

FORM APPROVED COUNTY COUNSEL  
 BY: PATRICIA MUNROE 11/28/13  
 DATE

Departmental Concurrence

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

407B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
 February 5, 2014

**SUBJECT:** Abatement of Public Nuisance [Substandard Structures]  
 Case No: CV12-04699 [ESTATE OF LUDIM TORRES]  
 Subject Property: 1 Parcel East of 43823 D Street, Hemet; APN: 549-161-009  
 District: 3/3 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors move that:

1. The substandard structures, (pool house and pool) on the real property located at 1 Parcel East of 43823 D Street, Hemet, Riverside County, California, APN: 549-161-009 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. The Estate of Ludim Torres, the owner of the subject real property, be directed to abate the substandard structures on the property by removing the same from the real property within ninety (90) days.

*Greg Flannery*  
 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"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS</b>				Budget Adjustment: For Fiscal Year:	

**C.E.O. RECOMMENDATION:** APPROVE  
 BY: *Tina Grande*  
 Tina Grande  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: February 25, 2014  
 xc: TLMA/Code Enforcement

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

Prev. Agn. Ref.: District: 3/3 Agenda Number:

9-5

- 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 [Substandard Structures]**

**Case No: 12-04699 [ESTATE OF LUDIM TORRES]**

**Subject Property: 1 Parcel East of 43823 D Street, Hemet; APN: 549-161-009**

**District: 3/3**

**DATE:** February 5, 2014

**PAGE:** 2 of 3

**RECOMMENDED MOTION (continued):**

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. If the owner, or whoever has possession or control of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structures and contents therein, by removing the same from the real property.
5. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725.
6. County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structures 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 Carol Forrey on August 20, 2012. The inspection revealed substandard structures (pool house and pool) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to, the following: Hazardous wiring, member of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration, members of the ceiling, roof, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, dampness of habitable rooms, general dilapidation or improper maintenance, public and attractive nuisance - abandoned/vacant.
2. Follow up inspection of the above-described real property on March 7, 2013 and May 8, 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 substandard structures.

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

**FORM 11: Abatement of Public Nuisance [Substandard Structures]**

**Case No: 12-04699 [ESTATE OF LUDIM TORRES]**

**Subject Property: 1 Parcel East of 43823 D Street, Hemet; APN: 549-161-009**

**District: 3/3**

**DATE: February 5, 2014**

**PAGE: 3 of 3**

**Impact on Citizens and Businesses**

Failure to abate will have a negative impact on citizens or business due to health and safety hazards, nuisance and potential impact on real estate values.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 12-04699  
4 [SUBSTANDARD STRUCTURES]; APN: 549-161- )  
5 009, 1 PARCEL EAST OF 43823 D STREET, ) DECLARATION OF CODE  
6 HEMET, COUNTY OF RIVERSIDE, STATE OF ) ENFORCEMENT OFFICER  
7 CALIFORNIA; ESTATE OF LUDIM TORRES, ) MICHAEL SANDERS  
8 OWNER. )  
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[RCO No. 457]

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

4 1. I am currently employed by the Riverside County Code Enforcement Department as a  
5 Senior Code Enforcement Officer. My current official duties as a Senior Code Enforcement Officer  
6 include inspecting property for violations and enforcement of the provisions of Riverside County  
7 Ordinances.

8 2. I am informed and believe and based thereon allege that on August 20, 2012, Officer  
9 Forrey conducted an initial inspection of the real property described as 1 Parcel East of 43823 D Street,  
10 Hemet, Riverside County, California, and further described as Assessor's Parcel Number 549-161-009  
11 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page  
12 indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as  
13 Exhibit "A."

14 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
15 The Estate of Ludim Torres (hereinafter referred to as "OWNER"). A certified copy of the County  
16 Equalized Assessment Roll for the 2013-2014 tax year and a copy of the report generated from the  
17 County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference  
18 as Exhibit "B."

19 4. Based on the Lot Book Report from RZ Title Service dated August 21, 2012 and updated  
20 on March 5, 2013 and August 6, 2013 it is determined that other parties may potentially hold a legal  
21 interest in THE PROPERTY, to wit: Lake Hemet Municipal Water District and State of California



FEB 25 2014



1 Franchise Tax Board, (hereinafter referred to as "INTERESTED PARTIES"). True and correct copies of  
2 the Lot Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

3 5. I am informed and believe and thereon allege that on August 20, 2012, Officer Forrey  
4 conducted an initial inspection. THE PROPERTY was open, accessible, with no signs restricting access.  
5 Officer Forrey entered and observed the following conditions as described below which caused the pool  
6 house and pool to be substandard and THE PROPERTY to constitute a public nuisance in violation of  
7 the provisions set forth in Riverside County Ordinance ("RCO") No. 457.

8 Pool House and Pool:

- 9 1) Hazardous wiring;  
10 2) Members of walls, partitions or other vertical supports that split, lean, list or buckle, due to  
11 defective material or deterioration;  
12 3) Members of ceiling, roof, ceiling and roof supports or other horizontal members which sag,  
13 split, or buckle due to defective material or deterioration;  
14 4) Dampness of habitable rooms;  
15 5) General dilapidation or improper maintenance;  
16 6) Public and attractive nuisance – abandoned/vacant.

17 6. On August 20, 2012, a Notice of Violation, Notice of Defects and "Danger Do Not Enter"  
18 signs were posted on THE PROPERTY.

19 7. On September 6, 2012, a Notice of Violation and Notice of Defects were mailed to  
20 OWNER by first class mail.

21 8. On October 3, 2012, Notice of Violation and Notice of Defects were mailed to OWNER by  
22 certified mail return receipt requested. On March 14, 2013, Notice of Violation and Notice of Defects  
23 were mailed to OWNER and INTERESTED PARTIES by certified mail return receipt requested.

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

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

28 11. On March 7, 2013 and May 8, 2013, I conducted inspections of THE PROPERTY which  
revealed that THE PROPERTY remained unchanged and in violation of RCO No. 457.

12. Based upon my experience, knowledge and visual observations, it is my determination  
that the substandard structures (pool house and pool) on THE PROPERTY create an extreme health,

1 safety, fire and structural hazard to the neighbors and general public.

2 13. A recent inspection showed THE PROPERTY remained in violation and constitutes a  
3 public nuisance in violation of the provisions set forth in RCO No. 457.

4 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
5 County Recorder, County of Riverside, State of California, on September 18, 2012, as Instrument  
6 Number 2012-0445636, a true and correct copy of which is attached hereto and incorporated herein by  
7 reference as Exhibit "F."

8 15. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing  
9 notification of the Board of Supervisors' hearing was mailed to OWNER and INTERESTED PARTIES by  
10 first class mail and was posted on THE PROPERTY. True and correct copies of the Notice, together  
11 with Proof of Service and the Affidavit of Posting of Notice are attached hereto and incorporated herein  
12 as Exhibit "G."

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

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

18 (a) the structures (pool house and pool) be condemned as substandard buildings,  
19 public and attractive nuisance;

20 (b) the OWNERS be required to rehabilitate or demolish said structures, including the  
21 removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the  
22 provisions of RCO No. 457;

23 (c) the OWNERS be ordered to ascertain the existence or non-existence of asbestos  
24 containing materials in said structures by survey and materials sample testing through the Industrial  
25 Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the  
26 abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos  
27 containing materials discovered through such survey and testing by contract with a duly certified and  
28 licensed contractor for the handling of such materials to avoid citations and fines by South Coast Air

1 Quality Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

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

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

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

13 Executed this 2 day of DECEMBER, 2013, at MURRIETA, California.

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16 \_\_\_\_\_  
17 MICHAEL SANDERS  
18 Senior Code Enforcement Officer  
19 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”**



# **EXHIBIT “B”**

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

Assessment #549161009-7		Parcel # 549161009-7	
<b>Assessee:</b>	TORRES LUDIM	<b>Land</b>	20,572
<b>Mail Address:</b>	43823 D ST	<b>Structure</b>	5,128
<b>City, State Zip:</b>	HEMET CA 92544	<b>Full Value</b>	25,700
<b>Real Property Use Code:</b>	YS	<b>Total Net</b>	25,700
<b>Base Year</b>	1983		
<b>Conveyance Number:</b>	0455794		
<b>Conveyance (mm/yy):</b>	6/2003		
<b>PUI:</b>	Y010000		
<b>TRA:</b>	71-024		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 4 MB 005/285 TOWN OF FLORIDA		

[View Parcel Map](#)



RIVERSIDE COUNTY GIS



Selected parcel(s):  
549-161-009

**\*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**

549-161-009-7

**OWNER NAME / ADDRESS**

LUDIM TORRES  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
43823 D ST  
HEMET CA. 92544

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 5/285 SD  
SUBDIVISION NAME: TOWN OF FLORIDA  
LOT/PARCEL: 4, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**  
RECORDED LOT SIZE IS 0.17 ACRES

**PROPERTY CHARACTERISTICS**  
NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**  
PAGE: 812 GRID: A7

**CITY BOUNDARY/SPHERE**  
NOT WITHIN A CITY  
CITY SPHERE: HEMET  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: 2006-24-3  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**  
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**  
NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**  
JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**  
JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**  
T5SR1E SEC 8

