

FORM APPROVED COUNTY COUNSEL
BY PATRICIA MUNROE / DATE 8/5/13

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

408B



FROM: Code Enforcement Department/TLMA

SUBMITTAL DATE:
August 7, 2013

SUBJECT: Abatement of Public Nuisance [Substandard Structure – Dwelling]
Case No.: CV10-08836 [HARRIS]
Subject Property: 24036 Neighbors Blvd., Ripley; APN: 872-241-029
District: 4/4

RECOMMENDED MOTION: Move that:

1. The substandard structure, (dwelling) on the real property located at 24036 Neighbors Blvd., Ripley, Riverside County, California, APN: 872-241-029 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Georgia A. Harris, the owner of the subject real property, be directed to abate the substandard structure on the property by removing the same from the real property within ninety (90) days.

[Signature of Greg Flannery]

GREG FLANNERY, Code Enforcement Official

(Continued)

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 of Tina Grande]*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone 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: August 20, 2013
xc: Co. Co./CED, Sheriff

2013 AUG - 8 6:30 PM
Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

9-1

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Abatement of Public Nuisance

Case No.: CV10-08836 [HARRIS]

Address: 24036 Neighbors Blvd., Ripley

APN #: 872-241-029

District 4/4

Page 2

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

4. If the owner, or whoever has possession or control of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and contents therein, by removing the same from the real property.

5. 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 Ordinance No. 725.

6. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made of the subject property by Code Enforcement Officer Rusty Hannah on December 15, 2010. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to, the following: Faulty weather protection, general dilapidation, improper maintenance, and public and attractive nuisance.

2. There has been approximately 16 subsequent follow-up inspections, with the last inspection being March 20, 2013, which revealed that the property continues to be in violation of Riverside County Ordinance No. 457.

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

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-08836
4 [SUBSTANDARD STRUCTURE]; APN: 872-241-)
5 029, 24036 NEIGHBORS BLVD., RIPLEY,) DECLARATION OF CODE
6 COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
7 CALIFORNIA; GEORGIA A. HARRIS, OWNER.) RUSTY HANNAH
8)
9)
10) [RCO No. 457]

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

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

17 2. On December 15, 2010, I conducted an initial inspection of the real property described as
18 24036 Neighbors Blvd., Ripley, Riverside County, California, and further described as Assessor's Parcel
19 Number 872-241-029 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
21 incorporated herein by reference as Exhibit "A."

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

27 4. Based on the Lot Book Report from RZ Title Service dated December 23, 2010 and
28 updated on April 2, 2013, there appears to be no interested parties. True and correct copies of the Lot
Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

On December 15, 2010, I arrived at THE PROPERTY to conduct an initial inspection.
THE PROPERTY was open and accessible, with no signs restricting my access. I entered and observed

1 the following conditions as described below which caused the single family residence to be substandard
2 and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside
3 County Ordinance (“RCO”) No. 457.

4 Dwelling:

- 5 1) Faulty weather protection;
- 6 2) General dilapidation or improper maintenance;
- 7 3) Public and attractive nuisance – abandoned/vacant.

8 6. On December 15, 2010, a Notice of Violation, Notice of Defects and a “Danger Do Not
9 Enter” sign was posted on THE PROPERTY.

10 7. On February 8, 2011, a Notice of Violation and Notice of Defects were mailed to OWNER
11 by certified mail with return receipt requested.

12 8. True and correct copies of each Notice issued in this matter and other supporting
13 documentation and attached hereto and incorporated herein by reference as Exhibit “D.”

14 9. A site plan and photographs depicting the conditions of THE PROPERTY are attached
15 hereto and incorporated herein by reference as Exhibit “E.”

16 10. Since the initial inspection, there have been approximately sixteen additional inspections.
17 All inspections revealed that THE PROPERTY remained unchanged and in violation of RCO No. 457.

18 11. Based upon my experience, knowledge and visual observations, it is my determination that
19 the substandard structure (dwelling) on THE PROPERTY creates an extreme health, safety, fire and
20 structural hazard to the neighbors and general public.

21 12. A recent inspection showed THE PROPERTY remained in violation of RCO No. 457.

22 13. Furthermore, based on my observations of THE PROPERTY, I declare that the
23 substandard conditions of THE PROPERTY constitute a public nuisance in violation of the provisions set
24 forth in RCO No. 457.

25 14. A Notice of Pendency of Administrative Proceeding was recorded in the Office of the
26 County Recorder, County of Riverside, State of California, on June 2, 2011, as Instrument Number 2011-
27 0243646, a true and correct copy of which is attached hereto and incorporated herein by reference as
28 Exhibit “F.”

15. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing

1 notification of the Board of Supervisors' hearing was mailed to OWNER by regular mail and was posted
2 on THE PROPERTY. A true and correct copy of the notice, together with proof of service and the
3 Affidavit of Posting of Notice are attached as hereto and incorporated herein as Exhibit "G."

4 16. Significant rehabilitation, removal and /or demolition of the substandard structure and
5 removal and disposal of all structural debris are required to abate the public nuisance and bring THE
6 PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform Housing,
7 Administrative and Abatement of Dangerous Buildings Codes.

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

9 (a) the structure (dwelling) be condemned as a substandard building, public and
10 attractive nuisance;

11 (b) the OWNER be required to rehabilitate or demolish said structure, including the
12 removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the
13 provisions of RCO No. 457;

14 (c) the OWNER be ordered to ascertain the existence or non-existence of asbestos
15 containing materials in said structure by survey and materials sample testing through the Industrial
16 Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the
17 abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing
18 materials discovered through such survey and testing by contract with a duly certified and licensed
19 contractor for the handling of such materials to avoid citations an/or fines by South Coast Air Quality
20 Management District ("SCAQMD") pursuant to SCAQMD Rule No. 1403;

21 (d) if the substandard structure is not razed, removed and disposed of, or reconstructed
22 in strict accordance with all Riverside County Ordinances, including but not limited to RCO No. 457,
23 within ninety (90) days of the date of the Board's Order to Abate, the substandard structure and contents
24 therein may be abated by representatives of the Riverside County Code Enforcement Department, a
25 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order where
26 necessary under applicable law authorizing entry onto THE PROPERTY;

27 (e) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
28 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE

1 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457 and 725.

