

FORM APPROVED COUNTY COUNSEL
 BY: PATRICIA MUNROE
 DATE: 10/22/13
 Departmental Concurrence

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

563 B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 November 20, 2013

SUBJECT: Abatement of Public Nuisance [Construction Without Permit]
 Case No: CV10-05508 [OWB REO, LLC]
 Subject Property: 39625 Calle Cabernet, Temecula; APN: 943-270-002
 District: 3/3 [\$0.00]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The construction without permit on the real property located at 39625 Calle Cabernet, Temecula, Riverside County, California, APN: 943-270-002 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not allow construction without permit on the property.

[Signature]
 GREG FLANNERY
 Interim Code Enforcement Official

(Continued)

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/>
NET COUNTY	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Policy <input checked="" type="checkbox"/>
SOURCE OF FUNDS				Budget	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

APPROVE

[Signature]
 BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: December 3, 2013
xc: TLMA/CED, Sheriff

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

5013 ADA SEP 24 8:50

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

- A-30
- Positions Added
- 4/5 Vote
- Change Order

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

FORM 11: Abatement of Public Nuisance [Construction Without Permit]

Case No: 10-05508 [OWB REO, LLC]

Subject Property: 39625 Calle Cabernet, Temecula; APN: 943-270-002

District: 3/3

DATE: November 20, 2013

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

2. OWB REO, LLC, the owner of the subject real property, be directed to abate the construction without permit (retaining wall and pool) by either obtaining the required permits and approvals from the Riverside County Building and Safety Department or removing and/or demolishing the same from the real property, including the removal and disposal of all debris and materials within ninety (90) days.

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

4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the construction without permit (retaining wall and pool) 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 on the subject property by Code Enforcement Officer Jeannie Chamberlain on May 19, 2011. The Inspection revealed an unpermitted retaining wall and pool on the subject property in violation of Riverside County Ordinance 457. Riverside County records show no valid permits or approvals have been obtained.

2. Follow up inspection of the above-described real property on March 14, 2012, April 27, 2012, March 18, 2013 and September 25, 2013, revealed 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 the removal of construction without permit.

Impact on Citizens and Businesses

N/A

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

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

FORM 11: Abatement of Public Nuisance [Construction Without Permit]

Case No: 10-05508 [OWB REO, LLC]

Subject Property: 39625 Calle Cabernet, Temecula; APN: 943-270-002

District: 3/3

DATE: November 20, 2013

PAGE: 3 of 3

ATTACHMENTS (if needed, in this order): N/A

A. BUDGET ADJUSTMENT

B. CHANGE ORDER REPORT

NUMBER	AMOUNT	PERCENT	DESCRIPTION

(Additional description and details of new change order(s) – one or two paragraphs for each.)

C. PERSONNEL CHANGE and ORDINANCE 440 REPORT

N/A

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 10-05508
4 [CONSTRUCTION WITHOUT PERMIT]; APN: 943-)
5 270-002, 39625 CALLE CABERNET, TEMECULA,) DECLARATION OF CODE
6 COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
7 CALIFORNIA; OWB REO, LLC, OWNER.) MICHAEL SANDERS
8)
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[RCO No. 457]

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

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

15 2. I am informed and believe and thereon allege that on May 19, 2011, Code Officer Jeannie
16 Chamberlain conducted an initial inspection of the real property described as 39625 Calle Cabernet,
17 Temecula, Riverside County, California and further described as Assessor's Parcel Number 943-270-002
18 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page
19 indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as
20 Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY is owned by
22 OWB REO, LLC (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
23 Assessment Roll for the year 2013-2014 and a copy of the County Geographic Information System
24 ("GIS") are attached hereto and incorporated herein by reference as Exhibit "B."

25 4. Based on the Lot Book Report from RZ Title Service dated April 9, 2013 and updated on
26 September 3, 2013 it is determined that other parties may potentially hold a legal interest in THE
27 PROPERTY, to wit: Rashmi and Barbara Bhatt, (hereinafter referred to as INTERESTED PARTIES).
28 True and correct copies of the Lot Book Reports are attached hereto and incorporated herein by

1 reference as Exhibit "C."

2 5. I am informed and believe and based thereon allege that on May 19, 2011, Officer
3 Chamberlain drove to THE PROPERTY to conduct an initial inspection pursuant to a citizen complaint.
4 Prior to the inspection, a record search from the Department of Building and Safety revealed that building
5 permit numbers BWL080069 for retaining wall and BSP110160 for construction without permit pool were
6 expired with no inspections completed. Officer Chamberlain determined that THE PROPERTY
7 constituted a public nuisance in violation of the provisions set forth in Riverside County Ordinance
8 ("RCO") No. 457. A Notice of Violation was posted on the property.

9 6. On June 10, 2011, June 6, 2012, March 21, 2013, April 17, 2013 and September 25,
10 2013, a Notice of Violation for construction without permit (retaining wall and pool) was mailed to
11 OWNER via first class mail. On March 21, 2013 and April 17, 2013, a Notice of Violation for construction
12 without permit (retaining wall and pool) was mailed to OWNER and INTERESTED PARTIES with return
13 receipt requested and on March 26, 2013 a Notice of Violation was posted on the property.

14 7. On March 14, 2012, April 27, 2012, March 18, 2013 and September 25, 2013 follow-up
15 inspections of THE PROPERTY were conducted. No new building permits had been acquired for the
16 construction without permit and THE PROPERTY remained in violation of RCO No. 457.

17 8. On October 2, 2013, a search of the parcel in the Building and Safety Land Management
18 System revealed no new permits or applications on record.

19 9. A site plan and photographs of the construction without permit on THE PROPERTY are
20 attached hereto and incorporated herein by reference as Exhibit "D."

21 10. A true and correct copy of each Notice issued in this matter and other supporting
22 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

23 11. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
24 No. 457.

25 12. Based upon my experience, knowledge and visual observations, it is my determination
26 that the unpermitted construction (retaining wall and pool) constitutes a public nuisance in violation of the
27 provisions set forth in RCO No. 457.

28 13. Under RCO No. 725, any condition caused, maintained or permitted to exist in violation of

1 any provisions of county land use ordinances, including RCO No. 457 are declared unlawful and a public
2 nuisance that may be abated consistent with the procedures provided for in RCO No. 725, or in any other
3 manner provided by law.

4 14. A Notice of Noncompliance was recorded in the Office of the County Recorders, County of
5 Riverside, State of California, on November 16, 2010, as Instrument Number 2010-0553183. A Notice of
6 Pendency of Administrative Proceeding was recorded in the Office of the County Recorders, County of
7 Riverside, State of California, on June 4, 2012, as Instrument Number 2012-0255422. True and correct
8 copies of which are attached hereto and incorporated herein by reference as Exhibit "F."

9 15. A review of County records reveals no valid application for a construction without permit
10 on file for THE PROPERTY.

11 16. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
12 notification of the Board of Supervisors' hearing was mailed to OWNER and INTERESTED PARTIES by
13 first class mail and was posted on THE PROPERTY. A true and correct copy of the notice, together with
14 proof of service and the Affidavit of Posting of Notice are attached hereto and incorporated herein by
15 reference as Exhibit "G."

16 17. Permits and approvals are required to complete the existing retaining wall and pool; or the
17 removal of the unpermitted construction and removal and disposal of all structural materials are required
18 to abate the public nuisance and bring THE PROPERTY into compliance with Riverside County
19 Ordinance No. 457, the Health and Safety code, and local and state building codes in effect.

20 18. Accordingly, the following findings and conclusions are recommended:

21 (a) the unpermitted construction (retaining wall and pool) be deemed public and
22 attractive nuisances;

23 (b) the OWNER or whoever has possession or control of THE PROPERTY be
24 required to obtain the appropriate permits and approvals from the Riverside County Building and Safety
25 Department in strict accordance with the provisions of Riverside County Ordinance No. 457.