**ELEVATION RANGE**  
ELEVATION NOT AVAILABLE

**PREVIOUS APN**  
NO DATA AVAILABLE

**PLANNING**

**LAND USE DESIGNATIONS**  
MDR

**SANTA ROSA ESCARPMENT BOUNDARY**  
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**  
SAN JACINTO VALLEY

**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-R

**ZONING DISTRICTS AND ZONING AREAS**  
BAUTISTA 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**

U'

**WRMSHCP CELL NUMBER**

3613

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

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

***FIRE***

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

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

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

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

SAN JACINTO VALLEY

**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

***TRANSPORTATION***

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

112B

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

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## **HYDROLOGY**

**FLOOD PLAIN REVIEW**

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

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## **GEOLOGIC**

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

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## **MISCELLANEOUS**

**SCHOOL DISTRICT**

HEMET UNIFIED

**COMMUNITIES**

VALLE VISTA

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 26.94 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043703

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

071024

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152

- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1204699	SUMMARY ABATEMENT	Aug. 20, 2012

REPORT PRINTED ON...Tue Sep 17 07:53:54 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

**Order Number:** **29100**

4080 Lemon Street  
 Riverside CA 92501

**Order Date:** 8/5/2013

**Dated as of:** 8/6/2012

**County Name:** Riverside

**Attn:** Brent Steele  
**Reference:** CV10-04959 / Michael Sanders  
**IN RE:** TORRES, LUDIM

**FEE(s):**  
**Report:** \$60.00

**Property Address:** Vacant Land

CA

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. :** 549-161-009-7

<b>Assessments:</b>	<b>Land Value:</b>	\$20,169.00
	<b>Improvement Value:</b>	\$5,028.00
	<b>Exemption Value:</b>	\$0.00
	<b>Total Value:</b>	\$25,197.00

<b>Property Taxes for the Fiscal Year</b>	2012-2013
<b>First Installment</b>	\$150.67
<b>Penalty</b>	\$15.06
<b>Status</b>	NOT PAID-DELINQUENT
<b>Second Installment</b>	\$150.67
<b>Penalty</b>	\$52.56
<b>Status</b>	NOT PAID-DELINQUENT
<b>Prior Delinquencies for tax defaulted year(s)</b>	2003-2012
<b>Redemption Amount</b>	\$5,802.69
<b>If paid by</b>	08/31/2013



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

Order Number: 29100

Reference: CV10-04959 / Mic

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A Notice of Administrative Proceedings by the

City of

Murrieta

County of

Riverside

Recorded

09/18/2012

Document No.

2012-0445636

NO OTHER EXCEPTIONS



DOC # 2012-0445636

09/18/2012 04:39P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NMAC, CC					T:		CTY	UNI	043

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case No.: CV12-04699

Ludim Torres )



And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: Parcel East of 43823 D St., Hemet, CA

PARCEL #: 549-161-009

LEGAL DESCRIPTION: 0.17 acres, LOT 4 BLK 39 MB 005/285 SD TOWN OF FLORIDA

VIOLATIONS: RCO 457- RCC Title 15.16.020- Substandard Structure- Pool house with Pool

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

Dated: August 29, 2012

By:   
Brian Black, Code Enforcement Department

**ACKNOWLEDGEMENT**

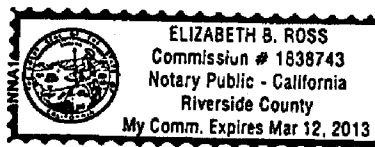
State of California )  
County of Riverside )

On 09/14/2012 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission # 1838743 Comm. Expires March 12, 2013



Public Record



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: CV12-04699 / E. Ross  
 IN RE: TORRES, LUDIM

Property Address: Vacant Land

CA

Order Number: **28341**

Order Date: 3/12/2013

Dated as of: 3/5/2013

County Name: Riverside

FEE(s):  
 Report: \$60.00

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. : 549-161-009-7

Assessments:	Land Value:	\$20,169.00
	Improvement Value:	\$5,028.00
	Exemption Value:	\$0.00
	Total Value:	\$25,197.00

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$150.67
Penalty	\$15.06
Status	NOT PAID-DELINQUENT
Second Installment	\$150.67
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2013)
Prior Delinquencies for tax defaulted year(s)	2003-2011
Redemption Amount	\$5,241.03
If paid by	03/31/2013
Redemption Amount	



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

Order Number: 28341  
Reference: CV12-04699 / E.

---

If paid by

A Notice of Administrative Proceedings by the  
City of  
County of  
Recorded  
Document No.

County of Riverside Department of Code Enforcement  
Murrieta  
Riverside  
09/18/2012  
2012-0445636

NO OTHER EXCEPTIONS



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

## Lot Book Report

Order Number: **27190**

**Customer:**

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

Order Date: 8/29/2012  
Dated as of: 8/21/2012  
County Name: Riverside

Attn: Brent Steele  
Reference: CV12-04699/E. Ross  
IN RE: TORRES, LUDIM

FEE(s):  
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 549-161-009

**Assessments:**

Land Value:	\$19,774.00
Improvement Value:	\$4,930.00
Exemption Value:	\$0.00
Total Value:	\$24,704.00

## Tax Information

Property Taxes for the Fiscal Year	2011-2012
First Installment	\$147.93
Penalty	\$14.78
Status	DELINQUENT (DUE DATE 12/10/2011)
Second Installment	\$147.93
Penalty	\$45.78
Status	DELINQUENT (DUE DATE 04/10/2012)
Prior Delinquencies for tax defaulted year(s)	2003-2011
Redemption Amount	\$4,983.90
If paid by	08/31/2012



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

Order Number: 27190  
Reference: CV12-04699/E. R

Redemption Amount

If paid by

## Property Vesting

The last recorded document(s) transferring title of said property

Dated	01/18/1983
Recorded	01/28/1983
Document No.	17778
D.T.T.	\$8.25
Grantor	Jerry Stephenson and Ellen Stephenson, husband and wife
Grantee	Oscar Torres and Ludin Torres, husband and wife as joint tenants

Affidavit - Death of	Joint Tenant/Spouse
Dated	06/05/2003
Recorded	06/20/2003
Document No.	2003-455794
Decedent	Oscar Torres
Property now vested as	Ludin Torres, a widow

Affects Property in Question and Other Property

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Notice of Non-Compliance filed by  
In the matter of the property of

County of Riverside Departmentt of Code Enforcement  
Ludim Torres



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

Order Number: 27190  
Reference: CV12-04699/E. R

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Case No.	CV10-04959
Recorded	12/20/2010
Document No.	2010-0502733
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Ludim Torres
Case No.	CV10-04860
Recorded	12/20/2010
Document No.	2010-0502734
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Ludim Torres
Case No.	CV10-04861
Recorded	10/20/2010
Document No.	2010-0502736
Document Type	Findings of Fact, Conclusions and Order to Abate Nuisance
Document No.	2012-0013953
Recorded	01/12/2012
A Notice of Lien Recorded	07/02//2009
Document No.	2009-0340942
Amount	\$382.79
Owner	Ludim Torres
Claimant	Lake Hemet Municipal Water District
A Notice of State Tax Lien Recorded	03/29/2011
Document No.	2011-0138274
Amount	\$2,132.44
Account No.	2300458441
Certificate No.	11074364539
Debtor	Ludim Torres
Creditor: State of California,	Franchise Tax Board
Notice of Power to Sell Tax-Defaulted Property	

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

Order Number: 27190

Reference: CV12-04699/E. R

---

Document No.

2009-0477252

### **Legal Description**

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 4 IN BLOCK 39 OF THE TOWN OF FLORIDA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 285 OF MAPS, SAN DIEGO COUNTY RECORDS. EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED FILED AUGUST 19, 1960 AS INSTRUMENT NO. 73247 OF OFFICIAL RECORDS.

RECORDING REQUESTED BY

AND THESE RECORDS SHALL REMAIN OPEN AND UNLESS OTHERWISE SHOWN BELOW BEAR THE FOLLOWING TITLE:

Mr. and Mrs. Oscar Torres  
43823 "D" Street  
Valle Vista, California

MAIL TAX STATEMENTS TO

SAME AS ABOVE

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
OF RECORDS OF  
ORANGE COUNTY TITLE CO.

Book 1983, Page 1777S  
JAN 28 1983

Recorded by Central Records  
of Riverside County, California

William E. Curberly  
Recorder

PAID  
Doc. Transfer Tax  
WILLIAM E. CURBERLY  
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

549-161-025-1  
549-161-009-7  
549-161-027-3

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 8.25

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area  city of \_\_\_\_\_ AND

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

JERRY STEPHENSON and ELLEN STEPHENSON,  
husband and wife  
hereby GRANT(s) to OSCAR TORRES and LUDIM TORRES,  
husband and wife as joint tenants

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

Lots 4, 5, 8 and 9 in Block 39 of the Town of Florida, as shown by map on file in  
Book 5, page 285 of maps, San Diego County Records.