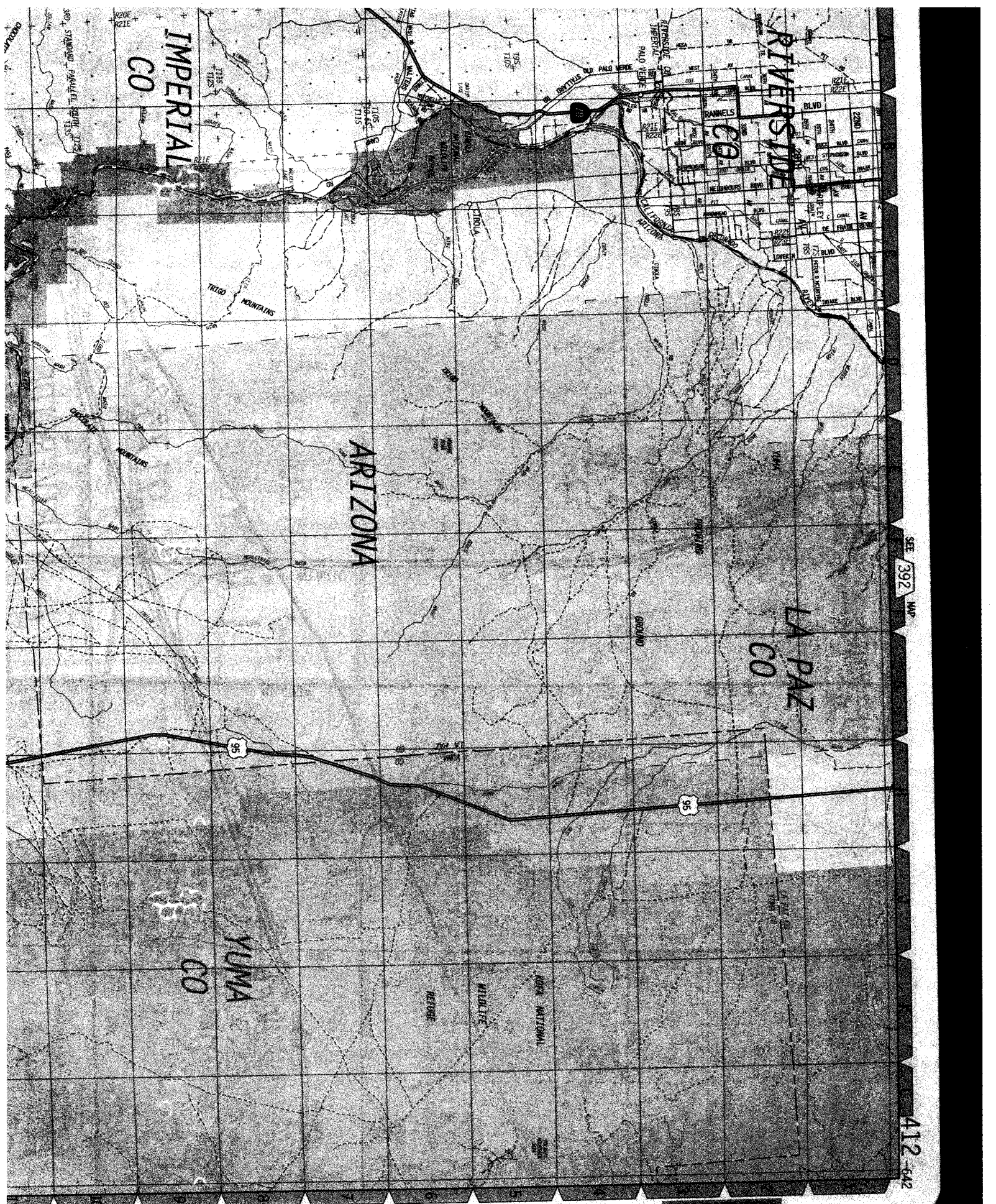
2 I declare under penalty of perjury under the laws of the State of California that the
3 foregoing is true and correct.

4 Executed this ____ day of _____, 2013, at _____, California.

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RUSTY HANNAH
Code Enforcement Officer
Code Enforcement Department

