

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



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
July 3, 2013

204 B

**SUBJECT:** Abatement of Public Nuisance [Accumulated Rubbish]  
Case No.: CV12-05352 [ABREU]  
Subject Property: Parcel West of 21510 Ethanac, Good Hope; APN: 345-020-019  
District: 1/1

**RECOMMENDED MOTION:** Move that:

1. The accumulation of rubbish on the real property located at the Parcel West of 21510 Ethanac, Good Hope, Riverside County, California, APN: 345-020-019 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.
2. Juan A. Abreu, the owner of the subject real property, be directed to abate the accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

TRACEY TOWNER, Division Manager for  
JUAN PEREZ, TLMA Director

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

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

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

BY:   
Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: July 16, 2013  
xc: Co. Co./CED, Sheriff

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref.:** | **District:** 1/1 | **Agenda Number:**

9-1

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
BY:   
L. ALEXANDRAFONG  
DATE: 7/2/13

Consent     Policy  
 Consent     Policy

Dept's Recomm.:  
 Per Exec. Ofc.:

JUL 16 2013 8:03 AM  
RECEIVED BY RIVERSIDE COUNTY

Abatement of Public Nuisance

Case No. : CV12-05352 [ABREU]

Address: Parcel West of 21510 Ethanac, Good Hope

APN# 345-020-019

District: 1/1

Page 2

3. If the owner or whoever has possession or control of the real property does 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 of the owner or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the accumulation of rubbish by removing and disposing of the same from the real property.

4. 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.

5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An initial inspection was made on the subject property by Code Enforcement Officer Lori Lyon on October 4, 2012. The inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance 541. The rubbish consisted of, but was not limited to: discarded construction material, discarded lumber and plywood, styrofoam, toys, tires, green waste and miscellaneous debris.

2. Subsequent follow up inspections of the above-described real property on October 25, 2012, January 22, 2013 and January 29, 2013, revealed the property continues to be in violation of Riverside County Ordinance No. 541.

3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of accumulated rubbish.

1 **BOARD OF SUPERVISORS**  
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 12-05352  
4 [ACCUMULATED RUBBISH]; APN: 345-020- )  
5 019, PARCEL WEST OF 21510 ETHANC, GOOD ) DECLARATION OF CODE  
6 HOPE, COUNTY OF RIVERSIDE, STATE OF ) ENFORCEMENT OFFICER  
7 CALIFORNIA; JUAN A. ABREU, OWNER. ) LORI LYON  
8 )  
9 )  
10 )  
11 ) [RCO No. 541]

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

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

18 2. On October 4, 2012, I conducted an initial inspection of the real property described as  
19 Parcel West of 21510 Ethanac, Good Hope, Riverside County, California and further described as  
20 Assessor's Parcel Number 345-020-019 (hereinafter described as "THE PROPERTY"). A true and  
21 correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached  
22 hereto and incorporated herein by reference as Exhibit "A."

23 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
24 Juan A. Abreu (hereinafter referred to as "OWNER"). A certified copy of the County Equalized  
25 Assessment Roll for 2012-2013 tax year and a copy of the report generated from the County Geographic  
26 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."

27 4. Based on the Lot Book Report from RZ Title Service dated November 7, 2012, there  
28 appears to be no interested parties. A true and correct copy of the Lot Book Report is attached hereto and  
incorporated herein by reference as Exhibit "C."

On October 4, 2012, I arrived at THE PROPERTY to conduct an initial inspection of THE  
PROPERTY. From the road right of way, I observed accumulated rubbish, which consisted of, but was  
not limited to the following materials: discarded construction material, discarded lumber and plywood,

1 styroform, toys, tires, green waste and misc debris.

2 6. As a result of the accumulated rubbish, THE PROPERTY constituted a public nuisance in  
3 violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

4 7. On October 4, 2012, I posted a Notice of Violation and on October 11, 2012, a Notice of  
5 Violation was mailed to OWNER by first class mail.

6 8. True and correct copies of each Notice issued in this matter and other supporting  
7 documentation are attached hereto and incorporated herein by reference as Exhibit "D."

8 9. A site plan and photographs depicting the conditions of THE PROPERTY are attached  
9 hereto and incorporated herein by reference as Exhibit "E."

10 10. On October 25, 2012, and January 22, 2013, I conducted follow up inspections and  
11 observed that THE PROPERTY remained unchanged and in violation of RCO No. 541.

12 11. Based upon my experience, knowledge and visual observations, it is my determination that  
13 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general  
14 public.

15 12. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO  
16 No. 541.

17 13. I am informed and believe and based upon said information and belief allege that the  
18 OWNER does not have legal authority or permission to store or accumulate the above described materials  
19 on THE PROPERTY.

20 14. A Notice of Pendency of Administrative Proceeding was recorded in the Office of the  
21 County Recorder, County of Riverside, State of California, on April 2, 2013, as Instrument Number 2013-  
22 0156619, a true and correct copy of which is attached hereto and incorporated herein by reference as  
23 Exhibit "F."