26 (c) if the required permits and approvals are not obtained and the unpermitted
27 construction (retaining wall and pool) is not removed and disposed of in strict accordance with all
28 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457, within

1 ninety (90) days after the posting and mailing of the Board's Order and Findings, the unpermitted
2 construction (retaining wall and pool) may be abated by representatives of Riverside County Code
3 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or
4 a Court Order when necessary under applicable law.

5 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
6 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
7 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457 and 725.

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

10 Executed this 31 day of OCTOBER, 2013, at MURRIETA, California.

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14 MICHAEL SANDERS
15 Senior Code Enforcement Officer
16 Code Enforcement Department
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Abatement Exhibit List

Exhibit A – Thomas Bros Map with arrow to situs

Exhibit B – Assessors Roll and GIS report

Exhibit C – Lot Book Report(s) (current on top)

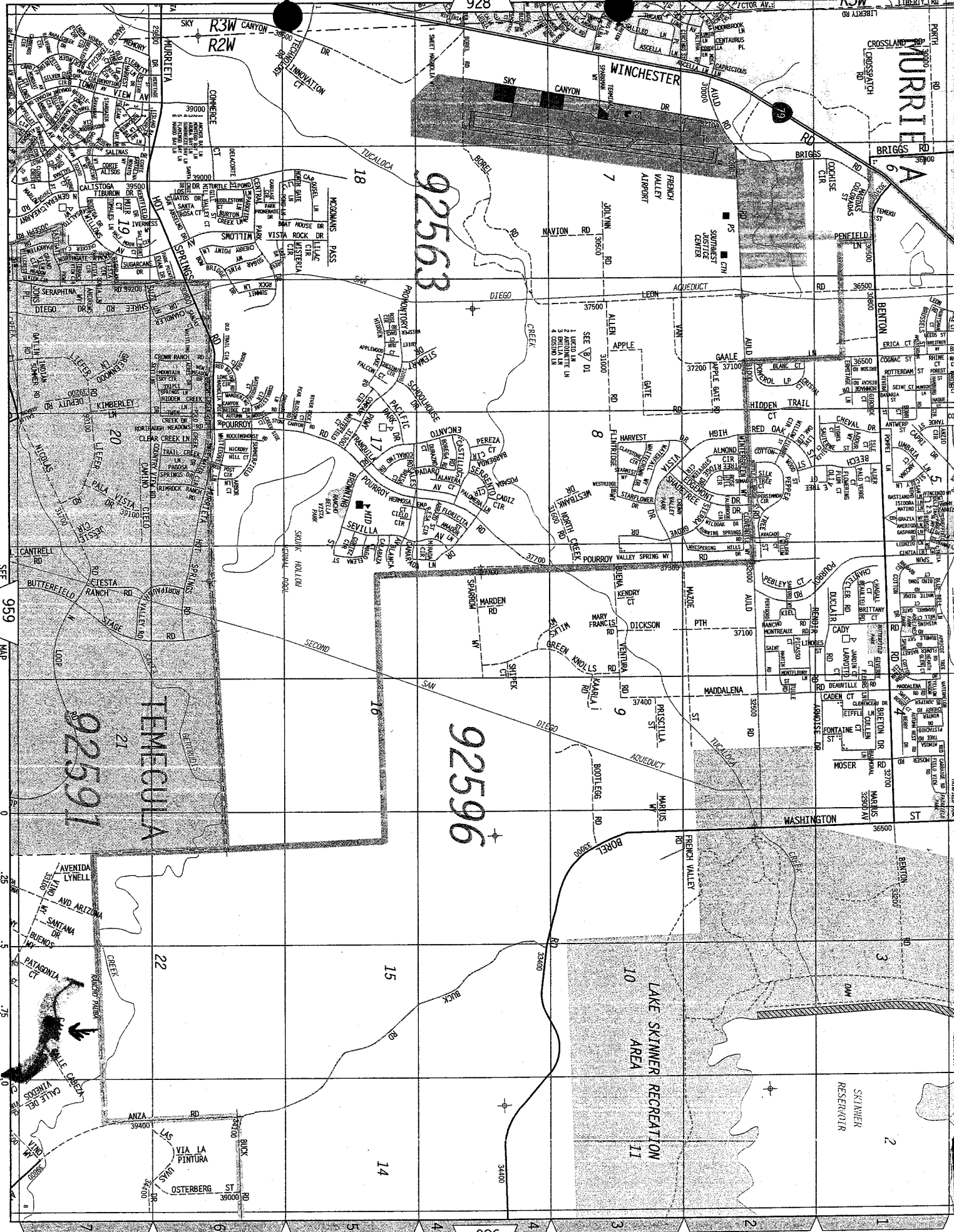
Exhibit D – Site Plan and Photographs

Exhibit E – Notice of Violation, AOP, POS and green cards

Exhibit F – Notice of Noncompliance / Notice of Pendency of
Administrative Proceedings

Exhibit G – Notice of BOS hearing, Notice List, POS and AOP

EXHIBIT “A”



92563

92596

92597

1 in. = 2400 ft.

EXHIBIT “B”

Assessment Roll For the 2013-2014 Tax Year as of January 1,2013

Assessment #943270002-9		Parcel # 943270002-9	
Assessee:	OWB REO	Land	306,000
Mail Name:	C/O ONEWEST BANK	Structure	892,500
Mail Address:	2900 ESPERANZA CROSSING	Full Value	1,198,500
City, State Zip:	AUSTIN TX 78758	Total Net	1,198,500
Real Property Use Code:	R1		
Base Year	2012		
Conveyance Number:	0145099		
Conveyance (mm/yy):	3/2012		
PUI:	R010012		
TRA:	94-146		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 322/034 TR 26050		
Situs Address:	39625 CALLE CABERNET TEMECULA CA 92591		

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):
943-270-002

IMPORTANT

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

STANDARD REPORT

APNs

943-270-002-9

OWNER NAME / ADDRESS

OWB REO
39625 CALLE CABERNET
TEMECULA, CA. 92591

MAILING ADDRESS

C/O ONEWEST BANK
2900 ESPERANZA CROSSING
AUSTIN TX. 78758

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 322/34
SUBDIVISION NAME: TR 26050
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: 26050

LOT SIZE

RECORDED LOT SIZE IS 2.51 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 5225 SQFT., 3 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(1545 SQ. FT), CONST'D 2006TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 929 GRID: H7
PAGE: 959 GRID: H1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR2W SEC 22

ELEVATION RANGE

1412/1432 FEET

PREVIOUS APN

943-170-027

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-2 1/2 (CZ 5843)

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

COASTAL SAGE SCRUB
RIPARIAN SCRUB, WOODLAND, FOREST

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

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

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

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

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

ROAD BOOK PAGE
129

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

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

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND
TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
TEMECULA VALLEY UNIFIED

COMMUNITIES
RANCHO CALIFORNIA

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
WINE COUNTRY #149 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)
ZONE B, 17.53 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043203

FARMLAND
OTHER LANDS

- 094146
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 149
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1005508	NEIGHBORHOOD ENFORCEMENT	Jul. 7, 2010

REPORT PRINTED ON...Mon Sep 16 09:04:40 2013
Version 130826

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:

CV10-05508/Regina Keyes

IN RE:

OWB REO

Order Number: **29592**

Order Date: 9/6/2013

Dated as of: 9/3/2013

County Name: Riverside

FEE(s):

Report: \$60.00

Property Address: 39625 Calle Cabernet

Temecula

CA 92591

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. : 943-270-002-9

Assessments:	Land Value:	\$255,000.00
	Improvement Value:	\$522,240.00
	Exemption Value:	\$0.00
	Total Value:	\$777,240.00

NO EXCEPTIONS



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

Lot Book Report

Order Number: **28519**

Customer:

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

Order Date: 4/12/2013
Dated as of: 4/9/2013
County Name: Riverside

Attn: Brent Steele
Reference: CV10-05508/E. Ross
IN RE: OWB REO

FEE(s):
Report: \$120.00

Property Address: 39625 Calle Cabernet
Temecula CA 92591

Assessor's Parcel No. : 943-270-002-9

Assessments:

Land Value:	\$255,000.00
Improvement Value:	\$522,240.00
Exemption Value:	\$0.00
Total Value:	\$777,240.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$9,009.44
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated	03/27/2012
Recorded	03/29/2012



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

Order Number: 28519
Reference: CV10-05508/E. R

Document No.	2012-0145099
D.T.T.	\$0.00
Grantor	Quality Loan Service Corporation, as Trustee
Grantee	OWB Reo, LLC

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of Administrative Proceedings by the

City of	Temecula
County of	Riverside
Recorded	06/04/2012
Document No.	2012-0255422

A Notice of Administrative Proceedings by the

City of	Temecula
County of	Riverside
Recorded	06/04/2012
Document No.	2012-0255423

Document Type Notice of Intent to Preserve Interes

Document No. 2013-0010255

Recorded 01/08/2013

Document Type Memorandum of Lease

Document No. 2013-0097413

Recorded 02/27/2013

Legal Description

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



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

Order Number: 28519

Reference: CV10-05508/E. R

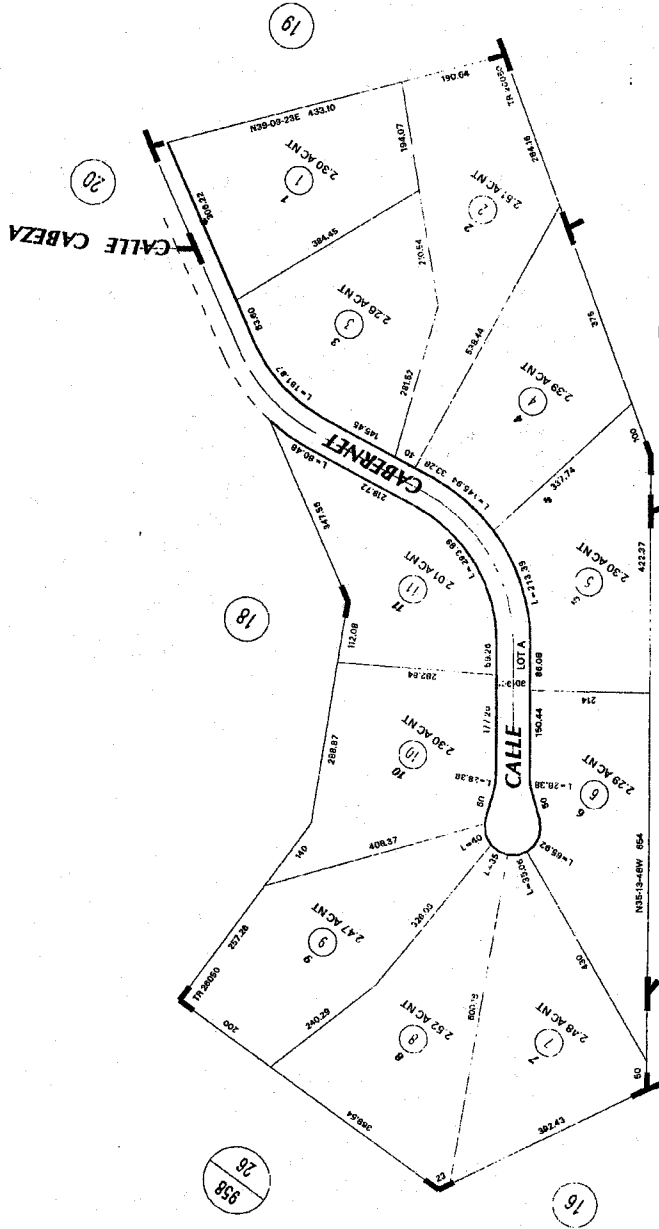
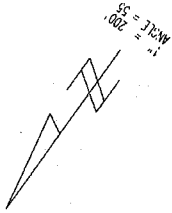
LOT 2 OF TRACT NO. 26050, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 322, PAGES 34 THROUGH 35, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

943-27
943-17
943-15

T. R. A. 054-146

POR. PROTRACTED SEC. 22 T. 7S., R. 2W

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S LIABILITY MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



ASSESSOR'S MAP B1943 PG. 27
Riverside County, Calif.

MB 322/34-35 TRACT MAP NO 26050

Mar 2003

Trustee's Deed Upon Sale
1 | Page

Recording requested by:

When recorded mail to:

OneWest Bank, FSB
2900 Esperanza Crossing
Austin, TX 78758

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

Forward tax statements to the address given above

TS No.: CA-09-298615-TC
Order No.: 090499938-CA-DCI
A.P.N. No.: 943-270-002-9

Space above this line for recorders use

Trustee's Deed Upon Sale

Transfer Tax: \$0.00

"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$1,740,194.01

The amount paid by the grantee at the trustee sale was: \$748,690.31

The documentary transfer tax is: None

Said property is in the City of: TEMECULA, County of RIVERSIDE

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

OWB REO, LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of RIVERSIDE, State of California, described as follows:

LOT 2 OF TRACT NO. 26050, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 322, PAGES(S) 34 THROUGH 35, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by MICHAEL CROSS AND PATRICIA CROSS, HUSBAND AND WIFE, as trustor, dated 1/31/2007, and recorded on 2/5/2007 as instrument number 2007-0083508, in Book xxx, Page xxx, of Official Records in the office of the Recorder of RIVERSIDE, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of Trust recorded on 7/10/2009, instrument no 09-0358482, Book, Page, of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the

Trustee's Deed Upon Sale
2 | Page

Deed of Trust including sending a Notice of Default and Election to Sell within ten/thirty days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 3/26/2012 at the place named in the Notice of Sale, in the County of RIVERSIDE, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$748,690.31 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:
MAR 27 2012

QUALITY LOAN SERVICE CORPORATION


By: Karla Sanchez, Assistant Secretary

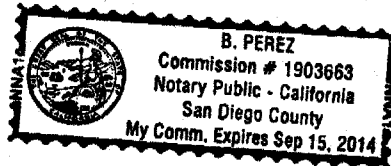
State of: California)
County of: San Diego)

On MAR 27 2012 before me, B. Perez a notary public, personally appeared Karla Sanchez, 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.

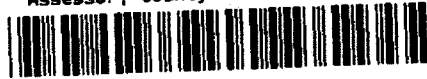
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
B. Perez



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 Office)
39493 Los Alamos Rd. Ste A, Murrieta, CA 92563
Mail Stop No. 5155

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV10-05508

OWB REO LLC)



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: 39625 CALLE CABERNET TEMECULA, CA 92591

PARCEL #: 943-270-002

LEGAL DESCRIPTION: 2.51 ACRES NET IN LOT 2 MB 322/034 TR 26050

VIOLATIONS: Construction Without Permit – pool & retaining wall Ord 457 (RCC Title 15)

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:
Brian Black, Code Enforcement Department

Dated: 4/30/2012

ACKNOWLEDGEMENT

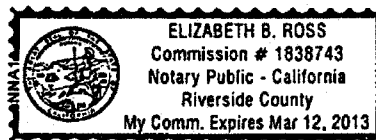
State of California)
County of Riverside)

On 5/24/12 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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.

Commission # 1838743 Comm. Expires March 12, 2013



When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 Office)
39493 Los Alamos Rd. Ste A, Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2012-0255423
06/04/2012 11:43A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS



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

Case No.: CV12-01747

OWB REO LLC)

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: 39625 CALLE CABERNET TEMECULA, CA 92591
PARCEL #: 943-270-002
LEGAL DESCRIPTION: 2.51 ACRES NET IN LOT 2 MB 322/034 TR 26050

VIOLATIONS: Use without Riverside County Planning Department approval - shipping container, Ord 348 (RCC Title 17)

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: 
Brian Black, Code Enforcement Department

Dated: 4/30/2012

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 05/22/12 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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.


