

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



FROM:

TLMA -

Code Enforcement Department

aps B

**SUBMITTAL DATE:** June 11, 2013

SUBJECT: Statement of Abatement Costs [Case No. CV09-12956]

Subject Property: 2 Parcels West of 31835 Wakefield Avenue, Homeland; MOLNAR

APN: 459-179-010

District 3 / 5

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

- (1)assess the reasonable costs of abatement of a public nuisance (accumulated rubbish and substandard mobile home) in the above-referenced matter to be seven hundred ninety-four dollars and fifty cents (US \$794.50):
- assess the costs of abatement against the above-described subject property; (2)
- (3) authorize the recordation of a notice of abatement lien;
- (4)authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5)authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

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

(Continued)

JUAN PEREZ, TLMA Director

**FINANCIAL** DATA

**Current F.Y. Net County Cost:** 

**Current F.Y. Total Cost:** 

**Annual Net County Cost:** 

\$ N/A \$ N/A

\$ N/A

In Current Year Budget: **Budget Adjustment:** 

For Fiscal Year:

N/A N/A

N/A

SOURCE OF FUNDS:

Positions To Be **Deleted Per A-30** 

Requires 4/5 Vote

C.E.O. RECOMMENDATION:

Policy Policy  $\boxtimes$ X

Consent

Consent

**County Executive Office Signature** 

## MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$500.00.

Aves:

Jeffries, Tavaglione, Stone, Benoit and Ashley

Nays:

None None

Absent: Date:

June 25, 2013: 13

XC:

Co. Co./CED SECRETARD STREETING COAMITY Kecia Harper-Ihem

Dep't Recomm.: O O Exec.

Prev. Agn. Ref.:

District:

Agenda Number:

Form 11 (Rev 06/2003)

3/5

Statement of Abatement Costs [Case No. CV 09-12956]

Subject Property: 2 Parcels West of 31835 Wakefield Avenue, Homeland; MOLNAR

APN: 459-179-010

District 3 / 5

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

Notices of Violation were issued. Subsequently, the property was brought into compliance.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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

FROM:

TLMA -

Code Enforcement Department

SUBJECT:

Statement of Abatement Costs [Case No. CV09-12956]

Subject Property: 2 Parcels West of 31835 Wakefield Ave., Homeland;

**MOLNAR** 

APN: 459-179-010

District: 3 / 5

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

Hearing Date: June 25, 2013

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting)	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll for Tax Year 2012/2013  And Geographic Information System, 11/27/2012	Exhibit C
Lot Book Report and/or DataQuick	Exhibit D
Demand for Payment Statement of Abatement Costs  Notice of Special Tax Assessment	Exhibit E
Request for Hearing	Exhibit F

# EXHIBIT "A"



## CODE ENFORCEMENT DEPARTMENT **COUNTY OF RIVERSIDE**

Juan C. Perez Interim Director

May 20, 2013

## NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS

To: Owner(s) or Interested Parties Subject Property: 2 Parcels West of 31835 Wakefield Ave., Homeland

(See Attached Proof of Service

Case No.: CV09-12956; MOLNAR

and Responsible Parties List)

APN: 459-179-010

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on Tuesday, June 25, 2013, at 9:30 a.m. in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved Accumulated Rubbish and Substandard Mobile home located on your real property commonly described as 2 Parcels West of 31835 Wakefield Ave., Homeland, Riverside County, California and more particularly described as Assessor's Parcel Number 459-179-010.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is seven hundred ninety-four dollars and fifty cents, (US \$794.50). This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

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

JUAN C. PEREZ

INTERIM DIRECTOR

Mary Overholt

Supervising Code Enforcement Officer **Enclosure: Statement of Abatement Costs** 

## RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 2 Parcels West of 31835 Wakefield Avenue, Homeland; Case No.: CV09-12956 APN: 459-179-010; District 3 / 5

#### **OWNER**

JANOS MOLNAR, TRUSTEE OF THE MOLNAR TRUST P O BOX 797 BONSALL, CA 92003-0797

JANOS MOLNAR P O BOX 797 BONSALL, CA 92003-0797



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

459179010 JANOS MOLNAR P O BOX 797 BONSALL, CA 92003 Date: 11/27/2012

## Summary Statement of Abatement Costs

Date	Invoice Number & Amount	Amount	Balance		
11/27/2012	CV0912956- INV #105449. Orig. Amount \$794.50.	794.50	794.50		

