

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



2073

FROM: TLMA -
Code Enforcement Department

SUBMITTAL DATE:
July 3, 2013

SUBJECT: Statement of Abatement Costs [Case No. CV09-03659]
Subject Property: 1 LOT W/O 78525 STARLIGHT LANE, INDIO; TESTA
APN: 609-040-029
District: 4 / 4

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (Accumulated Rubbish) in the above-referenced matter to be **One Thousand Thirty-Two Dollars and Ninety Cents (US \$1,032.90)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

[Signature]

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 *[Signature]*
Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]* 7/2/13
 DATE: 7/2/13
 L. ALEXANDRA FONG
 Departmental Concurrence

Consent Policy
 Consent Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 16, 2013 10:03
xc: Co. Co./COE

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

Prev. Agn. Ref.: **District:** 4 / 4 **Agenda Number:**

9-4

Statement of Abatement Costs [Case No. CV09-03659]
Subject Property: 1 LOT W/O 78252 STARLIGHT LANE, INDIO; TESTA
APN: 609-040-029
District: 4 / 4
Page 2

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

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

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

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

FROM: TLMA
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV09-03659]
Subject Property: 1 LOT W/O 78525 STARLIGHT LANE, INDIO;
TESTA FAMILY LIMITED PARTNERSHIP II
APN: 609-040-029
District: 4 / 4

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

Hearing Date: June , 2013

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting)	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll for Tax Year 2012/2013 And Geographic Information System, 05/01/2013	Exhibit C
Lot Book Report and/or DataQuick	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Request for Hearing	Exhibit F

EXHIBIT “A”

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

June 12, 2013

**NOTICE OF HEARING RE:
STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Responsible Parties List)

Subject Property: 1 LOT W/O 78525 STARLIGHT LANE, INDIO
Case No.: CV09-03659; TESTA FAMILY LTD PRTNRSH II
APN: 609-040-029

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, July 16, 2013, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved Accumulated Rubbish located on your real property commonly described as 1 LOT W/O 78525 STARLIGHT LANE, INDIO, Riverside County, California and more particularly described as Assessor's Parcel Number 609-040-029.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **One Thousand Thirty-Two Dollars and Ninety Cents, (US \$1,032.90)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please 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

Michelle Cervantes for:

Mary Overholt
Supervising Code Enforcement Officer
Enclosure: Statement of Abatement Costs

RESPONSIBLE PARTIES LIST
CV09-03659

TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR.
HUNTINGTON BEACH, CA 92649

PROOF OF SERVICE
Case No. CV09-03659

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

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

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

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

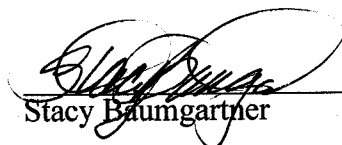
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

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

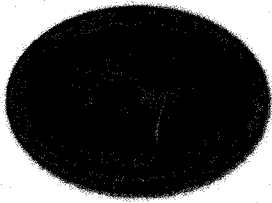
XX **STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.**

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

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



Stacy Baumgartner



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 13, 2013

RE CASE NO: CV0903659

I, Francisco Mendez, hereby declare:

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

That on 6/13/2013 at 2:06 PM, I securely and conspicuously posted Notice of Hearing RE: Statement of Abatement Costs, Summary Statement of Abatement Costs, Statement of Abatement Costs, Administrative Citation, Responsible Parties List, Proof of Service. at the property described as:

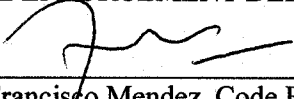
Property Address: 1 LOT W/O 78525 STARLIGHT LN, INDIO

Assessor's Parcel Number: 609-040-029

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

Executed on June 13, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Francisco Mendez, Code Enforcement Officer

RECEIVED JUN 18 2013

testa

EXHIBIT “B”

COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

Date: 12/6/2012

609040029
TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR
HUNTINGTON BEACH, CA 92649

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
12/06/2012	CV0903659- INV #104075. Orig. Amount \$532.90.	532.90	532.90
01/04/2011	CV0903659:A35852- INV #A35852. Orig. Amount \$500.00. A35852	500.00	1,032.90
		Total Now Due	\$1,032.90

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

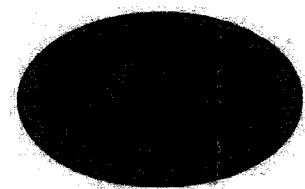
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Mat D Mandel