EXCEPTING therefrom that portion conveyed to Riverside County Flood Control and  
Water Conservation District by Deed filed August 19, 1960 as Instrument No. 73247  
of Official Records.

Dated January 18, 1983

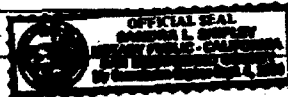
STATE OF CALIFORNIA }  
COUNTY OF Riverside } ss.

On January 17, 1983 before me, the  
undersigned, a Notary Public in, and for said State, personally  
appeared Jerry Stephenson &  
Ellen Stephenson

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

WITNESS my hand and official seal.

Jerry Stephenson  
Ellen Stephenson





STEWART TITLE-Riverside

DOC # 2003-455794

06/29/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

LUDIM TORRES

43823 D Street

Hemet, CA 92544



M	S	U	PAGE	SIZE	DA	POOR	NOCOR	SMF	MSC
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

A.P.N.: 549-161-025-1 TRA #:

Order No.: 517228265

Escrow No.: 15619-CT

**AFFIDAVIT - DEATH OF JOINT TENANT/SPOUSE**

STATE OF CALIFORNIA,

COUNTY OF Riverside

} ss.

19  
T  
MH

517-228265

Ludim Torres, of legal age, being first duly sworn, deposes and says:

That Oscar Torres, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Oscar Torres named as one of the parties in that certain Grant Deed dated January 18, 1983 executed by Jerry Stephenson and Ellen Stephenson to Oscar Torres and Ludim Torres as joint tenants, recorded as Instrument No. 17778, on January 28, 1983, of Official Records of Riverside County, California, covering the following described property situated in the City of Hemet, County of Riverside, State of California:

Lots 4, 5, 8 and 9 in Block 39 of the Town of Florida, as shown by map on file in Book 5, page 285 of maps, San Diego County Records. Excepting therefrom that portion conveyed to Riverside County Flood Control and Water Conservation District by deed filed August 19, 1960 as Instrument No. 73247 of Official Records.

Ludim Torres  
Ludim Torres

Document Date June 5, 2003

SUBSCRIBED AND SWORN TO before me this 12<sup>th</sup> day of June 2003

Signature [Signature]



(This area for official notarial seal)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside } ss.

On 6/12/03 Date, before me, Melissa Marie McEllan Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Adam Torres Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Melissa Marie McEllan  
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**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



STATE OF CALIFORNIA  
 CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE  
 RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3200233011687

STATE FILE NUMBER		USE BLACK INK ONLY NO ERASURES, WHITEDOUTS OR ALTERATIONS VS-11 (REV. 1/00)				LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST (GIVEN) Oscar		2. MIDDLE Rodriguez		3. LAST (FAMILY) Torres			
4. DATE OF BIRTH M/M/DD/CY 04/28/1939		5. AGE YRS. 63		6. SEX M		7. DATE OF DEATH M/M/DD/CY 12/12/2002	
8. STATE OF BIRTH TX		10. SOCIAL SECURITY NO. 457-58-2540		11. MILITARY SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS Married	
14. RACE White		15. HISPANIC—SPECIFY <input checked="" type="checkbox"/> YES Mexican <input type="checkbox"/> NO		16. USUAL EMPLOYER Numatic Paving			
17. OCCUPATION Industrial Mechanic		18. KIND OF BUSINESS Paving		19. YEARS IN OCCUPATION 40			
20. RESIDENCE—(STREET AND NUMBER OR LOCATION) 43823 D ST							
21. CITY Hemet		22. COUNTY Riverside		23. ZIP CODE 92544		25. STATE OR FOREIGN COUNTRY CA	
26. NAME, RELATIONSHIP Cindy Bratten, Daughter				27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 43823 D St, Hemet, CA 92544			
29. NAME OF SURVIVING SPOUSE—FIRST Ludim		30. MIDDLE -		30. LAST (MAIDEN NAME) Quintania			
31. NAME OF FATHER—FIRST Oscar		32. MIDDLE Juan		33. LAST Torres		34. BIRTH STATE MEX	
35. NAME OF MOTHER—FIRST Rita		36. MIDDLE -		37. LAST (MAIDEN) Rodriguez		38. BIRTH STATE TX	
39. DATE M/M/DD/CY 12/20/2002		40. PLACE OF FINAL DISPOSITION Riverside National Cemetery, Riverside, CA					
41. TYPE OF DISPOSITION(S) CR/BU		42. SIGNATURE OF EMERALD <i>Jack Smith</i>				43. LICENSE NO. 7436	
44. NAME OF FUNERAL DIRECTOR San Jacinto Valley Mortuary		45. LICENSE NO. FD 1765		46. SIGNATURE OF LOCAL REGISTRAR <i>Gary Feldman MD</i>		47. DATE M/M/DD/CY 12/19/2002	
101. PLACE OF DEATH Own Residence		102. IF HOSPITAL, SPECIFY ONE: <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA		103. FACILITY OTHER THAN HOSPITAL: <input type="checkbox"/> CONV. <input type="checkbox"/> RES. <input type="checkbox"/> CARE <input type="checkbox"/> OTHER		104. COUNTY Riverside	
105. STREET ADDRESS—(STREET AND NUMBER OR LOCATION) 43823 D St		106. CITY Hemet					
107. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) IMMEDIATE CAUSE (A) Arteriosclerotic and Hypertensive		TIME INTERVAL BETWEEN ONSET AND DEATH		108. DEATH REPORTED TO CORONER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO REFERRAL NUMBER 2002-7317			
DUE TO (B) Cardiovascular Disease		Yrs		109. BIOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
DUE TO (C)				110. AUTOPSY PERFORMED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
DUE TO (D)				111. USED IN DETERMINING CAUSE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 Diabetes Mellitus							
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. No							
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE M/M/DD/CY DECEASED LAST SEEN ALIVE M/M/DD/CY		115. SIGNATURE AND TITLE OF CERTIFIER <i>James Camp</i>		116. LICENSE NO.		117. DATE M/M/DD/CY	
118. MANNER OF DEATH <input checked="" type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> MISSING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED		119. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP					
120. INJURY AT WORK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		121. INJURY DATE M/M/DD/CY		122. HOUR		123. PLACE OF INJURY	
124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)							
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)							
126. SIGNATURE OF CORONER OR DEPUTY CORONER <i>James Camp</i>		127. DATE M/M/DD/CY 12/18/2002		128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER JAMES CAMP, DEPUTY CORONER			
STATE REGISTRAR		A B C D E F G H		FAX AUTH. P		CENSUS TRACT	

2003-455794  
 06/26/2003 08:08  
 3 of 5



1223782

CERTIFIED COPY OF VITAL RECORDS



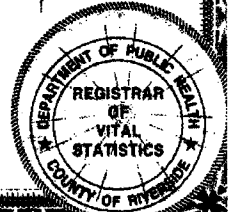
STATE OF CALIFORNIA } SS  
 COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of County of Riverside, Department of Health.

DATE ISSUED 12/20/2002

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

*Gary Feldman MD*  
 Gary Feldman M.D.  
 Local Registrar  
 RIVERSIDE COUNTY, CALIFORNIA



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Government Code 27361.7


I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: melissa marie mcLellan

Commission No.: 1279817

Date Commission expires: 10-8-04

County: Riverside

By: 

Date: 6-20-03



2003-455794  
06/20/2003 08:08A  
4 of 5

**CERTIFICATION**

Under the provisions of Government Code 27361.7 I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

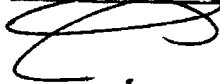
(Print or type the page number(s) and wording below):

Melissa Marie  
McLellan  
Ludim Torres

Date:

6-20-03

Signature:





2003-455794  
06/20/2003 08:00A  
5 of 5

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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )  
Ludim Torres )

Case No.: CV10-04959



**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Riverside County Ordinance No. 348, (RCC Title 17.12.040 described as Excessive outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at Parcel East of 43823 D Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 549-161-009 and having a legal description of 0.17 Acres, MB 5/285 SD, LOT 4, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010), Ordinance No. 348 (RCC Title 17.12.040).

