [			deterioration		1001(e)4	17920.3(b)4
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[			ue to defective material or deterioration		1002(c)6	17920.3(b)6
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# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

GLENN BAUDE Director

### AFFIDAVIT OF POSTING OF NOTICES

January 30, 2012

**RE CASE NO: CV1108855** 

#### I, B Pollard, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563.

That on <u>013012</u> at <u>1297</u>, I securely and conspicuously posted NOV for SSMH, SSS(X2) & AR. at the property described as:

Property Address: 37340 OLD FOREST RD, ANZA

Assessor's Parcel Number: 573-110-047

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

Executed on January 30, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

GLENN BAUDE Director

#### NOTICE OF VIOLATION

January 30, 2012

JAVIER SILVA / MARIA SILVA 44734 CALLE HILARO TEMECULA, CA 92590

RE CASE NO: CV1108855 at 37340 OLD FOREST RD, in the community of ANZA, California, Assessor's Parcel Number 573-110-047

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 37340 OLD FOREST RD, in the community of ANZA California, Assessor's Parcel Number 573-110-047, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

#### Said violation is described as:

1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.

2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated

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

4) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

#### YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised & covered-front side of MH.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised-rear side of MH.
- 4) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 14, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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 CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

SIJBS	TANDARD BUILDING O	ONDITIONS:	3	CODE SECRONO G	COE SECTIONS
100	The state of the s	closes, lavasory, bathtub, shower or kitchen sink		1001(6)1,23	179203(a)1,2,3
- 11	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes		Or Rehabilitate	
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5. []	Lack of required electrical			1001(b)10	17920.3(a)10
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	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	Demolish	Or Rehabilitate	
7. []	Lack of adequate heating for	vellities		1001(0)6	17920.3(a)6
2.5	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	[]Demolish	Or Rehabilitate	: Structure
8. []	Deteriorated or inadequate	foundation		1001(c)1	17920.3(6)1
हर इ.स.	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	Demolish	Or Rehabilitate	Structure
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10 []		deterioration.		1001(c)4	17920.3(6)4
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13 N	Faulty weather protection	***************************************		1001(b)1-4	179203(2)1-4
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	including broken windo	res or doors, lack of paint or other approved wall o	covering.	90 15 16 16	alia di
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# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

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1.	[]	Lack of or improper water c	lose: lavatos), pathiup, shower or kinchen sink	******	1 <b>001(b)</b> 1,2,3	179203(a)1,2,3
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2.	[]	Lack of hot and cold renning	g water to plumbing fixtures		1 <b>001(6)</b> 4,5	17 <b>720</b> .3(a)4,5
		OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	Demolish	Or Rehabilitate	Structure
3.	[]	Lack of connection to requi	red sewage system	. Bed Life in reclaim in an entitle on	1001(6)14	179203(4)14
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		OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes		Or Rehabilitate	
6.		Hazardous Wiring			1001(e)	17920.3(d)
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7.		Lack of adequate heating fa-	silities		1991(0)6	17920.3(a)6
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8.	**	Deteriorated or inadequate				17920.3(6)4
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12		Dampness of habitable room			1001(b)11	17920.3(a)11
		OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes		Or Rehabilitate	
13	风	Faulty weather protection			1001(6)1-4	179203(g)1-4
	. 1	A. Deteriorated or ineffect	ive weather proofing of exterior walls, toof or flor	)ES		
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# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

GLENN BAUDE Director

#### PROOF OF SERVICE

Case No. CV1108855

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 31, 2012, I served the following documents(s):

### NOTICE RE: Notice of Violation and Notice of Defects

by placing a true copy thereof enclosed in a sealed envelope(s) by CERTIFIED MAIL, RETURN RECEIPT REQUESTED addressed as follows:

JAVIER SILVA / MARIA SILVA 44734 CALLE HILARO, TEMECULA, CA 92590 OCCUPANT 37340 OLD FOREST RD, ANZA, CA 92539

- XX By First Class Mail. I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.
- XX STATE. I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON January 31, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By Lakesha Covington, Code Enforcement Aide

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Griy, No Insurance Coverage Provided)

For delivery information visit due website at windings Give Continue For Continue Fee (Endorsement Required)

Postage Continue Fee (Endorsement Required)

Resistant Delivery Fee (Endorsement Required)

OCCUPANT 37340 OLD FOREST ROAD ANZA, CA 92539

CV11-08855/573

Complete tierns 1, 2, serici, Alter complete nem 4 if feasible of Delivery is desired.

Print your rease and advance on the reverse so multi-sericity from series and advance on the reverse so that see can industry the party of the multiplices or on the front if space permits.

1. Article Addressed to:

RECID FEB 0 7 2012

JAVIER AND MARIA SILVA
44734 CALLE HILARO
TEMECULA, CA 92590
CV11-08855/573

2. Article Manber
(Temecula, CA 92590)
CV11-08855/573

2. Article Manber
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CV11-08855/573

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U.S. Postal Service...
CERTIFIED MAIL RECEIPT
(Domostic Mail Only: No Insurance Coverage Provided)
For delivery Information visit our weights at www.usps.com

OFFICIAL USE

Postage
Cortified Pee
Return Repetit Fee
(Endorsement Required)

April JAVIER AND MARIA SILVA
44734 CALLE HILARO
TEMECULA, CA 92590
CV11-08855/573

# Exhibit "F"

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

DOC # 2012-0266236 06/08/2012 03:41P Fee:NC Page 1 of 1 Recorded in Official Records County of Riverside Larry N. Ward Assessor, County Clerk & Recorder



#### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV11-08855

SILVAJAVIER & MARIA

And DOES I through X, owners

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

ADDRESS: 37340 OLD FOREST RD ANZA, CA 92539

PARCEL#: 573-110-047

LEGAL DESCRIPTION: 4.35 ACRES NET IN PAR 1 PM 107/088 PM 17922

VIOLATIONS: Substandard Mobile Home Ord 457 (RCC Title 15), Substandard Structure Porch - raised & covered-front and rear of MH Ord 457 (RCC Title 15), Accumulated Rubbish Ord 541 (RCC Title 8:120)

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

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

COUNTY OF RIVERSIDE

DEPARTMENT OF CODE ENFORCEMENT

Dated: 5/22/2012

Brian Black, Code Enforcement Department

#### <u>ACKNOWLEDGEMENT</u>

State of California )
County of Riverside )

On CS/24/12 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission # 1838743 Comm. Expires March 12, 2013



# EXHIBIT "G"



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Juan C. Perez Interim Director

December 17, 2012

# NOTICE OF HEARING RE: LAND USE ORDINANCE VIOLATION(S) AND ABATEMENT OF PUBLIC NUISANCE

TO: Owners and Interested Parties (See Attached Proof of Service and Responsible Parties List)

Case No.: CV11-08855 APN: 573-110-047; SILVA

Property: 37340 Old Forest Road, Anza

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the abatement of the substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 37340 Old Forest Road, Anza, Riverside County, California, and more particularly described as Assessor's Parcel Number 573-110-047.

YOU ARE HEREBY DIRECTED TO APPEAR AT THIS HEARING to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard structure and accumulation of rubbish from the real property.

SAID HEARING will be held on **Tuesday**, **January 29**, **2013**, at **9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

JUAN C. PEREZ INTERIM DIRECTOR

HECTOR VIRAY

100

Supervising Code Enforcement Officer

### RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 37340 Old Forest Road, Anza; Case No.: CV11-08855 APN: 573-110-047; District 3 / 3

December 17, 2012

JAVIER SILVA & MARIA SILVA 44734 CALLE HILARO TEMECULA, CA 92590

### PROOF OF SERVICE

Case No. CV11-08855

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3 | STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jennifer L. Miller, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

That on December 17, 2012, I served the following document(s):

# NOTICE OF HEARING RE: LAND USE ORDINANCE VIOLATION(S) AND ABATEMENT OF PUBLIC NUISANCE

#### RESPONSIBLE PARTIES OR INTERESTED PARTIES LIST

#### PROOF OF SERVICE

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

## OWNERS OR INTERESTED PARTIES (SEE ATTACHED RESPONSIBLE OR INTERESTED PARTIES LIST)

- **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.
- BY PERSONAL SERVICE: I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).
- XX STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.
- FEDERAL I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

JENNIFER L. MILLER

Code Enforcement Aide

EXECUTED ON December 17, 2012, at Riverside, California.