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

609040029
TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR
HUNTINGTON BEACH, CA 92649

Date	Invoice #
12/6/2012	104075

Property Address
609040029 TESTA FAMILY LTD PARTNERSHIP II 1 LOT W/O 78525 STARLIGHT LN INDIO, CA 92203

Case Number	District	Class
CV0903659	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
5/27/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/29/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
11/20/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/9/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/7/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/6/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			217.60
12/6/2012	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
7/17/2012	Lot Book Report		1	120.00	120.00
		Subtotal Contractor Costs			120.00
				Subtotal	\$532.90

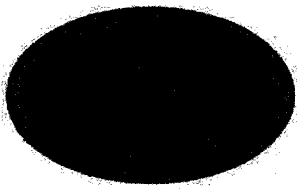
The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred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

Payments/Credits	\$0.00
Total Now Due	\$532.90

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

Mah & Mawlel

Code Enforcement Department



County of Riverside Code Enforcement Department

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

Administrative Citation

609040029
TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR
HUNTINGTON BEACH, CA 92649

Citation Issue Date	Billing Date
1/4/2011	12/6/2012

Property Address
609040029 TESTA FAMILY LTD PARTNERSHIP II 1 LOT N/O 78525 STARLIGHT LN INDIO, CA 92203

Citation Number	District	Class
A35852	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35852--CV0903659	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00

EXHIBIT “C”

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

Assessment #609040029-0	Parcel # 609040029-0
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Assessee:	TESTA FAMILY LTD PARTNERSHIP II	Land	414,900
Mail Address:	3552 RUNNING TIDE CIR	Full Value	414,900
City, State Zip:	HUNTINGTON BEACH CA 92649	Total Net	414,900

Real Property Use Code: YR

Base Year 1996

Conveyance Number: 0636488

Conveyance (mm/yy): 10/2007

PUI: R070000

TRA: 75-004

Taxability Code: 0-00

ID Data: SEE ASSESSOR MAPS

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):
609-040-029

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

609-040-029-0

OWNER NAME / ADDRESS

TESTA FAMILY LTD PARTNERSHIP II
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
3552 RUNNING TIDE CIR
HUNTINGTON BEACH CA. 92649

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 8.33 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 819 GRID: F6, G6

CITY BOUNDARY/SPHERE

CITY OF LA QUINTA

NOT WITHIN A CITY SPHERE

ANNEXATION DATE: SEP. 25, 2007

LAFCO CASE #: 2007-02-4

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)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T5SR7E SEC 18

ELEVATION RANGE

100/116 FEET

PREVIOUS APN

609-040-005

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

COMMUNITY ADVISORY COUNCILS

BERMUDA DUNES (CC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

BERMUDA DUNES DISTRICT

ZONING OVERLAYS

IN OR PARTIALLY WITHIN THE BERMUDA DUNES NEIGHBORHOOD PRESERVATION 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

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

BERMUDA DUNES

AIRPORT COMPATIBILITY ZONES

BERMUDA DUNES ZONE E

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)

NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

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

In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

WESTERN COACHELLA VALLEY

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

207B

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

CVWD

FLOOD CONTROL DISTRICT

COACHELLA VALLEY WATER DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

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

DESERT SANDS UNIFIED

COMMUNITIES

BERMUDA DUNES

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 41.83 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045205

FARMLAND

OTHER LANDS

UNIQUE FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

075004

•CITRUS PEST CONTROL 2

•COACH VAL CO WTR STORM WTR UNIT

•COACHELLA VAL JT BLO HIGH

- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
384816	GRADING - COMMERCIAL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
397229	RENEWAL - GRADING-COMMERCIAL	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
CZ07697	ORD AMD 348.4636 TO EST PROPERTY MAINT STANDARDS	APPROVED
EXT00404	FIRST EXT. OF TIME TR 23961	APPROVED
EXT00757	SECOND EXTENSION OF TIME FOR PM 23961	APPROVED
EXT01090	3RD EXT OF TIME FOR TR 23961	APPROVED
LLA05167	ADJUST THREE CONTIGOUS LOT LINES	APPROVED
TR23961	DIVIDE 15 ACRES INTO 40 LOTS	APPROVED
UPH00091	PHASE TRACT	APPROVED

REPORT PRINTED ON...Wed May 01 16:39:24 2013
Version 130225

EXHIBIT “D”



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

Lot Book Report

Order Number: **28536**

Customer:

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

Order Date: 4/25/2013
Dated as of: 4/17/2012
County Name: Riverside

Attn: Brent Steele
Reference: CV09-03659/Stacy L Baumgartner
IN RE: TESTA FAMILY LTD PARTNERSHIP II

FEE(s):
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 609-040-029-0

Assessments:

Land Value:	\$414,900.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$414,900.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$5,026.92
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated	09/24/2007
Recorded	10/15/2007



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

Order Number: 28536

Reference: CV09-03659/Stac

Document No.	2007-0636488
D.T.T.	\$0.00
Grantor	Testa Family Limited Partnership II
Grantee	Testa Family Limited Partnership II

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	Testa Family LTD Partnership II
Case No.	CV09-03659
Recorded	02/03/2011
Document No.	2011-0055258

Legal Description

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

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (SL/2 SL/2 NW1/4) OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (WL/4) CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING ON THE CENTERLINE OF WASHINGTON STREET; THENCE N89°39'27"E ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1326.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N00°20'33"W, A DISTANCE OF 265.62 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 12323, FILED IN PARCEL MAP BOOK 56, PAGES 27 AND 28, OF OFFICIAL RECORDS (O.R.) COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;

THENCE N89°34'27"E ALONG THE SOUTHERLY LINE OF PARCEL 3 AND CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 4, BOTH OF SAID PARCEL MAP NO. 12323, A DISTANCE OF 1361.77 FEET TO THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18;

THENCE S00°02'08"W ALONG THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 267.61 FEET TO THE CENTER ONE-QUARTER (CL/4) CORNER OF SAID



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

Order Number: 28536

Reference: CV09-03659/Stac

SECTION 18;

THENCE S89°39'27"W ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1360.00 FEET TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY:
Old Republic Title Company

AND WHEN RECORDED MAIL TO:

La Quinta Redevelopment Agency
Attn: City Manager 78495 Calle Tampico
La Quinta, CA 92253

Order No.: 2807027350
Escrow No.: 6206

TRA 075-004

Portion 609-040-005-8

DOC # 2007-0636488

10/15/2007 08:00A Fee:13.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder



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M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM	
								T:	CTY	UNI

GRANT DEED

043

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS N/A

computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale.

~~(X) Incorporated area of Riverside-Domes~~ unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Testa Family Limited Partnership II

hereby GRANT(S) to Testa Family Limited Partnership II

the following described real property in the County of Riverside, State of California

See legal for parcel D as Exhibit "A" attached hereto and made a part hereof.

***THIS DOCUMENT IS BEING RECORDED PURSUANT TO LOT LINE ADJUSTMENT NO. 05167 APPROVED BY

THE RIVERSIDE COUNTY PLANNING DEPARTMENT ON AUGUST 20, 2007 ****

Dated: September 24, 2007

STATE OF CALIFORNIA

COUNTY OF Orange

} ss.

On 09/26/2007 before me,
Patricia J. Garcia, Notary Public
personally appeared

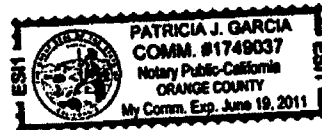
Donald Testa

Testa Family Limited Partnership II

[Signature]

By: Donald Testa, General Partner

personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person (s) whose
name (s) 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 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 notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

7

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "D"

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 S1/2 NW1/4) OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (W1/4) CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING ON THE CENTERLINE OF WASHINGTON STREET; THENCE N89°39'27"E ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1326.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N00°20'33"W, A DISTANCE OF 265.62 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 12323, FILED IN PARCEL MAP BOOK 56, PAGES 27 AND 28, OF OFFICIAL RECORDS (O.R.) COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;

THENCE N89°34'27"E ALONG THE SOUTHERLY LINE OF PARCEL 3 AND CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 4, BOTH OF SAID PARCEL MAP NO. 12323, A DISTANCE OF 1361.77 FEET TO THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18;

THENCE S00°02'08"W ALONG THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 267.61 FEET TO THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 18;

THENCE S89°39'27"W ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1360.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.33 ACRES (362,824 SQUARE FEET), MORE OR LESS, AS SHOWN ON THE ATTACHED EXHIBIT "B", WHICH IS MADE A PART HEREOF BY THIS REFERENCE HEREON.