Exhibit A



IMPERIAL
CO

RIVERSIDE
CO

ARIZONA

LA PAZ
CO

YUMA
CO

SEE 392
MAP

412-642

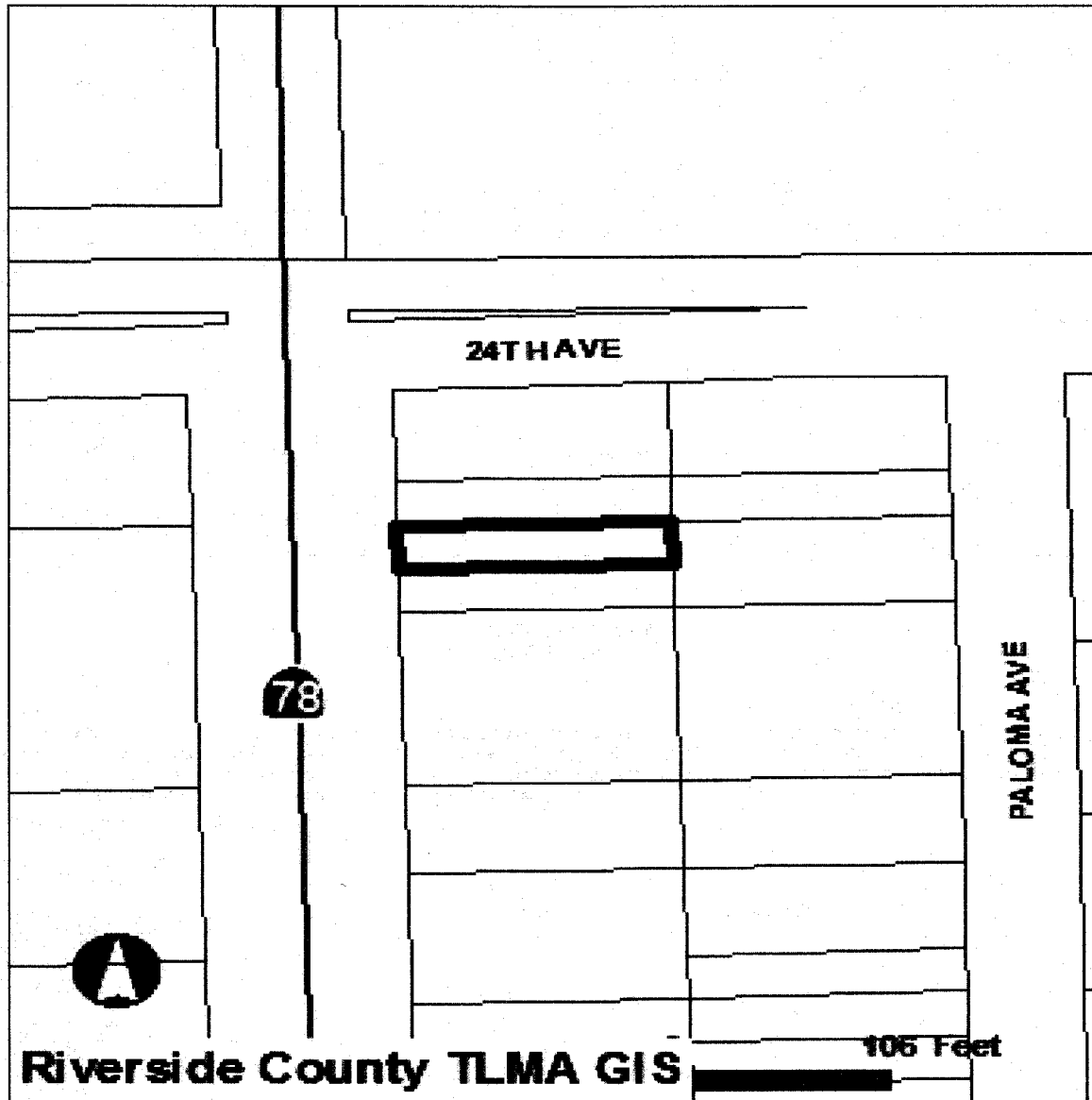
Exhibit B

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

Assessment #872241029-5		Parcel # 872241029-5	
Assessee:	HARRIS GEORGIA A	Land	839
Mail Name:	WESLEY HARRIS	Structure	5,130
Mail Address:	341 S 1ST ST	Full Value	5,969
City, State Zip:	BLYTHE, CA 92225	Total Net	5,969
Real Property Use Code:	R1		
Base Year	1975		
Conveyance Number:	0080862		
Conveyance (mm/yy):	4/1979		
PUI:	R010000		
TRA:	85-008		
Taxability Code:	0-00		
ID Data:	Lot D2 MB 010/033 RIPLEY		
Situs Address:	24036 NEIGHBORS BLV RIPLEY CA 92272		

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):
872-241-029

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

872-241-029-5

OWNER NAME / ADDRESS

GEORGIA A HARRIS
24036 NEIGHBORS BLV
RIPLEY, CA. 92272

MAILING ADDRESS

WESLEY HARRIS
341 S 1ST ST
BLYTHE CA. 92225

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 10/33
SUBDIVISION NAME: RIPLEY
LOT/PARCEL: 34, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.08 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 528 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONSTD 1944COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE 5610

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)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T7SR22E SEC 35

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

872-241-003

PLANNING

LAND USE DESIGNATIONS

CR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

PALO VERDE VALLEY

COMMUNITY ADVISORY COUNCILS

RIPLEY (CC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

W-2-M (CZ 5987)

ZONING DISTRICTS AND ZONING AREAS

RIPLEY DISTRICT

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: DCPA
SUBAREA NAME: RIPLEY
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 23, 1986
ACREAGE: 859 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 REVIEWPROCESS)

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)

NOT 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)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

PALO VERDE 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

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

265A

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

PVID

FLOOD CONTROL DISTRICT

NOT IN A FLOOD DISTRICT

WATERSHED

COLORADO

GEOLOGIC**FAULT ZONE**

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

VERY HIGH

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**

PALO VERDE VALLEY UNIFIED

COMMUNITIES

RIPLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

RIPLEY #62 -

STREET LIGHTING

PARK & RECREATION

SEWER

WATER

LIGHTING (ORD. 655)

NOT APPLICABLE, 128.16 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045900

URBAN-BUILT UP LAND

TAX RATE AREAS

- 085008
- COUNTY SERVICE AREA 62
- COUNTY SERVICE AREA 62 DEBT
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- GENERAL
- GENERAL PURPOSE
- PALO VERDE CEMETERY
- PALO VERDE COMMUNITY COLLEGE
- PALO VERDE UNIFIED SCHOOL
- PALO VERDE VALLEY HOSPITAL
- PALO VERDE VALLEY LIBRARY
- PROJECT 4-RIPLEY
- 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
CV1008836	ABATEMENT	Oct. 22, 2010

BUILDING PERMITS

Case #	Description	Status
024402	SEWER HOOK UP TO DWLG	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ281052	WATER PIPE TO DWLG	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...Mon Feb 25 08:55:40 2013
Version 121101

Exhibit C



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV10-08836/Rusty Hannah
 IN RE: HARRIS, GEORGIA A.