24 15. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing  
25 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER by  
26 first class mail and was posted on THE PROPERTY. True and correct copies of the notice, together with  
27 the proof of service, and the affidavit of posting of notices are attached hereto and incorporated herein by  
28 reference as Exhibit "G."

1 16. Removal of all accumulated rubbish on THE PROPERTY is required to bring THE  
2 PROPERTY into compliance with RCO No. 541, and the Health and Safety Code. Under RCO No. 541,  
3 no amount of rubbish is allowed to accumulate on THE PROPERTY.

4 17. Accordingly, the following findings and conclusions are recommended:

5 (a) the accumulation of rubbish on THE PROPERTY to be deemed and declared a  
6 public nuisance;

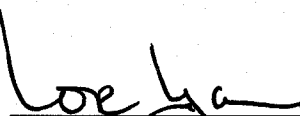
7 (b) the OWNER or whoever has possession or control of THE PROPERTY, be  
8 required to remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing  
9 of the Board's Order to Abate Nuisance, in accordance with all Riverside County Ordinances, including  
10 but not limited to the provision of RCO No. 541;

11 (c) in the event the rubbish is not removed and disposed of according to the above  
12 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinance,  
13 including but not limited to RCO No. 541, the rubbish may be abated and disposed of by representatives  
14 of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon  
15 receipt of an owner's consent or a Court Order when necessary under applicable law.

16 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall be  
17 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
18 PROPERTY pursuant to Government Code Section 25845 and RCO No. 541.

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

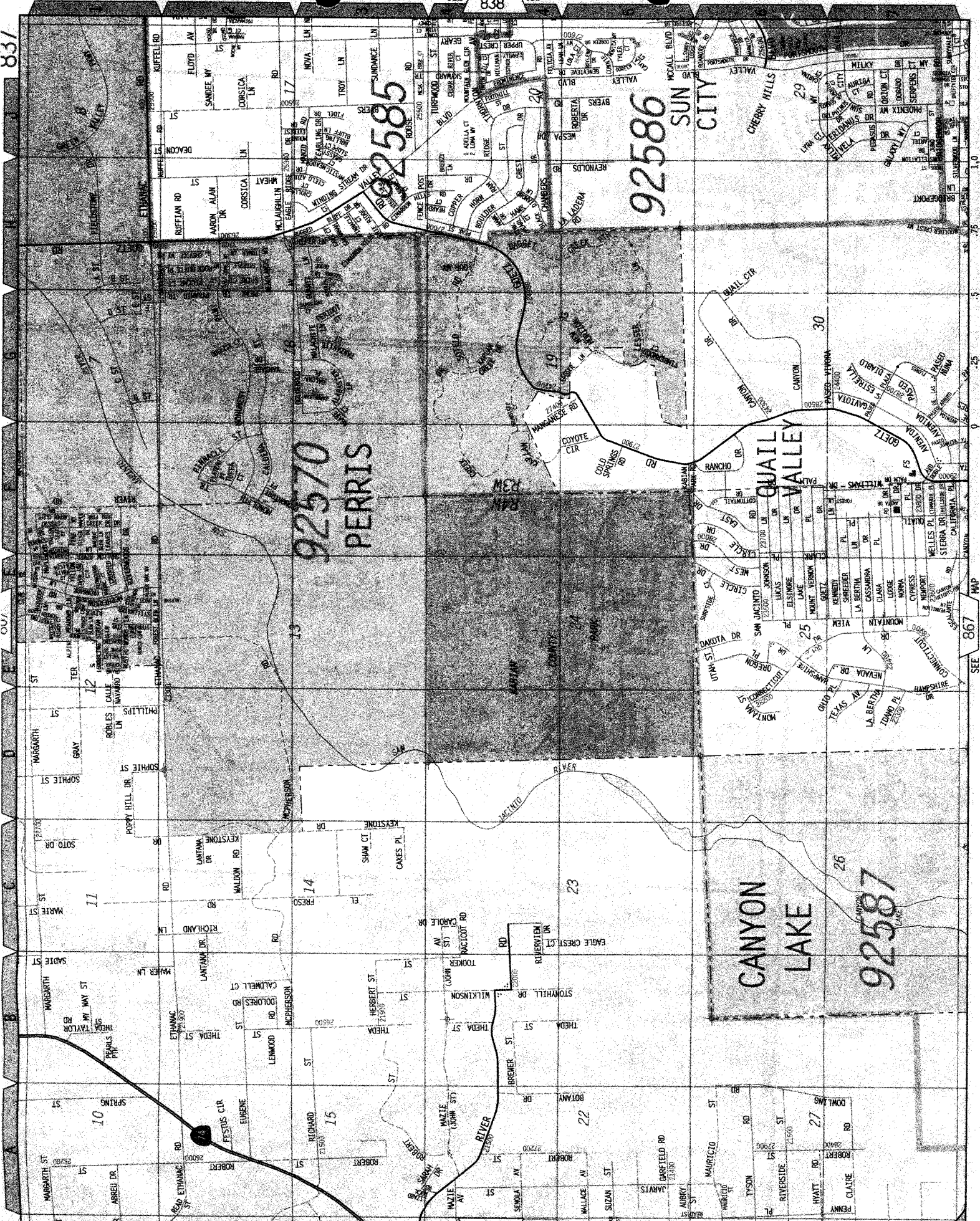
21 Executed this 14<sup>th</sup> day of June, 2013, at Perris, California.