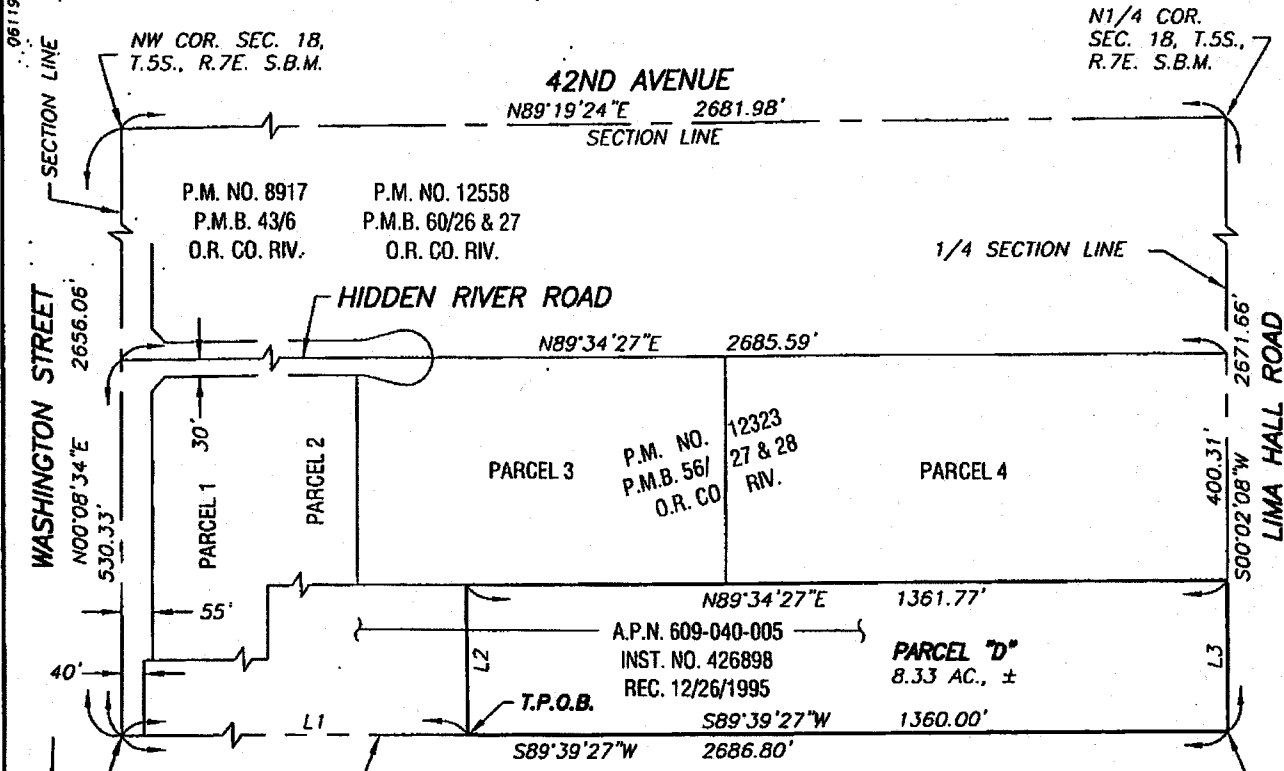
SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.



5/22/2007
06119_600_PCLD_X

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



P.O.C.
W1/4 COR. SEC. 18,
T.5S., R.7E. S.B.M.

C1/4 COR.
SEC. 18, T.5S.,
R.7E. S.B.M.

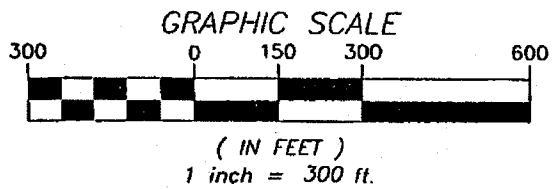
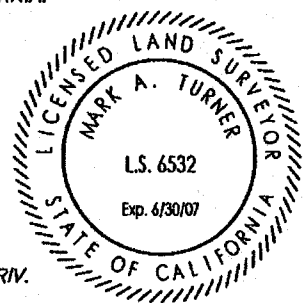
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS LOT LINE ADJUSTMENT IS THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 18, T.5S., R.7E. S.B.M., AS SHOWN ON P.M. NO. 12323, P.M.B. 56/27 & 28, O.R. CO. RIV., STATE OF CALIFORNIA.
BEING: N00°08'34"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'27"E	1326.80'
L2	N00°20'33"W	265.62'
L3	S00°02'08"W	267.61'

LEGEND

- LOT LINE
- LOT LINE (NOT A PART)
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- P.M. PARCEL MAP
- P.M.B. PARCEL MAP BOOK
- O.R. OFFICIAL RECORDS CO. OF RIV.