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# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### AFFIDAVIT OF POSTING OF NOTICES

December 18, 2012

**RE CASE NO: CV1108855** 

I, George Eliseo, hereby declare:

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

That on 12/18/2012 at 11:00 am, I securely and conspicuously posted Notice of Hearing Re: Land Use Ordinance Violation(s) and Abatement of Public Nuisance and Responsible or Interested Parties List at the property described as:

Property Address: 37340 OLD FOREST RD, ANZA

Assessor's Parcel Number: 573-110-047

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

Executed on December 18, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

G. ELISED

By: George Eliseo, Code Enforcement Officer



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Juan C. Perez Interim Director

January 24, 2013

# RESCHEDULED NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

TO: Owne

Owners and Interested Parties (See Attached Notice List)

Case No.: CV11-08855 APN: 573-110-047

Property: 37340 OLD FOREST RD, ANZA

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the abatement of the substandard mobile home, substandard structure x2 and accumulated rubbish located on the SUBJECT PROPERTY described as **34340 Old Forest Road Anza**, Riverside County, California, and more particularly described as Assessor's Parcel Number 573-110-047.

YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard mobile home, substandard structure x2 and accumulated rubbish from the real property.

A HEARING was originally scheduled for Tuesday, January 29, 2013, at 9:30 a.m. in the Board of Supervisors Room, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California has been rescheduled to Tuesday, February 26, 2013 at 9:30 a.m. at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to this department, will be presented to the Board of Supervisors, for consideration and deliberation in this matter.

Be on notice that in addition to costs that have already accrued for this case, costs associated therewith will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

JUAN C. PEREZ

INTERIM DIRECTOR

HECTOR VIRAY

Supervising Code Enforcement Officer

### **RESPONSIBLE PARTIES LIST**

Subject Property: 37340 OLD FOREST RD ANZA Case No.: CV11-08855; APN: 573-110-047; District 3/3

JAVIER SILVA & MARIA SILVA 44734 CALLE HILARO TEMECULA, CA 92590

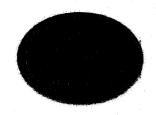
PROOF OF SERVICE 1 Case No. CV11-08855 2 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE 3 I, Dean Deines, the undersigned, declare that I am a citizen of the United States and am employed in 4 the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501. 5 That on January 24, 2013, I served the following document(s): 6 RESCHEDULED NOTICE TO CORRECT COUNTY ORDINANCE 7 VIOLATIONS AND ABATE PUBLIC NUISANCE 8 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows: 9 **OWNERS OR INTERESTED PARTIES** (SEE ATTACHED NOTICE LIST) 10 BY FIRST CLASS MAIL. I am "readily familiar" with the office's practice of collection XX11 and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, 12 California, in the ordinary course of business. 13 BY PERSONAL SERVICE: I caused to be delivered such envelope(s) by hand to the offices of the addressee(s). 14 STATE - I declare under penalty of perjury under the laws of the State of California that the XX15 above is true and correct. 16 FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made. 17 EXECUTED ON January 24, 2013, 2013, at Riverside, California. 18 19 20 21 22 23 24

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### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

January 24, 2013

**RE CASE NO: CV1108855** 

#### I, B Pollard, hereby declare:

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

That on <u>012413</u> at <u>1511</u>, I securely and conspicuously posted Rescheduled Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 37340 OLD FOREST RD, ANZA

Assessor's Parcel Number: 573-110-047

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

Executed on January 24, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

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



FROM: County Counsel/TLMA

Code Enforcement Department

**SUBMITTAL DATE:** December 20, 2012

SUBJECT: Abatement of Public Nuisance [Substandard Structures & Accumulated Rubbish]

Case No: CV 11-08855 [SILVA]

Subject Property: 37340 Old Forest Rd., Anza; APN: 573-110-047

District: 3/3

#### **RECOMMENDED MOTION:** Move that:

- 1. The substandard structures (front and back porch) on the real property located at 37340 Old Forest Road, Anza, Riverside County, California, APN: 573-110-047 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- 2. Javier Silva and Maria Silva, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)					_
FINIANIOIAI	Current F.Y. Total Cost:	Cost: \$ N/A Budget Adjustment: N/A N/A For Fiscal Year: N/A  Positions To Be Deleted Per A-30 Requires 4/5 Vote   APPROVE  BY. Alex Lan.			
1	<b>Current F.Y. Net County Cost:</b>	\$ N/A	Budget Adjustment	•	N/A
DATA	Annual Net County Cost:	\$ N/A	For Fiscal Year:		N/A
SOURCE OF	FUNDS:				1 1
FINANCIAL Current F.Y. Total Cost: Current F.Y. Net County Cost:			Requires 4/5 Vote	, 🔲	
C.E.O. REC	OMMENDATION:	APPROVE	)		
County Exe	cutive Office Signature	BY: Ole	x Hann		

WITH THE CLERK OF THE BOARD ATTACHMENTS FILED

Policy

X

Consent

Policy

 $\boxtimes$ 

Departmental Concurrence

Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

Abatement of Public Nuisance Case No.: CV11-08855 [SILVA]

Address: 37340 Old Forest Road, Anza

APN#573-110-047

District: 3/3 Page 2

- 3. The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
- 4. The accumulation of rubbish on the real property located at 37340 Old Forest Road, Anza, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- 5. Javier Silva and Maria Silva, the owners of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days
- 6. If the owners of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structures and accumulation of rubbish by removing and disposing of the same from the real property.
- 7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall 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 Riverside County Ordinance No. 725.
- 8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

Abatement of Public Nuisance Case No.: CV11-08855 [SILVA]

Address: 37340 Old Forest Road, Anza

APN#573-110-047

District: 3/3 Page 2

#### **BACKGROUND:**

- 1. An initial inspection was made of the subject real property by the Code Enforcement Officer on January 30, 2012.
- 2. The inspection revealed two substandard structures (front and back porch) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: Defective or deteriorated flooring or floor supports; faulty weather protection; general dilapidation or improper maintenance; public and attractive nuisance abandoned/vacant. The inspection also revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: furniture, clothes, toys, household items, dresser, filing cabinet, mattress, scrap wood, boxes and appliances.
- 3. Subsequent inspections of the above-described real property on February 14, 2012, March 14, 2012, April 10, 2012, May 1, 2012, May 25, 2012 and June 28, 2012, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
- 4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures and accumulation of rubbish.

## BOARD OF SUPERVISORS COUNTY OF RIVERSIDE

 IN RE ABATEMENT OF PUBLIC NUISANCE
[SUBSTANDARD STRUCTURES AND
ACCUMULATED RUBBISH]; APN 573-110-047, )
37340 OLD FOREST ROAD, ANZA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; JAVIER SILVA AND MARIA SILVA, OWNERS. )

[R.C.O. Nos. 457 and 541]

I, Michael Sanders, 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 under oath:

- 1. I am currently employed by the Riverside County Code Enforcement Department as a Senior Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.
- 2. I am informed and believe and based thereon allege that on January 30, 2012, Code Enforcement Officer Pollard conducted an initial inspection of the real property known as 37340 Old Forest Road, Anza, within the unincorporated area of Riverside County, California, which is further described as Assessor's Parcel Number 573-110-047 (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 is owned by Javier Silva and Maria Silva (hereinafter referred to as "OWNERS") at the time of the inspection referenced in paragraph number 2 above. A certified copy of the County Equalized Assessment Roll for the year 2012-2013 and a copy of the County Geographic Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein by reference.
- 4. Based on the Lot Book Report from RZ Title Company dated July 13, 2012, it is determined that no additional parties may potentially hold a legal interest in THE PROPERTY. A true and correct copy of the Lot Book Report is attached hereto as Exhibit "C" and incorporated