Commission # 1838743 Comm. Expires March 12, 2013



DOC # 2013-0010255
 01/08/2013 11:26A Fee:21.00
 Page 1 of 3
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
 RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

RASHMI BHATT
89625 Calle Cabernet
TEMECULA, CA 92591



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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 605

Space above this line for recorder's use only

NOTICE OF INTENT TO RESERVE INTEREST

Title of Document

TRA: _____

DTT: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
 (\$3.00 Additional Recording Fee Applies)

ACR 238 (Rev. 03/2008)

When Recorded Mail To:
Rashmi Bhatt
39625 Calle Cabernet
Temecula, CA 92591

NOTICE OF INTENT TO PRESERVE INTEREST

This notice is intended to preserve an interest in real property from extinguishment pursuant to Section 880.320 et seq. of the Civil Code of the State of California. I, RASHMI BHATT, as claimant and Tenant, claim the following described interest in real property located at 39625 Calle Cabernet, Temecula, CA 92591.

The work performed (Sweat Equity) on the property consists of:

1. Plans, documentation, engineering coordination, soil engineer, permit processing and county fees for Pool \$7,500.
2. Painting \$6,000.
3. Miscellaneous Tile Work \$3,500.
4. Mill work \$2,000.
5. House and septic maintenance, 36 months @ \$200 per month = \$7,200

TOTAL \$26,200

The property on which the above described interest is claimed is described as

39625 Calle Cabernet, Temecula, CA 92591

Assessor Parcel No. 943-270-002.

LEGAL DESCRIPTION OF PROPERTY:

All that certain real property situated, lying and being in the City of TEMECULA, County of RIVERSIDE, State of CALIFORNIA, described as follows:

Lot 2 of Tract No. 26050, in the County of Riverside, State of California, as per Map Recorded in Book 322, Page(s) 34 Through 35, of Maps, in the Office of the County Recorder of said County.

DOCUMENT # 2012-0145099 WAS RECORDED ON SUBJECT PARCEL ON MARCH 29, 2012

I Declare Under the Laws of the State of California that the foregoing is true and correct.

Dated 01/08/2013


RASHMI BHATT



2013-0010255
01/08/2013 11:26A
2 of 3

Loose Certificate Attached
 1-8-13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

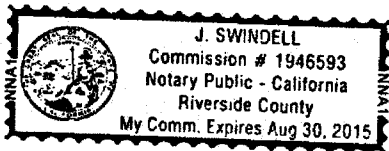
State of California

County of Riverside

On Jan 8 2013 before me, J Swindell Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rashmi Bhatt
Name(s) of Signer(s)

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: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

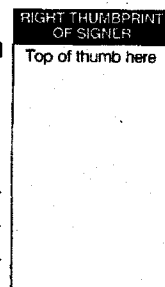
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



RECORDING REQUESTED BY
Rashmi & Barbara Bhatt

DOC # 2013-0097413
02/27/2013 12:37P Fee:21.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



When Recorded Mail To:
Rashmi & Barbara Bhatt
39625 Calle Cabernet
Temecula, CA 92591

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MEMORANDUM OF LEASE

28.50



This Memorandum of Lease is made for the purpose of giving constructive notice of a lease entered into between Michael & Patricia Cross, Owners, and Rashmi & Barbara Bhatt, Tenants on December 29, 2008, to the premises located at 39625 Calle Cabernet, Temecula, CA. and legally described as follows:

Lot 2 of Tract No. 26050, in the County of Riverside, State of California
As per Map Recorded in Book 322, Pages 34 through 35, of Maps, in the
Office of the County Recorder of said County.

The parties acknowledge the term of the lease of the premises is five years having commenced on January 1, 2009 and terminating on December 31, 2013.

This Memorandum of Lease is made for the purpose of giving notice of said Lease and certain of its terms, covenants and conditions, and for no other purposes. The provisions of this Memorandum of lease shall not in any way change or affect the provisions of said Lease express reference to which is hereby made and the terms and conditions of which remain in full force and effect.

27th M

IN WITNESS WHEREOF, the parties have executed this Memorandum this 27th day of February, 2013.

Michael Cross

Rashmi Bhatt

Patricia Cross

Barbara Bhatt

Loose Certificate Attached

2-27-13
1pg

ACKNOWLEDGMENT

State of California
County of RIVERSIDE

On 02/27/2013 before me, ANA M BLANCO, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared MICHAEL CROSS, PATRICIA CROSS, RASHMI BHATT AND BARBARA BHATT

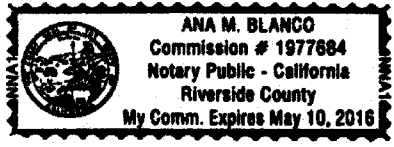
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument 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 *Ana M Blanco*
Notary Public

(Seal)



 2013-0097413
02/27/2013 12:37P
2 of 2

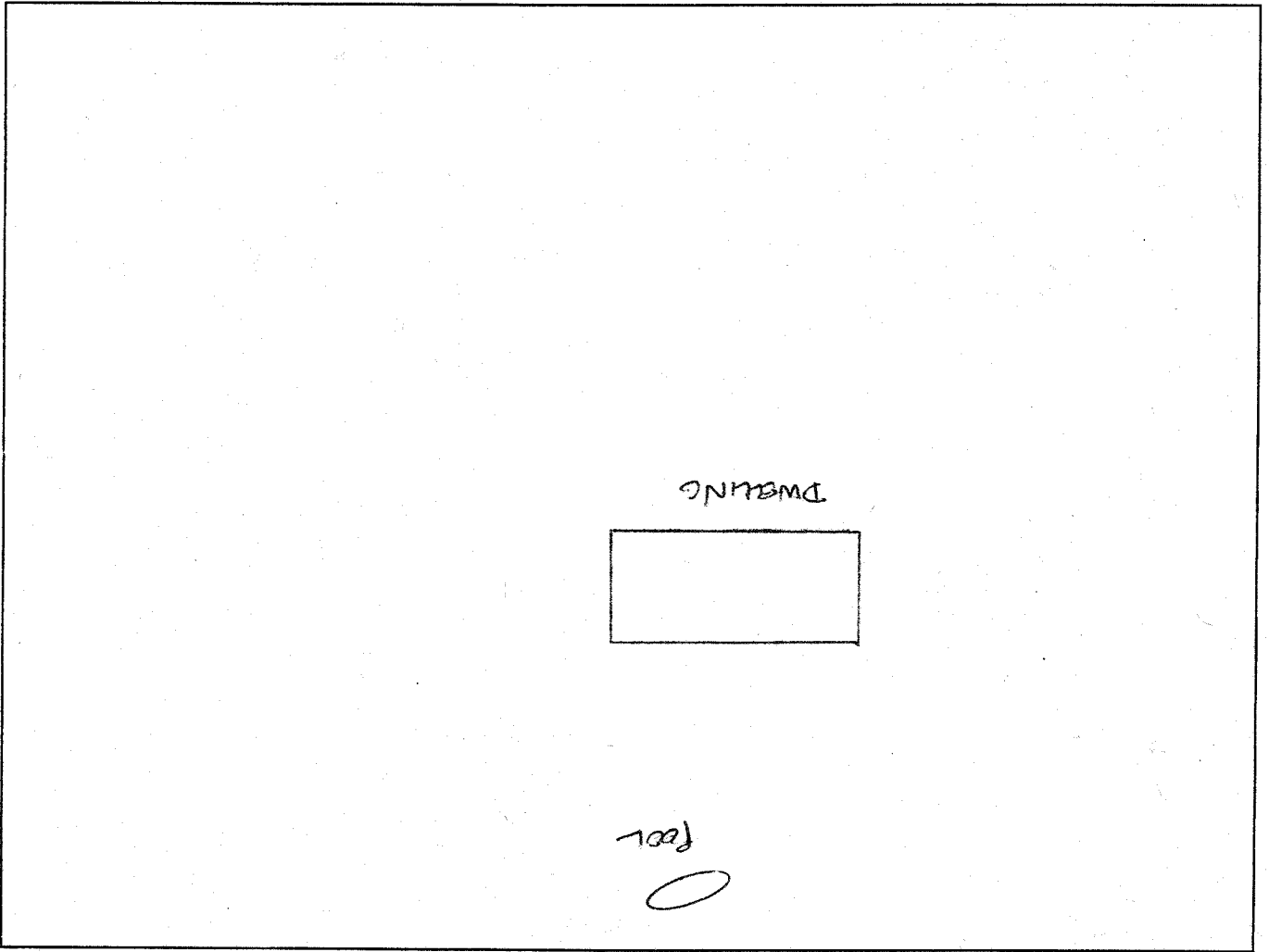
EXHIBIT “D”