Order Number: **28511**

Order Date: 4/9/2013

Dated as of: 4/2/2013

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 24036 Neighbors Boulevard
 Ripley

CA 92272

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 872-241-029-5

Assessments:	Land Value:	\$839.00
	Improvement Value:	\$5,130.00
	Exemption Value:	\$0.00
	Total Value:	\$5,969.00

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$61.13
Penalty	\$6.11
Status	NOT PAID-DELINQUENT
Second Installment	\$61.13
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2013)
Prior Delinquencies for tax defaulted year(s)	2010-2011
Redemption Amount	\$425.61
If paid by	04/30/2013



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

Order Number: 28511
Reference: CV10-08836/Rust

A Notice of Administrative Proceedings by the

City of	Ripley
County of	Riverside
Recorded	06/02/2011
Document No.	2011-0243646

Document Type	Certificate of Sale
Document No.	2012-0491299
Recorded	10/15/2012

NO OTHER EXCEPTIONS

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 4 Office)
 38686 El Cerrito Rd, Palm Desert, CA 92211
 Mail Stop No. 4016

DOC # 2011-0243646

05/02/2011 03:35P Fee:NC

Page 1 of 1

Recorded in Official Records
 County of Riverside

Larry H. Ward
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
/			/						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	802

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

C
802

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

Case No.: CV1008836

Georgia A Harris)

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: 24036 Neighbors, Ripley, Ca

PARCEL #: 872-241-029

LEGAL DESCRIPTION: POR LOT D2 AND LOTS 24 & 34 MB 010/033 RIPLEY of Sec 35 T7SR22E

VIOLATIONS: RCO 457 & 541; RCC 15.16.020 & 8.120.010; Substandard Structure & Accumulated Rubbish

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By: *David Lawless*
 David Lawless, Code Enforcement Department

Dated: 05/29/11

ACKNOWLEDGEMENT

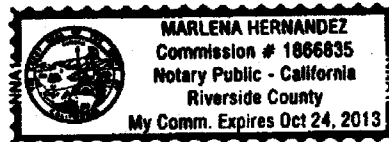
State of California)
 County of Riverside)

On 05/11/11 before me, Marlana Hernandez, Notary Public, personally appeared David 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.

M. Hernandez
 Commission # 1866835 Comm. Expires October 24, 2013



RECORDING REQUESTED BY
PALO VERDE IRRIGATION DISTRICT
AND WHEN RECORDED MAIL TO:
PALO VERDE IRRIGATION DISTRICT
180 WEST 14TH AVENUE
BLYTHE, CA 92225

DOC # 2012-0491299
10/15/2012 04:18 PM Fees: \$0.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CARAGON

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE
YEAR 2011

CERTIFICATE OF SALE
Water Code App. §33-28m

No. 43305

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 10.92 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:

LOT 24 BLK 34 RIPLEY TOWNSITE
SEC 34 T7S R22E

872-241-029-5

Situs Address: 24036 Neighbors Boulevard Ripley California 92225

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2011 which was the year of the Tax, and that the name of the person taxed was

HARRIS, GEORGIA ANN
% HARRIS, WESLEY
341 S. 1ST ST.
BLYTHE, CA 92225

that said District will be entitled to a deed for said real property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1st day of July 2012

Janice R. Love
Collector of said Palo Verde Irrigation District

State of California

§

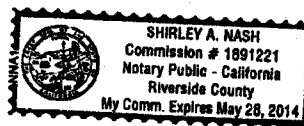
County of Riverside

On August 22, 2012 before me, Shirley A. Nash, A Notary Public, personally appeared Janice R. Love who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Shirley A. Nash
Signature of Notary Public



Public Record



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

RHannah

Lot Book Report

Order Number: **23022**

Customer:

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

Order Date: 12/28/2010
 Dated as of: 12/23/2010
 County Name: Riverside

Attn: Brent Steele
 Reference: ~~CV 10-06835~~ / Marlena Hernandez **10-08836**
 IN RE: HARRIS, GEORGIA

FEE(s):
 Report: \$120.00

Property Address: 24036 Neighbors Blvd
 Ripley CA 92272

Assessor's Parcel No. : 872-241-029-5

Assessments:

Land Value:	\$818.00
Improvement Value:	\$4,994.00
Exemption Value:	\$0.00
Total Value:	\$5,812.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$61.79
Penalty	\$6.17
Status	NOT PAID-DELINQUENT
Second Installment	\$61.79
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)



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

Order Number: 23022
Reference: CV10-08835 / Mar

Property Vesting

The last recorded document transferring title of said property

Dated	05/07/1953
Recorded	06/29/1953
Document No.	31801
D.T.T.	\$0.00
Grantor	Roy Lee Harris, a single man and Nick Harris, a single man
Grantee	Georgia Ann Harris, a widow, also know as Georgiana Harris