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I am informed and believe and based thereon allege that on January 30, 2012, Officer 5. Pollard conducted an initial inspection of THE PROPERTY on which he observed a mobilehome with attached front and back porches in a state of general dilapidation. THE PROPERTY was open, accessible and vacant. Officer Pollard observed the following conditions which cause the structures to be substandard and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside County Ordinance No. 457:

#### Front and back porch:

Defective or deteriorated flooring or floor supports;

Faulty weather protection;

- 1) 2) 3) 4) General dilapidation or improper maintenance;
- Public and attractive nuisance abandoned/vacant.
- During the initial inspection on January 30, 2012, Officer Pollard also observed 6. accumulated rubbish on THE PROPERTY including, but not limited to, furniture, clothes, toys, household items, dresser, filing cabinet, mattress, scrap wood, boxes and appliances. The total area of the accumulated rubbish was approximately eight hundred fifty-five (855) square feet. This condition causes THE PROPERTY to constitute a public nuisance in violation of Riverside County Ordinance No. 541.
- A site plan and photographs reflecting the substandard condition of the structures and 7. the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated herein by reference.
- True and correct copies of each Notice issued in this matter and other supporting 8. documentation are attached hereto as Exhibit "E" and incorporated herein by reference.
- On January 30, 2012, Officer Pollard posted Notices of Defects, a Notice of 9. Violation, "Danger Do Not Enter" signs, and a "Do Not Dump" sign on THE PROPERTY.
- On June 8, 2012 a Notice of Noncompliance for the substandard structures and 10. accumulated rubbish was recorded against THE PROPERTY as instrument number 2012-0266236. A true and correct copy of the recorded Notice of Noncompliance is attached hereto and incorporated by reference as Exhibit "F."

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On January 30, 2012, the Notices of Violation were mailed by certified mail, return 11. receipt requested to OWNERS.

- I am informed and believe and based thereon allege that on February 14, 2012, March 12. 14, 2012, April 10, 2012, May 1, 2012 and May 25, 2012, Officer Pollard conducted follow up inspections of the open and accessible property. During each inspection, Officer Pollard observed that the violations remained on THE PROPERTY.
- On June 28, 2012, I drove to the open and accessible property to conduct a follow up 13. inspection. The conditions on THE PROPERTY remained; the structures remained in a general state of dilapidation and accumulated rubbish was present, and THE PROPERTY continued to constitute a public nuisance in violation of RCO Nos. 457 and 541.
- I am informed and believe, and based upon said information and belief, allege that 14. OWNERS do not have legal authority or permission to store or accumulate the above described materials on THE PROPERTY.
- Based upon my experience, knowledge and visual observations, it is my 15. determination that the substandard structures and accumulation of rubbish on THE PROPERTY create an extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a public nuisance in violation of the provisions set forth in Riverside County Ordinance Nos. 457 and 541.
- A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing notification of the Board of Supervisors hearing as required by Riverside County Ordinance No. 725, was mailed to OWNERS by U.S.P.S. and was posted on THE PROPERTY. True and correct copies of the notice, together with the proof of service and the affidavit of posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.
  - A recent inspection revealed that THE PROPERTY remains in violation. 17.
- Significant rehabilitation, removal and/or demolition of the substandard structures and 18. removal and disposal of all structural materials, rubbish and debris are required to abate the public nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number 457, the Health and Safety, Uniform Housing, Administrative and Abatement of Dangerous

Buildings Codes. In addition, the removal and disposal of all rubbish on THE PROPERTY is required to bring THE PROPERTY into compliance with Riverside County Ordinance No. 541.

- 19. Accordingly, the following findings and conclusions are recommended:
- (a) The structures be condemned as a substandard buildings, public and attractive nuisance;
- (b) The OWNERS, or whoever has possession or control of THE PROPERTY, be required to rehabilitate or demolish said structures, including the removal and disposal of all structural debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside County Ordinance No. 457;
- ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside County Health Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to SCAQMD Rule No. 1403;
- (d) If the substandard structures are not razed, removed and disposed of, or reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the substandard structures and contents therein may be abated by representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon receipt of an owner's coasent or a Court Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and
- (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a public nuisance;
- (f) The OWNERS, or whoever has possession or control of THE PROPERTY, be required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of

If the materials are not removed and disposed of in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541, within ninety (90) days after the posting and mailing of the Board's Order and Findings, the rubbish may be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and Reasonable costs of abatement, after notice and opportunity for hearing, shall

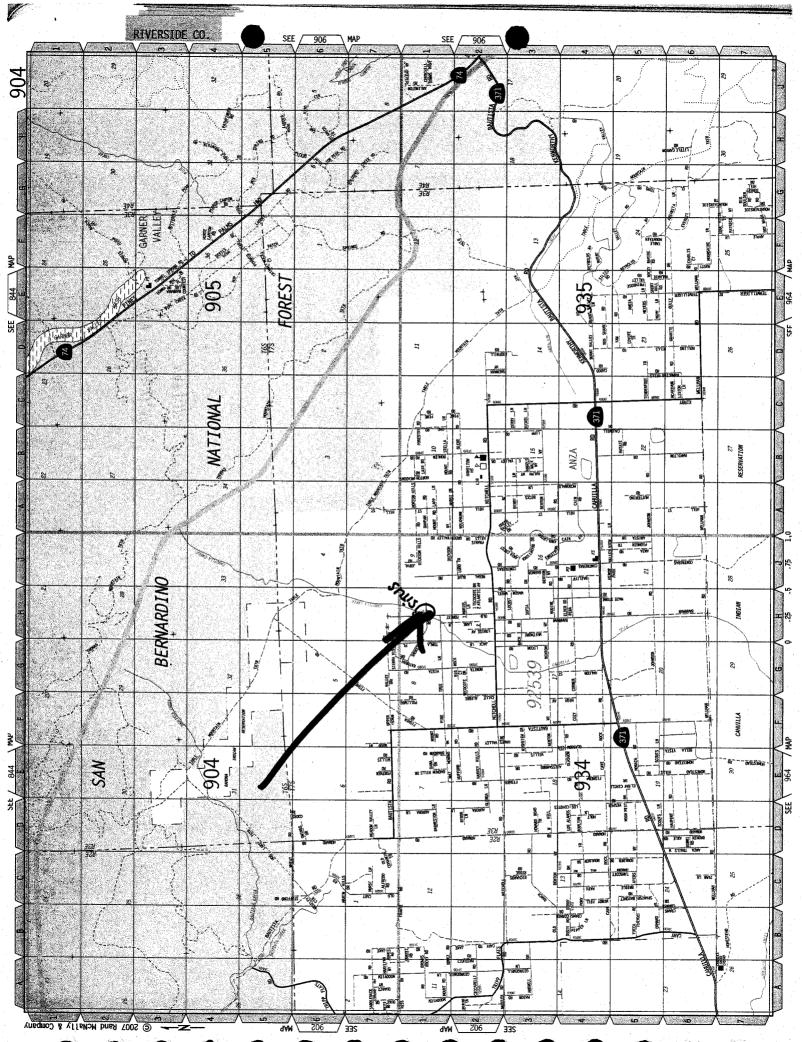
be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance

I declare under penalty of perjury under the laws of the State of California that the foregoing