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

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray  
Hector Viray  
Code Enforcement Department

**ACKNOWLEDGEMENT**

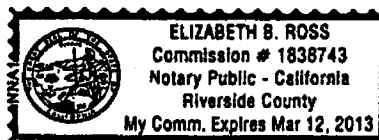
State of California )  
County of Riverside )

On 10/14/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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



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



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**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )

Ludim Torres )

Case No.: CV10-04860



**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 15.16.020) described as Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at Parcel East of 43823 D Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 549-161-009 and having a legal description of 0.17 Acres, MB 5/285 SD, LOT 4, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

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

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray  
Hector Viray  
Code Enforcement Department

**ACKNOWLEDGEMENT**

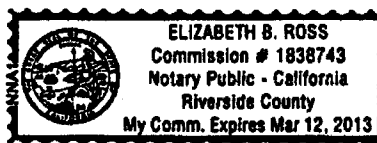
State of California )  
County of Riverside )

On 10/14/10 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/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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



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



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DC#600						T:	CTY	UNI	039

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )

Case No.: CV10-04861



Ludim Torres )

**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 house & wash room. Such Proceedings are based upon the noncompliance of such real property, located at Parcel East of 43823 D Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 549-161-009 and having a legal description of 0.17 Acres, MB 5/285 SD, LOT 4, 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 violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer M. Sanders (951) 600-6140.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray  
Hector Viray  
Code Enforcement Department

**ACKNOWLEDGEMENT**

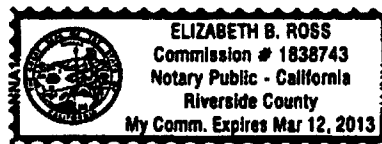
State of California )  
County of Riverside )

On 10/14/10 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







1 RECORDING REQUESTED BY:  
2 Kecia Harper-Ihem, Clerk of the  
3 Board of Supervisors  
4 (Stop #1010)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
M	A	L	465	426	PCOR	NCOR	SM	NCHG	EXAM
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5 WHEN RECORDED PLEASE MAIL TO:  
6 Patricia Munroe, Deputy County Counsel  
7 County of Riverside  
8 OFFICE OF COUNTY COUNSEL  
9 3960 Orange Street, Suite 500 (Stop #1350)  
10 Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

11 **BOARD OF SUPERVISORS**  
12 **COUNTY OF RIVERSIDE**



13 IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NOS. CV 10-04959 and  
14 [SUBSTANDARD STRUCTURE, EXCESSIVE ) CV10-04860  
15 OUTSIDE STORAGE AND ACCUMULATION )  
16 OF RUBBISH]; APN 549-161-009, 1 PARCEL )  
17 EAST OF 43823 "D" STREET, HEMET, ) FINDINGS OF FACT,  
18 RIVERSIDE COUNTY, CALIFORNIA; THE ) CONCLUSIONS AND ORDER TO  
19 ESTATE OF LUDIM TORRES, DECEDENT, ) ABATE NUISANCE  
20 OWNER. ) R.C.O. Nos. 348, 457, 541 and 725

21 The above-captioned matter came on regularly for hearing on November 1, 2011, before the  
22 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor  
23 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real  
24 property described 1 Parcel East of 43823 "D" Street, Hemet, Assessor's Parcel Number 549-161-  
25 009 and referred to hereinafter as "THE PROPERTY."

26 Patricia Munroe, Deputy County Counsel, appeared along with Brian Black, Supervising  
27 Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

28 Owner's representative did not appear.

The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
with attached Exhibits, evidencing the substandard structure, excessive outside storage of materials  
and accumulation of rubbish on THE PROPERTY as violations of Riverside County Ordinance Nos.  
348, 457 and 541 and as a public nuisance.

FINDINGS OF FACT, CONCLUSIONS  
AND ORDER TO ABATE NUISANCE

**SUMMARY OF EVIDENCE**

1  
2 1. Documents of record in the Riverside County Recorder's Office identify the owner  
3 of THE PROPERTY as The Estate of Ludim Torres, Decedent ("OWNER").

4 2. Documents of title indicate that other parties may potentially hold a legal interest in  
5 THE PROPERTY, to wit: Lake Hemet Municipal Water District, Terry and Cindy Bratten  
6 ("INTERESTED PARTIES").

7 3. THE PROPERTY was inspected by Code Enforcement Officers on June 15, 2010,  
8 September 21, 2010, October 13, 2010, November 22, 2010, December 20, 2010, January 13, 2011,  
9 and October 5, 2011.

10 4. During each inspection, a substandard structure (detached accessory structure) was  
11 observed on THE PROPERTY. The structure was observed to be abandoned, dilapidated and  
12 vacant. The structure contained numerous deficiencies, including but not limited to: deteriorated or  
13 inadequate foundation; members of walls, partitions or other vertical supports that split, lean list or  
14 buckle due to defective material or deterioration; members of ceiling, roofs, ceiling and roof supports  
15 or other horizontal members which sag, split, or buckle due to defective material or deterioration;  
16 faulty weather protection; general dilapidation or improper maintenance; fire hazard; and public and  
17 attractive nuisance.

18 5. During each inspection an accumulation of rubbish and excess outside storage was  
19 also observed throughout THE PROPERTY consisting of but not limited to: equipment, tools, crates,  
20 hardware, scrap metal, green woody waste, truck shell, tires, batteries, household furniture and  
21 rubbish.

22 6. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
23 Nos. 348, 457 and 541 by the Code Enforcement Officer.

24 7. On October 20, 2010, Notices of Noncompliance for the substandard structure, excess  
25 outside storage and accumulated rubbish were recorded at the Riverside County Recorder's Office as  
26 instrument numbers 2010-0502733 and 2010-0502734.

27 8. On June 15, 2010, Notices of Violation, Notice of Defects and "Danger- Do Not  
28 Enter" signs were posted on THE PROPERTY. On June 21, 2010 and June 23, 2010, Notices of

2012-0013953  
01/12/2012 09:26A  
2 of 7



1 Violation and Notice of Defects were mailed by certified mail, return receipt requested to OWNER.  
2 On October 20, 2010, Notices of Violation together with a Notice of Defects was mailed to  
3 INTERESTED PARTIES.

4 9. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance"  
5 providing notice of the public hearing before the Board of Supervisors was mailed to OWNER and  
6 INTERESTED PARTIES and was posted on THE PROPERTY.

7 **FINDINGS AND CONCLUSIONS**

8 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
9 regular session assembled on November 1, 2011, finds and concludes that:

10 1. WHEREAS, the substandard structure (detached accessory structure), excessive  
11 outside storage of materials and accumulation of rubbish on the real property located at 1 Parcel East  
12 of 43823 "D" Street, Hemet, Riverside County, California, also identified as Assessor's Parcel  
13 Number 549-161-009 violates Riverside County Ordinance Nos. 348, 457 and 541 and constitutes a  
14 public nuisance.

15 2. WHEREAS, the OWNER, occupants and any person having possession or control of  
16 THE PROPERTY shall abate the substandard structure (detached accessory structure) by razing,  
17 removing and disposing of the substandard structure, including the removal and disposal of all  
18 structural debris and materials, and contents therein or by reconstruction and rehabilitation of said  
19 structure provided that said reconstruction or demolition can be accomplished in strict accordance  
20 with all Riverside County Ordinances, including but not limited to Riverside County Ordinance No.  
21 457 within ninety (90) days.

22 3. WHEREAS, the OWNER, occupants and any other person having possession or  
23 control of THE PROPERTY shall abate the accumulation of rubbish and excessive outside storage of  
24 materials by removing and disposing of all rubbish and excessive outside storage on THE  
25 PROPERTY in strict accordance with all Riverside County Ordinances, including but not limited to  
26 Riverside County Ordinance Nos. 348 and 541 within ninety (90) days.

27 4. WHEREAS, the OWNER and INTERESTED PARTIES ARE HEREBY FURTHER  
28 NOTICED that the time within which judicial review of the administrative determinations made

FINDINGS OF FACT, CONCLUSIONS  
AND ORDER TO ABATE NUISANCE

2012-0913553  
01/12/2012 09:26A  
3 of 7



1 herein must be sought is ninety (90) days from the posting and mailing of the Findings of Fact,  
2 Conclusions and Order To Abate Nuisance, and is governed by California Code of Civil Procedure  
3 Section 1094.6.

4 **ORDER TO ABATE NUISANCE**

5 IT IS THEREFORE ORDERED that the substandard structure (detached accessory structure)  
6 on THE PROPERTY be abated by the OWNER, specifically The Estate of Ludim Torres, Decedent,  
7 or anyone having possession or control of THE PROPERTY, by razing and removing the  
8 substandard structure including the removal and disposal of all structural debris and materials, as  
9 well as the contents therein, or by reconstruction and rehabilitation of said structure provided such  
10 reconstruction and rehabilitation can be accomplished in strict accordance with all Riverside County  
11 Ordinances, including but not limited to Riverside County Ordinance No. 457 within ninety (90)  
12 days of the posting and mailing of this Order to Abate Nuisance.

13 IT IS FURTHER ORDERED that if the substandard structure (detached accessory structure)  
14 is not razed, removed and disposed of, or reconstructed and rehabilitated in strict accordance with all  
15 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 457,  
16 within ninety (90) days of the posting and mailing of this Order to Abate Nuisance, the substandard  
17 structure, contents therein, and structural debris and materials, may be abated and disposed of by  
18 representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's  
19 Department upon receipt of the owner's consent or a Court Order, where necessary, under applicable  
20 law authorizing entry onto THE PROPERTY.

21 FURTHERMORE, THE OWNER is ordered to ascertain the existence or non-existence of  
22 asbestos containing materials in said structure by survey and materials sample testing by a duly  
23 licensed and certified asbestos consultant; and, prior to the abatement ordered hereinabove, to secure  
24 the removal of all asbestos containing materials discovered through such survey and testing by  
25 contract with a duly certified and licensed contractor for the handling of such materials to avoid  
26 citations and/or fines by South Coast Air Quality Management District (SCAQMD).

