

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



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
July 3, 2013

205 B

SUBJECT: Abatement of Public Nuisance [Accumulated Rubbish]
Case No.: CV09-04703 [RANTHUM]
Subject Property: 33837 El Centro Ave., Hemet; APN: 458-242-001
District: 3/3

RECOMMENDED MOTION: Move that:

1. The accumulation of rubbish on the real property located at 33837 El Centro Ave., Hemet, Riverside County, California, APN: 458-242-001 be declared a public nuisance and a violation of Riverside County Ordinance No. 541.
2. Dennis E. Ranthum, 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

TRACEY TOWNER, Division Manager for
JUAN PEREZ, TLMA Director

FINANCIAL DATA	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

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

C.E.O. RECOMMENDATION: APPROVE

BY *Tina Grande*
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 10:03
xc: Co. Co./CED, Sheriff

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

FORM APPROVED COUNTY COUNSEL
BY: *Alexandra Fong* 7/3/13 DATE
ALEXANDRA FONG

Departmental Concurrence

Consent Policy
 Consent Policy

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

Abatement of Public Nuisance

Case No. : CV09-04703 [Ranthum]

Address: 33837 El Centro Ave., Hemet

APN# 458-242-001

District: 3/3

Page 2

3. If the owner 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 or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the and 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 Roy Ryder on June 15, 2010.
2. The inspection revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The items included but were not limited to: dried vegetation, wood, household furniture, cardboard, furniture, plastic, household appliances, metal, tires, metal bins, and building materials.
3. There have been approximately 20 subsequent follow up inspections, with the last inspection being March 6, 2013, which revealed that the property continued to be in violation of Riverside County Ordinance No. 541.
4. 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 09-04703
4 [ACCUMULATED RUBBISH]; APN: 458-242-)
5 001, 33837 EL CENTRO AVE., HEMET,) DECLARATION OF CODE
6 COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
7 CALIFORNIA; DENNIS E. RANTHUM, OWNER.) MATT JONES
8)
9) [RCO No. 541]
10)
11)
12)
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)
23)
24)
25)
26)
27)
28)

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

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

14 2. I am informed and believe and based thereon allege that on June 15, 2010, Officer Ryder
15 conducted an initial inspection of the real property described as 33837 El Centro Ave., Hemet, Riverside
16 County, California and further described as Assessor's Parcel Number 458-242-001 (hereinafter described
17 as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location
18 of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

19 3. A review of County records and documents disclosed that THE PROPERTY is owned by
20 Dennis E. Ranthum (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
21 Assessment Roll for 2012-2013 tax year and a copy of the report generated from the County Geographic
22 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."

23 4. Based on the Lot Book Report from RZ Title Service dated July 9, 2010 and updated on
24 March 6, 2013, there appears to be no interested parties. True and correct copies of the Lot Book Reports
25 are attached hereto and incorporated herein by reference as Exhibit "C."

26 5. I am informed and believe and thereon allege that on June 15, 2010, Officer Ryder drove to
27 THE PROPERTY to conduct an inspection pursuant to an inspection warrant. Officer Ryder observed
28 accumulated rubbish, which consisted of, but was not limited to the following materials: dried vegetation,

1 wood, household furniture, cardboard, furniture, plastic, household appliances, metal, tires, bins, and
2 building material. Officer Ryder measured the area of the accumulated rubbish to be approximately 5,875
3 square feet.

4 6. As a result of the accumulated rubbish, THE PROPERTY constituted a public nuisance in
5 violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541. On June 15, 2010,
6 a Notice of Violation of accumulated rubbish was posted on THE PROPERTY.

7 7. On June 16, 2010 and August 25, 2010, a Notice of Violation was mailed to OWNER with
8 return receipt requested.

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

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

13 10. Since the initial inspection, there have been approximately 20 additional inspections. All
14 inspections revealed that THE PROPERTY remained unchanged and in violation of RCO No. 541.

15 11. On February 20, 2013, I conducted a follow up inspection of THE PROPERTY which
16 revealed the accumulated rubbish remained on THE PROPERTY and in violation of RCO No. 541.

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

20 13. I am informed and believe and based upon said information and beliefs allege that the
21 OWNER does not have legal authority or permission to store or accumulate the above described materials
22 on THE PROPERTY.

23 14. A Notice of Noncompliance regarding the accumulated on rubbish was recorded in the
24 Office of the County Recorder, County of Riverside, State of California, on August 13, 2010, as
25 Instrument Number 2010-0381729. A Notice of Pendency of Administrative Proceedings regarding the
26 accumulation of rubbish was recorded in the Office of the County Recorder, County of Riverside, State of
27 California, on December 4, 2012, as Instrument Number 2012-0586881. True and correct copies of which
28 are attached hereto and incorporated herein by reference as Exhibit "F."

1 15. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
2 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER by
3 U.S.P.S. and was posted on THE PROPERTY. True and correct copies of the notice, together with the
4 proof of service, and the affidavit of posting of notices are attached hereto and incorporated herein by
5 reference as Exhibit "G."