SITE PLAN: Case # CV-1005508

OWNER(S): OWB REO
 SITE ADDRESS: 39625 CALLE CABERNET, Temecula
 ASSESSOR'S PARCEL: 943-270-002
 ACREAGE: 2.510000000000

NORTH ARROW: 

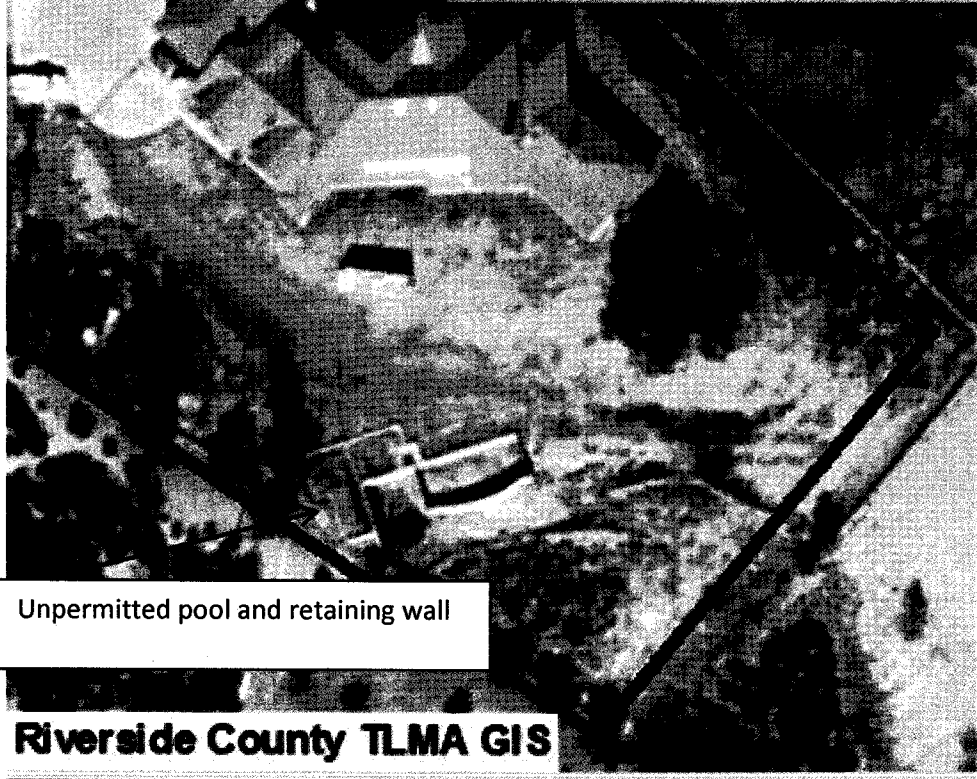
REAR PROPERTY LINE



FRONT PROPERTY LINE: 39625 CALLE CABERNET, Temecula

PREPARED BY: M. SANDERS #13 DATE: JUNE 20, 2013

Lat: 33° 32' 34.07", Long: -117° 4' 19.91"
State Plane Zone VI
Easting/X: 6311145, Northing/Y: 2142117