Deeds of Trust

No Deeds of Trust of Record

Additional Information

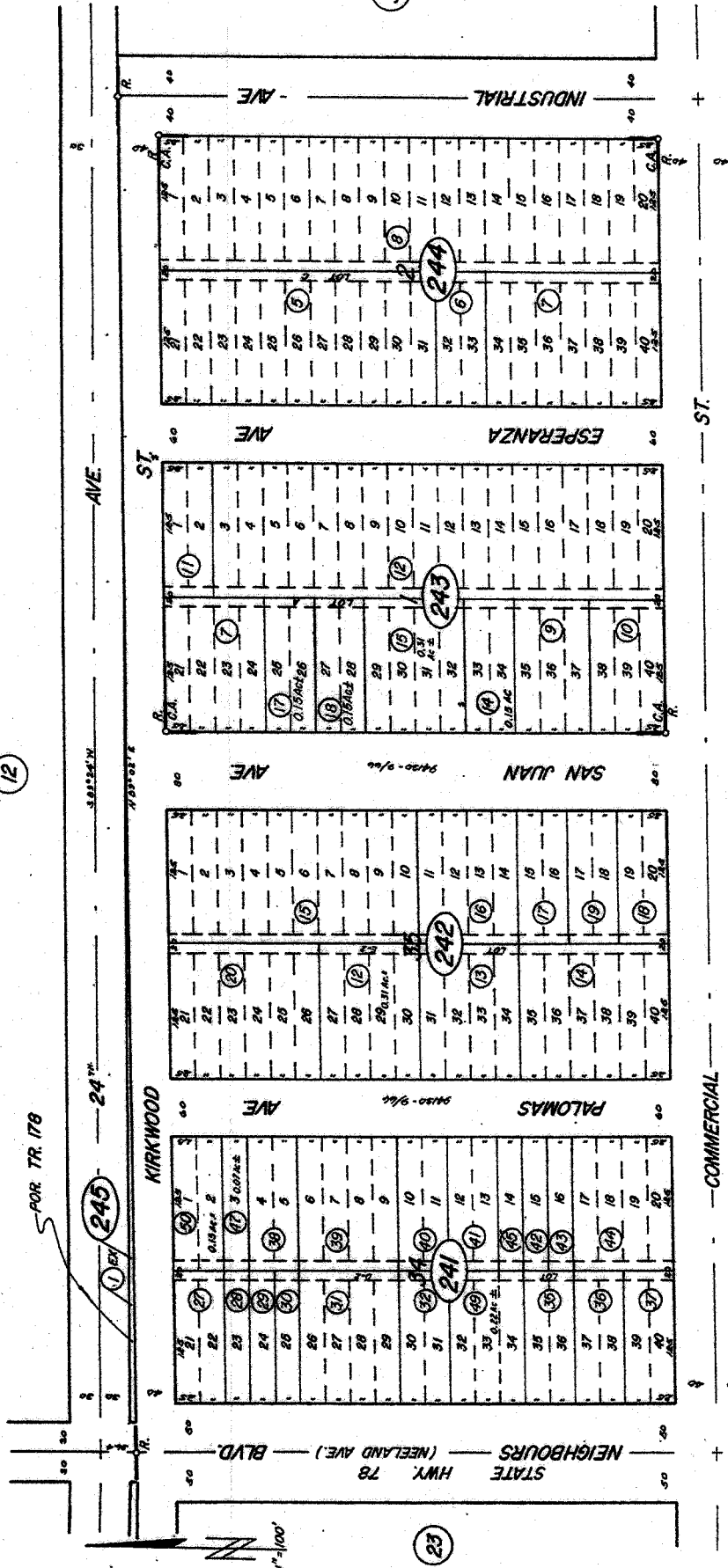
NO JUDGMENTS AND/OR LIENS FOUND.

A Bankruptcy filed by	Georgia Harris
Social Security Number(s)	510-22-4393
Date filed	03/19/2003
Case No.	PC14166

Legal Description

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

LOT 24 AND THE WEST HALF OF D-2, BLOCK 34, OF RIPLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 33, 34A ND 35 OF MAPS, RECORDS OF SAID COUNTY.



DATE	OLD No.	NEW No.
7-7-64	241-242	241-242
7-7-64	243-244	243-244
8-2-64	245-246	245-246
8-2-64	247-248	247-248
8-2-64	249-250	249-250
8-2-64	251-252	251-252
8-2-64	253-254	253-254
8-2-64	255-256	255-256
8-2-64	257-258	257-258
8-2-64	259-260	259-260
8-2-64	261-262	261-262
8-2-64	263-264	263-264
8-2-64	265-266	265-266
8-2-64	267-268	267-268
8-2-64	269-270	269-270
8-2-64	271-272	271-272
8-2-64	273-274	273-274
8-2-64	275-276	275-276
8-2-64	277-278	277-278
8-2-64	279-280	279-280
8-2-64	281-282	281-282
8-2-64	283-284	283-284
8-2-64	285-286	285-286
8-2-64	287-288	287-288
8-2-64	289-290	289-290
8-2-64	291-292	291-292
8-2-64	293-294	293-294
8-2-64	295-296	295-296
8-2-64	297-298	297-298
8-2-64	299-300	299-300
8-2-64	301-302	301-302
8-2-64	303-304	303-304
8-2-64	305-306	305-306
8-2-64	307-308	307-308
8-2-64	309-310	309-310
8-2-64	311-312	311-312
8-2-64	313-314	313-314
8-2-64	315-316	315-316
8-2-64	317-318	317-318
8-2-64	319-320	319-320
8-2-64	321-322	321-322
8-2-64	323-324	323-324
8-2-64	325-326	325-326
8-2-64	327-328	327-328
8-2-64	329-330	329-330
8-2-64	331-332	331-332
8-2-64	333-334	333-334
8-2-64	335-336	335-336
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8-2-64	339-340	339-340
8-2-64	341-342	341-342
8-2-64	343-344	343-344
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8-2-64	347-348	347-348
8-2-64	349-350	349-350
8-2-64	351-352	351-352
8-2-64	353-354	353-354
8-2-64	355-356	355-356
8-2-64	357-358	357-358
8-2-64	359-360	359-360
8-2-64	361-362	361-362
8-2-64	363-364	363-364
8-2-64	365-366	365-366
8-2-64	367-368	367-368
8-2-64	369-370	369-370
8-2-64	371-372	371-372
8-2-64	373-374	373-374
8-2-64	375-376	375-376
8-2-64	377-378	377-378
8-2-64	379-380	379-380
8-2-64	381-382	381-382
8-2-64	383-384	383-384
8-2-64	385-386	385-386
8-2-64	387-388	387-388
8-2-64	389-390	389-390
8-2-64	391-392	391-392
8-2-64	393-394	393-394
8-2-64	395-396	395-396
8-2-64	397-398	397-398
8-2-64	399-400	399-400

DATE	OLD No.	NEW No.
8-2-64	241-242	241-242
8-2-64	243-244	243-244
8-2-64	245-246	245-246
8-2-64	247-248	247-248
8-2-64	249-250	249-250
8-2-64	251-252	251-252
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8-2-64	307-308	307-308
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8-2-64	325-326	325-326
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8-2-64	329-330	329-330
8-2-64	331-332	331-332
8-2-64	333-334	333-334
8-2-64	335-336	335-336
8-2-64	337-338	337-338
8-2-64	339-340	339-340
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8-2-64	347-348	347-348
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8-2-64	351-352	351-352
8-2-64	353-354	353-354
8-2-64	355-356	355-356
8-2-64	357-358	357-358
8-2-64	359-360	359-360
8-2-64	361-362	361-362
8-2-64	363-364	363-364
8-2-64	365-366	365-366
8-2-64	367-368	367-368
8-2-64	369-370	369-370
8-2-64	371-372	371-372
8-2-64	373-374	373-374
8-2-64	375-376	375-376
8-2-64	377-378	377-378
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8-2-64	385-386	385-386
8-2-64	387-388	387-388
8-2-64	389-390	389-390
8-2-64	391-392	391-392
8-2-64	393-394	393-394
8-2-64	395-396	395-396
8-2-64	397-398	397-398
8-2-64	399-400	399-400

M.B. 10/33-35 - Ripley
 M.B. 10/47 - Cortez Add. to Ripley

DIVISION 28-B-22
 RES. 20987-80
 MAR. 1966

ASSESSOR'S MAP BK. 872 PG. 24
 RIVERSIDE COUNTY, CALIF.