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

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

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

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

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

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

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

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

6 Executed this 5th day of May, 2013, at Murietta, California

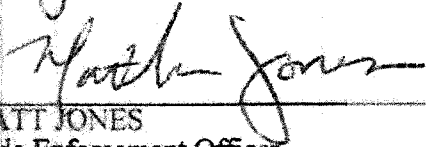
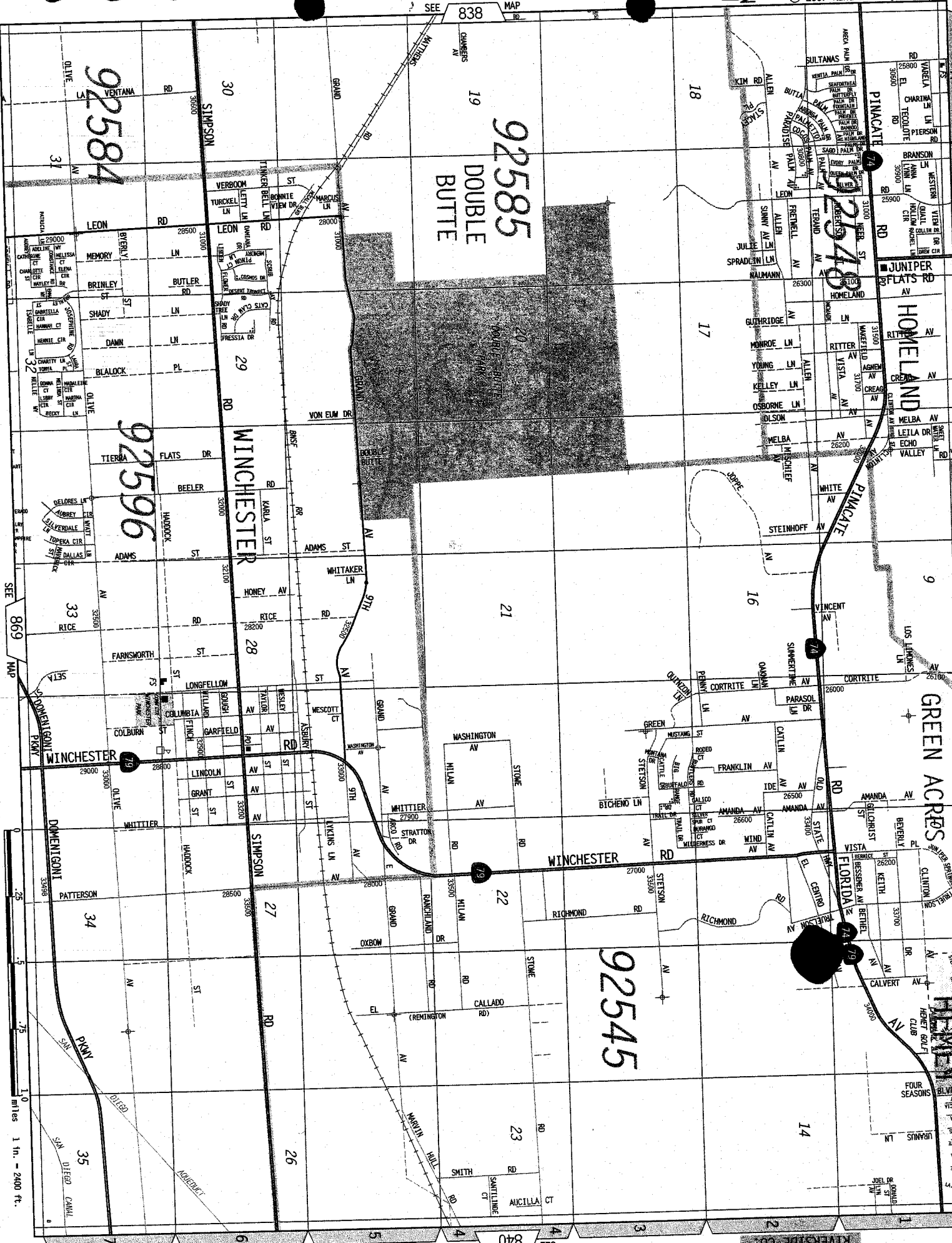
7
8 
9 _____
10 MATT JONES
11 Code Enforcement Officer
12 Code Enforcement Department
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT “A”



SEE 838 MAP RD

SEE 840 MAP RD

92584

92585
DOUBLE BUTTE

92596

92545

SEE 869 MAP

1.0
0.75
0.5
0.25
0
0.25
0.5
1.0
miles
1 in. = 2400 ft.

RIVERSIDE CO

EXHIBIT “B”

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

Assessment #458242001-4		Parcel # 458242001-4	
Assessee:	RANTHUM DENNIS E	Land	35,000
Mail Address:	33837 EL CENTRO AVE HEMET CA 92545	Structure	13,000
Real Property Use Code:	MO	Full Value	48,000
Base Year	2001	Homeowners' Exemption	7,000
Conveyance Number:	0162108	Total Net	41,000
Conveyance (mm/yy):	5/2000		
PUI:	M030012		
TRA:	71-319		
Taxability Code:	0-00		
Assessment Description:	1974 SKYLINE / VOL CONV TO LPT		
ID Data:	Lot 1 MB 014/001 VALLEY VISTA AC		
Situs Address:	33837 EL CENTRO AVE HEMET CA 92545		

View Parcel Map

CV09-04703



Selected parcel(s):
458-242-001

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

458-242-001-4

OWNER NAME / ADDRESS

DENNIS E RANTHUM
33837 EL CENTRO AVE
HEMET, CA. 92545

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 14/1
SUBDIVISION NAME: VALLEY VISTA AC
LOT/PARCEL: 1, BLOCK:
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.46 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1344 SQFT., 2 BDRM/ 2 BATH, 1 STORY, CONST'D 1974 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 839 GRID: H2

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

T5SR2W SEC 15

ELEVATION RANGE

1584/1592 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

RC-LDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

HARVEST VALLEY / WINCHESTER

COMMUNITY ADVISORY COUNCILS

WINCHESTER (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

GREEN ACRES POLICY AREA
HIGHWAY 79 POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

HOMELAND AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

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 COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY 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)

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY 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)

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**

104A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

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

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

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.