PARCEL EXHIBIT -

Prepared by: **Coachella Valley Engineers**
 TEL(760)360-4200
 FAX(760)360-4204
 77-899 Wolf Road, Suite 102, PALM DESERT, CA 92211
 06119 MAY, 2007
 NO. DATE

Owner: **TESTA FAMILY LIMITED PARTNERSHIP II**
 3552 RUNNING TIDE CIRCLE
 HUNTINGTON BEACH, CA 92649
 PH: (714) 846-9130
 FAX: (714) 846-7595

THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION, BASED ON RECORD INFORMATION.

MARK A. TURNER L.S. 6532
 EXP. DATE: 06/30/07
 06119_600_PCLD_X

When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA 92276
 Mail Stop # 4016

DOC # 2011-0055258
 02/03/2011 01:59P Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
 Testa Family LTD Partnership II

Case No.: CV09-03659

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) described as Accumulated Rubbish Expedited. Such Proceedings are based upon the noncompliance of such real property, located at 1 lot W. of 78525 Starlight, Bermuda Dunes, CA, and more particularly described as Assessor's Parcel Number 609-040-029 and having a legal description of 8.33 ACRES M/L IN POR NW ¼ of Section 18 T5S R7E, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120).

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, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Brenda Hannah (760) 343-4150.

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: [Signature]
 Dave Lawless
 Code Enforcement Division

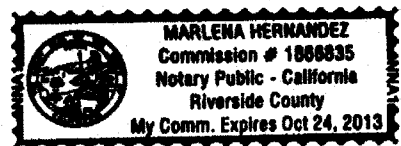
ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 2/2/11 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless 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.
[Signature]
 Commission # 1866835 Comm. Expires Oct 24, 2013





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

Lot Book Report

Order Number: **26880**

Customer:

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

Order Date: 7/17/2012
Dated as of: 7/17/2012
County Name: Riverside

Attn: Brent Steele
Reference: CV09-03659 / Angela R. Sarmiento
IN RE: TESTA FAMILY LTD PARTNERSHIP II

FEE(s):
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 609-040-029-0

Assessments:

Land Value:	\$406,765.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$406,765.00

Tax Information

Property Taxes for the Fiscal Year	2011-2012
Total Annual Tax	\$4,941.02
Status: Paid through	06/30/2012

Property Vesting

The last recorded document transferring title of said property

Dated	09/24/2007
Recorded	10/15/2007



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

Order Number: 26880
Reference: CV09-03659 / Ang

Document No.	2007-0636488
D.T.T.	\$0.00
Grantor	Testa Family Limited Partnership II
Grantee	Testa Family Limited Partnership II

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	Testa Family LTD Partnership II
Case No.	CV09-03659
Recorded	02/03/2011
Document No.	2011-0055258

Legal Description

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

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (SL/2 SL/2 NW1/4) OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (WL/4) CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING ON THE CENTERLINE OF WASHINGTON STREET; THENCE N89°39'27"E ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1326.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N00°20'33"W, A DISTANCE OF 265.62 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 12323, FILED IN PARCEL MAP BOOK 56, PAGES 27 AND 28, OF OFFICIAL RECORDS (O.R.) COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;

THENCE N89°34'27"E ALONG THE SOUTHERLY LINE OF PARCEL 3 AND CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 4, BOTH OF SAID PARCEL MAP NO. 12323, A DISTANCE OF 1361.77 FEET TO THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18;

THENCE S00°02'08"W ALONG THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 267.61 FEET TO THE CENTER ONE-QUARTER (CL/4) CORNER OF SAID



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

Order Number: 26880

Reference: CV09-03659 / Ang

SECTION 18;

THENCE S89°39'27"W ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1360.00 FEET TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY:
Old Republic Title Company

AND WHEN RECORDED MAIL TO:

La Quinta Redevelopment Agency
Attn: City Manager 78495 Calle Tampico
La Quinta, CA 92253

Order No.: 2807027350
Escrow No.: 6206

TRA 075-004

Portion 609-040-005-8

DOC # 2007-0636488
10/15/2007 08:00A Fee:13.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry M. Ward
Assessor, County Clerk & Recorder



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						T:	CTY	UNI	

GRANT DEED

14
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043

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS N/A
computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale.
~~(X)~~ Incorporated area of ~~Escondido Dunes~~ unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Testa Family Limited Partnership II

hereby GRANT(S) to Testa Family Limited Partnership II

the following described real property in the County of Riverside, State of California

See legal for parcel D as Exhibit "A" attached hereto and made a part hereof.