22  
23 

24 LORI LYON  
25 Code Enforcement Officer  
26 Code Enforcement Department  
27  
28

# **EXHIBIT “A”**

837



92570  
PERRIS

92585

92586  
SUN VALLEY CITY

CANYON LAKE

92587

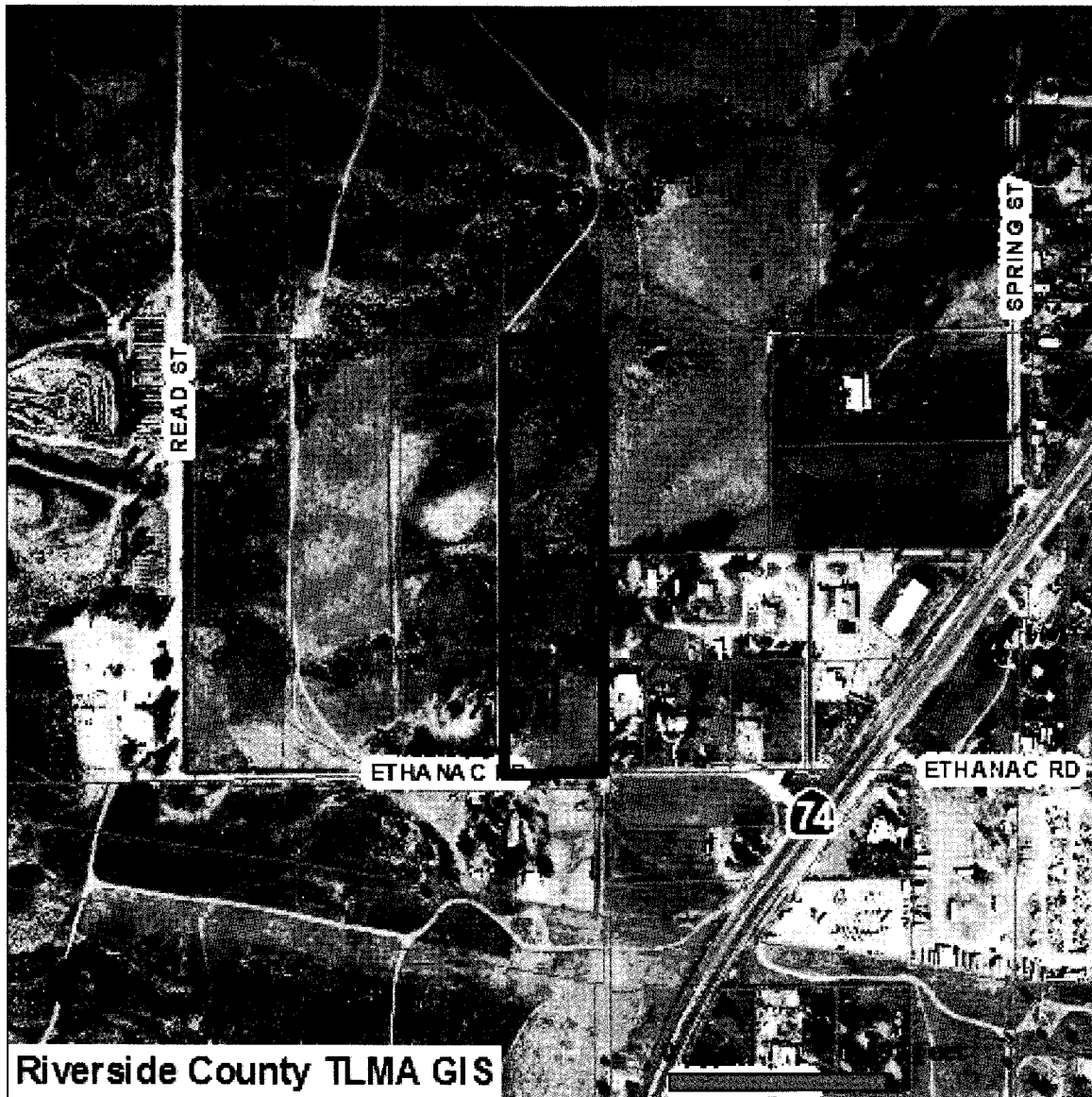
# **EXHIBIT “B”**



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

Assessment #345020019-0		Parcel # 345020019-0	
<b>Assessee:</b>	ABREU JUAN A	<b>Land</b>	43,317
<b>Mail Address:</b>	2519 HOPE ST	<b>Full Value</b>	43,317
<b>City, State Zip:</b>	HUNTINGTON BEACH CA 90255	<b>Total Net</b>	43,317
<b>Real Property Use Code:</b>	YR	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <b>View Parcel Map</b> </div>	
<b>Base Year</b>	1981		
<b>Conveyance Number:</b>	0655909		
<b>Conveyance (mm/yy):</b>	10/2007		
<b>PUI:</b>	R070000		
<b>TRA:</b>	87-048		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot D PM 077/094 PM 12157		