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

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

Code Enforcement Department

### **County of Riverside Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502

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



## **Statement of Abatement Costs**

459179010 JANOS MOLNAR P O BOX 797 BONSALL, CA 92003

Date	Invoice #
11/27/2012	105449

**Property Address** 

459179010 JANOS MOLNAR

2 PARCELS WEST OF 31835 WAKEFIELD AVE.

HOMELAND, CA

Case Number	District	Class
CV0912956	5	SOAC

You are liable to the County for the following abatement

costs:					
Date	Item	Description	Hours/Qty	Rate	Amount
12/23/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
2/4/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
2/5/2010	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
2/5/2010	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
3/12/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/26/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
11/27/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
	•	Subtotal Code Enforcement Costs			479.20
	·			105.55	125.55
11/27/2012	Prepare Case for SOAC H	Prepare Case for Statement of Abatement Costs Hearing		125.55 69.75	69.75
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.73	195.30
		Subtotal County Counsel Costs			193.30
				120.00	120.00
11/27/2012	Lot Book Report	Subtotal Contractor Costs		120.00	120.00
		Subtotal Contractor Costs			
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<b>!</b> .					
		No. 2011			
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The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

\$794.50 Subtotal Payments/Credits \$0.00

\$794.50 **Total Now Due** 

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

Code Enforcement Department



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

AND SPECIAL TAX	ASSESSMENT
JANOS MOLNAR P O BOX 797 BONSALL, CA 92003-0797	
Subject Property: 2 PARCELS WEST OF (31835 WAKEFIE Case No(s): CV09-12956 APN No(s): 459-179-010	ELD AVENUE), HOMELAND
Supervisors (Please PRINT your name here)	st a public hearing before the Board of
regarding case number(s) $CVO9-1295$	<u>6</u>
I request notice of the Board of Supervisors hearing date time days from the submission of this request) to be mailed to me	ne, and location (which shall not be less than 10 at the following address:
Return Mailing Address: P.O. Box 79	<u> 7 </u>
BONSALL CA	.92003
Signed: Acute Molular (Please SIGN your name here)  Print: Tanos Molular (Please PRINT your name here)	
You may contact me at the following daytime phone number  OUT OF COUNTRY  FEB-8-028-2013  IMPORTAN  Keep a copy of this form and mail the original to:	AFTER 2-28-13 760) 758-3986 Home/FAX (760) 277-3609 CELL
Riverside County Code Enforcement Department	

KX Thos CASE WAS CLOSED

Riverside, CA 92502-1469

MAY-26-2010\*\*

'13 FEB 11 RCUD

#### PROOF OF SERVICE Case No. CV09-12956

#### STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, 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 May 20, 2013, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- SUMMARY STATEMENT OF ABATEMENT COSTS AND STATEMENT OF ABATEMENT COSTS
- RESPONSIBLE PARTIES / NOTICE LIST

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

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

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

EXECUTED ON May 20, 2013, at Riverside, California.