***THIS DOCUMENT IS BEING RECORDED PURSUANT TO LOT LINE ADJUSTMENT NO. 05167 APPROVED BY
THE RIVERSIDE COUNTY PLANNING DEPARTMENT ON AUGUST 20, 2007 ****

Dated: September 24, 2007

STATE OF CALIFORNIA
COUNTY OF Orange

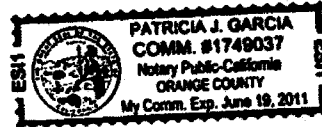
} ss.

On 09/24/2007 before me,
Patricia J. Garcia, Notary Public
personally appeared
Donald Testa

Testa Family Limited Partnership II

By: Donald Testa, General Partner

personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person (s) whose
name (s) 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 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

(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

11
7

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "D"

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 S1/2 NW1/4) OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (W1/4) CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING ON THE CENTERLINE OF WASHINGTON STREET; THENCE N89°39'27"E ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1326.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N00°20'33"W, A DISTANCE OF 265.62 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 12323, FILED IN PARCEL MAP BOOK 56, PAGES 27 AND 28, OF OFFICIAL RECORDS (O.R.) COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;

THENCE N89°34'27"E ALONG THE SOUTHERLY LINE OF PARCEL 3 AND CONTINUING ALONG THE SOUTHERLY LINE OF PARCEL 4, BOTH OF SAID PARCEL MAP NO. 12323, A DISTANCE OF 1361.77 FEET TO THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18;

THENCE S00°02'08"W ALONG THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 267.61 FEET TO THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 18;

THENCE S89°39'27"W ALONG THE EAST-WEST ONE-QUARTER (E-W 1/4) SECTION LINE OF SAID SECTION 18, A DISTANCE OF 1360.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.33 ACRES (362,824 SQUARE FEET), MORE OR LESS, AS SHOWN ON THE ATTACHED EXHIBIT "B", WHICH IS MADE A PART HEREOF BY THIS REFERENCE HEREON.

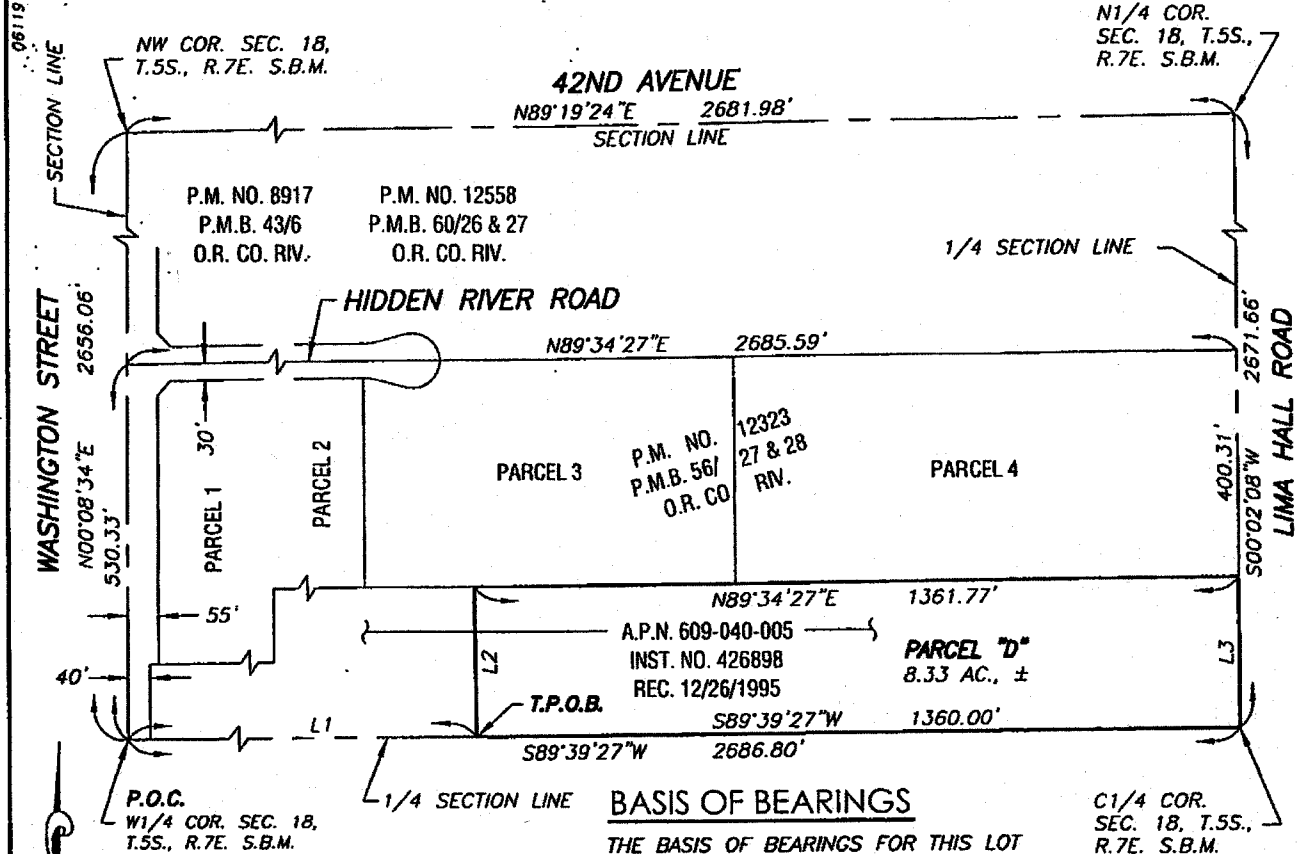
SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.