27 IT IS FURTHER ORDERED that the accumulation of rubbish and excessive outside storage  
28 of materials on THE PROPERTY be abated by OWNER or anyone having possession or control of



1 THE PROPERTY by removing and disposing of all rubbish and excessive outside storage of  
2 materials on THE PROPERTY in strict accordance with all Riverside County Ordinances, including  
3 but not limited to Riverside County Ordinance Nos. 348 and 541, within ninety (90) days of the  
4 posting and mailing of this Order to Abate Nuisance.

5 IT IS FURTHER ORDERED that if the accumulation of rubbish and excessive outside  
6 storage of materials is not removed and disposed of in strict accordance with all Riverside County  
7 Ordinances, including but not limited to Riverside County Ordinance Nos. 348 and 541 within ninety  
8 (90) days of the date of this Order to Abate Nuisance, the accumulation of rubbish and excessive  
9 outside storage of materials may be abated and disposed of by representatives of the Riverside  
10 County Code Enforcement Department, a contractor or the Sheriff's Department upon receipt of an  
11 owner's consent or a Court Order when necessary under applicable law.

12 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
13 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
14 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
15 County Ordinance Nos. 348, 457, 541, and 725. Under Riverside County Ordinance No. 725,  
16 "abatement costs" means "any costs or expenses reasonably related to the abatement of conditions  
17 which violate County Land Use Ordinances, and shall include, but not be limited to, enforcement,  
18 investigation, collection and administrative costs, attorneys fees, and the costs associated with the  
19 removal or correction of the violation." Reasonable abatement costs accrued by the Code

20 ///

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28 ///



2012-0013953  
01/12/2012 09:26A  
5 of 7

1 Enforcement Department will be recoverable from OWNER even if THE PROPERTY is brought  
2 into compliance within ninety (90) days of the date of this Order to Abate Nuisance.

3  
4 Dated: January 10, 2012

COUNTY OF RIVERSIDE

5  
6 By 

John Tavaglione  
Chairman, Board of Supervisors

7  
8 ATTEST:

9 KECIA HARPER-IHEM

10 Clerk to the Board

11  
12 By 

13 Deputy

14 (SEAL)

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2012-0013953  
01/12/2012 09:26A  
6 of 7



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

<http://riverside.asrec.com>

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)

2012-0013553  
01/12/2012 09:26A  
7 of 7



Date: 1-10-12

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board

ACR 601P-AS4RE0 (Rev. 01/2005)

**Please Record And Return To:**  
 Lake Hemet Municipal Water District  
 P.O. Box 5039  
 Hemet, CA 92544-0039

**DOC # 2009-0340942**  
 07/02/2009 08:00A Fee:NC  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



**In the Matter of the Lien of  
 Lake Hemet Municipal Water District  
 Upon the Real Property of:**

**NAME:** TORRES, Ludim  
**ADDRESS:** 43823 D Street  
**CITY, STATE:** Hemet, CA 92544

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 702
NCHG CC									

**◆ STATEMENT OF LIEN ◆**

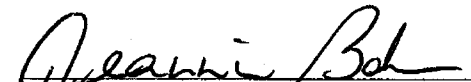
**C**  
702

This is to certify, pursuant to Chapter 335 of Statutes of 1979-1980, that Lake Hemet Municipal Water District claims a lien upon all real property owned by the following named person within Riverside County, for delinquent charges, penalty and interest, in the amounts hereinafter set forth:

**NAME:** TORRES, Ludim  
**SERVICE ADDRESS:** 43823 D Street  
 Hemet, CA 92544

**Amount of Delinquency:** \$362.79  
**Late Penalty:** \$ -0-  
**Processing fee:** \$ 20.00  
**Total:** \$382.79

I certify that the foregoing is true and correct.

  
 Jeanie Baker, Administrative Assistant

Lake Hemet Municipal Water District

**Document Date:** July 1, 2009  
**Account No:** 6-6-81-1



Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952

DOC # 2011-0138274

03/29/2011 02:21P Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry U. Ward  
Assessor, County Clerk & Recorder



### Notice of State Tax Lien

030  
M  
030

Filed With: RIVERSIDE

Certificate Number: 11074364539

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer(s) as follows:

Name of Taxpayer(s) : LUDIM TORRES

FTB Account Number : 2300458441

Social Security Number(s) : XXX-XX-2725

Last Known Address : 40535 WHITTIER AV  
HEMET CA 92544-6224

For Taxable Years : 2007

Total Lien Amount \* : \$2,132.44

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

Dated: 03/18/11

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By:

Authorized facsimile signature.

\*Additional interest is accruing at the rate prescribed by law.

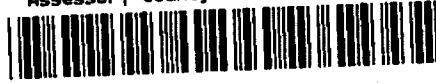
FTB 2030 V1 ARCS (REV 12-2010)

Public Record

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2009-0477252  
09/15/2009 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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02289 HEMET NEWS

### NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

M  
043

Which, pursuant to law was declared to be Tax-Defaulted on  
for the nonpayment of delinquent taxes in the amount of  
for the fiscal year 2003-2004, Default Number

JUNE 30, 2004

\$293.38

2004-549161009-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

TORRES, LUDIM

and is situated in said county, State of California, described as follows:

549161009-7

Assessor's Parcel Number

LOT 4 IN BLOCK 39 OF THE TOWN OF FLORIDA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 285 OF MAPS, SAN DIEGO COUNTY RECORDS.

State of California Executed on

RIVERSIDE County JULY 1, 2009

By

Tax Collector

On SEP 10 2009 before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, 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.  
Larry W. Ward, Assessor, Clerk Recorder

By:

Deputy

Seal



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

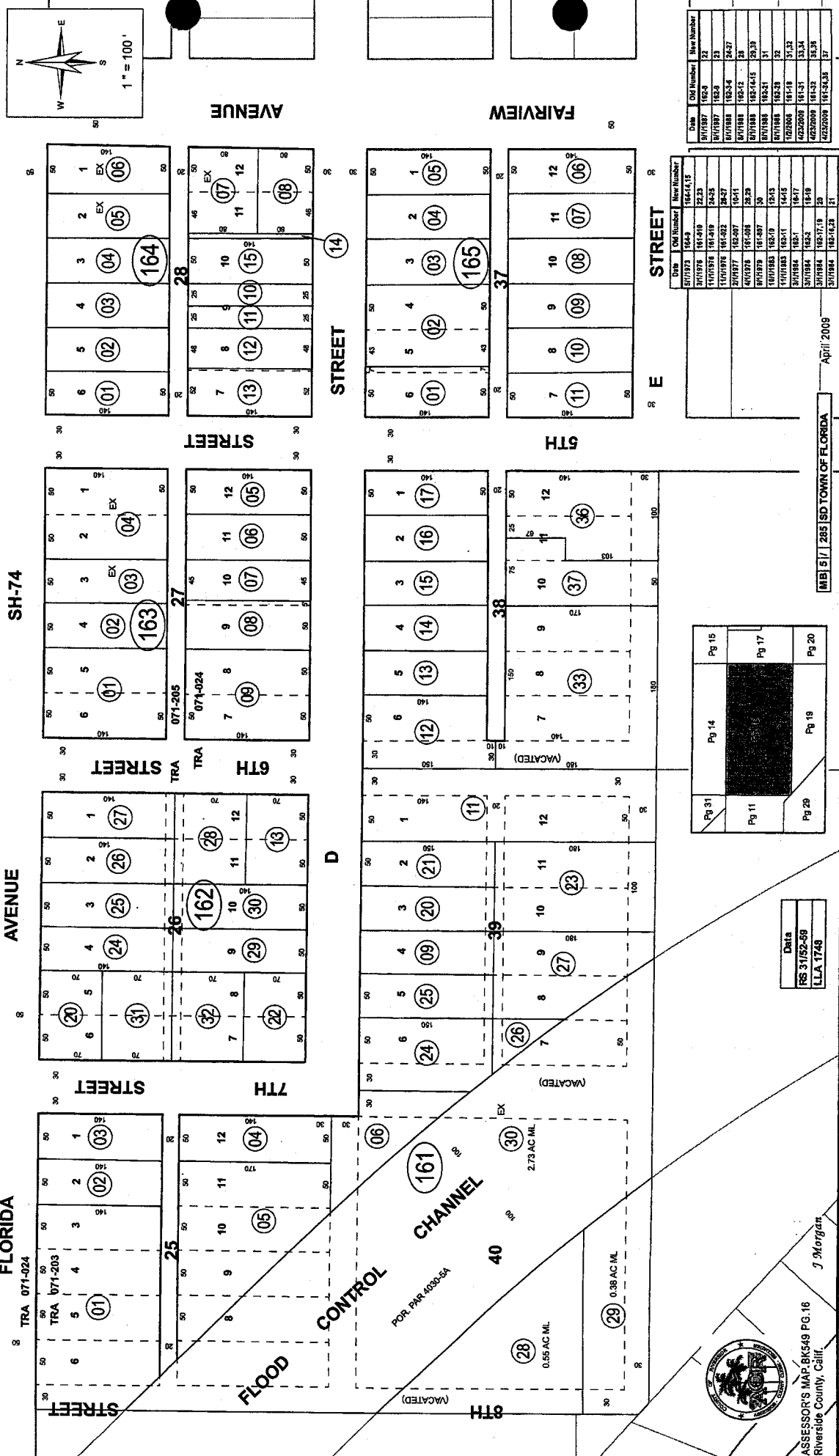
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAY 26 2008