## RIVERSIDE COUNTY GIS

**Selected parcel(s):**

345-020-019

**\*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**

345-020-019-0

**OWNER NAME / ADDRESS**

JUAN A ABREU  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
2519 HOPE ST  
HUNTINGTON BEACH CA. 90255

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 77/94  
SUBDIVISION NAME: PM 12157  
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 10 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 837 GRID: A1, A2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: PERRIS

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

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

KEVIN JEFFRIES, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR4W SEC 10

**ELEVATION RANGE**

1672/1712 FEET

**PREVIOUS APN**

345-020-013

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***PLANNING***

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**LAND USE DESIGNATIONS**

RR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

MEAD VALLEY

**COMMUNITY ADVISORY COUNCILS**

PERRIS VALLEY (MAC)

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

GOOD HOPE 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: I-215 CORRIDOR

SUBAREA NAME: GOOD HOPE

AMENDMENT NUMBER: 0

ADOPTION DATE: FEB. 6, 2009

ACREAGE: 2043 ACRES

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

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***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)**

NONE

**VEGETATION (2005)**

COASTAL SAGE SCRUB

DEVELOPED/DISTURBED LAND

GRASSLAND

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***FIRE***

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

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

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***DEVELOPMENT FEES***

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL/SOUTHWEST

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

MEAD VALLEY

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

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

NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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

**ROAD BOOK PAGE**  
63

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

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## **HYDROLOGY**

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**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
EMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SAN JACINTO VALLEY

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## **GEOLOGIC**

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**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
WITHIN A 1/2 MILE OF  
FAULT IN BASEMENT ROCKS  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**  
LOW  
VERY LOW

**SUBSIDENCE**  
SUSCEPTIBLE

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

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## **MISCELLANEOUS**

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**SCHOOL DISTRICT**  
PERRIS & PERRIS UNION HIGH

**COMMUNITIES**  
GOOD HOPE

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 35.97 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042902

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GRAZING LAND  
LOCAL IMPORTANCE

**TAX RATE AREAS**  
INFORMATION NOT AVAILABLE

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1205352	ABATEMENT	Sep. 27, 2012

REPORT PRINTED ON... Thu Mar 28 15:30:51 2013  
Version 121101

# **EXHIBIT “C”**



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

## Lot Book Report

**Customer:**

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

Attn: Brent Steele  
 Reference: CV12-05352 / Rosa Morales  
 IN RE: ABREU, JUAN A

Property Address: Vacant Land

CA

Assessor's Parcel No. : 345-020-019-0

**Assessments:**

Land Value:	\$43,317.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$43,317.00

Order Number: **28054**

Order Date: 11/9/2012

Dated as of: 11/7/2012

County Name: Riverside

FEE(s):

Report: \$120.00

### Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$481.36
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2012)
Second Installment	\$481.36
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: 28054

Reference: CV12-05352 / Ros

## Property Vesting

The last recorded document transferring title of said property

Dated	09/27/2007
Recorded	10/25/2007
Document No.	2007-0655909
D.T.T.	\$0.00
Grantor	Juan A. Abreu
Grantee	Juan A. Abreu, Trustee of the Juan A. Abreu Living Trust dated May 15, 2007

Affects Property in Question and Other Property

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	06/08/2012
Document No.	2012-0266250

## Legal Description

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

PARCEL4 TOGETHER WITH LOTS D, H, AND I OF PARCEL MAP 12157, ON FILE IN BOOK 77 PAGE 94 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, ESTATE OF CALIFORNIA.

W 1/2 SEC. 10, T.5S., R.4W.