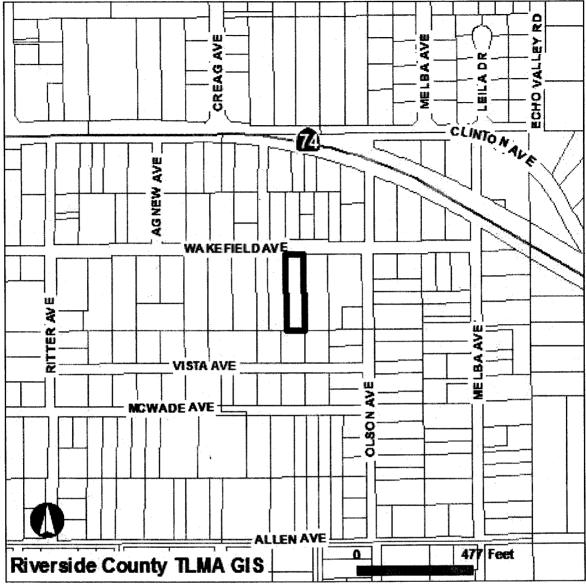
Stacy Baumgar ner

# EXHIBIT "C"

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

Assessment #459179010	)-4	Parcel # 459179010-4						
Assessee:	MOLNAR JANOS	Land	33,289					
Mail Address:	P O <b>B</b> OX 797	Full Value	33,289					
City, State Zip:	BONSALL CA 92003	Total Net	33,289					
Real Property Use Code:	MY							
Base Year	2006							
Conveyance Number:	0623621	View Parcel Map						
Conveyance (mm/yy):	11/2008							
PUI:	M060000							
TRA:	89-050							
Taxability Code:	0-00							
ID Data:	Lot 10 MB 013/001 HOMELAND							

## **RIVERSIDE COUNTY GIS**



#### Selected parcel(s): 459-179-010

#### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

#### STANDARD REPORT

#### **APNs**

459-179-010-4

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

JANOS MOLNAR ADDRESS NOT AVAILABLE

#### **MAILING ADDRESS**

(SEE OWNER) P O BOX 797 BONSALL CA. 92003

#### **LEGAL DESCRIPTION**

**RECORDED BOOK/PAGE: MB 13/1** SUBDIVISION NAME: HOMELAND LOT/PARCEL: 10. BLOCK: P , Por.TRACT NUMBER: NOT AVAILABLE

#### LOT SIZE

RECORDED LOT SIZE IS 0.52 ACRES

#### **PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

#### THOMAS BROS. MAPS PAGE/GRID

PAGE: 839 GRID: C1

#### **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)

MARION ASHLEY, DISTRICT 5

#### **TOWNSHIP/RANGE**

T5SR2W SEC 17

#### **ELEVATION RANGE**

1620/1640 FEET

#### **PREVIOUS APN**

459-179-009

#### **PLANNING**

#### **LAND USE DESIGNATIONS**

#### SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

#### **AREA PLAN (RCIP)**

HARVEST VALLEY / WINCHESTER

## COMMUNITY ADVISORY COUNCILS ROMOLAND - HOMELAND (MAC)

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

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

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

**HIGHWAY 79 POLICY AREA** 

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

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

HOMELAND AREA

#### **ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

#### **HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

#### **SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

#### AGRICULTURAL PRESERVE

**NOT IN AN AGRICULTURAL PRESERVE** 

#### REDEVELOPMENT AREAS

PROJECT AREA NAME: MCPA SUBAREA NAME: HOMELAND/GREEN ACRES AMENDMENT NUMBER: 1 ADOPTION DATE: MAY. 11, 1999 ACREAGE: 1260 ACRES

#### AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

#### **AIRPORT COMPATIBLITY ZONES**

NOT IN AN AIRPORT COMPATIBILTY ZONE

#### **ENVIRONMENTAL**

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

#### CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

### WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP NOT IN A CELL GROUP

#### WRMSHCP CELL NUMBER

NOT IN A CELL

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

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

#### **FIRE**

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

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

#### **FIRE RESPONSIBLITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

#### **DEVELOPMENT FEES**

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

#### **ROAD & BRIDGE DISTRICT**

**NOT IN A DISTRICT** 

#### EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

#### WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

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

HIGHWAY 74/79 CORRIDOR

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

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

#### **DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

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

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

#### **ROAD BOOK PAGE**

103B

#### 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**

**EMWD** 

#### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

#### **WATERSHED**

SAN JACINTO VALLEY

#### **GEOLOGIC**

#### **FAULT ZONE**

**NOT IN A FAULT ZONE** 

#### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

#### **LIQUEFACTION POTENTIAL**

LOW

#### **SUBSIDENCE**

SUSCEPTIBLE

#### PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH B).

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

#### **MISCELLANEOUS**

#### SCHOOL DISTRICT

**ROMOLAND & PERRIS UNION HIGH** 

#### **COMMUNITIES**

HOMELAND

#### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN HOMELAND #80 -STREET LIGHTING