Consideration less than \$100.00

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Grant Deed

AM L.R.S.

THIS FORM FURNISHED BY REVENUE TITLE COMPANY

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

ROY LEO HARRIS, a single man, and NICK HARRIS, a single man,

GRANT to

GEORGE ANN HARRIS, a widow, also known as GEORGIANA HARRIS,

a LIFE ESTATE only in

the real property in the

County of Riverside

State of California, described as:

Lot 24, Block 34, of Ripley as shown by Map on file
in Book 10, page 33, 34 and 35 of Maps, Riverside
County

Upon the death of said Georgia Ann Harris, the property
shall revert to the grantors, their heirs or assigns.

Dated: May 7, 1953

Ray L. Harris

Nick Harris

STATE OF CALIFORNIA
COUNTY OF

RIVERSIDE

May 7, 1953

On
before me, the undersigned, a Notary Public in and for
said County and State, personally appeared
ROY LEO HARRIS

known to me to be the person whose name is
subscribed to the within instrument and acknowledged that
he executed the same.

WITNESS my hand and official seal.

Walter T. Johnson
Notary Public in and for said County and State

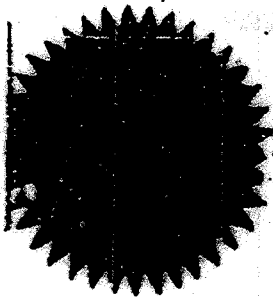
State of *Washington*
County of *Pierce*

SPACE BELOW FOR RECORDERS USE ONLY

31801

RECEIVED FOR RECORDS
JUN 20 1953
JACK A. ROSS
Chamberlain

194/5



On this 15th day of May, A.D. 1953, before me,
a Notary Public in and for said County and State, personally appeared
NICK HARRIS

to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and official seal on
the day and year in this certificate first above written.

Edward M. Chamberlain
Notary Public

Exhibit D



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV **10-08836**

THE PROPERTY AT: 24036 NEIGHBORS BLVD Ripke APN#: 872-241-029

WAS INSPECTED BY OFFICER: RUSTY HANNAN ID#: 20 ON 12-15-10 AT 11:00 am/pm

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

<input checked="" type="checkbox"/> 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="checkbox"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input checked="" type="checkbox"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/> 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 fences.
<input checked="" type="checkbox"/> 8.120.010 (RCO 541)	Accumulated Rubbish Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/> 17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input checked="" type="checkbox"/> 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="checkbox"/> 17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input checked="" type="checkbox"/> 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="checkbox"/> 17. (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="checkbox"/> 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="checkbox"/> 17. (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input checked="" type="checkbox"/> 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="checkbox"/> 17. (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input checked="" type="checkbox"/> 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="checkbox"/>	

COMMENTS: 30' X 25' STRUCTURE

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 1-15-11. 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.

PROPERTY OWNER TENANT
 _____ SIGNATURE _____ PRINT NAME _____ DATE
 _____ CDL/CID# _____ D.O.B. _____ TEL. NO.



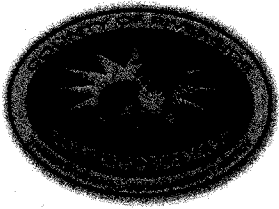
RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

30x25 structure

SUBSTANDARD BUILDING CONDITIONS:	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
11 <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
12 <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
13 <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, <u>roof</u> or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14 <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15 <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16 <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17 <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18 <input type="checkbox"/> Improper occupancy.....	1001(a)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19 <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20 <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. 1008836 Address 24036 NE 16th Boks Blvd Ripon
 Date 12-15-10 Officer Rusty NANNAN



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

February 8, 2011

RE CASE NO: CV1008836

I, Rusty Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276 .

That on 12/15/2010 at 11:00 am, I securely and conspicuously posted NOV for RCC 15.16.020; SST and 8.120.010; AR, a NOD and a do not enter sign. at the property described as:

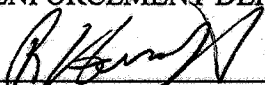
Property Address: 24036 NEIGHBORS BLV, RIPLEY

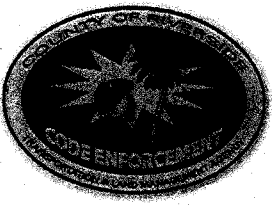
Assessor's Parcel Number: 872-241-029

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

Executed on February 8, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rusty Hannah, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1008836

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Marlena Hernandez, 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 February 8, 2011, I served the following document(s):

NOTICE RE: Notice of Violation & Notice of Defects

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

GEORGIA A HARRIS WESLEY HARRIS, 341 S 1ST ST, BLYTHE, CA 92225
OCCUPANT 24036 NEIGHBORS BLV, RIPLEY, CA 92272

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 February 8, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Marlena Hernandez
By: Marlena Hernandez, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

February 8, 2011

GEORGIA A HARRIS
WESLEY HARRIS
341 S 1ST ST
BLYTHE, CA 92225

RE CASE NO: CV1008836 at 24036 NEIGHBORS BLV, in the community of RIPLEY, California, Assessor's Parcel Number 872-241-029

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24036 NEIGHBORS BLV, in the community of RIPLEY California, Assessor's Parcel Number 872-241-029, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

- 2) 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) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 27, 2011. 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

Hernandez for
By: Rusty Hannah, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

February 8, 2011

VACANT
24036 NEIGHBORS BLV
RIPLEY, CA 92272

RE CASE NO: CV1008836 at 24036 NEIGHBORS BLV, in the community of RIPLEY, California, Assessor's Parcel Number 872-241-029

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24036 NEIGHBORS BLV, in the community of RIPLEY California, Assessor's Parcel Number 872-241-029, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

- 2) 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) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY February 27, 2011. 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.