5/22/2007
06119_600_PCLD_X

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



BASIS OF BEARINGS

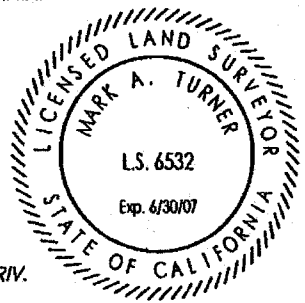
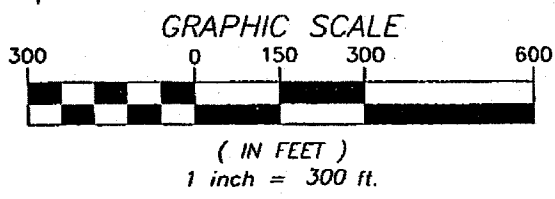
THE BASIS OF BEARINGS FOR THIS LOT LINE ADJUSTMENT IS THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 18, T.5S., R.7E. S.B.M., AS SHOWN ON P.M. NO. 12323, P.M.B. 56/27 & 28, O.R. CO. RIV., STATE OF CALIFORNIA. BEING: N00°08'34"E

LEGEND

- LOT LINE
- - - LOT LINE (NOT A PART)
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- P.M. PARCEL MAP
- P.M.B. PARCEL MAP BOOK
- O.R. OFFICIAL RECORDS CO. OF RIV.

C1/4 COR. SEC. 18, T.5S., R.7E. S.B.M.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'27"E	1326.80'
L2	N00°20'33"W	265.62'
L3	S00°02'08"W	267.61'



PARCEL EXHIBIT -

Prepared by: **Coachella Valley Engineers**
 TEL(760)360-4200
 FAX(760)360-4204
 77-899 Wolf Road, Suite 102, PALM DESERT, CA 92211
 06119 MAY, 2007
 NO. DATE

Owner: **TESTA FAMILY LIMITED PARTNERSHIP II**
 3552 RUNNING TIDE CIRCLE
 HUNTINGTON BEACH, CA 92649
 PH: (714) 846-9130
 FAX: (714) 846-7595

THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION, BASED ON RECORD INFORMATION.

MARK A. TURNER L.S. 6532
 EXP. DATE: 06/30/07
 06119_600_PCLD_X

When recorded please mail to:
 Riverside County Code Enforcement
 31290 Plantation Dr.
 Thousand Palms, CA 92276
 Mail Stop # 4016

DOC # 2011-0055258
 02/03/2011 01:59P Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC					T:	CTY	UNI	814	

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814

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 Testa Family LTD Partnership II

Case No.: CV09-03659

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) described as Accumulated Rubbish Expedited. Such Proceedings are based upon the noncompliance of such real property, located at 1 lot W. of 78525 Starlight, Bermuda Dunes, CA, and more particularly described as Assessor's Parcel Number 609-040-029 and having a legal description of 8.33 ACRES M/L IN POR NW ¼ of Section 18 T5S R7E, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120).

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, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Brenda Hannah (760) 343-4150.