MISCELLANEOUS

SCHOOL DISTRICT

HEMET UNIFIED

COMMUNITIES

GREEN ACRES

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

HOMELAND #80 -
STREET LIGHTING**LIGHTING (ORD. 655)**

ZONE B, 28.83 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042723

FARMLAND

URBAN-BUILT UP LAND

- 071319
- 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
- HEMET UNIFIED SCHOOL
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PROJECT 3-HOMELAND 2000 AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV0904703	ABATEMENT	Jun. 29, 2009

BUILDING PERMITS

Case #	Description	Status
289842	DEMO SEPTIC/SEWER HOOKUP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL000646	ELEC UPGRADE TO 200 AMP SERVICE - MH	FINAL
BZ251431	MOBILE HOME SITE PREP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ281217	TWO AWNINGS AND DECK TO MOBILHOME	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

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 Mar 14 16:57:41 2013
Version 121101

EXHIBIT “C”



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

Lot Book Report

Order Number: **28409**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV09-04703 / E. Ross

IN RE:

RANTHUM, DENNIS E.

Order Date: 3/13/2013

Dated as of: 3/6/2013

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 33837 El Centro Avenue

Hemet

CA 92545

Assessor's Parcel No. : 458-242-001-4

Assessments:

Land Value:	\$35,000.00
Improvement Value:	\$13,000.00
Exemption Value:	\$7,000.00
Total Value:	\$41,000.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$344.77
Penalty	\$34.45
Status	NOT PAID-DELINQUENT
Second Installment	\$344.77
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2013)
Prior Delinquencies for tax defaulted year(s)	2007-2011
Redemption Amount	\$6,592.32
If paid by	03/31/2013



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

Order Number: 28409

Reference: CV09-04703 / E.

Property Vesting

The last recorded document transferring title of said property

Dated	04/17/2000
Recorded	05/01/2000
Document No.	2000-162108
D.T.T.	\$41.80
Grantor	James P. Vahoviak and Helen Vahoviak, husband and wife
Grantee	Dennis E. Ranthum

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Dennis E. Ranthum
Case No.	CV09-04703
Recorded	08/13/2010
Document No.	2010-0381729

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Dennis E. Ranthum
Case No.	CV10-04849
Recorded	09/03/2010
Document No.	2010-0426463

91776

RECORDING REQUESTED BY
ORANGE COAST TITLE CO.
MAIL TO:
DENNIS E. RANTHUM
33837 BEECHWOOD AVENUE
HEMET, CA 92343

DOC # 2000-162108

05/01/2000 08:00R Fee:8.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DR	FLOOR	ROOM	IMP	ASAC
	I		I			✓			
									T✓
A	R	L			COPY	LONG	REFUND	NCHO	EXAM

A.P.N.: 458-242-001 TRA #: 071040

GRANT DEED

6
T
TV

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ 41.80
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; City of HEMET, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
JAMES P. VAHOVIK and HELEN VAHOVIK, Husband and Wife

hereby GRANT(S) to **DENNIS E. RANTHUM,**

the following described property in the ^{AREA} City of **HEMET**, County of Riverside State of California:

LOT 1, BLOCK "G" OF VALLEY VISTA ACRES NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 1 OF MAPS, RIVERSIDE COUNTY RECORDS.

James P. Vahovik
JAMES P. VAHOVIK

Helen Vahovik
HELEN VAHOVIK

Document Date: April 17, 2000

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) JSS

On 04-18-2000 before me, Gretta Durzi
personally appeared JAMES P. VAHOVIK and HELEN VAHOVIK

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 Gretta Durzi

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Public Record

When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2010-0381729

08/13/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



043
M
043

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
Dennis E. Ranthum)

Case No.: CV09-04703

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.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 33837 El Centro Ave., Hemet, CA, and more particularly described as Assessor's Parcel Number 458-242-001 and having a legal description of 046 Acres, MB 14/1, LOT 1, T5SR2W, SEC 15, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer R. Ryder (951) 600-6140.

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: *Hector Viray*
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 08/05/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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.

Elizabeth B. Ross
Commission #1838743 Comm. Expires March 12, 2013



When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2010-0426463
09/03/2010 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

M
059

In the matter of the Property of)
Dennis E. Ranthum)

Case No.: CV10-04849

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. Such Proceedings are based upon the noncompliance of such real property, located at 33837 El Centro Avenue, Green Acres, CA, and more particularly described as Assessor's Parcel Number 458-242-001 and having a legal description of 0.46 Acres, MB 14/1, LOT 1, 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 violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer R. Ryder (951) 600-6140.

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: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

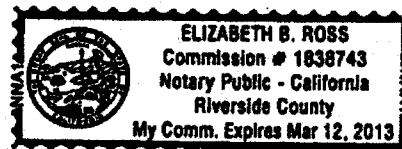
State of California)
County of Riverside)

On 08/31/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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.