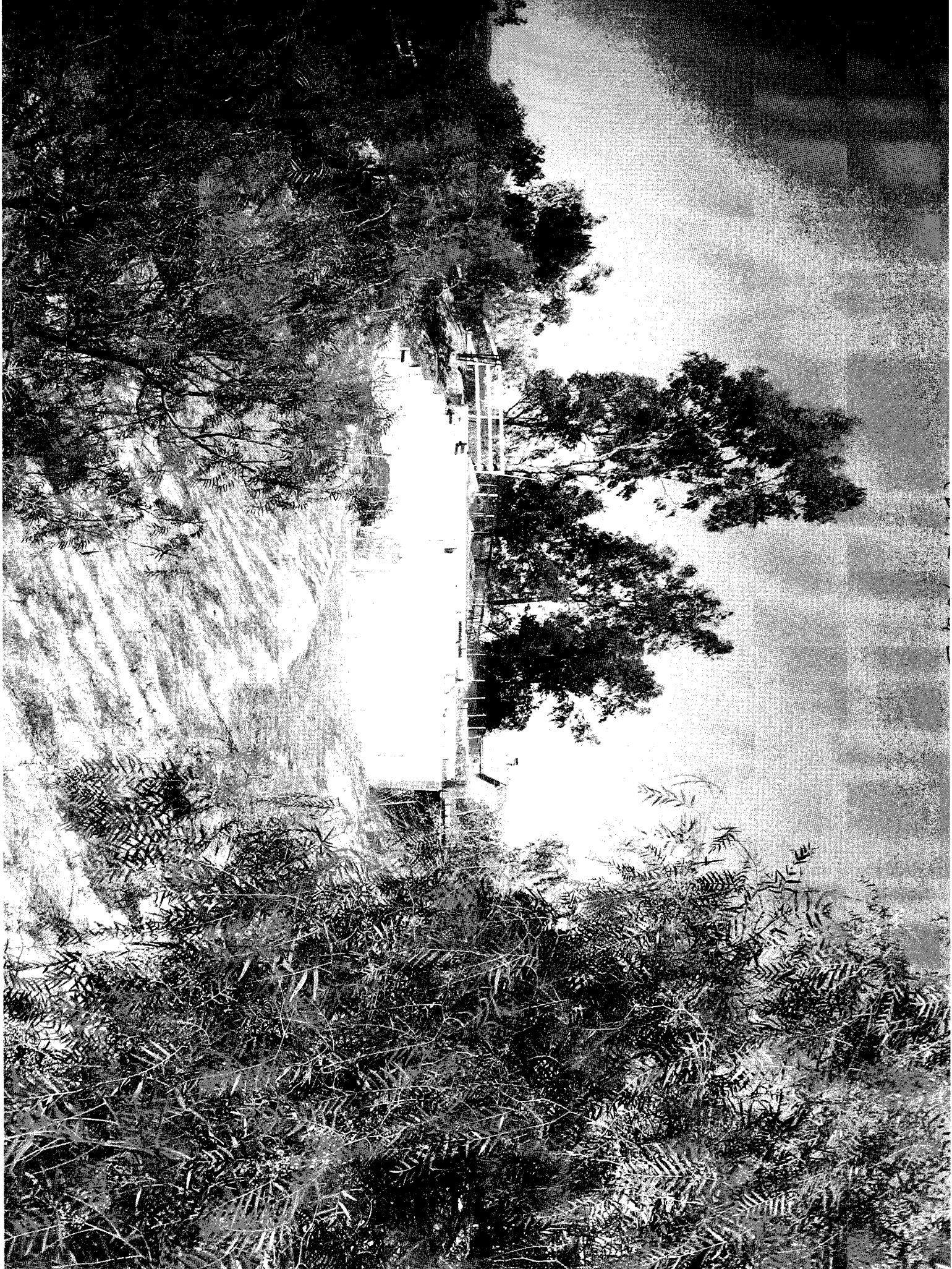


Unpermitted pool and retaining wall

Riverside County TLMA GIS



Wagner 80 - Retaining wall / pool. - 04/26/2012



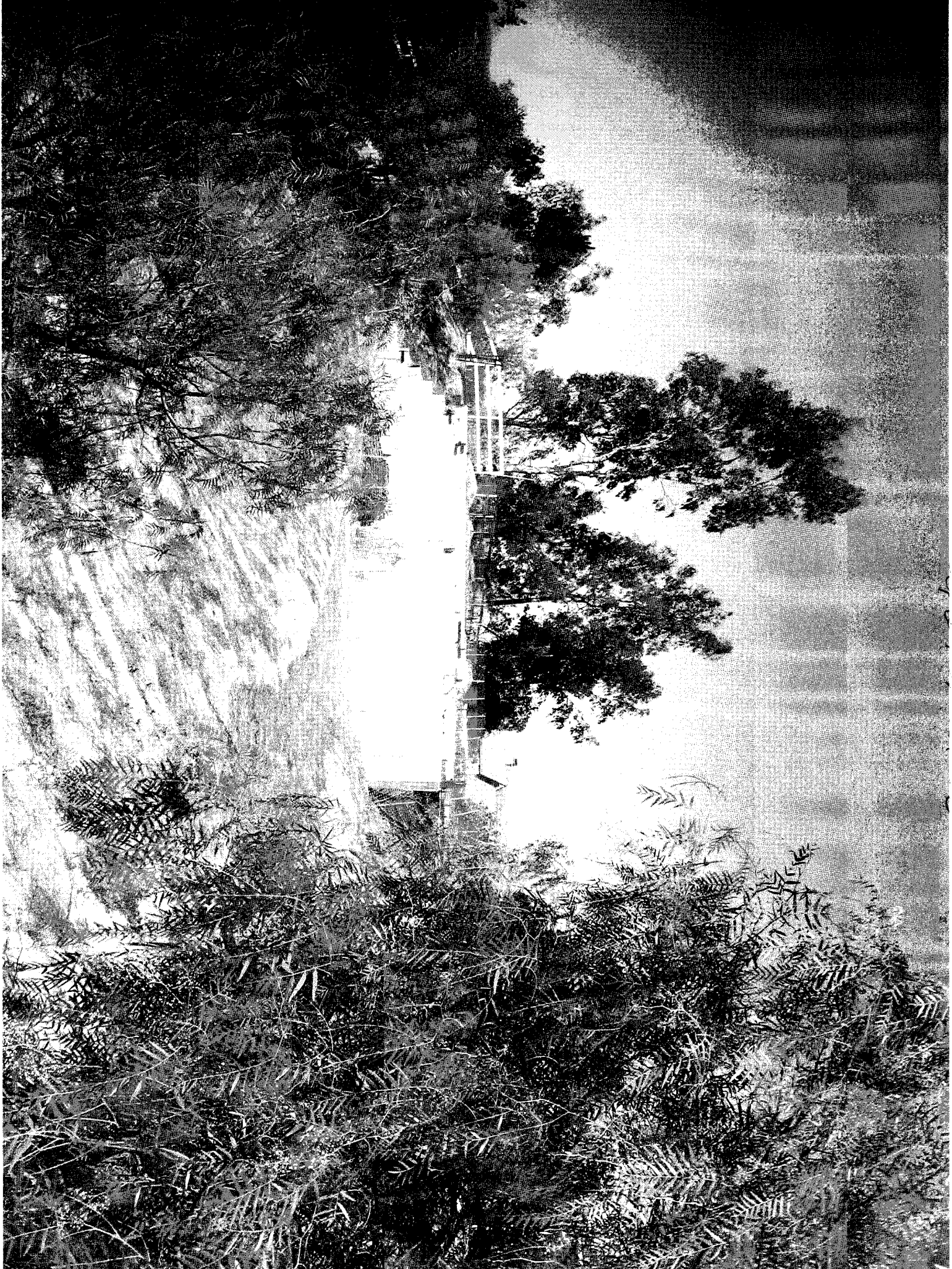


EXHIBIT “E”

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

FIELD NOTICE OF VIOLATION

May 19, 2011

PHOENIX BUSINESS TRUST
23905 Clinton Keith Rd., #114-28
Wildomar, CA 92595

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA, California,
Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Obtain permits, conform to current codes, or remove the unpermitted construction: pool and retaining wall.

COMPLIANCE MUST BE COMPLETED BY June 18, 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.

Service By: Posted Property Owner Tenant
Signed: _____ Print: _____ Date: _____
(Please SIGN your name here) (Please PRINT your name here)
CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT

By: J Chamberlain, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 19, 2013

RE CASE NO: CV1005508

I, J Chamberlain, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
French Valley, California 92563
Mail Stop #5155.

That on 05/19/2011 at 1:20 pm, I securely and conspicuously posted Field Notice of Violation for RCC 15.08.010 -
Unpermitted Construction (pool and retaining wall) at the property described as:

Property Address: 39625 CALLE CABERNET, Temecula

Assessor's Parcel Number: 943-270-002

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

Executed on June 19, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: J Chamberlain, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

June 10, 2011

PHOENIX BUSINESS TRUST
23905 Clinton Keith Rd., #114-28
Wildomar, CA 92595

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA, California,
Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Obtain permits, conform to current codes, or remove the unpermitted construction: pool and retaining wall.

COMPLIANCE MUST BE COMPLETED BY June 24, 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

By: J Chamberlain, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1005508

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 June 10, 2011, I served the following documents(s):

NOTICE RE: Notice of Violation

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

PHOENIX BUSINESS TRUST 23905 Clinton Keith Rd., #114-28, Wildomar, CA 92595

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

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

EXECUTED ON June 10, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

June 6, 2012

ONE WEST BANK
C/O JESSE RANDALL
2900 ESPERANZA CROSSING 3RD FLOOR
AUSTIN, TX 78758

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA, California, Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Obtain permits, conform to current codes, or remove the unpermitted construction: pool and retaining wall.

COMPLIANCE MUST BE COMPLETED BY June 21, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Jeremy Wagner, Code Enforcement Officer III



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1005508

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on June 6, 2012, I served the following documents(s):

NOTICE RE: Notice of Violation

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


ONE WEST BANK C/O JESSE RANDALL, 2900 ESPERANZA CROSSING 3RD FLOOR, AUSTIN, TX 78758

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

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

EXECUTED ON June 6, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jeremy Wagner, Code Enforcement Officer III

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

March 21, 2013

OWB REO
C/O ONEWEST BANK
2900 ESPERANZA CROSSING
AUSTIN, TX 78758

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA, California, Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457) , 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 2) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (Retaining Wall)
- 2) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (In-Ground Pool)

COMPLIANCE MUST BE COMPLETED BY April 5, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT
By: Jacob Dietrich, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

March 21, 2013

OWB REO
39625 CALLE CABERNET
RANCHO CALIFORNIA, CA 92591

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA, California, Assessor's Parcel Number 943-270-002

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CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

March 21, 2013

ONE WEST BANK C/O JESSE RANDALL
2900 ESPERANZA CROSSING 3RD FLOOR
AUSTIN, TX 78758

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA, California,
Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of RANCHO CALIFORNIA California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457) , 15.08.010 (Ord. 457), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1005508

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on March 21, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation

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

OWB REO C/O ONEWEST BANK, 2900 ESPERANZA CROSSING, AUSTIN, TX 78758

OWB REO 39625 CALLE CABERNET, RANCHO CALIFORNIA, CA 92591

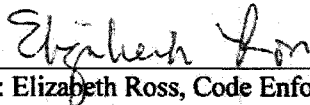
ONE WEST BANK C/O JESSE RANDALL 2900 ESPERANZA CROSSING 3RD FLOOR, AUSTIN, TX 78758

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

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

EXECUTED ON March 21, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Elizabeth Ross, Code Enforcement Aide

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

7009 2250 0001 9041 6695

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

Postmark
Here

OWB REO
 C/O ONEWEST BANK
 2900 ESPERANZA CROSSING
 AUSTIN, TX 78758
 CV10-05508 / 943-270

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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:

OWB REO
 C/O ONEWEST BANK
 2900 ESPERANZA CROSSING
 AUSTIN, TX 78758
 CV10-05508 / 943-270

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

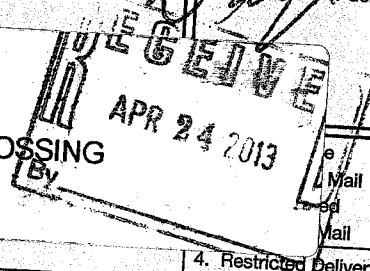
A. Signature
DARRYL MIZE

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery
 APR 22

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



- Mail Express Mail
 Return Receipt for Merchandise
 Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7009 2250 0001 9041 6695

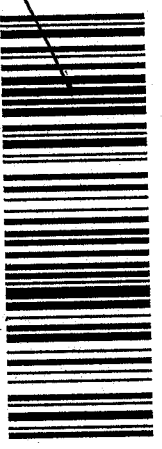
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

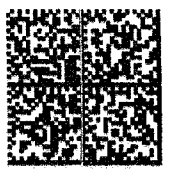
CERTIFIED MAIL

COUNTY OF RIVERSIDE
Code Enforcement Dept.
District 3 French Valley Office
37600 Sky Canyon Dr. Ste G #507
Murrieta, CA 92563



7006 2760 0000 0578 5423

UNITED STATES POSTAGE
PITNEY BOWES
02 1R
0002004053 MAR 26 2013
\$ 06.11⁰
MAILED FROM ZIP CODE 92501



*NLV 2-13
3-2-13*

RECEIVED
APR 15 2013
By _____

OWB REO
39625 CALLE CABERNET
RANCHO CAL

NIXIE 918 SE 1 00 04/11/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92563269232 *2904-06647-26-39
92563 02842

U.S. Postal Service TM
CERTIFIED MAIL TM 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		

Postmark Here

7006 2760 0000 0578 5423

OWB REO
39625 CALLE CABERNET
RANCHO CALIFORNIA, CA 92591
CV10-05508 / 943-270

PS Form 3800, August 2006 See Reverse for Instructions

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

7006 2760 0000 0578 5430

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

ONE WEST BANK C/O JESSE RANDALL
 2900 ESPERANZA CROSSING 3RD FLOOR
 AUSTIN, TX 78758
 CV10-05508 / 943-270

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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:
 ONE WEST BANK C/O JESSE RANDALL
 2900 ESPERANZA CROSSING 3RD FLOOR
 AUSTIN, TX 78758
 CV10-05508 / 943-270

COMPLETE THIS SECTION ON DELIVERY

A. Signature
DARRYL MIZE Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

RECEIVED
 APR 11 2006

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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7006 2760 0000 0578 5430

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

April 17, 2013

OWB REO
C/O ONEWEST BANK
2900 ESPERANZA CROSSING
AUSTIN, TX 78758

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of Temecula, California, Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of Temecula California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), 15.08.010 (Ord. 457), of the Riverside County Code.

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COMPLIANCE MUST BE COMPLETED BY May 2, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT
By: Jacob Dietrich, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

April 17, 2013

OWB REO
39625 CALLE CABERNET
Temecula, CA 92591

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of Temecula, California, Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of Temecula California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457) , 15.08.010 (Ord. 457), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

April 17, 2013

ONE WEST BANK C/O JESSE RANDALL
2900 ESPERANZA CROSSING 3RD FLOOR
AUSTIN, TX 78758

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CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

April 17, 2013

Rashmi & Barbara Bhatt
39625 CALLE CABERNET
Temecula, CA 92591

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of Temecula, California, Assessor's Parcel Number 943-270-002

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CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

April 17, 2013

Michael & Patricia Cross
39625 CALLE CABERNET
Temecula, CA 92591

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of Temecula, California, Assessor's Parcel Number 943-270-002

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CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1005508

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 17, 2013, I served the following document(s):

NOTICE RE: Notice of Violation

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

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OWB REO 39625 CALLE CABERNET, Temecula, CA 92591

ONE WEST BANK C/O JESSE RANDALL 2900 ESPERANZA CROSSING 3RD FLOOR, AUSTIN, TX 78758

Rashmi & Barbara Bhatt 39625 CALLE CABERNET, Temecula, CA 92591

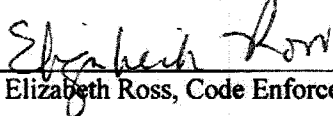
Michael & Patricia Cross 39625 CALLE CABERNET, Temecula, CA 92591

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

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

EXECUTED ON April 17, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Elizabeth Ross, Code Enforcement Aide

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

7006 2760 0000 0578 5416

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

Postmark
Here

OWB REO
 C/O ONEWEST BANK
 2900 ESPERANZA CROSSING
 AUSTIN, TX 78758
 Cv10-05508 / 943-270

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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:

OWB REO
 C/O ONEWEST BANK
 2900 ESPERANZA CROSSING
 AUSTIN, TX 78758
 Cv10-05508 / 943-270

2. Article Number
 (Transfer from service label)

7006 2760 0000 0578 5416

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X **DARRYL MIZE** Addressee
 B. Received by (Printed Name) Date of Delivery

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

APR 11 2013
 BY [Signature]
 Mail Express Mail
 Return Receipt for Merchandise
 Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Domestic Return Receipt

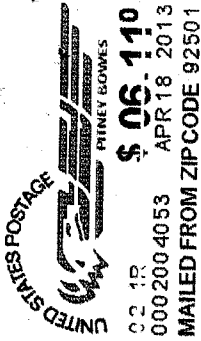
102595-02-M-1540

CERTIFIED MAIL™

COUNTY OF RIVERSIDE
Code Enforcement Dept.
District 3 French Valley Office
37600 Sky Canyon Dr. Ste G #507
Murrieta, CA 92563



7009 2250 0001 9041 6633



N/C A
4-19-13
ER

OWB REO
39625 CALLE CABERNET
Temecula, CA 92591

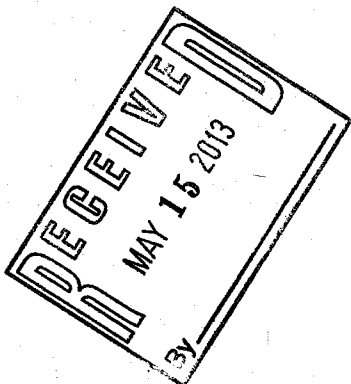
NIXIE

918 SE 1 00 05/11/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92563269232 *2704-04010-18-39

92563 269232



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

OWB REO
39625 CALLE CABERNET
Temecula, CA 92591
Cv10-05508 / 943-270

7009 2250 0001 9041 6633

PS Form 3800, August 2006

See Reverse for Instructions

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)		

Postmark
Here

7009 2250 0001 9041 6671

ONE WEST BANK C/O JESSE RANDALL
 2900 ESPERANZA CROSSING 3RD FLOOR
 AUSTIN, TX 78758
 Cv10-05508 /943-270

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) DARRYL MIZE</p> <p>C. Date of Delivery APR 22</p>
<p>1. Article Addressed to:</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>ONE WEST BANK C/O JESSE RANDALL 2900 ESPERANZA CROSSING 3RD FLOOR AUSTIN, TX 78758 Cv10-05508 /943-270</p>	<p><i>[Postmark: APR 22 2006]</i></p> <p>Mail <input type="checkbox"/> Express Mail Registered Mail <input type="checkbox"/> Return Receipt for Merchandise Certified Mail <input type="checkbox"/> C.O.D.</p>
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p>	<p>7009 2250 0001 9041 6671</p>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

CERTIFIED MAIL™

COUNTY OF RIVERSIDE
Code Enforcement Dept.
District 3 French Valley Office
37600 Sky Canyon Dr, Ste G #507
Murrieta, CA 92563