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CODE ENFORCEMENT DEPARTMENT


By: Rusty Hannah, Code Enforcement Officer

SENDER COMPLETE **PLEASE PRINT THIS SECTION ON DELIVERY**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Georgia A. Harris
 Wesley Harris
 341 S 1st Street
 Blythe, CA 92225
 CV1008836 RH(ssst,ar)

Signature: *(X) Georgia Harris* (Agent)

B. Received by (Printed Name): *A Harris* C. Date of Delivery: *2/9/11*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label): **7010 1060 0000 5069 4711**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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

To: Georgia A. Harris
 Wesley Harris
 341 S 1st Street
 Blythe, CA 92225
 CV1008836 RH(ssst,ar)

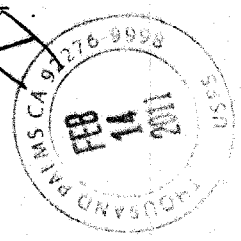
Sent: _____
 Street or P.O. _____
 City: _____

PS Form 3811, August 2005 Return Receipt for Instructions

7010 1060 0000 5069 4711

CERTIFIED MAIL

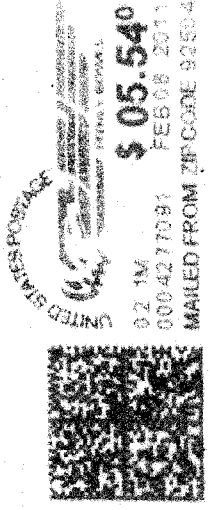
COUNTY OF RIVERSIDE
Code Enforcement Department
31290 Plantation Drive
Thousand Palms, CA 92276



1st NOTICE
2nd NOTICE
RETURNED



7010 1060 0000 5069 4728

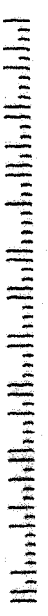


Vacant
24036 Neighbors Blvd
Ripley, CA 92225
CV100

NIXIE 929 DC 1 00 02/11/11 NK

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92276560490 *0904-00759-08-44



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

Vacant
To: 24036 Neighbors Blvd
Ripley, CA 92225
Sent: CV1008836 RH(ssst,ar)
Silver or PL
City