Executed this 18 day of DECEMBER, 2012, at MURRIETA

Senior Code Enforcement Officer Code Enforcement Department

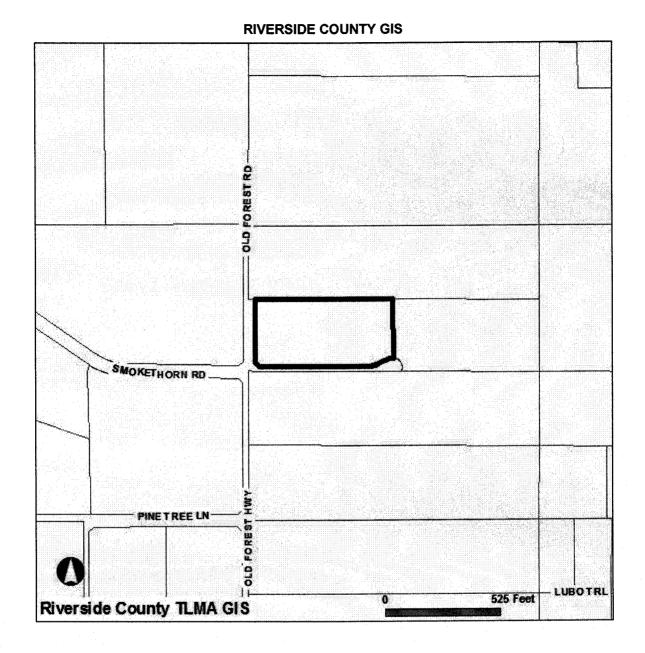
# Exhibit "A"



# Exhibit "B"

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

Assessment #573110047	7-0	Parcel # 573110047-0		
Assessee:	SILVA JAVIER	Land	31,150	
Assessee:	SILVA MARIA		37,382	
Mail Address:	44734 CALLE HILARO	Paul Maria	68,532	
City, State Zip:	TEMECULA CA 92590			
Real Property Use Code:	MO	Total Net	68,532	
Base Year	1998			
Conveyance Number:	0359371	View Parcel Map		
Conveyance (mm/yy):	10/1997			
PUI:	M030012			
TRA:	71-064			
Taxability Code:	0-00			
Assessment Description:	1989 BARON			
ID Data:	Lot 1 PM 107/088 PM 17922			
Situs Address:	37340 OLD FOREST RD ANZA CA 92539			



### Selected parcel(s): 573-110-047

#### \*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

#### <u>APNs</u>

573-110-047-0

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

JAVIER SILVA MARIA SILVA 37340 OLD FOREST RD ANZA, CA. 92539

#### **MAILING ADDRESS**

(SEE OWNER) 44734 CALLE HILARO TEMECULA CA. 92590

#### **LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 107/88 SUBDIVISION NAME: PM 17922 LOT/PARCEL: 1, BLOCK: NOT AVAILABLE TRACT NUMBER: NOT AVAILABLE

RECORDED LOT SIZE IS 4.35 ACRES

#### **PROPERTY CHARACTERISTICS**

WOOD FRAME, 1344 SQFT., 2 BDRM/ 2 BATH, 1 STORY, CONSTD 1989COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

#### THOMAS BROS. MAPS PAGE/GRID

PAGE: 934 GRID: H1

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

**NOT WITHIN A CITY** NOT WITHIN A CITY SPHERE ANNEXATION DATE: NOT APPLICABLE NO LAFCO CASE # AVAILABLE NO PROPOSALS

#### **MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

#### **INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

#### **SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JEFF STONE, DISTRICT 3

#### **SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

#### **TOWNSHIP/RANGE**

#### **ELEVATION RANGE**

4240/4264 FEET

#### **PREVIOUS APN**

573-110-030

#### **PLANNING**

#### LAND USE DESIGNATIONS

Zoning not consistent with the General Plan. RC-EDR

#### SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

### AREA PLAN (RCIP)

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

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

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

NONE

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

R-R-2 1/2 (CZ 4717)

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

ANZA AREA

#### **ZONING OVERLAYS**

**NOT IN A ZONING OVERLAY** 

### HISTORIC PRESERVATION DISTRICTS NOT IN AN HISTORIC PRESERVATION DISTRICT

#### SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS** 

**NOT IN A REDEVELOPMENT AREA** 

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBLITY ZONES

NOT IN AN AIRPORT COMPATIBILTY ZONE

#### **ENVIRONMENTAL**

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

**VEGETATION (2005)** 

CHAPARRAL DESERT SCRUB

DEVELOPED/DISTURBED LAND

#### **FIRE**

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

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

**FIRE RESPONSIBLITY AREA** 

STATE RESPONSIBILITY AREA

#### **DEVELOPMENT FEES**

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

**ROAD & BRIDGE DISTRICT** 

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

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

REMAP

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA

**DEVELOPMENT AGREEMENTS** 

NOT IN A DEVELOPMENT AGREEMENT AREA

#### **TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY** 

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

#### **ROAD BOOK PAGE**

162A

#### TRANSPORTATION AGREEMENTS

**NOT IN A TRANSPORTATION AGREEMENT** 

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS NOT IN A CETAP CORRIDOR.

#### **HYDROLOGY**

**FLOOD PLAIN REVIEW** 

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

#### **WATER DISTRICT**

DATA NOT AVAILABLE

**FLOOD CONTROL DISTRICT** 

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED** 

SANTA MARGARITA

#### **GEOLOGIC**

#### **FAULT ZONE**

**NOT IN A FAULT ZONE** 

**FAULTS** 

NOT WITHIN A 1/2 MILE OF A FAULT

#### **LIQUEFACTION POTENTIAL**

MODERATE

#### SUBSIDENCE

SUSCEPTIBLE

#### PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

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

LOW POTENTIAL

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

#### **MISCELLANEOUS**

#### **SCHOOL DISTRICT**

HEMET UNIFIED

#### **COMMUNITIES**

ANZA

#### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

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

ZONE B, 18.63 MILES FROM MT. PALOMAR OBSERVATORY

#### **2000 CENSUS TRACT**

044402

#### **FARMLAND**

LOCAL IMPORTANCE

#### OTHER LANDS

#### **TAX RATE AREAS**

071064 •COUNTY FREE LIBRARY

**•COUNTY STRUCTURE FIRE PROTECTION** 

**•COUNTY WASTE RESOURCE MGMT DIST** 

•CSA 152

•CSA 153

\*CSA 153
 \*ELS MURRIETA ANZA RESOURCE CONS
 \*FLOOD CONTROL ADMINISTRATION
 \*FLOOD CONTROL ZONE 7
 \*GENERAL
 \*GENERAL PURPOSE
 \*HEMET UNIFIED SCHOOL

MT SAN MACINTO PURPOSE COLLEGE

•MT SAN JACINTO JUNIOR COLLEGE

•RIV CO REG PARK & OPEN SPACE •RIV. CO. OFFICE OF EDUCATION

**•VALLEY HEALTH SYSTEM HOSP DIST** 

#### SPECIAL NOTES NO SPECIAL NOTES

CODE COMPLAINTS

CODE COMPLEXITY			
•	Case #	Description	Start Date
	CV1108855	ABATEMENT	Dec. 28, 2011

**BUILDING PERMITS** 

Case #	Description	Status	
262846	MH SITE PREP 24 X 56	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017	
266458	ELECTRIC TO WELL 100 AMP 3HORSEPOWER	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017	
268972	M H INSTALLLATION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017	

**ENVIRONMENTAL HEALTH PERMITS** 

TO THE PROPERTY OF THE PROPERT		
Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS** 

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Jun 28 08:17:12 2012 Version 120530

## Exhibit "C"



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

#### **Lot Book Report**

Order Number:

Order Date: 7/20/2012 Dated as of: 7/13/2012

County Name: Riverside

Report: \$120.00

FEE(s):

26893

**Customer:** 

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

**Brent Steele** 

Reference:

CV11-08855 / Brenda Peeler

IN RE:

SILVA, JAVIER AND SILVA MARIA

Property Address: 37340 Old Forest Road

Anza

CA 92539

Assessor's Parcel No.: 573-110-047-0

Assessments:

Land Value:

\$31,150.00

Improvement Value:

\$37,382.00

**Exemption Value:** 

\$0.00

Total Value:

\$68,532.00

#### **Tax Information**

Property Taxes for the Fiscal Year

2011-2012

First Installment

\$444.05

Penalty

\$44.40

Status

NOT PAID-DELINQUENT

Second Installment

\$444.05

Penalty

\$75.40

Status

NOT PAID-DELINQUENT



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

Order Number: 26893

Reference: CV11-08855 / Bre

#### **Property Vesting**

The last recorded document transferring title of said

property

**Amount** 

Dated 08/20/1997

Recorded 10/02/1997

Document No. 359371

D.T.T. \$58.30

Grantor Household Financial Services, Inc., a corporation

Grantee Javier Silva and Maria Silva, husband and wife as joint

tenants

#### **Deeds of Trust**

No Deeds of Trust of Record

#### **Additional Information**

A Notice of Administrative Proceedings by the

City of Anza

County of Riverside

Recorded 06/08/2012

Document No. 2012-0266236

Superior Court of California, County of Riverside - Indio Abstract of Judgment Filed in the

**Limited Civil** 

\$3,808.08

Case No. INC046105

Recorded 07/11/2005

Document No. 2005-0552964

Debtor Javier Silva

Creditor Sherman Acquisition II, L.P.