SEC. 8 T.5S R.1E  
POR. RAN. SAN JACINTO VIEJO

TRA 071-024  
071-120  
071-203

549-16  
23-2



Date	Old Number	New Number
9/1/1987	162-3	162-4, 15
9/1/1987	162-3	22
9/1/1987	162-3	23
9/1/1987	162-3	24
9/1/1987	162-3	25
9/1/1987	162-3	26
9/1/1987	162-3	27
9/1/1987	162-3	28
9/1/1987	162-3	29
9/1/1987	162-3	30
9/1/1987	162-3	31
9/1/1987	162-3	32
9/1/1987	162-3	33
9/1/1987	162-3	34
9/1/1987	162-3	35
9/1/1987	162-3	36
9/1/1987	162-3	37
9/1/1987	162-3	38
9/1/1987	162-3	39
9/1/1987	162-3	40

Date	Old Number	New Number
5/1/1933	163	163-1, 15
5/1/1933	163	22
5/1/1933	163	23
5/1/1933	163	24
5/1/1933	163	25
5/1/1933	163	26
5/1/1933	163	27
5/1/1933	163	28
5/1/1933	163	29
5/1/1933	163	30
5/1/1933	163	31
5/1/1933	163	32
5/1/1933	163	33
5/1/1933	163	34
5/1/1933	163	35
5/1/1933	163	36
5/1/1933	163	37
5/1/1933	163	38
5/1/1933	163	39
5/1/1933	163	40

Pg 31	Pg 14	Pg 15
Pg 11	[REDACTED]	Pg 17
Pg 29	Pg 19	Pg 20

Date  
RS 31/52-59  
LLA 1748

ASSESSOR'S MAP 9K549 PG. 16  
Riverside County, Calif.  
J Morgan

April 2009  
[MB] 5/1 / 285 [SD] TOWN OF FLORIDA

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



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NMAC, CC						T:	CTY	UNI	043

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Ludim Torres )

Case No.: CV12-04699



And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: Parcel East of 43823 D St., Hemet, CA

PARCEL #: 549-161-009

LEGAL DESCRIPTION: 0.17 acres, LOT 4 BLK 39 MB 005/285 SD TOWN OF FLORIDA

VIOLATIONS: RCO 457- RCC Title 15.16.020- Substandard Structure- Pool house with Pool

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

Dated: August 29, 2012

By:   
Brian Black, Code Enforcement Department

**ACKNOWLEDGEMENT**

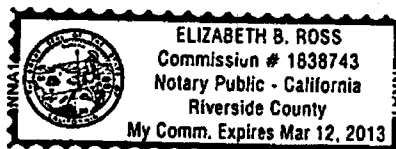
State of California )  
County of Riverside )

On 09/14/2012 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission # 1838743 Comm. Expires March 12, 2013



# 2011-0519760

11/22/2011 04:24 PM Fees: \$15.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

TRUSTEE CORPS

17100 Gillette Ave

Irvine, CA 92614

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

Trustee Sale No. CA08000047-11-1

APN 549-161-025-1

Title Order No. 110010065-CA-LPI

**RESCISSION OF TRUSTEE'S DEED UPON SALE**

MTC FINANCIAL INC. dba TRUSTEE CORPS, (herein called "Trustee") declares that the Trustee's Deed Upon Sale which is dated **August 10, 2011** and recorded on **August 12, 2011**, as Instrument No. **11-0354543**, in the official records of the Office of the Recorder of Riverside County, CA, to CEREF REO II, LLC, as Grantee, is hereby rescinded for the following reason: Lenders request

The Deed of Trust which was the subject of the Trustee's Deed Upon Sale, showed LUDIM TORRES, A WIDOW as Trustor(s) and ACCREDITED HOME LENDERS, INC. A CALIFORNIA CORPORATION as the original Beneficiary and was dated June 13, 2007 and recorded on June 26, 2007, as Instrument No. 2007-0413686, of the official records in the Office of the Recorder of Riverside County, California describing the land therein:

LOT 5 IN BLOCK 39 OF THE TOWN OF FLORIDA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 5 PAGE 285 OF MAPS, SAN DIEGO COUNTY RECORDS.

Commonly known as 43823 D STREET, HEMET, CA 92544

The Deed of Trust above and Power of Sale thereunder are hereby reinstated.

Dated: October 31, 2011

TRUSTEE CORPS, as appointed Substitute Trustee

By: Karen Talafus, Authorized Signatory

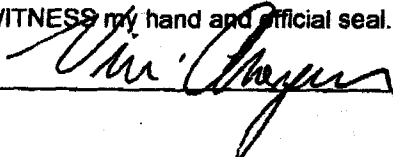
State of CALIFORNIA

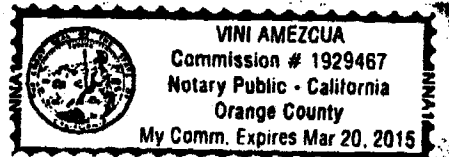
County of ORANGE

On October 31, 2011 before me, Vini Amezcua, Notary Public in and for said county, personally appeared KAREN TALAFUS 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.

 Notary Public



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

TRUSTEE CORPS

17100 Gillette Ave

Irvine, CA 92614

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

Trustee Sale No. CA08000047-11-1

APN 549-161-025-1

Title Order No. 110010065-CA-LPI

**RESCISSION OF TRUSTEE'S DEED UPON SALE**

MTC FINANCIAL INC. dba TRUSTEE CORPS, (herein called "Trustee") declares that the Trustee's Deed Upon Sale which is dated **August 10, 2011** and recorded on **August 12, 2011**, as Instrument No. **11-0354543**, in the official records of the Office of the Recorder of Riverside County, CA, to CEREF REO II, LLC, as Grantee, is hereby rescinded for the following reason: Lenders request

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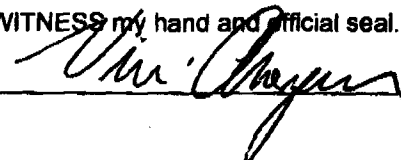
State of CALIFORNIA

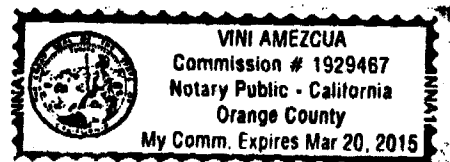
County of ORANGE

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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.