Elizabeth B. Ross
Commission #1838743 Comm. Expires March 12, 2013



When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 French Valley Office)
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2012-0586881

12/04/2012 09:38A 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)

Case No.: CV09-04703

RANTHUM, DENNIS E)

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: 33837 EL CENTRO AVE HEMET, CA 92545

PARCEL #: 458-242-001

LEGAL DESCRIPTION: 0.46 Acres, LOT 1 BLK G MB 014/001 VALLEY VISTA AC

VIOLATIONS: RCO 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

Date: November 20, 2012

By: 
Brian Black, Code Enforcement Department


ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 11/21/2012 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(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.


Commission # 1838743 Comm. Expires March 12, 2013

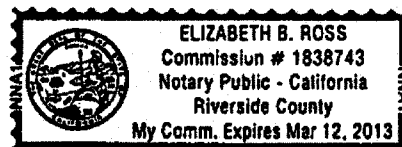


EXHIBIT “D”

CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

Juan Perez
DIRECTOR

37600 SKY CANYON ROAD
MURRIETA, CALIFORNIA 92563
(951) 696-1606

CASES#: CV09-04703

PROPERTY SITUS: 33837 El Centro Ave, Hemet

A.P.N.: 458-242-001

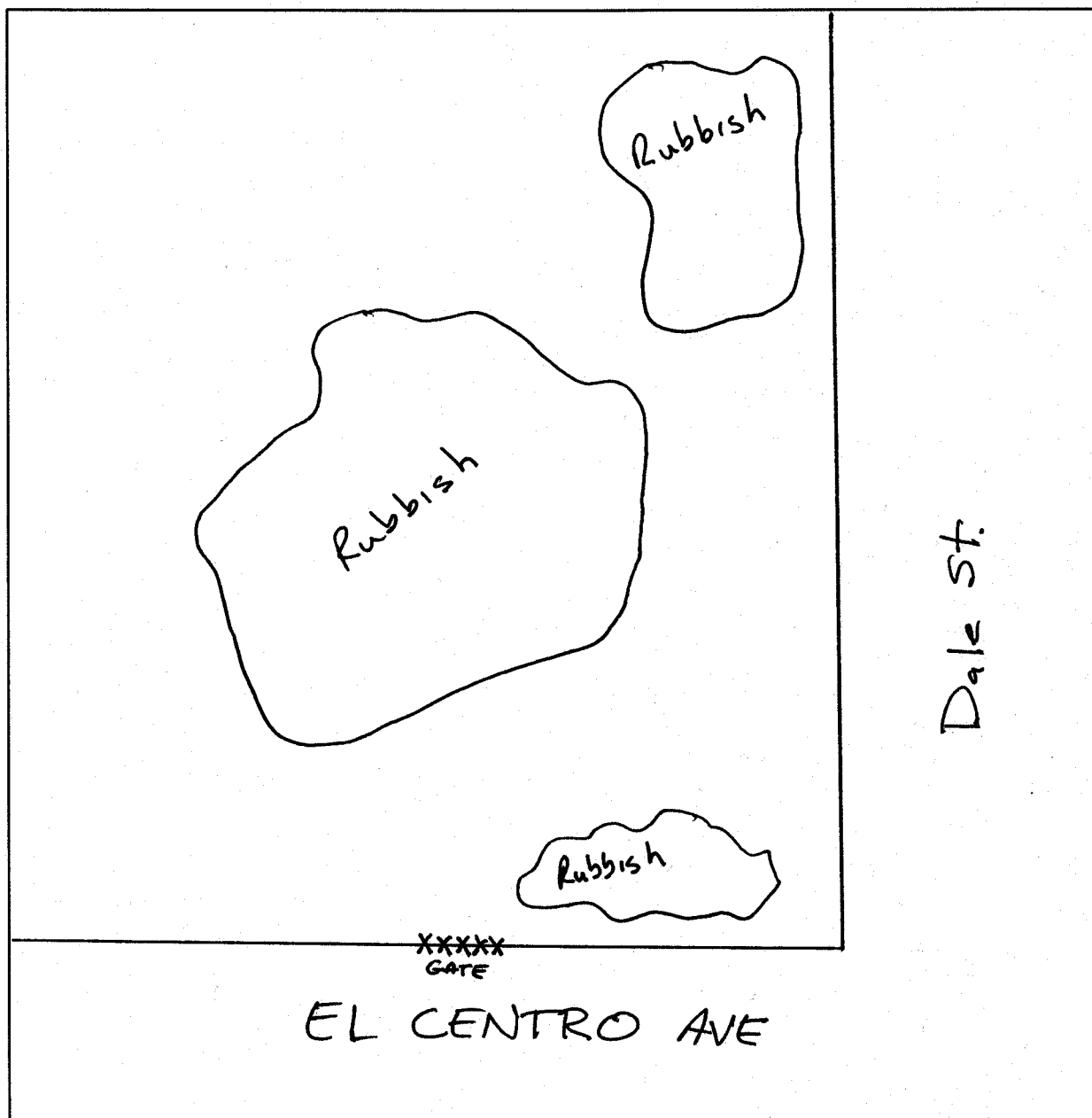