Recorded

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

Order Number: 26893

Reference: CV11-08855 / Bre

Abstract of Judgment Filed in the Superior Court of California, County of Riverside - Civil

Division

Case No. RIS173628

Recorded 11/30/2005

Document No. 2005-0988157

**Amount** \$5,022.00

Debtor Ruby Silva

Creditor Martha & Martin Ulloa

Superior Court of California, County of Riverside -Abstract of Support Judgment Filed in the

Larson Justice Center

Case No. IND087942

Recorded 03/15/2007

Document No. 2007-0179896

Debtor Javier Silva

Creditor County of Riverside Department of Child Support

Services

Abstract of Judgment Filed in the Superior Court of California, County of Sacramento -

Sacramento - Limited Civil

Case No. 34-2009-90019567

Recorded 07/23/2009

Document No. 2009-0382851

**Amount** \$733.63

Debtor Javier Silva Creditor

State of California Employment Development

Department

Superior Court of California, County of Kern - Superior Abstract of Support Judgment Filed in the

Court, Justice Building

04/01/2010

Case No. D1503FL501641

Document No. 2010-0149639

Debtor Javier Silva

Creditor Kern County Department of Child Support Services

Abstract of Support Judgment Filed in the Superior Court of California, County of Riverside -

Riverside Superior Court



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

Order Number: 26893

Reference: CV11-08855 / Bre

 Case No.
 625472DCS

 Recorded
 04/13/2007

Document No. 2007-0251477

Debtor Maria Silva

Creditor County of Riverside Department of Child Support

Services

A Notice of State Tax Lien Recorded 08/14/2008

Document No. 2008-0447381

Amount \$3,547.09

Account No. 1218151132

Certificate No. 08212322103

Debtor Maria C Silva

Creditor: State of California, Franchise Tax Board

A Notice of State Tax Lien Recorded 12/31/2009

Document No. 2009-0673032

Amount \$13,191.71

Account No. 1218151132

Certificate No. 09356618025

Debtor Maria C Silva

Creditor: State of California, Franchise Tax Board

A Notice of State Tax Lien Recorded 03/14/2012

Document No. 2012-0118730

Amount \$6,520.52

Account No. 1218151132

Certificate No. 12059353354

Debtor Maria C Silva

Creditor: State of California, Franchise Tax Board

Notice of Power to Sell Tax-Defaulted Property

Recorded 09/01/2011

Document No. 2011-0390881

A Bankruptcy filed by Javier Quintero Silva



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

Order Number: 26893

Reference: CV11-08855 / Bre

Social Security Number(s)

Date filed

Case No.

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

A Bankruptcy filed by

Social Security Number(s)

Date filed

Case No.

None Shown

10/04/2005

MJ21385

Javier Vejar Silva

None Shown

10/18/2010

43624

Maria C Silva

None Shown

03/31/2010

19353

Maria C Silva

None Shown

09/09/2010

39043

Marie Drogo Silva

None Shown

07/08/2011

32234

Maria Silva

None Shown

10/27/2011

43350

#### **Legal Description**

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

PARCEL 1 OF PARCEL MAP NO. 17922, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 107 PAGES 88 AND 89, OF PARCEL MAPS, RECORDS OF SAID COUNTY RECORDER.

## Exhibit "D"

#### **SITE PLAN: Case # CV-1108855**

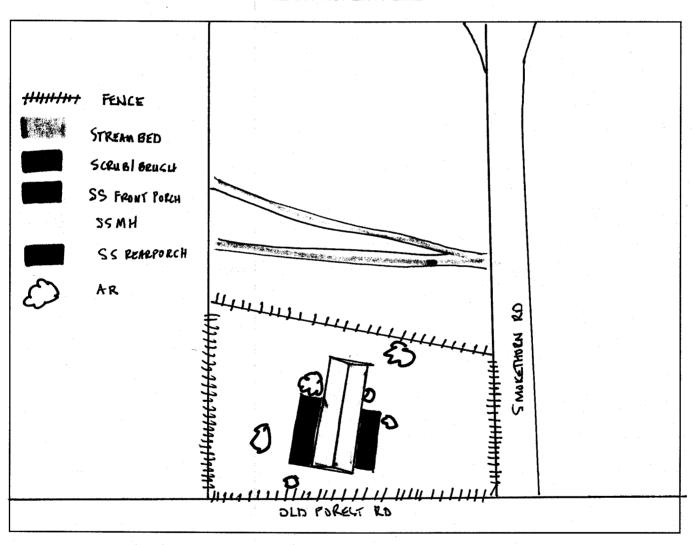
**OWNER(S)**: JAVIER SILVA / MARIA SILVA **SITE ADDRESS**: 37340 OLD FOREST RD, ANZA

**ASSESSOR'S PARCEL**: 573-110-047

ACREAGE: 4.35000000000

NORTH ARROW

#### **REAR PROPERTY LINE**



FRONT PROPERTY LINE: 37340 OLD FOREST RD, ANZA

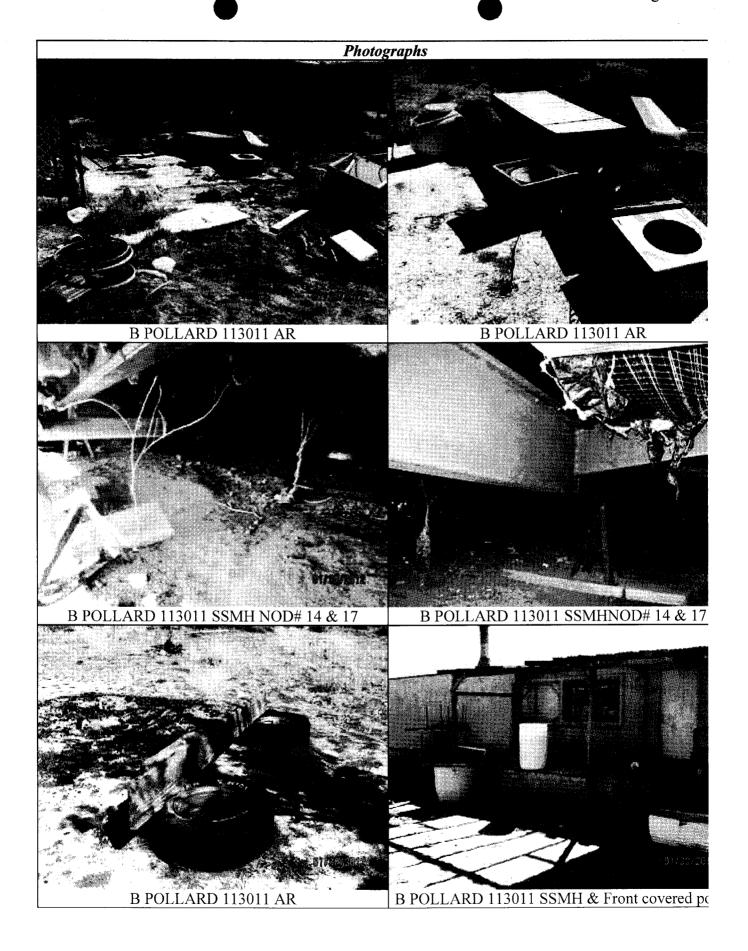
PREPARED BY: B. POLLARO	DATE: 852812
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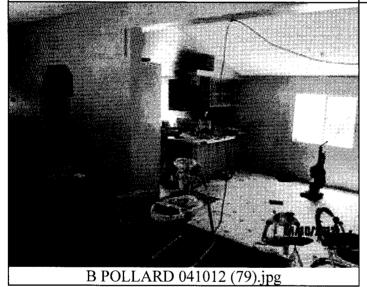