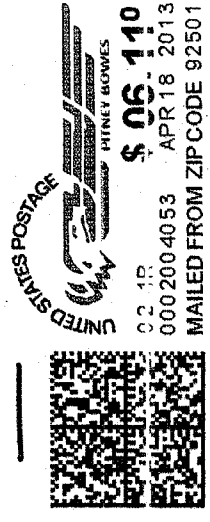


7009 2250 0001 9041 6626

RECEIVED
MAY 15 2013
By _____

Rashmi & Barbara Bhatt
39625 CALLE CABERNET
Temecula, CA 92591

NK Ac
4-19-13
5/12



NIXIE 918 SE 1 00 05/11/13
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92563269232 *2904-03398-18-39
92563269232

7009 2250 0001 9041 6626

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

Rashmi & Barbara Bhatt
39625 CALLE CABERNET
Temecula, CA 92591
Cv10-05508 /943-270

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

7009 2250 0001 9041 6497

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

Postmark
Here

Michael & Patricia Cross
 39625 CALLE CABERNET
 Temecula, CA 92591
 Cv10-05508 /943-270

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 	<p>A. Signature <i>Tracy Seabury</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	<p>C. Date of Delivery 4-24-13</p>
<p>1. Article Addressed to:</p>	<p>B. Received by (Printed Name) TRACY SEABURY</p>	<p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>Michael & Patricia Cross 39625 CALLE CABERNET Temecula, CA 92591 Cv10-05508 /943-270</p>	<p>43980 Mahlon Vail Cir Temecula, CA 92592</p>	
<p>2. Article Number (Transfer from service label)</p>	<p><input type="checkbox"/> Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Restricted Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee)</p>	<p><input type="checkbox"/> Yes</p>	
<p>PS Form 3811, February 2004</p>	<p>7009 2250 0001 9041 6497 Domestic Return Receipt 102595-02-M-1540</p>	



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 24, 2013

OWB REO, LLC
C/O ONEWEST BANK
2900 ESPERANZA CROSSING
AUSTIN, TX 78758

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of Temecula, California, Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of Temecula California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 2) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (Retaining Wall)
- 2) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (In-Ground Pool)

COMPLIANCE MUST BE COMPLETED BY August 2, 2013. 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 \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT
By: Michael Sanders, Sr. Code Enforcement Officer

37600 SKY CANYON DRIVE SUITE G #507, MURRIETA, CALIFORNIA 92563
(951) 696-1606 • FAX (951) 677-9052



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 24, 2013

Occupant
39625 CALLE CABERNET
Temecula, CA 92591

RE CASE NO: CV1005508 at 39625 CALLE CABERNET, in the community of Temecula, California, Assessor's Parcel Number 943-270-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 39625 CALLE CABERNET, in the community of Temecula California, Assessor's Parcel Number 943-270-002, is in violation of Section(s) RCC Section No. 15.08.010 (Ord. 457), 15.08.010 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 2) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (Retaining Wall)
- 2) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (In-Ground Pool)

COMPLIANCE MUST BE COMPLETED BY August 2, 2013. 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 \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT
By: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1005508

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on September 24, 2013, I served the following document(s):

NOTICE RE: Notice of Violation

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

OWB REO, LLC C/O ONEWEST BANK, 2900 ESPERANZA CROSSING, AUSTIN, TX 78758
OCCUPANT 39625 CALLE CABERNET, Temecula, CA 92591

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

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

EXECUTED ON September 24, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

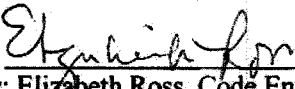

By: Elizabeth Ross, Code Enforcement Aide

EXHIBIT “F”

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 3 Office)
 39493 Los Alamos Road
 Murrieta, CA 92563
 Mail Stop No. 5155

DOC # 2010-0553183
 11/16/2010 02:45P Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. 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
Notice						T:	CTY	UNI	026

NOTICE OF NONCOMPLIANCE

In the matter of the Property of

Michael D. Cross
 Patricia M. Cross

)
)
)

Case No. CV10-05508

M
026

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457, (RCC Title 15.08.010) described as Construction Without Permit- pool and retaining wall. Such proceedings are based upon the noncompliance of such real property, located at 39625 Calle Cabernet, Temecula, CA, and more particularly described as Assessor's Parcel Number 943-270-002 and having a legal description of 2.51 ACRES NET IN LOT 2 MB 322/034 TR 26050, Records of Riverside County, with the requirements of Ordinance No. 457, (RCC Title 15.08.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention Code Enforcement Officer Jane Tate, (951) 600-6140.

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By Hector Viray
 Hector Viray
 Code Enforcement Department

ACKNOWLEDGMENT

State of California)
 County of Riverside)

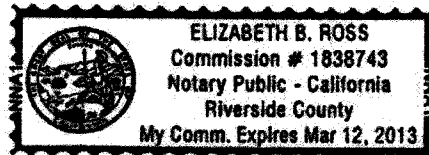
On 11/9/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Elizabeth B. Ross

Commission # 1838743 Comm. Expires March 12, 2013



When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 3 Office)
 39493 Los Alamos Rd. Ste A, Murrieta, CA 92563
 Mail Stop No. 5155



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV10-05508



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: 39625 CALLE CABERNET TEMECULA, CA 92591
PARCEL #: 943-270-002
LEGAL DESCRIPTION: 2.51 ACRES NET IN LOT 2 MB 322/034 TR 26050

VIOLATIONS: Construction Without Permit – pool & retaining wall Ord 457 (RCC Title 15)

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: Brian Black
 Brian Black, Code Enforcement Department

Dated: 4/30/2012

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 05/24/12 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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.

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

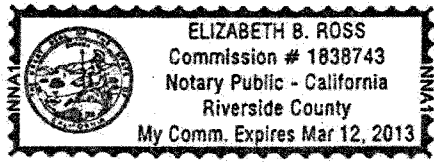


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Interim Code
Enforcement Official

November 1, 2013

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

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

Case Nos.: CV10-05508
APN: 943-270-002
Property: 39625 Calle Cabernet, Temecula

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 and 725 to consider the abatement of construction without permit located on the SUBJECT PROPERTY described as 39625 Calle Cabernet, Temecula, Riverside County, California, and more particularly described as Assessor's Parcel Number 943-270-002.

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, December 3, 2013, at 9:30 a.m. in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725, 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.

GREG FLANNERY
INTERIM CODE ENFORCEMENT OFFICIAL


MARY OVERHOLT
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 39625 Calle Cabernet, Temecula; Case No.: CV10-05508
APN: 943-270-002; District 3/3

**OWB REO, LLC
C/O ONEWEST BANK
2900 ESPERANZA CROSSING
AUSTIN, TX 78758**

**OWB REO, LLC
C/O ONEWEST BANK
39625 CALLE CABERNET
TEMECULA, CA 92591**

**RASHMI AND BARBARA BHATT
39625 CALLE CABERNET
TEMECULA, CA 92591**

1 **PROOF OF SERVICE**
Case No. CV10-05508 OWB REO

2
3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

6 That on November 1, 2013, I served the following document(s):

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

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

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

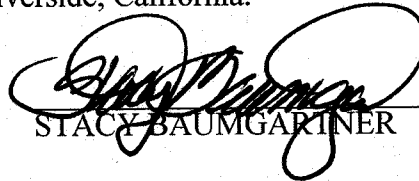
14 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
15 and processing correspondence for mailing. Under that practice it would be deposited with
the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the ordinary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

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

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

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

21 EXECUTED ON November 1, 2013, at Riverside, California.

22 
23 STACY BAUMGARTNER

24
25
26
27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

November 5, 2013

RE CASE NO: CV1005508

I, Mike Bowles, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155.

That on 11/4/2013 at 2:41 pm, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:


Property Address: 39625 CALLE CABERNET, Temecula

Assessor's Parcel Number: 943-270-002

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

Executed on November 5, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Mike Bowles, Sr. Code Enforcement Officer