LIGHTING (ORD. 655) ZONE B, 29.95 MILES FROM MT. PALOMAR OBSERVATORY

#### 2000 CENSUS TRACT

042723

#### **FARMLAND**

URBAN-BUILT UP LAND

089050 **•COUNTY FREE LIBRARY •COUNTY SERVICE AREA 80 \* •COUNTY STRUCTURE FIRE PROTECTION •COUNTY WASTE RESOURCE MGMT DIST** •CSA 146 •CSA 152 •EASTERN MUN WATER IMP DIST 2
•EASTERN MUNICIPAL WATER
•ERAF RDV •FLOOD CONTROL ADMINISTRATION •FLOOD CONTROL ZONE 4 •GENERAL •GENERAL PURPOSE •METRO WATER EAST 1301999 •MT SAN JACINTO JUNIOR COLLEGE •MT SAN JACINTO JUNIOR COLLEGE
•PERRIS AREA ELEM SCHOOL FUND
•PERRIS JR HIGH AREA FUND
•PERRIS UNION HIGH SCHOOL
•PERRIS VALLEY CEMETERY
•PROJECT 3-HOMELAND 2000 AB1290
•RIV CO REG PARK & OPEN SPACE
•RIV. CO. OFFICE OF EDUCATION
•POMOLAND SCHOOL

#### **SPECIAL NOTES**

•ROMOLAND SCHOOL

NO SPECIAL NOTES

CODE COMPLAINTS

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

REPORT PRINTED ON...Tue Nov 27 12:41:04 2012 Version 121101

SAN JACINTO BASIN RESOURCE CONS **•VALLEY HEALTH SYSTEM HOSP DIST** 

# EXHIBIT ""



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

### **Lot Book Report**

Order Number:

FEE(s):

Order Date: 12/6/2012

Dated as of: 11/28/2012 County Name: Riverside

Report: \$120.00

28068

**Customer:** 

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

**Brent Steele** 

Reference:

CV09-12956 / Dean Deines

IN RE:

MOLNAR, JANOS

Property Address: Vacant Land

Homeland

CA

Assessor's Parcel No.: 459-179-010-4

Assessments:

Land Value:

\$33,289.00

Improvement Value:

\$0.00

**Exemption Value:** 

\$0.00

**Total Value:** 

\$33,289.00

## **Tax Information**

Property Taxes for the Fiscal Year

2012-2013

First Installment

\$248.54

Penalty

\$24.84

Status

NOT-PAID DELINQUENT (Due date 12/10/2012)

Second Installment

\$248.54

Penalty

\$0.00

Status

OPEN NOT-PAID (Due date 04/10/2013)



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

Order Number: 28068

Reference: CV09-12956 / Dea

## **Property Vesting**

The last recorded document transferring title of said

property

Dated 11/19/2008

Recorded 11/24/2008

Document No. 2008-0623621

D.T.T. \$0.00

Grantor Janos Molnar, Trustee of the Molnar Trust dated

01/23/87

Grantee Janos Molnar, Trustee of the Molnar Trust dated

01/23/87

#### **Deeds of Trust**

No Deeds of Trust of Record

### **Additional Information**

Notice of Non-Compliance filed by County of Riverside Code Enforcement Department

In the matter of the property of Janos Molnar Case No. CV07-10086

Recorded 02/08/2008

Document No. 2008-0065602

Notice of Non-Compliance filed by County of Riverside Code Enforcement Department

In the matter of the property of Janos Molnar Case No. CV08-00072 Recorded

02/08/2008

Document No. 2008-0065605



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

Order Number: 28068

Reference: CV09-12956 / Dea

## **Legal Description**

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

LOT 10, IN BLOCK "H" OF HOMELAND AS PER MAP RECORDED IN BOOK 13, PAGE 1 OF MAPS, IN THE OFFICE OF RIVERSIDE COUNTY RECORDER, EXCEPTING THEREFROM THE WESTERLY RECTANGULAR ONE-QUARTER.

CONTAINING 0.55 ACRES, MORE OR LESS.