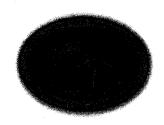




B POLLARD 113011SSS rear porch NOD# 9, 13, 14 B POLLARD 113011 SSS rear porch NOD# 9, 13 & 17



# Exhibit "E"



GLENN BAUDE Director

#### NOTICE OF VIOLATION

January 30, 2012

Occupant 37340 OLD FOREST RD ANZA, CA 92539

RE CASE NO: CV1108855 at 37340 OLD FOREST RD, in the community of ANZA, California, Assessor's Parcel Number 573-110-047

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 37340 OLD FOREST RD, in the community of ANZA California, Assessor's Parcel Number 573-110-047, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

#### Said violation is described as:

- 1) 15.48.040 (Ord. 457) You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 15.16.020 (Ord. 457) An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated

with the abatement of such nuite.

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

4) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

#### YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised & covered-front side of MH.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised-rear side of MH.
- 4) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 14, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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 CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

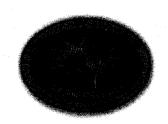
By: B Pollard, Code Enforcement Officer

### RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY SUBSTANDARD BUILDING CONDITIONS: CODE SECTIONS CODE SECTIONS 1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink. .. 1001(6)1.23 17920.3(a)1.2.3 **OBTAIN PERMIT TO:** [ |Repair Per Applicable Building Codes [ ]Demolish Or Rehabilitate Structure 2. [] Lack of hot and cold running water to plumbing fixtures... .. 1001(b)4.5 17920.3(a)4.5 **OBTAIN PERMIT TO:** [ ]Demolish Or Rehabilitate Structure [ ]Repair Per Applicable Building Codes 3. [] Lack of connection to required sewage system. ... 1001/ь)14 17920.3(a)14 **OBTAIN PERMIT TO:** [ |Repair Per Applicable Building Codes [ |Demolish Or Rehabilitate Structure 4. [] Hazardous plumbing... .. 1001(f) 17920.3(e) **OBTAIN PERMIT TO:** [ |Repair Per Applicable Building Codes Demolish Or Rehabilitate Structure 5. [] Lack of required electrical lighting. .. 1001/6)10 17920.3(a)10 | | Demolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** [ Repair Per Applicable Building Codes 6. [] Hazardous Wiring. ... 1001(e) 17920.3(d) **OBTAIN PERMIT TO:** [ |Repair Per Applicable Building Codes I IDemolish Or Rehabilitate Structure 7. [] Lack of adequate heating facilities. .. 1001(0)6 17920.3(a)6 **OBTAIN PERMIT TO:** [ Repair Per Applicable Building Codes [ IDemolish Or Rehabilitate Structure 8. [] Deteriorated or inadequate foundation. ..... 1001(c)1 17920.3(b)1 **OBTAIN PERMIT TO:** [ ]Demolish Or Rehabilitate Structure [ |Repair Per Applicable Building Codes 9. P Defective or deteriorated flooring or floor supports. 17920.3(6)2 .... 1001(c)2 Demolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** [ Repair Per Applicable Building Codes 10 [] Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration. .. 1001(c)4 17920.3(6)4 [ |Demolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** [ ]Repair Per Applicable Building Codes 11 M Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration. 17920.3/5)6 ... 1001(c)6 MDemolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** [ ]Repair Per Applicable Building Codes 12 [] Dampness of habitable rooms ... 1001(Ъ)11 17920.3(a)11 [ IDemolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** [ ]Repair Per Applicable Building Codes 13 X Faulty weather protection 179203(g)1-4 .... 1001(b)1-4 A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. Demolish Or Rehabilitate Structure Repair Per Applicable Building Codes **OBTAIN PERMIT TO:** ... 1001/6/13 17920.3(a)13 14 M General dilapidation or improper maintenance. Demolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** [ ]Repair Per Applicable Building Codes 17920.3(b) 15 [] Fire hazard. ... 1001(i) **OBTAIN PERMIT TO:** [ Repair Per Applicable Building Codes [ |Demolish Or Rehabilitate Structure 16 [] Extensive fire damage. [ ]Repair Per Applicable Building Codes [ |Demolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** 17 X Public and attractive nuisance - abandoned/vacant. XIDemolish Or Rehabilitate Structure OBTAIN PERMIT TO: [ ]Repair Per Applicable Building Codes 17920.3(n) 18 [] Improper occupancy., 1001(m) [ |Demolish Or Rehabilitate Structure **OBTAIN PERMIT TO:** I IRopair Per Applicable Building Codes 19 [] | | Demolish Or Rehabilitate Structure OBTAIN PERMIT TO Repair Per Applicable Building Codes 20 [] Demolish Or Rehabilitate Structure Repair Per Applicable Building Codes YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE Address 013012 Officer P. POLLARD PORCH, RAISED & COVERED, FRONT OF MH. 285-025 (4/96) Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

## RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

بعريض جند				UNIFORM HOUSING H	EALTH & SAFETY
	TANDARD BUILDING CO			Contracting the Contract Contr	DOE SECTIONS
1. []		loset, lavatory, bathtub, shower or kitchen sink			179203(a)1,2,3
	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	[]Demolish	n Or Rehabilitate	Structure
2 []		'독일		1001(b)4,5	17920.3(*)4,5
	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes		n Or Rehabilitate	Structure
3. []		red sewage system	The second secon	1001(6)14	17920.3(a)14
2 447	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		n Or Rehabilitate	
w []	Hazardous plumbing	***************************************			17920.3(e)
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	(F)	n Or Rehabilitate	was a second of the Second
<b>5.</b> []		ighting		1001(b)10	17920.3(a)10
	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	AT 100	h Or Rehabilitate	1.434 a.a. 8 11
6. []	Hazardous Wiring			A Second Control of the Control of t	17920.3(d)
-	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitate	
y- [1	Lack of adequate heating fa		Sept. March 1988 and 1988 and 1989 and 1980 and 1989 and 1980 and	1001(6)6	17920.3(a)6
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitate	and the second second second
8. []		foundation		1001(c)1	17920.3(6)1
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitate	
9. N		ooring or floor supports			17920.3(b)2
,	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitate	Structure
10 []	\$-7.* <del>***********************************</del>	s or other vertical supports that split, lean, list or			1 - 1 1 - 1 7 - 10
	그 안 하다면 나는 아이를 하고 있다. 그 얼마를 나고 됐어요?	deterioration		1001(c)4	17920.3(ъ)4
and and	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitate	Structure
11 []	그러워 그 이 그 이 사람들이 되었다. 그 그 이 생각이 되었다. 그런 그렇게 하지 않는데 그 그 것이 없었다.	ceiling and roof supports or other horizontal me			
	그 그리고 있는 사람들이 생물을 잃었다면서 살아보니 그리다.	ue to defective material or deterioration		1001(c)6	17920.3(ъ)6
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	4.	h Or Rehabilitate	
12 []	Dampness of habitable room		A Committee of the Comm	1001(b)11	17920.3(a)11
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitate	the second of the second of the second
13 N	Faulty weather protection			1001(h)1-4	17920.3(1)1-4
1	그리고 가는 그 그리고 하는데 그렇게 되는 그는 사람들이 가지 말한 이 점점이 하고 하셨다. 하는 하셨다.	ive weather proofing of exterior walls, roof or flo			
		ws or doors, lack of paint or other approved wall		1 (810) Lavi (81 (1482)	<u> </u>
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes		h Or Rehabilitate	
14 []		roper maintenance		1001(6)13	17920.3(*)13
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	MDemolis	h Or Rehabilitate	: Structure
15 []	Fire hazard		territoria de la constitución de l	1001(i)	17920.3(h)
. 5-	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[ ]Demolis	h Or Rehabilitate	Structure
16 []	Extensive fire damage	***************************************	********	****	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[ ]Demolis	h Or Rehabilitate	Structure
17 N	Public and attractive nuisan	ce - abandoned/vacant		••••	
T	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demolis	h Or Rehabilitate	Structure
18 []	Improper occupancy			1001(a)	17920.3(n)
7-17	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolis	h Or Rchabilitate	Structure
19 []			2 (1) 		<u> </u>
	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	[]Demolis	h Or Rehabilitate	e Structure
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***				ATT OF THE	NOTICE
44,44,44		THE ABOVE CONDITIONS WITHIN 30 DAY	er eren till	•	WIKE
Case 1	va. CV11-08855	Address 77340 OLD PO	rest 12	Ø.	
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94.2	manual based during the data of the contract o			seems on Street	CT 11 CB