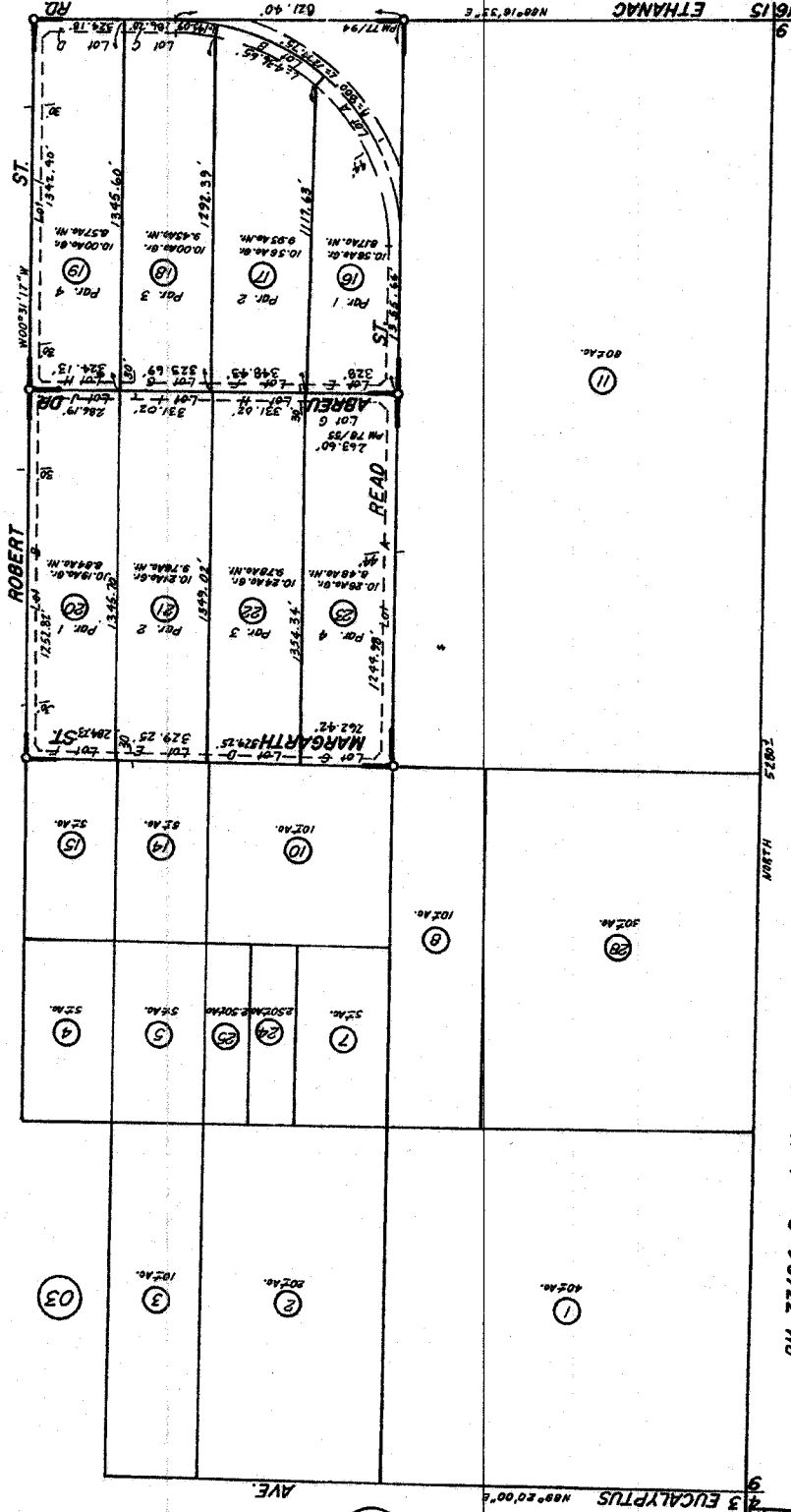
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



05

06

07



343

349

346

RM. 77/94 Parcel Map 12157  
RM. 78/55 " 12156

G.L.O. 8-1888

MAR. 1988

ASSESSOR'S MAP BK. 345 PG. 02  
RIVERSIDE COUNTY, CALIF.

DATE	OLD NO.	NEW NO.
5/20/15	16-19	
6/20/12	80-23	
10/20/8	84-23	
4/07/9	86-27	
2/20/86	86-27	28

WHEN RECORDED MAIL TO  
 Name JUAN A. ABREU  
 Street 2519 HOPE STREET  
 Address HUNTINGTON PARK, CA. 90255  
 City & State

DOC # 2007-0655909  
 10/25/2007 08:00A Fee:7.00  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



MAIL TAX STATEMENTS TO  
 Name  
 Street Address SAME AS ABOVE  
 City & State

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			465	426		PCOR	NCOR	SMF	NCHG
M	A	L							EXAM
						T:	CTY	UNI	150

\$

**Individual Quitclaim Deed**

M  
 U56

TRANSFER TO GRANTORS  
 REVOCABLE LIVING TRUST  
 EXEMPT UNDER R&T 11930

The undersigned grantor(s) declare(s):  
 Documentary transfer tax is \$ 0  
 ( ) computed on full value of property conveyed, or  
 ( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
 ( ) Unincorporated area: ( ) City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JUAN A. ABREU

hereby REMISES, RELEASES AND QUITCLAIMS to JUAN A. ABREU, TRUSTEE OF THE JAUN A. ABREU LIVING TRUST DATED MAY 15, 2007.

the following described real property in the City of \_\_\_\_\_ County of RIVERSIDE, State of California:

PARCELS 1 & 4 TOGETHER WITH LOTS A, D, E, H, AND I OF PARCEL MAP 12157, ON FILE IN BOOK 77 PAGE 94 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN# 345-020-016/019 LAND SUBJECT TO RIGHTS & RESERVATIONS OF RECORD, IF ANY.

Dated: 9/27/07

X Juan Abreu  
 JUAN A. ABREU

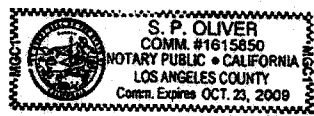
STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES } ss.