DRAWN ON: 03/14/2013

DRAWN BY: M. Jones #65

Provide North Arrow



REAR PROPERTY LINE



S
I
D
E
P
R
O
P
E
R
T
Y
L
I
N
E

S
I
D
E
P
R
O
P
E
R
T
Y
L
I
N
E

NOT TO SCALE

FRONT PROPERTY LINE

Photographs



Posting of 11/4/209



R Ryder - AR Remains



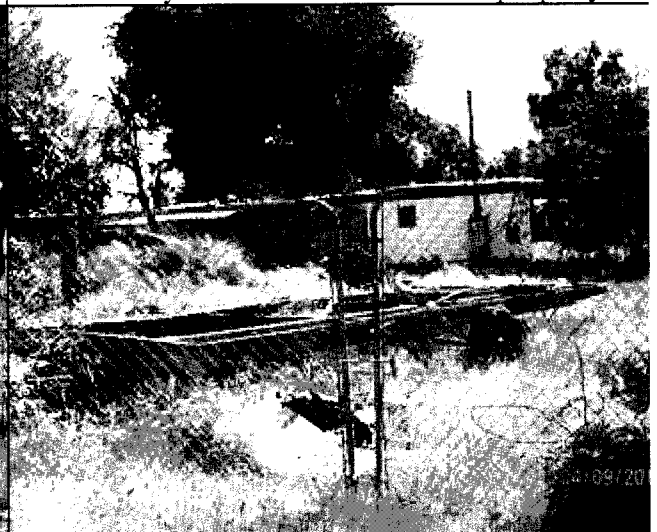
R Ryder - AR Remains



R Ryder - AR remains on the property



R Ryder - AR remains on the property



R Ryder - AR remains on the property



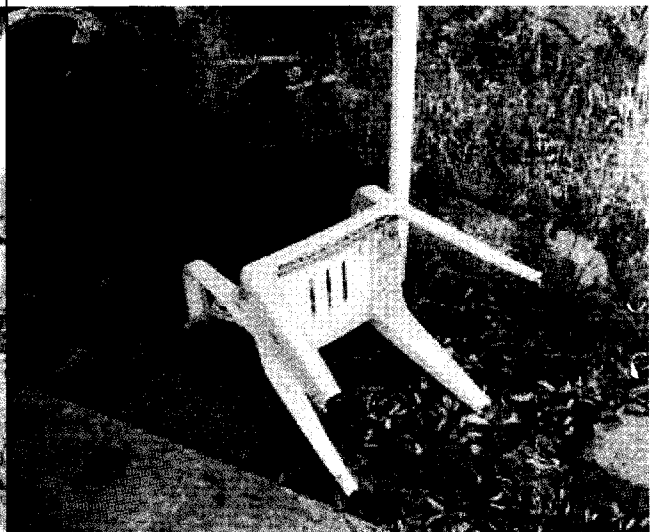
R Ryder - Area # 2 - measured 6' X 20' and was made up of but not limited to; household furniture, wood, & plastic.

R Ryder - Area # 2 - measured 6' X 20' and was made up of but not limited to; household furniture, wood, & plastic.



R Ryder - Area # 2 - measured 6' X 20' and was made up of but not limited to; household furniture, wood, & plastic.

R Ryder - Area # 3 - measured 10' X 18' and was made up of but not limited to; household furniture, household appliances, wood, metal, plastic, & tin

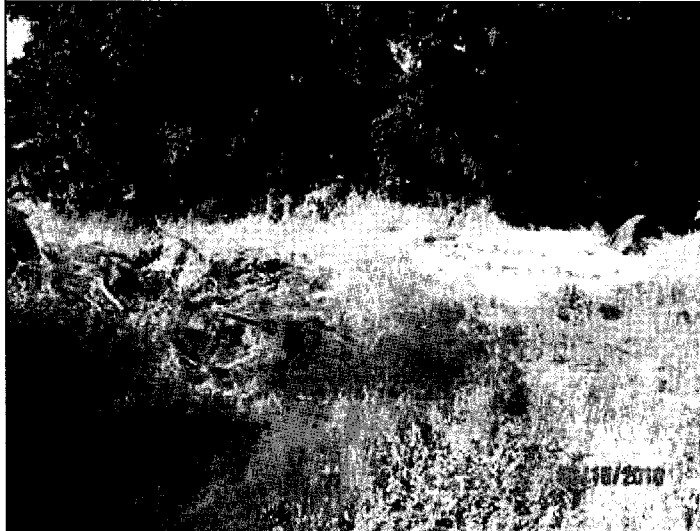




R Ryder - Area # 1 - measured 54' X 45' and was made up of but not limited to; cut dried vegetation, plastic, wood, household furniture, carboard, & materss.