GLENN BAUDE Director

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

January 30, 2012

**RE CASE NO: CV1108855** 

#### I, B Pollard, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563.

That on <u>013012</u> at <u>1297</u>, I securely and conspicuously posted NOV for SSMH, SSS(X2) & AR. at the property described as:

Property Address: 37340 OLD FOREST RD, ANZA

Assessor's Parcel Number: 573-110-047

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

Executed on January 30, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Office



GLENN BAUDE Director

#### NOTICE OF VIOLATION

January 30, 2012

JAVIER SILVA / MARIA SILVA 44734 CALLE HILARO TEMECULA, CA 92590

RE CASE NO: CV1108855 at 37340 OLD FOREST RD, in the community of ANZA, California, Assessor's Parcel Number 573-110-047

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 37340 OLD FOREST RD, in the community of ANZA California, Assessor's Parcel Number 573-110-047, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

#### Said violation is described as:

- 1) 15.48.040 (Ord. 457) You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 15.16.020 (Ord. 457) An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated



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

4) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

#### YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised & covered-front side of MH.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Porch, raised-rear side of MH.
- 4) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 14, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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 CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

### RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

STIRS	TANDARD BUILDING	CONDITIONS		A. 1982 T. N. 1972 A.	EALTH & SAFETY
		ter closet, lavatory, bathtub, show	-9.53		17000 2/->1 7 7
I J	OBTAIN PERMIT TO			1001(b)1,2,3 h Or Rehabilitate	17920.3(a)1,2,3
2. []		nning water to plumbing fixtures			17920.3(a)4,5
- 11	OBTAIN PERMIT TO			h Or Rehabilitate	and the state of the Property of the
3. []		equired sewage system		1001(ъ)14	17920.3(a)14
A. 13	OBTAIN PERMIT TO			h Or Rehabilitate	The state of the s
4.0	Hazardous plumbing	A STATE OF THE STA	그 그 그렇게 되었다.	1001(f)	17920.3(e)
(1	OBTAIN PERMIT TO			h Or Rehabilitate	
5. [1		cal lighting		1001(b)10	17920.3(a)10
	OBTAIN PERMIT TO			h Or Rehabilitate	2.0
6. []	Hazardous Wiring		그는 경기가득하는 것은 것은 것이 되었다. 그런 구성 그 것이 없는 것이 없다.	1001(e)	17920.3(d)
13	OBTAIN PERMIT TO	: []Repair Per Applicable Bu		h Or Rehabilitate	
7. []	Lack of adequate heating		· · · · · · · · · · · · · · · · · · ·	1001(6)6	17920.3(±)6
	OBTAIN PERMIT TO	· 큐스		h Or Rehabilitate	
8 11		rate foundation	— — — — — — — — — — — — — — — — — — —	1001(e)i	17920.3(Б)1
o. [ ]	OBTAIN PERMIT TO			h Or Rehabilitate	
Q K1/		d flooring or floor supports		1001(c)2	17920.3(b)2
* 14	OBTAIN PERMIT TO			h Or Rehabilitate	
10 11		tions or other vertical supports th		n Of Renauman	Silucidie
10 []				-860 / X4	12000 2014
	due to defective materia			1001(c)4 L O- B-b-b-B	17920.3(b)4
** **	OBTAIN PERMIT TO		그 하는 것 같아 가장 그렇게 하는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다.	h Or Rehabilitate	: Offaciale
11 []		ofs, ceiling and roof supports or	and the first of the second of	10017-14	12020-2434
	OBTAIN PERMIT TO	le due to defective material or de		1001(c)6 h Or Rehabilitate	17920.3(b)6
12 (3					
12 []	Dampness of habitable OBTAIN PERMIT TO			1001(b)11 h Or Rehabilitate	17920.3(a)11
12 51				1901(b)1-4	17928.3(2)1-4
	Faulty weather protection	fective weather proofing of exter		1002(8)1-7	1/2003(1)1-4
		ndows or doors, lack of paint or o			
	OBTAIN PERMIT TO	하다 하는 그 중시간이 보다 그러워 말하다면 하는 아이들에게 모든 특별하다 살아왔다고 있었다.	사람이 없는 것이다. 그런 그렇게 하다 하하다 그는 사람이 하는 사람이 모든 사람이 하는 것이다.	h Or Rehabilitate	Structure
44.72					
		improper maintenance	*****	1001(b)13	17920.3(*)13
	OBTAIN PERMIT TO	: []Repair Per Applicable Bu		h Or Rehabilitat	
12 []	Fire bazard			1001(i)	17920.3(h)
44.55	OBTAIN PERMIT TO	: []Repair Per Applicable Bu	inking Codes [ ]Demons	h Or Rehabilitat	e Structure
10 []	Extensive fire damage			eriologi Territoria	ar <b>Ari</b> ana ana ana an
	OBTAIN PERMIT TO	40 · · · · · · · · · · · · · · · · · · ·		h Or Rehabilitat	e 211 neutre
17 队		isance - abandoned/vacant			
/	OBTAIN PERMIT TO	: []Repair Per Applicable Bu	ulding Codes Number	h Or Rehabilitat	
18 []	Improper occupancy			1001(n)	17920.3(n)
	OBTAIN PERMIT TO	: []Repair Per Applicable Bu	iding Codes [ ]Demolis	ih Or Rehabilitat	e Stracture
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20 []				and the second second	
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***	YOU MUST CORRECT	T THE ABOVE CONDITIONS	WITHIN 30 DAYS OF THE I	DATE OF THIS	NOTICE
Case I	10. CVII-0885	Address 74	140 OLD POLEST 12	<u> </u>	
		- A A		Company of the second of the s	eramere ( · · · · · · · · · · · · · · · · · ·
Bess	X3012	Officer V .	DIAMEN		
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285-4	)25 (4/96) TU	~n jightely- ke	1 ~ 07 " 17		