On 9/27/07 before me. S. P. OLIVER

Notary Public, personally appeared JUAN A. ABREU

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

WITNESS my hand and official seal:  
 Signature: [Signature]



(This area for official notarial seal)

# **EXHIBIT “D”**

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

TBA

CASE No.: CV 12-05352

THE PROPERTY AT: APN: 345-020-019

APN#: 345-020-019

WAS INSPECTED BY OFFICER: Lyon

ID#: 42 ON 10/4/12 AT 1:21 pm/pm

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

Table with 2 columns listing violation codes (e.g., 5.28.040, 8.28.030, 8.120.010, 15.08.010, 15.12.020(J)(2), 15.16.020, 15.48.010, 15.48.040) and their descriptions (e.g., Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish, Unpermitted Construction, Unapproved Grading/Clearing, Substandard Structure, Unpermitted Mobile Home, Substandard Mobile Home/Trailer/RV, Unpermitted Outdoor Advertising Display, Prohibited Fencing, Excessive Outside Storage, Occupied RV/Trailer, Excessive Animals, Unpermitted Land Use).

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 10-24-12 FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

PROPERTY OWNER TENANT

CDL/CID#

D.O.B.

TEL. NO.





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

October 9, 2012

RE CASE NO: CV1205352

I, Lori Lyon, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

That on 10/04/12 at 1:21pm, I securely and conspicuously posted NOTICE OF VIOLATION for RCC 8.120.010 (541) Accumulated Rubbish at the property described as:

**Property Address:** Parcel west of 21510 Ethanac, GOOD HOPE

**Assessor's Parcel Number:** 345-020-019

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

Executed on October 9, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lori Lyon, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

October 11, 2012

JUAN A ABREU  
2519 HOPE ST  
HUNTINGTON BEACH, CA 90255

RE CASE NO: CV1205352 at Parcel west of 21510 ETHANAC, in the community of GOOD HOPE, California, Assessor's Parcel Number 345-020-019

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at Parcel west of 21510 ETHANAC, in the community of GOOD HOPE California, Assessor's Parcel Number 345-020-019, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 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:**

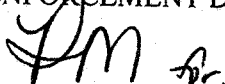
- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY October 24, 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: Lori Lyon, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1205352

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Rosalva Morales, 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 October 11, 2012, I served the following documents(s):

**NOTICE RE: Notice of Violation**

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

JUAN A ABREU 2519 HOPE ST, HUNTINGTON BEACH, CA 90255

**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.

**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 October 11, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Rosalva Morales, Code Enforcement Aide