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: [Signature]
 Dave Lawless
 Code Enforcement Division

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 2/2/11 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless 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.

[Signature]
 Commission # 1866835 Comm. Expires Oct 24, 2013

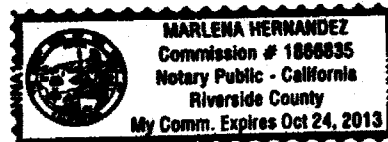
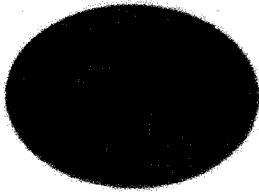


EXHIBIT “E”



County of Riverside Code Enforcement Department

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

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

April 3, 2013

TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR
HUNTINGTON BEACH, CA 92649

Subject Property: 1 LOT W/O 78525 STARLIGHT LN, INDIO
Case No(s): CV09-03659
APN No(s): 609-040-029

Dear Testa Family Ltd Partnership II:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Accumulated Rubbish located on your real property commonly described as 1 LOT W/O 78525 STARLIGHT LN, INDIO, and more particularly described as Assessor's Parcel Number 609-040-029.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **One Thousand Thirty Two Dollars and Ninety Cents (\$1,032.90)**.

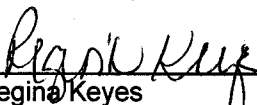
You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of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

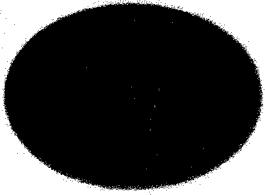
YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the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

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

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

Code Enforcement Department


Regina Keyes
Supervising Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR
HUNTINGTON BEACH, CA 92649

Subject Property: 1 LOT W/O 78525 STARLIGHT LN, INDIO
Case No(s): CV09-03659
APN No(s): 609-040-029

I, _____, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) _____.

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: _____

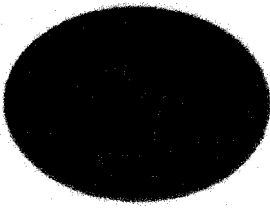
Signed: _____
(Please SIGN your name here)

Date: _____

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

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

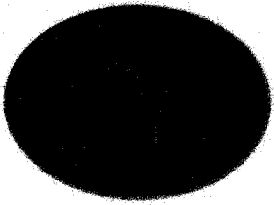


**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

RESPONSIBLE PARTIES

April 3, 2013

TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR
HUNTINGTON BEACH, CA 92649



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV0903659

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 3, 2013, I served the following documents(s):

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

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

Invoices

Notice List

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

TESTA FAMILY LTD PARTNERSHIP II 3552 RUNNING TIDE CIR, HUNTINGTON BEACH, CA 92649

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON April 3, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines
By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 9, 2013

RE CASE NO: CV0903659

I, Francisco Mendez, 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
Mail Stop #1012.

That on 4/5/2013 at 4:44 pm, I securely and conspicuously posted Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment, Board of Supervisors Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment, Summary Statement of Abatement Costs and Responsible Parties at the property described as:

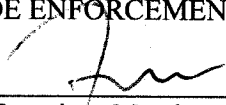
Property Address: 1 LOT W/O 78525 STARLIGHT LN, INDIO

Assessor's Parcel Number: 609-040-029

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

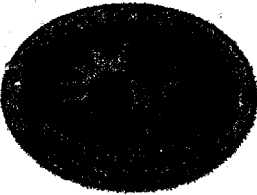
Executed on April 9, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Francisco Mendez, Code Enforcement Officer

*Testa
4-25*

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

TESTA FAMILY LTD PARTNERSHIP II
3552 RUNNING TIDE CIR
HUNTINGTON BEACH, CA 92649

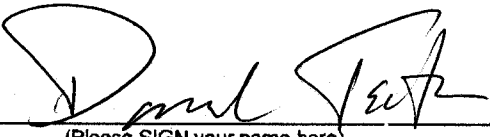
Subject Property: 1 LOT W/O 78525 STARLIGHT LN, INDIO
Case No(s): CV09-03659
APN No(s): 609-040-029

I, Donald Testa, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) CV09-03659

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10
days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: 3552 RunningTide Circle
Huntington Beach CA 92649-2514

Signed: 
(Please SIGN your name here)

Date: 7 APR 2013

Print: Donald Testa
(Please PRINT your name here)

You may contact me at the following daytime phone number: 714 846-9130

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

RECEIVED APR 10 2013

Handwritten signature or initials in the bottom right corner.