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

## RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

SUB	STANDARD BUILDING	CONDITIONS:	CODE SECTIONS CODE SEC	TIONS	
1. [	Lack of or improper water	r closet, lavatory, bathtub, shower or kitchen sink		(a)1,2,3	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[ [Demolish Or Rehabilitate Struc		
2. [	Lack of hot and cold runn	ing water to plumbing fixtures	1001(b)4,5 17920.	M19 5.	
•	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[  Demolish Or Rehabilitate Struc	a section in section	
3. [		uired sewage system			
•	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[  Demolish Or Rehabilitate Struc		
4.	Hazardous plumbing				
•	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[ [Demolish Or Rehabilitate Struc	. 707	
5. [	Lack of required electrical	l lighting		A Colored	
Ψ.	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[ ]Demolish Or Rehabilitate Struc		
6. 1	Hazardous Wiring				
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Struc		
7. [	Lack of adequate heating				
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RI	Deteriorated or inadequat				
- L	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Struc		
0 D		flooring or floor supports			
- A	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Struc		
10 [		ons or other vertical supports that split, lean, list or			
TO [			and the second s	20.14	
		or deterioration	1001(c)4 17920.	5.00	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Struc	aure .	
11 L		s, ceiling and roof supports or other horizontal me			
		due to defective material or deterioration	1801(c)6 17920.		
44. *	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Struc		
12 [	Dampness of habitable ro				
\	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[ ]Demolish Or Rehabilitate Struc		
13 D	Faulty weather protection			3(3)1-4	
		ctive weather proofing of exterior walls, roof or flo			
		ows or doors, lack of paint or other approved wall		.24	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Struc		
14 M	General dilapidation or in	nproper maintenance		3(=)13	
	<b>`OBTAIN PERMIT TO:</b>	[]Repair Per Applicable Building Codes	Demolish Or Rehabilitate Struc		
15 [	Fire hazard		1001(i) 17920.	3(h)	
	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	[]Demolish Or Rehabilitate Struc	ture	
16 [	Extensive fire damage				
,	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	[ ]Demolish Or Rehabilitate Struc	ture	
17	Public and attractive nuise	ince - abandoned/vacant			
0	OBTAIN PERMIT TO:	[]Repair Per Applicable Building Codes	MDemolish Or Rehabilitate Struc	ture	
18 [	Improper occupancy	······································	1001(n) 17920	3(n)	
	OBTAIN PERMIT TO:	[ ]Repair Per Applicable Building Codes	[ [Demolish Or Rehabilitate Struc	ture	
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₹ \$	OBTAIN PERMIT TO:	Repair Per Applicable Building Codes	[ ]Demolish Or Rehabilitate Struc	ture	
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***	YOU MUST CORRECT	THE ABOVE CONDITIONS WITHIN 30 DAY	S OF THE DATE OF THIS NOTIC	Œ	
	. Day - 1.051	27 2114 610	FOREST POJANZA		
Case	No. <u>CVII-08855</u>	Address	1 THE THE	<del></del>	
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Detc	017012	Officer B. POLLARD			
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285	025 (4/96)	in Liver A	🍨 i i proposition de la servició del servició del servició de la		
	letributions White-C		r-To Be Posted On Structure	<b>S</b>	



GLENN BAUDE Director

#### PROOF OF SERVICE

Case No. CV1108855

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 31, 2012, I served the following documents(s):

#### NOTICE RE: Notice of Violation and Notice of Defects

by placing a true copy thereof enclosed in a sealed envelope(s) by CERTIFIED MAIL, RETURN RECEIPT REQUESTED addressed as follows:

JAVIER SILVA / MARIA SILVA 44734 CALLE HILARO, TEMECULA, CA 92590 OCCUPANT 37340 OLD FOREST RD, ANZA, CA 92539

- XX By First Class Mail. I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.
- XX STATE. I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON January 31, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By Lakesha Covington, Code Enforcement Aide

 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mallplace, or on the front if space permits. C. Date of Delivery 1. Article Addressed to: FEB 1 6 2012 OCCUPANT 37340 OLD FOREST ROAD ☐ Express Mail
☐ Return Receipt for Marchandise ANZA, CA 92539 □ 0.0.D. CV11-08855/573 ivery? (Extra Fac) ☐ Yes - 7 IV 131 (1) Article (jumber: |
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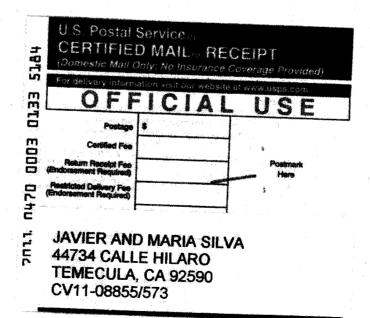
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סלאט יינטל	OCCUPAN 37340 OLD ANZA, CA	92539

item 4 if Plastricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece. or on the front if space permits. 1. Article Addressed to: If YES, enter delivery address below: **RECT) FEB 0 7 2012** JAVIER AND MARIA SILVA 44734 CALLE HILARO TEMECULA, CA 92590 ☐ Express Mail
☐ Return Receipt for Merchands CV11-08855/573 CO.D. ry? (Extra Fee) 2. Article Number (Transfer from service label) 7011 0470 0003 0133 5184 PS Form 3811, Pabruary 2004 Comestic Platters Receipt 102505-02-M-1540



# Exhibit "F"

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

DOC # 2012-0266236 06/08/2012 03:41P Fee:NC Page 1 of 1 Recorded in Official Records County of Riverside Larry W. Ward Assessor, County Clerk & Recorder



#### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

SILVA, JAVIER & MARIA

Case No.: CV11-08855

And DOES I through X, owners

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

ADDRESS: 37340 OLD FOREST RD ANZA, CA 92539

PARCEL#: 573-110-047

LEGAL DESCRIPTION: 4.35 ACRES NET IN PAR 1 PM 107/088 PM 17922

VIOLATIONS: Substandard Mobile Home Ord 457 (RCC Title 15), Substandard Structure Porch - raised & covered-front and rear of MH Ord 457 (RCC Title 15), Accumulated Rubbish Ord 541 (RCC Title 8.120)

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

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

COUNTY OF RIVERSIDE

DEPARTMENT OF CODE ENFORCEMENT

Dated: 5/22/2012

Brian Black, Code Enforcement Department

**ACKNOWLEDGEMENT** 

State of California ) County of Riverside )

On CSP4/12 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission # 1838743

Comm. Expires March 12, 2013



ELIZABETH B. ROSS
Commission # 1838743
Notary Public - California
Riverside County
My Comm, Expires Mar 12, 2013

## EXHIBIT "G"



Juan C. Perez Interim Director

December 17, 2012

### NOTICE OF HEARING RE: LAND USE ORDINANCE VIOLATION(S) AND ABATEMENT OF PUBLIC NUISANCE

TO: Owners and Interested Parties (See Attached Proof of Service and Responsible Parties List)

Case No.: CV11-08855 APN: 573-110-047; SILVA

Property: 37340 Old Forest Road, Anza

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the abatement of the substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as **37340 Old Forest Road, Anza, Riverside County, California,** and more particularly described as Assessor's Parcel Number 573-110-047.

YOU ARE HEREBY DIRECTED TO APPEAR AT THIS HEARING to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard structure and accumulation of rubbish from the real property.

SAID HEARING will be held on **Tuesday**, **January 29**, **2013**, at **9:30** a.m. in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

JUAN C. PEREZ INTERIM DIRECTOR

HECTOR VIRAY

Mos

Supervising Code Enforcement Officer

#### RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 37340 Old Forest Road, Anza; Case No.: CV11-08855 APN: 573-110-047; District 3 / 3

December 17, 2012

JAVIER SILVA & MARIA SILVA 44734 CALLE HILARO TEMECULA, CA 92590 PROOF OF SERVICE
Case No. CV11-08855

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Jennifer L. Miller, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

That on December 17, 2012, I served the following document(s):

#### NOTICE OF HEARING RE: LAND USE ORDINANCE VIOLATION(S) AND ABATEMENT OF PUBLIC NUISANCE

#### RESPONSIBLE PARTIES OR INTERESTED PARTIES LIST

#### PROOF OF SERVICE

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

### OWNERS OR INTERESTED PARTIES (SEE ATTACHED RESPONSIBLE OR INTERESTED PARTIES LIST)

- XX BY FIRST CLASS MAIL. I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.
- BY PERSONAL SERVICE: I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).
- XX STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.
- FEDERAL I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.
- EXECUTED ON December 17, 2012, at Riverside, California.

JENNIFER L. MILLER Code Enforcement Aide



#### AFFIDAVIT OF POSTING OF NOTICES

December 18, 2012

**RE CASE NO: CV1108855** 

I, George Eliseo, hereby declare:

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

That on 12/18/2012 at 11:00 am, I securely and conspicuously posted Notice of Hearing Re: Land Use Ordinance Violation(s) and Abatement of Public Nuisance and Responsible or Interested Parties List at the property described as:

Property Address: 37340 OLD FOREST RD, ANZA

Assessor's Parcel Number: 573-110-047

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

Executed on December 18, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

G. ELISED

By: George Eliseo, Code Enforcement Officer