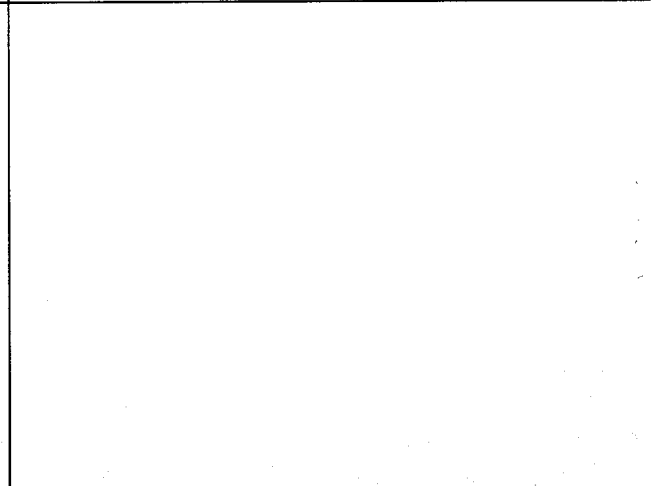
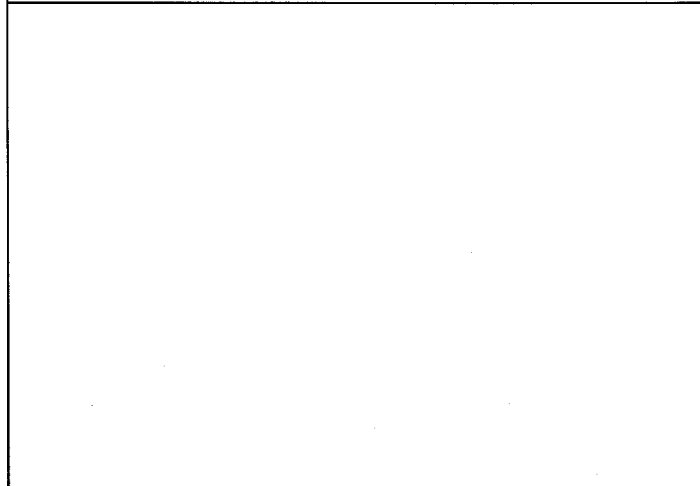
R Ryder - Area # 1 - measured 54' X 45' and w made up of but not limited to; cut dried vegatio plastic, wood, household furniture, carboard, & materss.



R Ryder - Area # 1 - measured 54' X 45' and was made up of but not limited to; cut dried vegetation, plastic, wood, household furniture, carboard, & materss.



R Ryder - Area # 1 - measured 54' X 45' and w made up of but not limited to; cut dried vegatio plastic, wood, household furniture, carboard, & materss.

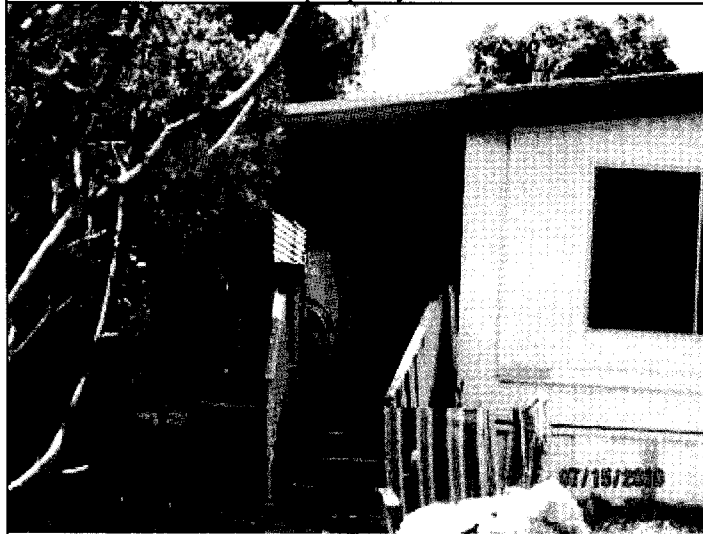




R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



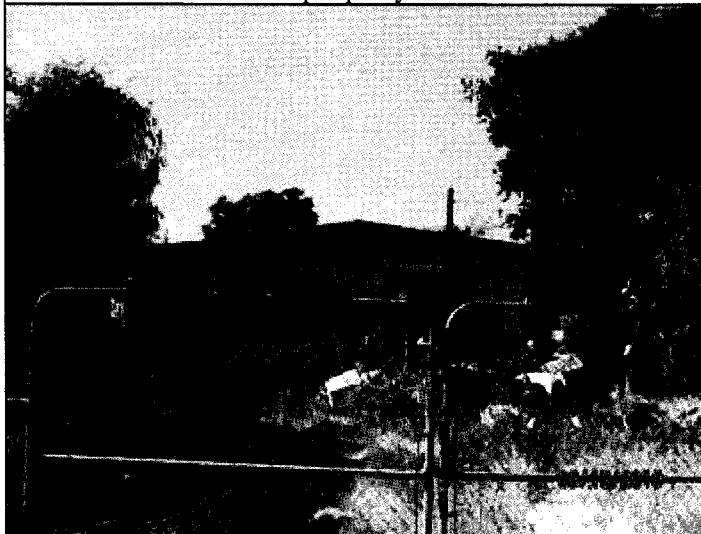
R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



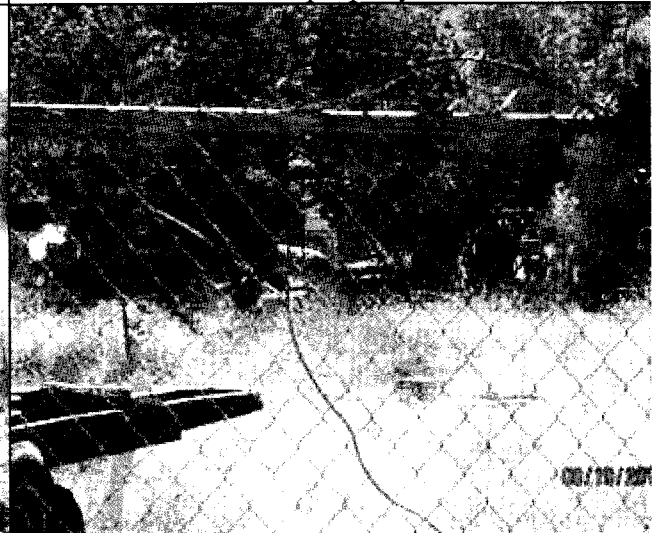
R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