 Notary Public



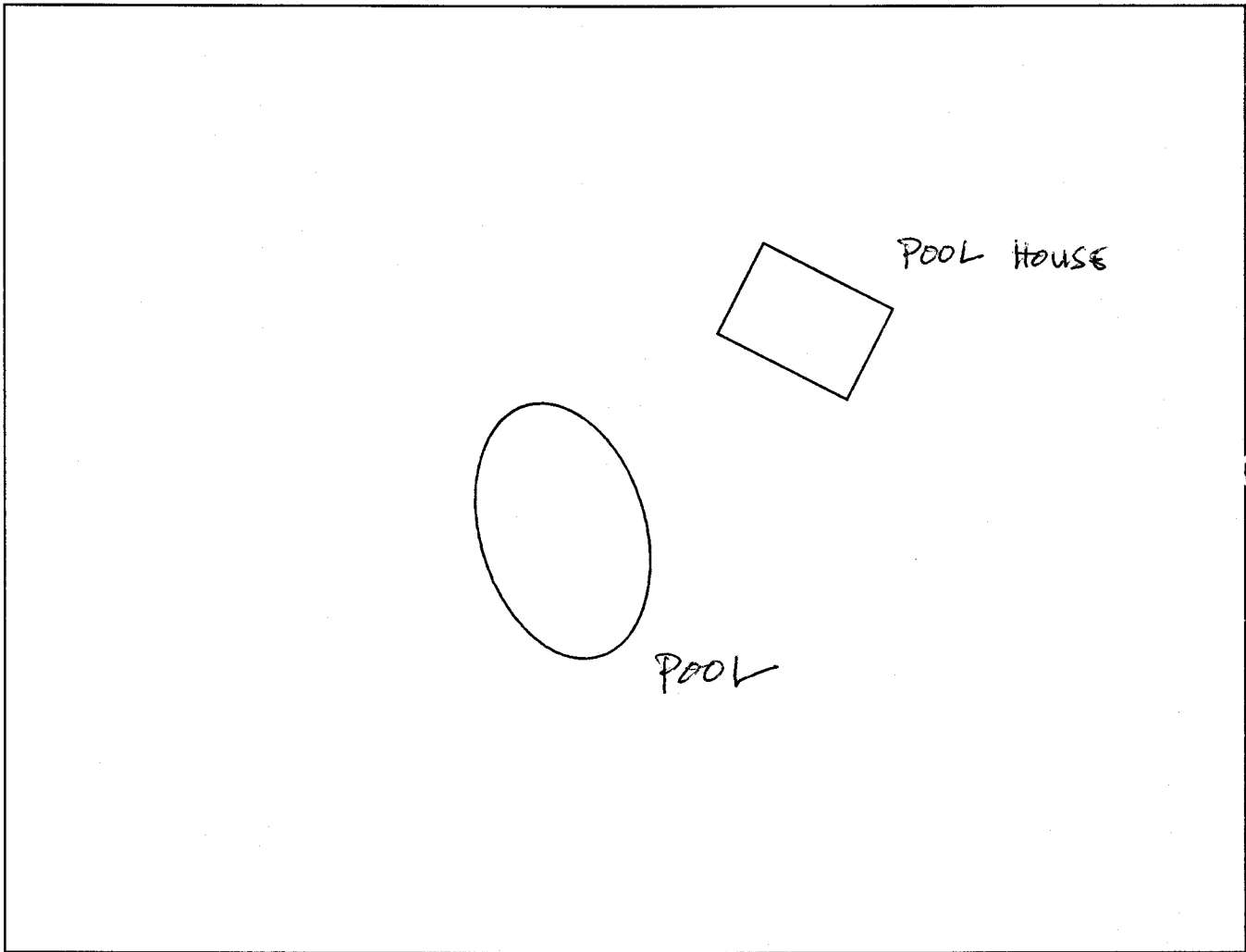
# **EXHIBIT “D”**

### SITE PLAN: Case # CV-1204699

OWNER(S): LUDIM TORRES  
SITE ADDRESS: 1 PAR. E 43823 D ST., HEMET  
ASSESSOR'S PARCEL: 549-161-009  
ACREAGE: 0.17

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 1 PAR. E 43823 D ST., HEMET

PREPARED BY: M. SANDERS DATE: 4/4/13



Code Enforcement Case: CV1204699

Printed on: 04/04/2013

*Photographs*



CForrey /Overview of property - 08/20/2012





CForrey / Defects #17 - abandoned - 08/20/2012





CForrey / Defect # 14 Pool equipment unmaintained - 08/20/2012





CForrey / Pool house - Defect # 11 - roof deteriorated - 08/20/2012





CForrey / Pool house - defect #10, 11, 12 - Dampness, deterioration - 08/20/2012





CForrey / C Forrey - Defect #6 Hazardous wiring - 08/20/2012



September 8, 2013





September 8, 2013



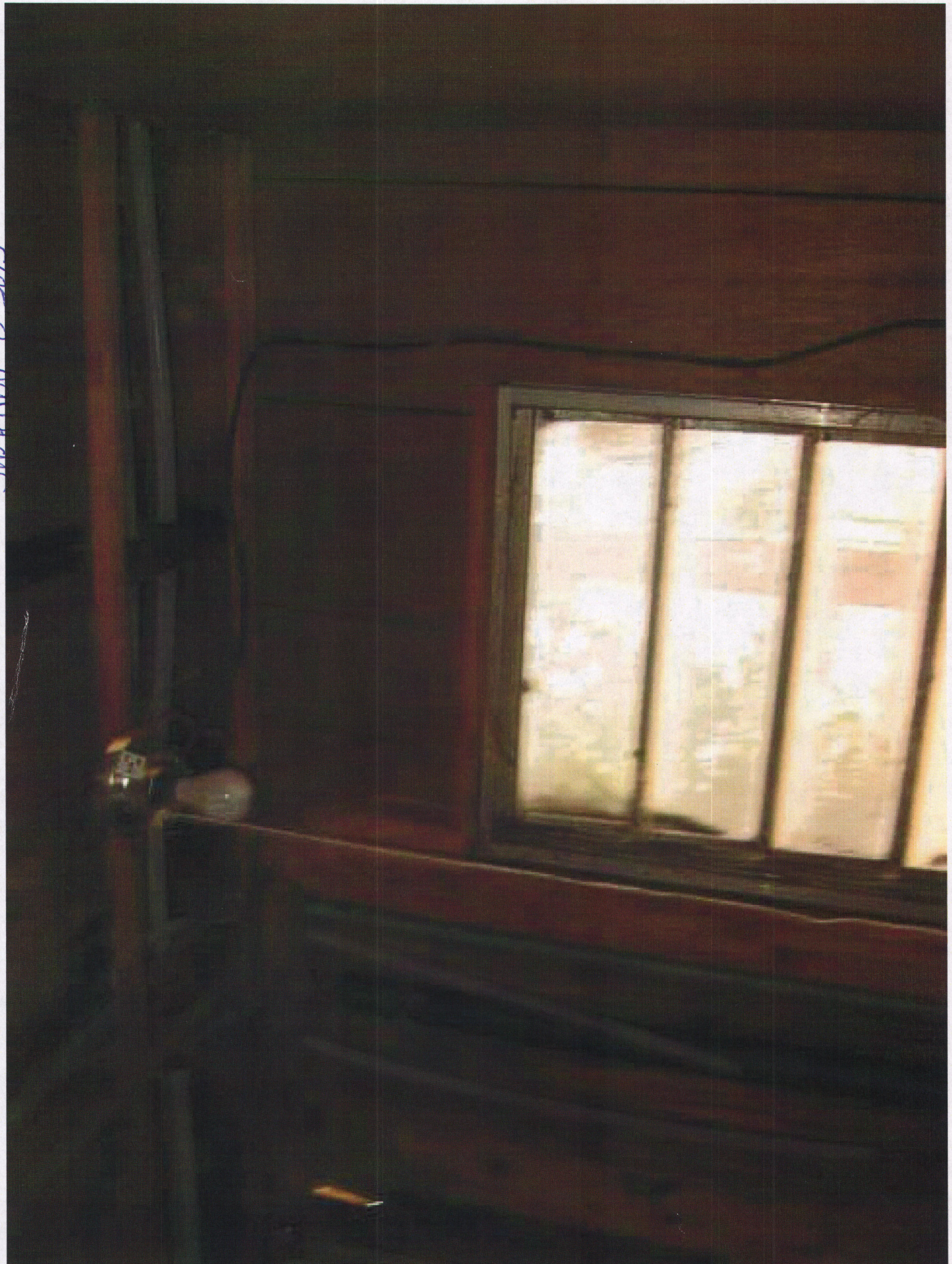


21 October 8 2013





5004 N. Birch @ 2013





# **EXHIBIT “E”**



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

*Pool House w/ Pool*

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

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

Case No. \_\_\_\_\_ Address 1 PAR E/D 43823 D ST. Hemet

Date 08-20-12 Officer C. FORREY

285-025 (4/96) APN - 549-161-009



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

September 6, 2012

RE CASE NO: CV1204699

I, Carol Forrey, 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 .

That on 08/20/2012 at 10:15AM, I securely and conspicuously posted NOTICE OF VIOLATION FOR RCC 15.16.020 - SUBSTANDARD STRUCTURE, POOL HOUSE AND POOL, A NOTICE OF DEFECTS AND A DANGER - DO NOT ENTER SIGN at the property described as:

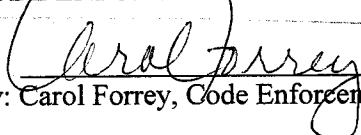
**Property Address:** 1 PAR. E 43823 D ST., HEMET

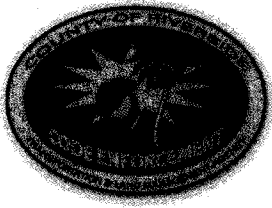
**Assessor's Parcel Number:** 549-161-009

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

Executed on September 6, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Carol Forrey, Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

March 14, 2013

Ludim Torres  
C/O Cindy Bratten  
40535 Whittier Ave.  
Hemet, CA 92544

RE CASE NO: CV1204699 at 1 PAR. E 43823 D ST., in the community of HEMET, California, Assessor's Parcel Number 549-161-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 PAR. E 43823 D ST., in the community of HEMET California, Assessor's Parcel Number 549-161-009, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

**COMPLIANCE MUST BE COMPLETED BY March 28, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

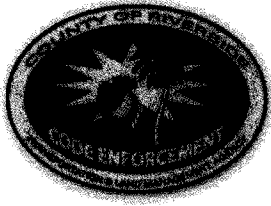
**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

**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

### NOTICE OF VIOLATION

March 14, 2013

Lake Hemet Municipal Water District  
PO Box 5039  
Hemet, CA 92544

RE CASE NO: CV1204699 at 1 PAR. E 43823 D ST., in the community of HEMET, California, Assessor's Parcel Number 549-161-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 PAR. E 43823 D ST., in the community of HEMET California, Assessor's Parcel Number 549-161-009, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

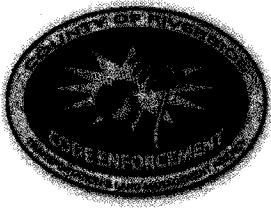
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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

March 14, 2013

State of California Franchise Tax Board  
Special Procedures Section  
PO Box 2952  
Sacramento, CA 95812