# **EXHIBIT “E”**

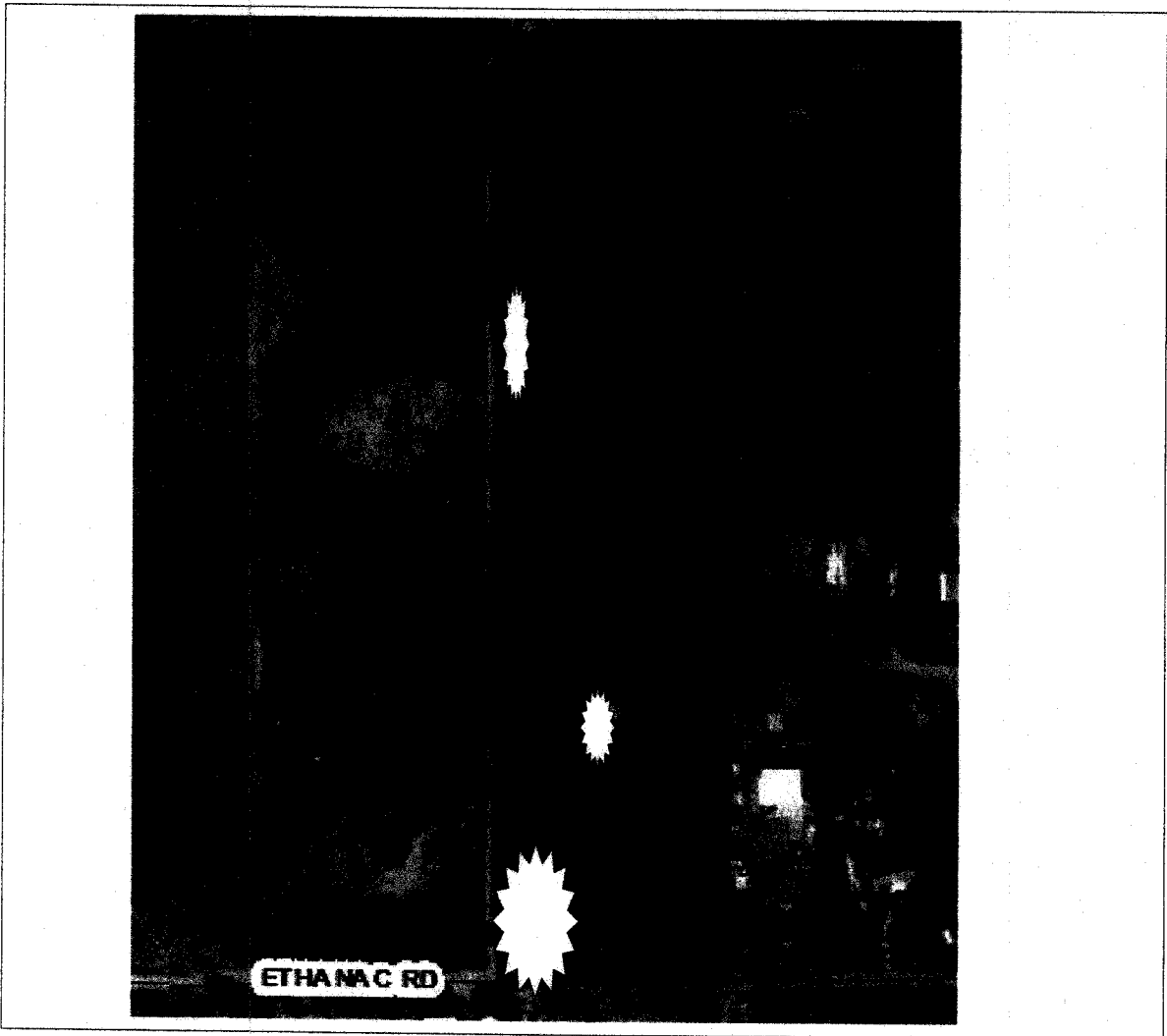
SITE PLAN CV12-05352

OWNER: Juan Abreu PHONE: (323) 581-1977 APN: 345-020-019  
ADDRESS: Vacant parcel on Ethanac in Good Hope/Perris, CA 92507

← West

North ↑

East →



South ↓

PREPARED BY: Lori Lyon

DATE: 11/28/12

ACREAGE: 10.00

*Photographs*



09/25/2012 Used and discarded construction materials, toward the rear of the property. L Lyon



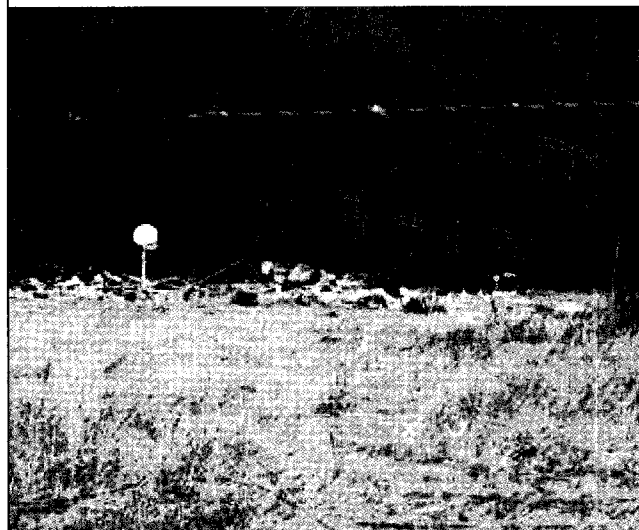
09/25/2012 Front left area. Lots of broken up styrofoam, discarded lumber & plywood. L Lyon



09/25/2012 Far end of previous area. Green waste, discarded lumber, plywood & household items. L Lyon



09/25/2012 Used and discarded household item lumber, plywood, toys, tires and misc debris. L Lyon





10/04/12 - Accumulated rubbish and green waste remains. L Lyon



10/04/12 - Accumulated rubbish and green was remains. L Lyon



10/25/12 - Accumulated rubbish and green waste remains. L Lyon



10/25/12 - Accumulated rubbish and green was remains. L Lyon



10/25/12 - Accumulated rubbish and green waste remains. L Lyon



01/22/13 - Taken from front, discarded plastic, to wood, dead vegetation. L Lyon



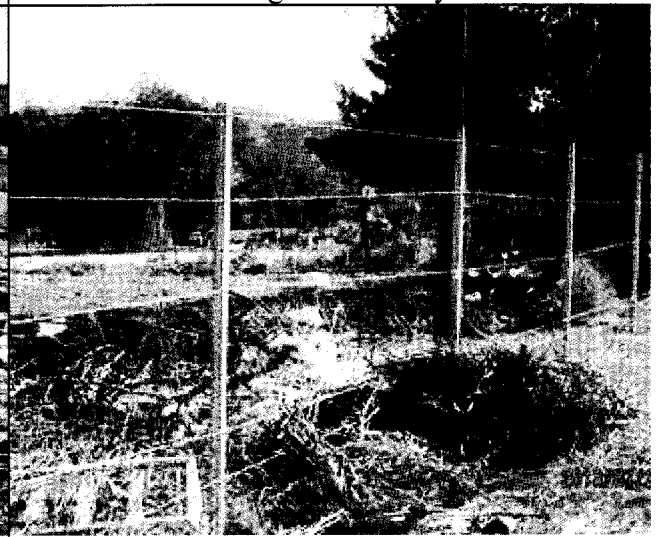
01/22/13 - Continuation of previous photo. L Lyon



01/22/13 - Plastic containers, lumber, plywood, d vegetation. L Lyon



01/22/13 - Dead vegetation, spent lumber and plywood, some plastic. L Lyon



01/22/13 - There is a lot of dead uprooted vegetat L Lyon



01/22/13 - Discarded household items, toys, clothing and misc rubbish. L Lyon



01/22/13 - Pile of discarded lumber, plywood and misc. debris. L Lyon



01/22/13 - Spent construction materials, black nursery pots, brick discarded on property. L Lyon



By Bealer: Rubbish in the middle of the proper



By Bealer: Rubbish on south west portion of the property



By Bealer: Rubbish on south west portion of the property



By Bealer: Rubbish on south west portion of the property



By Bealer: Rubbish in the middle of the proper

# **EXHIBIT “F”**

County of Riverside  
Code Enforcement: Administration  
4080 Lemon St., 12<sup>th</sup> floor  
Riverside, CA. 92501  
ATTN: Liens / Releases Dept.  
  