## ORANGE COAST TITLE CO

WHEN RECORDED, MAIL TO: JANOS MOLNAR, TRUSTEE P.O. BOX 797 BONSALL, CA 92003

TRA NO. 089-050

ASSESSOR'S PARCEL NO.: Portion of 459-179-009

ESCROW NO.: 1029508-CVM

DOC # 2008-0623621
11/24/2008 08:00A Fee:9.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder



	s	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
	T			7						
	М	Α	L	465	426	<b>P</b> COR∕	NCOR	SMF	NCHG	EXAM
-						T:		CTY	UNI	00

٩

210-1029508CVM

tra:089

**GRANT DEED** 

The undersigned Grantor(s) declare that the DOCUMENTARY TRANSFER TAX IS: \$0.00 / 10/12

\_\_\_\_ computed on the full value of the interest of property conveyed, or

computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

XX. OR transfer is EXEMPT from tax for the following reason: Lot Line Adjustment

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JANOS MOLNAR, TRUSTEE OF THE MOLNAR TRUST DATED 1/23/87

HEREBY GRANT(S) to JANOS MOLNAR, TRUSTEE OF THE MOLNAR TRUST DATED 1/23/87

All that real property situated in the County of RIVERSIDE, State of CALIFORNA, described as:

LOT 10, IN BLOCK "H" OF HOMELAND AS PER MAP RECORDED IN BOOK 13, PAGE 1 OF MAPS, IN THE OFFICE OF RIVERSIDE COUNTY RECORDER, EXCEPTING THEREFROM THE WESTERLY RECTANGULAR ONE-QUARTER.

CONTAINING 0.55 ACRES, MORE OR LESS.

"THIS DOCUMENT IS BEING RECORDED PURSUANT TO LOT LINE ADJUSTMENT NO. 5223 APPROVED BY THE RIVERSIDE COUNTY PLANNING DEPARTMENT ON JUNE 18, 2008 AND RECORDED CONCURRENTLY HEREWITH.

Dated: November 19, 2008

STATE OF CALIFORNIA

COUNTY OF San Bernardina

On November 20, 2008, before me,

CATHERINE A. Von Moos, Notary Public

(here insert name and title of the officer)

personally appeared — lands Molnar, Trustee—

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

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

WITNESS my landand official scal.

Signature (

JANOS MOLNAR, TRUSTEE OF THE MOLNAR TRUST DATED 1/23/87

JANOS MOLNAR, TRUSTEE

CATHERINE A. VON MOOS
COMM. # 1605769
NOTARY PUBLIC -CALEFORNIA
SAM BERMARDINO COUNTY
NY COMM. ELP. SEPI. 11, 2009

(SEAL)

Public Record

When recorded please mail to: 5002

DOC # 2008-0065602 02/08/2008 08:00A Fee:NC

Page 1 of 1
Recorded in Official Records

County of Riverside Larry W. Ward

Assessor, County Clerk & Recorder

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NOTICE OF NONCOMPLIANCE

In the matter of the Property of Janos Molnar

Case No. CV07-10086

M 030

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.48.040) described as substandard mobile home (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 31791 Wakefield Avenue, Homeland, CA, and more particularly described as Assessor's Parcel Number 459-179-009 and having a legal description of 1.03 ACRES M/L IN POR LOT 9 BLK H AND LOT 10 BLK H MB 013/001 HOMELAND, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.48.040).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557, Attention Code Enforcement Officer Lori Lyon.

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

COUNTY OF RIVERSIDE

CODE ENFORCEMENT DEPARTMENT

Theresa L. Towner

Code Enforcement Department

#### **ACKNOWLEDGMENT**

State of California ) County of Riverside )

On 112108 before me, Ana E. Carrillo, Notary Public, personally appeared Theresa L. Towner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

ANA E. CARRILLO
Commission # 1767676
Notary Public - California
Riverside County
MyComm. Bates Sep 14, 2011

Public Record

Order: Non-Order Search Doc: RV:2008 00065602

When recorded please mail to: 5002

DOC # 2008-0065605
02/08/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Rssessor, County Clerk & Recorder

#### **NOTICE OF NONCOMPLIANCE**

In the matter of the Property of Janos Molnar

Case No. CV08-00072



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.08.010) described as construction without the required permit(s) - 13' x 13' structure with utilities. Such Proceedings are based upon the noncompliance of such real property, located at 31791 Wakefield Avenue, Homeland, CA, and more particularly described as Assessor's Parcel Number 459-179-009 and having a legal description of 1.03 ACRES M/L IN POR LOT 9 BLK H AND LOT 10 BLK H MB 013/001 HOMELAND, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.08.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Ave., Suite C-1, Moreno Valley, CA 92557, Attention Code Enforcement Officer Lori Lyon.