7010 1060 0000 5069 4728

PS Form 3826, August 2006 See Reverse for instructions

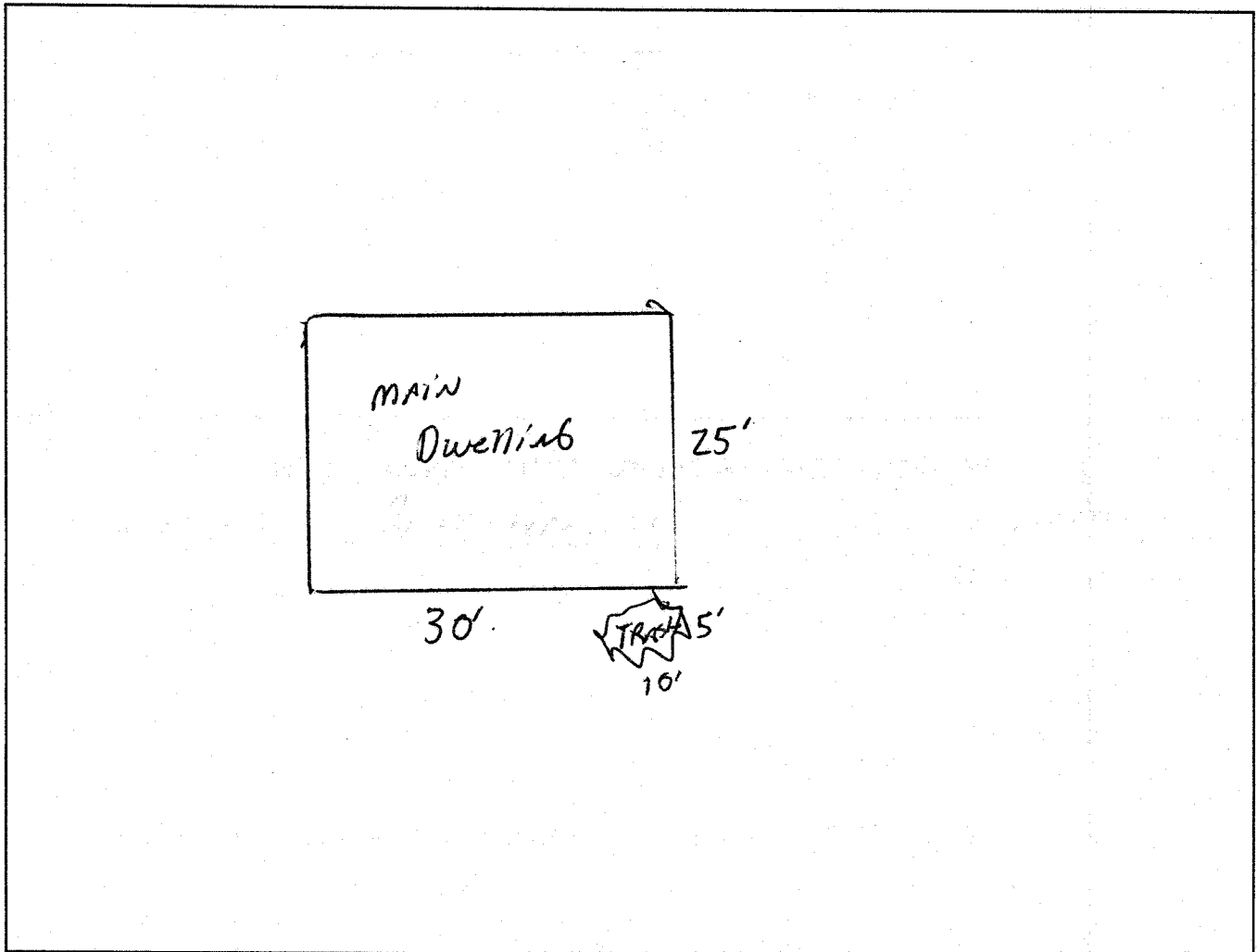
Exhibit E

SITE PLAN: Case # CV-1008836

OWNER(S): GEORGIA A HARRIS
SITE ADDRESS: 24036 NEIGHBORS BLV, RIPLEY
ASSESSOR'S PARCEL: 872-241-029
ACREAGE: 0.070000

NORTH ARROW: ←

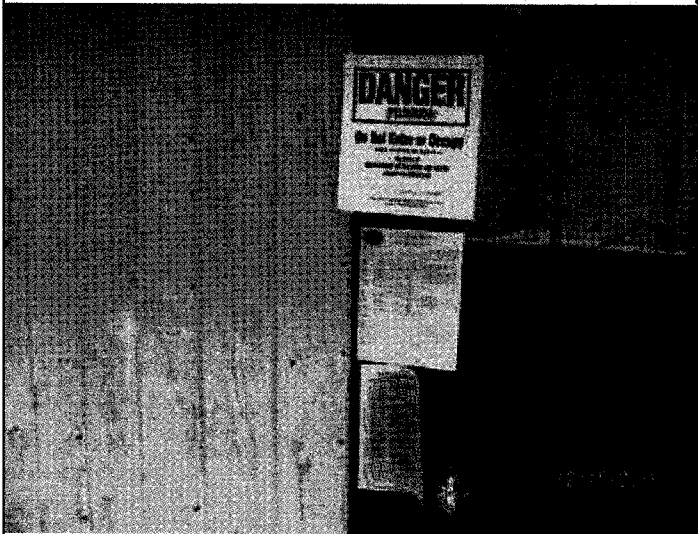
REAR PROPERTY LINE



FRONT PROPERTY LINE: 24036 NEIGHBORS BLV, RIPLEY

PREPARED BY: RUSTY HANMAN DATE: 12-17-10

Photographs



IMG 2913.JPG



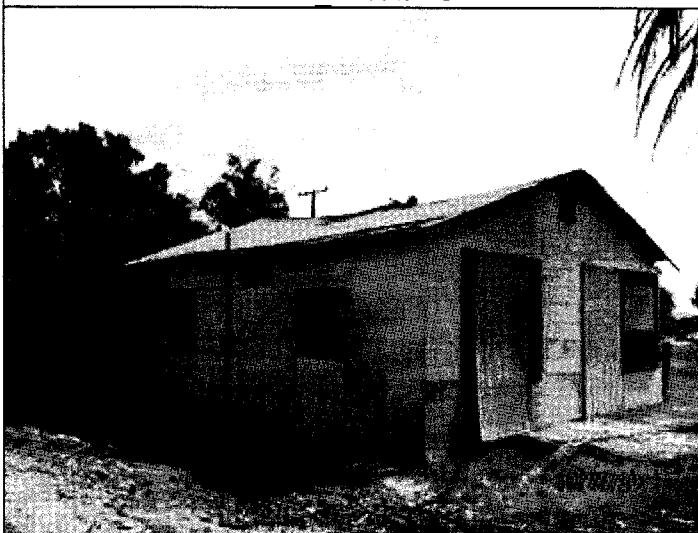
IMG 2914.JPG



IMG 5365.JPG



IMG 5364.JPG



SST remains. 1 of 3. RHannah



SST remains. 1 of 1. RHannah

Exhibit F

When recorded please mail to:
Riverside County Code Enforcement Department
(District 4 Office)
38686 El Cerrito Rd, Palm Desert, CA 92211
Mail Stop No. 4016

DOC # 2011-0243646
06/02/2011

Customer Copy Label
The paper to which this label is
affixed has not been compared
with the recorded document

Larry W Ward
County of Riverside
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)

Georgia A Harris)

Case No.: CV1008836

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: 24836 Neighbors, Ripley, Ca

PARCEL #: 872-241-029

LEGAL DESCRIPTION: FOR LOT D2 AND LOTS 24 & 34 MB 010/033 RIPLEY of Sec 35 T7SR22E

VIOLATIONS: RCO 457 & 541; RCC 15.16.020 & 8.120.010; Substandard Structure & 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.

Dated: 05/29/11

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: David Lawless
David Lawless, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 5/1/11 before me, Marlana Hernandez, Notary Public, personally appeared David 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.

Marlana Hernandez
Commission # 1866835 Comm. Expires October 24, 2013

COPY

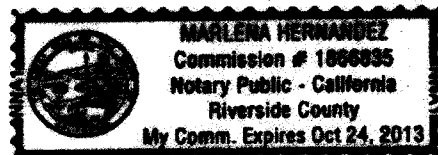
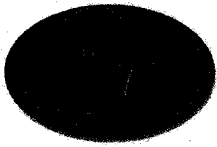


Exhibit G



**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 No.: CV10-08836
APN: 872-241-029
Property: 24036 Neighbors Blvd., Ripley

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance No. 457 and 725 to consider the abatement of the substandard structure (dwelling) located on the SUBJECT PROPERTY described as 24036 NEIGHBORS BLVD., RIPLEY, Riverside County, California, and more particularly described as Assessor's Parcel Number 872-241-029.

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 violation from the real property.

SAID HEARING will be held on **Tuesday, August 20, 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 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, 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: 24036 Neighbors Blvd., Ripley; Case No.: CV10-08836
APN: 872-241-029; District 4/4**

**GEORGIA A. HARRIS
WESLEY HARRIS
341 S 1ST STREET
BLYTHE, CA 92225**

PROOF OF SERVICE

Case No. CV10-08836

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

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

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

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

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

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

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

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

Executed on June 12, 2013, at Riverside, California.


STACY BAMGARTNER