When recorded please mail to:  
Mail Stop# 1012

DOC # 2013-0156619  
04/02/2013

Customer Copy Label  
The paper to which this label is  
affixed has not been compared  
with the filed/recorded document  
  
Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

**COPY**

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case No.: CV12-05352

JUAN A ABEU )

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: PARCEL WEST OF 21510 ETHANAC ROAD, GOOD HOPE, CA  
PARCEL #: 345-020-019  
LEGAL DESCRIPTION: 10 ACRES IN LOT 4 OF PM 12157, RECORDED IN PM 77 PAGE 94

VIOLATIONS: Riverside County Ordinance 541 (RCC Title 8.120.010) ACCUMULATED RUBBISH

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

By: Regina Keyes  
Regina Keyes, Code Enforcement Department

Dated: April 2, 2013

**ACKNOWLEDGEMENT**

State of California )  
County of Riverside )

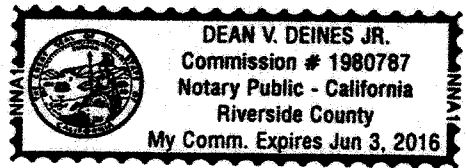
On 4/2/13 before me, , Dean V. Deines Jr., Notary Public, personally appeared Regina Keyes who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

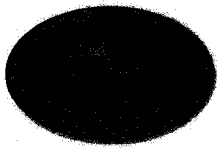
Dean V. Deines Jr.

Commission # 1980787 Comm. Expires June 3, 2016





# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Juan C. Perez  
Interim Director

June 12, 2013

**NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE  
PUBLIC NUISANCE**

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

Case Nos.: CV12-05352  
APN: 345-020-019  
Property: PARCEL WEST OF 21510 ETHANAC, GOOD HOPE

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance No. 541, and 725 (RCC Title 1) to consider the abatement of the accumulation of rubbish located on the SUBJECT PROPERTY described as PARCEL WEST OF 21510 ETHANAC, GOOD HOPE, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 345-020-019.

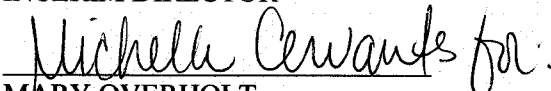
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the accumulation of rubbish from the real property. You are further directed to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by demonstrating compliance with a restoration assessment from Riverside County Department of Building and Safety or by complete restoration/remediation of the un-permitted grading so as to return the SUBJECT PROPERTY to its previous natural condition. Additionally, notice is hereby given that Riverside County Ordinance No. 457 allows for the Department of Building and Safety to place a five year flag on the issuance of building permits and land use approvals for property that has been graded without approval or permits. The Code Enforcement Department will request that the five year flag be placed on the SUBJECT PROPERTY at the hearing.

SAID HEARING will be held on **Tuesday, July 16, 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 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

  
MARY OVERHOLT  
Supervising Code Enforcement Officer

# **NOTICE LIST**

Subject Property: Parcel West of 21510 Ethanac, Good Hope; Case No.: CV12-05352  
APN: 345-020-019; District 5/5

**JUAN A. ABREU  
2519 HOPE STREET  
HUNTINGTON BEACH, CA 90255**

**JUAN A. ABREU, TRUSTEE OF THE  
JUAN A. ABREU LIVING TRUST  
2519 HOPE STREET  
HUNTINGTON BEACH, CA 90255**

**PROOF OF SERVICE**  
Case No. CV12-05352

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, the undersigned, 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 June 12, 2013, I served the following document(s):

- **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE**
- **NOTICE LIST**

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

**OWNERS OR INTERESTED PARTIES  
(SEE ATTACHED NOTICE LIST)**

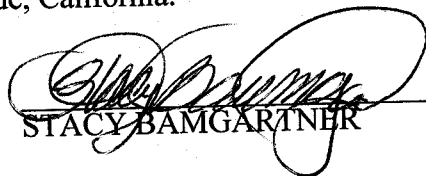
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary 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 June 12, 2013, at Riverside, California.

  
STACY BAMGARTNER

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

June 14, 2013

RE CASE NO: CV12-05352

I, Lori Lyon, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
227 North D Street Suite B  
Perris, California 92570  
Mail Stop#5004.

That on 06/13/13 at 8:35am, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

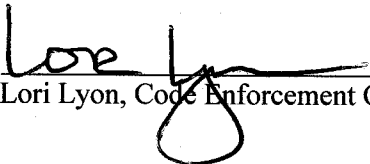
**Property Address:** Parcel west of 21510 ETHANAC, GOOD HOPE

**Assessor's Parcel Number:** 345-020-019

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

Executed on June 14, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Lori Lyon, Code Enforcement Officer

**RECEIVED JUN 17 2013**