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

COUNTY OF RIVERSIDE

CODE ENFORCEMENT DEPARTMENT

Theresa L. Towner

Code Enforcement Department

#### **ACKNOWLEDGMENT**

State of California ) County of Riverside )

on 013103 before me, Ana E. Carrillo, Notary Public, personally appeared Theresa L. Towner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) dare subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/he/their authorized capacity(ies), and that by his/he/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

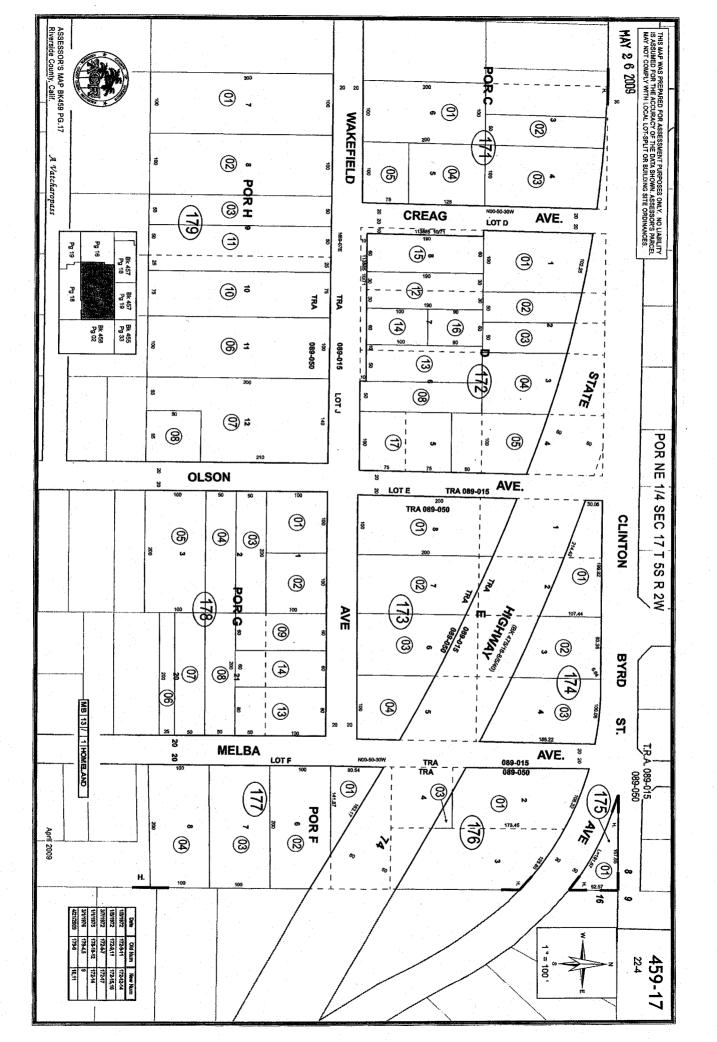
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

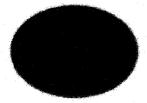
ANA E. CARRILLO
Commission # 1767676
Notary Public - California
Riverside County
MyComm. Baires Sep 14, 2011

Public Record

Order: Non-Order Search Doc: RV:2008 00065605



# EXHIBIT "E"



## County of Riverside Code Enforcement Department

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

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

Apirl 9, 2013

JANOS MOLNAR P O BOX 797 BONSALL. CA 92003-0797

Subject Property: 2 PARCELS WEST OF (31835 WAKEFIELD AVENUE), HOMELAND

Case No(s): CV09-12956 APN No(s): 459-179-010

Dear Janos Molnar:

**NOTICE IS HEREBY GIVEN** that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Accumulated Rubbish, Substandard Mobilehome located on your real property commonly described as 2 PARCELS WEST OF (31835 WAKEFIELD AVENUE), HOMELAND, and more particularly described as Assessor's Parcel Number 459-179-010.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Seven Hundred Ninety Four Dollars and Fifty Cents (\$794.50)**.

You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.

YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

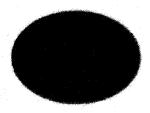
In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact Senior Officer Regina Keyes at (951) 955-2004.