R Ryder - AR remains in the same state on the property



Violation Remains



Rubbish next to north fenceline



Rubbish next to north fenceline



Rubbish next to north fenceline



Rubbish (mobile home remains) in the middle of the property



Rubbish (mobile home remains) in the middle of property

EXHIBIT “E”



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-04703

THE PROPERTY AT: 33837 El Centro Ave

APN#: 456-242-001

WAS INSPECTED BY OFFICER: Ryder

ID#: 114

ON 06/10 AT _____

am/pm

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

<input type="radio"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fence.
<input checked="" type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet the rear of the property.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>		
			<input type="radio"/>		
			<input type="radio"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 6/7/10 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 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

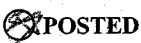
DATE

CDL/CID#

D.O.B.

TEL. NO.

PROPERTY OWNER TENANT



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

June 16, 2010

RE CASE NO: CV0904703

I, R Ryder, 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 061510 at 9:05 am, I securely and conspicuously posted Notice of Vioalton at the property described as:

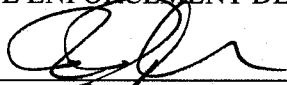
Property Address: 33837 EL CENTRO AVE, HEMET

Assessor's Parcel Number: 458-242-001

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

Executed on June 16, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: R Ryder, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV0904703

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, LaKeshia Covington, 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 June 16, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

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

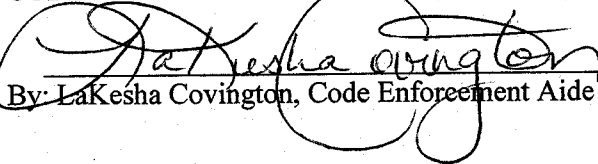
DENNIS E RANTHUM 33837 EL CENTRO AVE, HEMET, CA. 92545

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.

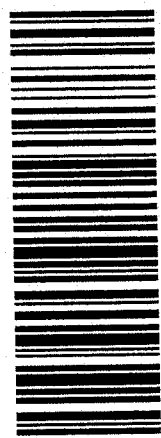
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON June 16, 2010 in the County of Riverside, California.

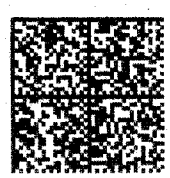
CODE ENFORCEMENT DEPARTMENT


By: LaKeshia Covington, Code Enforcement Aide

County of Riverside
 Code Enforcement Department
 39493 Los Alamos Road
 Murrieta, CA 92563

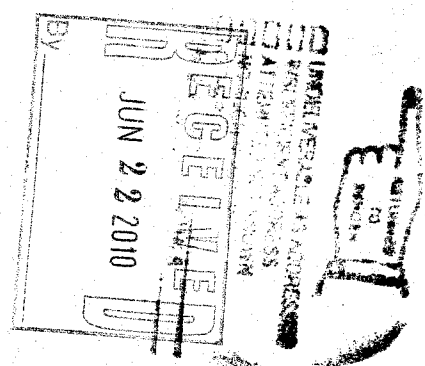


7009 2250 0001 9043 1797



UNITED STATES POSTAGE
 02 1A
 0004632914
 MAILED FROM ZIP CODE 92501
 JUN 17 2010
\$ 05.54
 RITNEY BOWES

REC'D JUN 22 2010



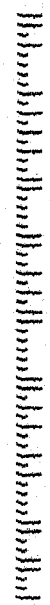
STF

RECEIVED
 DENNIS E RANTHUM

NIXIE 929 DE 1 00 06/20/10
 RETURN TO SENDER
 NOT DELIVERABLE TO AS ADDRESSED
 UNABLE TO FORWARD

BC: 92553503993 *1004-02638-17-42

9254539556306093



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
 Here

DENNIS E. RANTHUM
 33837 EL CENTRO AVENUE
 HEMET, CA 92545
 CV09-04703/458

262T E406 T000 0522 BUUZ

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

August 25, 2010

Dennis E Rathum
42082 Stetson Ave
Hemet, CA 92544

RE CASE NO: CV0904703 at 33837 EL CENTRO AVE, HEMET, California, Assessor's Parcel Number 458-242-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33837 EL CENTRO AVE, HEMET California, Assessor's Parcel Number 458-242-001, 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 September 23, 2010. 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: R Ryder, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV0904703

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 August 25, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

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

Dennis E Rathum 42082 Stetson Ave, Hemet, CA 92544

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 August 25, 2010 in the County of Riverside, California.

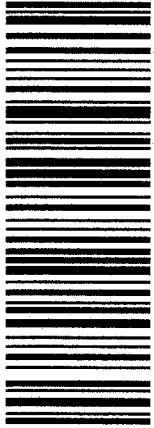
CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script that reads "Elizabeth Ross". The signature is written in black ink and is positioned above a horizontal line.