Code Enforcement Department

Michelle Cervantes

Supervising Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

JANOS MOLNAR P O BOX 797 BONSALL. CA 92003-0797

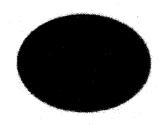
Subject Property: 2 PARCELS WEST OF (31835 WAKEFIELD AVENUE), HOMELAND

Case No(s): CV09-12956 APN No(s): 459-179-010

Supervisors (Please PRINT your name here	, nereby req )	uest a p	iublic ne	anny be	nore the bo	aru oi
regarding case number(s)						
I request notice of the Board of Supervisors days from the submission of this request) to						be less than 10
Return Mailing Address:						
				-		
Signed:		[	Date: _			·
(Please SIGN your name here)  Print:			:			
(Please PRINT your name here)		· · · · · · · · · · · · · · · · · · ·				
You may contact me at the following daytime	e phone numb	er:				

#### IMPORTANT

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



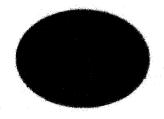
## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### **RESPONSIBLE PARTIES**

April 9, 2013

JANOS MOLNAR P O BOX 797 BONSALL, CA 92003-0797

JANOS MOLNAR, TRUSTEE OF THE JANOS MOLNAR TRUST P O BOX 797 BONSALL, CA 92003-0797



### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

#### PROOF OF SERVICE

Case No. CV0912956

#### STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, <u>Dean Deines</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 April 9, 2013, I served the following documents(s):

Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment

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

#### **Invoices**

#### **Notice List**

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

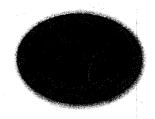
JANOS MOLNAR P O BOX 797, BONSALL, CA 92003-0797 JANOS MOLNAR, TRUSTEE OF THE JANOS MOLNAR TRUST P O BOX 797 BONSALL, CA 92003-0797

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

EXECUTED ON April 9, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Dean Deines, Code Enforcement Aide



### CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

April 12, 2013

**RE CASE NO: CV0912956** 

I, Anita Bustillos, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is: 581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 4/12/2013 at 10:57 a.m., I securely and conspicuously posted Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

Property Address: 2 PARCELS WEST OF (31835 WAKEFIELD AVENUE), HOMELAND

Assessor's Parcel Number: 459-179-010

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

Executed on April 12, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anita Bustillos, Code Enforcement Technician

# EXHIBIT "F"



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

JANOS MOLNAR P O BOX 797 BONSALL, CA 92003-0797 Subject Property: 2 PARCELS WEST OF (31835 WAKEFIELD AVENUE), HOMELAND Case No(s): CV09-12956 APN No(s): 459-179-010 \_\_\_\_, hereby request a public hearing before the Board of Supervisors (Please PRINT your name here) regarding case number(s) \_\_CV09-12956 I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address: Return Mailing Address: P.O. Box 797

You may contact me at the following daytime phone number: AFTER 2-28-13

Out of Country (760) 758-3986 Home/FAX

FEB-8-028-2013 (760) 277-3609 CELL

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

Riverside, CA 92502-1469

Thes CASE WAS CLOSED MAY-26-2010 \*\*\*
'13 FEB 11 PCUD



**County of Riverside** 

**Code Enforcement Department** 

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

TORRES (951) 791-3900 DEMAND FOR PAYMENT X STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

January 17, 2013

**JANOS MOLNAR** P O BOX 797 BONSALL, CA 92003-0797 Sup. Scalled 1-50-L Admin # (951) 955-2004 URGUNA VIRGUNA

Subject Property: 2 PARCELS WEST OF (31835 WAKEFIELD AVENUE), HOMELAND

Case No(s): CV09-12956

APN No(s): 459-179-010

CLOSED MAY. 26-2010 XXX - 5 Calld

Dear Janos Molnar:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Accumulated Rubbish, Substandard Mobilehome located on your real property commonly described as 2 PARCELS WEST OF (31835 WAKEFIELD AVENUE), HOMELAND, and more particularly described as Assessor's Parcel Number 459-179-010.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is Seven Hundred Ninety Four Dollars and Fifty Cents (\$794.50).

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YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact Senior Officer Regina Keyes at (951) 955-2004.

**Code Enforcement Department**