By: Elizabeth Ross, Code Enforcement Aide

WRITE THE RETURN ADDRESS FOLD AT DOTTED LINE
CERTIFIED MAIL™

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPT.
39493 LOS ALAMOS RD.
MURRIETA, CA 92563



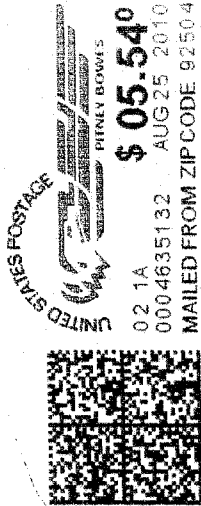
7009 2820 0004 4456 9408

Handwritten: 639
2/24/10

REC'D SEP 13 2010

Dennis E Rathum
42082 Stetson Ave
Hemet, CA 92544

925443223300009

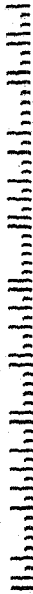


FIRST CLASS

NIXIE 29 DE 1 00 09/09/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92553503993 *1004-00411-25-42



7009 2820 0004 4456 9408

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Dennis E Rathum
42082 Stetson Ave
Hemet, CA 92544
CV09-04703 APN: 458-2

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT “F”

When recorded please mail to:
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2010-0381729

08/13/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry H. Ward

Assessor, County Clerk & Recorder



Job
M
043

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)

Case No.: CV09-04703

Dennis E. Ranthum)

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.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 33837 El Centro Ave., Hemet, CA, and more particularly described as Assessor's Parcel Number 458-242-001 and having a legal description of 046 Acres, MB 14/1, LOT 1, T5SR2W, SEC 15, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer R. Ryder (951) 600-6140.

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: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

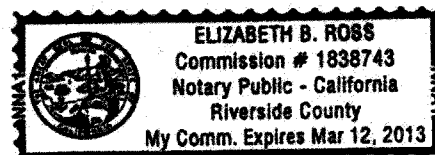
State of California)
County of Riverside)

On 08/05/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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.

Elizabeth B. Ross
Commission #1838743 Comm. Expires March 12, 2013



When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 French Valley Office)
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2012-0586881

12/04/2012 09:38A 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)

Case No.: CV09-04703

RANTHUM, DENNIS E)

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: 33837 EL CENTRO AVE HEMET, CA 92545

PARCEL #: 458-242-001

LEGAL DESCRIPTION: 0.46 Acres, LOT 1 BLK G MB 014/001 VALLEY VISTA AC

VIOLATIONS: RCO 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

Date: November 20, 2012

By: 
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 11/21/2012 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(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.


Commission # 1838743 Comm. Expires March 12, 2013

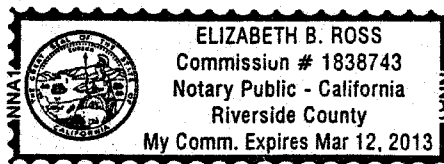
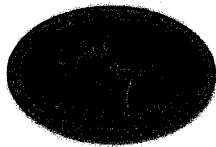


EXHIBIT “G”



**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.: CV09-04703
APN: 458-242-001
Property: 33837 EL CENTRO AVE., HEMET

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 accumulated rubbish located on the SUBJECT PROPERTY described as 33837 EL CENTRO AVE., HEMET, Riverside County, California, and more particularly described as Assessor's Parcel Number 458-242-001.

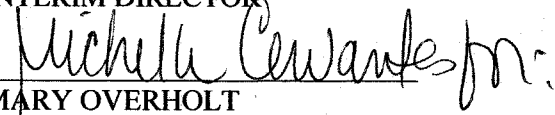
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the accumulation of rubbish from the real property. You are further directed to show cause why the SUBJECT 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, 1st 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: 33837 El Centro Ave., Hemet; Case No.: CV09-04703

APN: 458-242-001; District 3/3

**DENNIS E. RANTHUM
33837 EL CENTRO AVENUE
HEMET, CA 92545**

**DENNIS E. RANTHUM
42082 STETSON AVE.
HEMET, CA 92544**

1 **PROOF OF SERVICE**

2 Case No. CV09-04703

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Stacy Baumgartner, the undersigned, declare that I am a citizen of the United States and am
5 employed in the County of Riverside, over the age of 18 years and not a party to the within action or
6 proceeding; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

7 That on June 12, 2013, I served the following document(s):

- 8
- 9 • **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE**
 - 10 • **NOTICE LIST**

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

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

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

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

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

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

22 EXECUTED ON June 12, 2013, at Riverside, California.

23 
24 _____
25 STACY BAUMGARTNER
26
27
28

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 18, 2013

RE CASE NO: CV0904703

I, Samantha Phillips, 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
Mail Stop #5155.

That on 06/13/2013 at 09:48am, I securely and conspicuously posted Notice to correct county ordinance violations and abate public nuisance at the property described as:

Property Address: 33837 EL CENTRO AVE, HEMET

Assessor's Parcel Number: 458-242-001

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

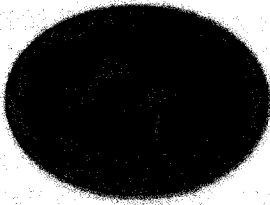
Executed on June 18, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Samantha Phillips, Code Enforcement Officer

RECEIVED JUN 19 2013

RECEIVED JUN 19 2013



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

May 9, 2013

RE CASE NO: CV1203396

I, Adam Hermanson, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
38686 El Cerrito Road, Suite 200
Palm Desert, California 92211
Mail Stop #4016.

That on 05/08/2013 at 1:00 pm, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 18241 BLYTHE WAY, BLYTHE

Assessor's Parcel Number: 879-300-014

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

Executed on May 9, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Adam Hermanson, Code Enforcement Officer

RECEIVED MAY 10 2013

Handwritten initials