RE CASE NO: CV1204699 at 1 PAR. E 43823 D ST., in the community of HEMET, California, Assessor's Parcel Number 549-161-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 PAR. E 43823 D ST., in the community of HEMET California, Assessor's Parcel Number 549-161-009, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

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

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**COMPLIANCE MUST BE COMPLETED BY March 28, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

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CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer

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

*Pool House w/ Pool*

**SUBSTANDARD BUILDING CONDITIONS:**

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

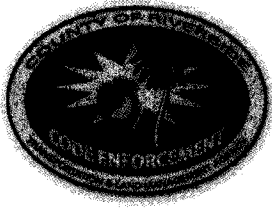
- |   |   |              |                 |
|---|---|--------------|-----------------|
| 1. <input type="checkbox"/>             | Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....  | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
|   | OBTAIN PERMIT TO: <input type="checkbox"/> Repair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

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

Case No. \_\_\_\_\_ Address 1 PAR E/D 43823 D ST. HEMET

Date 08-20-12 Officer C. FORREY

285-025 (4/96) APN - 549-161-009



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

October 3, 2012

LUDIM TORRES  
43823 D ST  
HEMET, CA 92544

RE CASE NO: CV1204699 at 1 PAR. E 43823 D ST., in the community of HEMET, California, Assessor's Parcel Number 549-161-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 PAR. E 43823 D ST., in the community of HEMET California, Assessor's Parcel Number 549-161-009, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY October 17, 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: Carol Forrey, Code Enforcement Officer

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

*Pool House w/ Pool*

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

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

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

Case No. \_\_\_\_\_ Address 1 PAR E/D 43823 D ST. Hemet

Date 08-20-12 Officer C. FORREY

285-025 (4/96) APN - 549-161-009





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

September 6, 2012

LUDIM TORRES  
43823 D ST  
HEMET, CA 92544

RE CASE NO: CV1204699 at 1 PAR. E 43823 D ST., in the community of HEMET, California, Assessor's Parcel Number 549-161-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 PAR. E 43823 D ST., in the community of HEMET California, Assessor's Parcel Number 549-161-009, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

**Said violation is described as:**

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

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY September 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: Carol Forrey, Code Enforcement Officer

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

*Pool House w/ Pool*

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

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

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

Case No. \_\_\_\_\_ Address 1 PAR E/D 43823 D ST. HEMET

Date 08-20-12 Officer C. FORREY

285-925 (4/96) APN - 549-161-009



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1204699

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 14, 2013, I served the following documents(s):

**NOTICE RE: Notice of Violation and Notice of Defects**

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

Lake Hemet Municipal Water District PO Box 5039, Hemet, CA 92544  
State of California Franchise Tax Board Special Procedures Section PO Box 2952, Sacramento, CA 95812  
Ludim Torres C/O Cindy Bratten 40535 Whittier Ave., Hemet, CA 92544

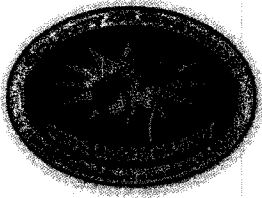
**XX** **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course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

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

EXECUTED ON March 14, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1204699

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 October 3, 2012, I served the following documents(s):

**NOTICE RE: Notice of Violation and Notice of Defects**

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

LUDIM TORRES 43823 D ST, HEMET, CA 92544

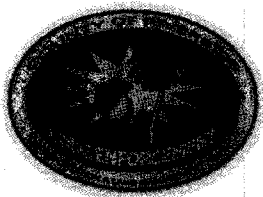
**By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of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

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

EXECUTED ON October 3, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1204699

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 6, 2012, I served the following document(s):

**NOTICE RE: Notice of Violation and Notice of Defects**

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

LUDIM TORRES 43823 D ST, HEMET, CA 92544

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

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

EXECUTED ON September 6, 2012, 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](http://www.usps.com)®

**OFFICIAL USE**

7009 2250 0001 9041 7012

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

Lake Hemet Municipal Water District  
 PO Box 5039  
 Hemet, CA 92544  
 CV12-04699 / 549-161

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <i>Castellanos</i> <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery <i>MAR 19 2013</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>Lake Hemet Municipal Water District                      PO Box 5039                      Hemet, CA 92544                      CV12-04699 / 549-161</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 7012</p>

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

7009 2250 0001 9041 6664

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

Postmark  
Here

Ludim Torres  
 C/O Cindy Bratten  
 40535 Whittier Ave.  
 Hemet, CA 92544  
 CV12-04699 / 549-161

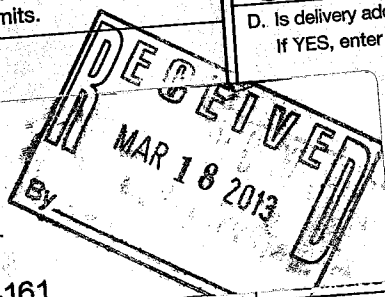
PS Form 3800, August 2006 See Reverse for Instructions

**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:

Ludim Torres  
 C/O Cindy Bratten  
 40535 Whittier Ave.  
 Hemet, CA 92544  
 CV12-04699 / 549-161



**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) Serenia So Beato  
 C. Date of Delivery 3/16/13  
 D. Is delivery address different from item 1?  Yes  
 No  
 If YES, enter delivery address below:

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

Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)

7009 2250 0001 9041 6664

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-N-367



7009 2250 0001 9041 6435

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

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

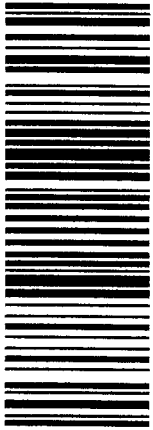
State of California Franchise Tax Board  
 Special Procedures Section  
 PO Box 2952  
 Sacramento, CA 95812  
 CV12-04699 / 549-161

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee  <i>Fernando Correa</i></p> <p>B. Received by (Printed Name) <i>Fernando Correa</i> Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>State of California Franchise Tax Board          Special Procedures Section          PO Box 2952          Sacramento, CA 95812          CV12-04699 / 549-161</p>	<p>C. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If YES, enter delivery address below</p> <p>FRANCHISE TAX BOARD          SACRAMENTO, CA</p> <p>RECEIVED          MAR 26 2012</p> <p>D. Mail <input type="checkbox"/> Express Mail <input type="checkbox"/>  <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/>  <input type="checkbox"/> C.O.D. <input type="checkbox"/></p>
<p>2. Article Number          (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>7009 2250 0001 9041 6435</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

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

RECEIVED  
OCT 10 2012

CERTIFIED MAIL™



7010 1060 0002 4990 2771

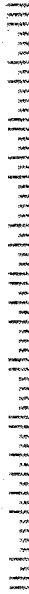
LUDIM TORRES  
43823 D ST  
HEMET, CA 92544

VAC

NTXTF

923 5F 1 00 10/05/12  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
BC: 92563269232

9 522046281



7010 1060 0002 4990 2771

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

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

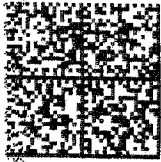
Postmark  
Here

LUDIM TORRES  
43823 D ST  
HEMET, CA 92544  
CV12-04699 APN: 549-161

PS Form 3800, August 2006

See Reverse for Instructions

UNITED STATES POSTAGE  
02 1R  
\$ 05.75<sup>0</sup>  
0002004337  
OCT 03 2012  
MAILED FROM ZIP CODE 92501  
PITNEY BOWES



03 OCT 2012

MURRIETA, CA 92563

# **EXHIBIT “F”**

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

DOC # 2012-0445636  
09/18/2012

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

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV12-04699

Ludim Torres )

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: Parcel East of 43823 D St., Hemet, CA  
PARCEL #: 549-161-009  
LEGAL DESCRIPTION: 0.17 acres, LOT 4 BLK 39 MB 005/285 SD TOWN OF FLORIDA

COPY

VIOLATIONS: RCO 457- RCC Title 15.16.020- Substandard Structure- Pool house with Pool

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

Dated: August 29, 2012

By: Brian Black  
Brian Black, Code Enforcement Department

COPY

#### ACKNOWLEDGEMENT

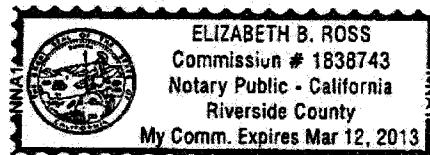
State of California )  
County of Riverside )

On 09/14/2012 before me, Elizabeth B. Ross, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/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



# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Interim Code  
Enforcement Official

December 16, 2013

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

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

Case Nos.: CV12-04699  
APN: 549-161-009  
Property: 1 Parcel East of 43823 D Street, Hemet

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 substandard structures located on the SUBJECT PROPERTY described as 1 Parcel East of 43823 D Street, Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 549-161-009.

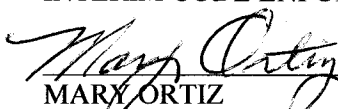
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the violation from the real property.

SAID HEARING will be held on **Tuesday, January 28, 2014, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

# NOTICE LIST

Subject Property: 1 Parcel East of 43823 D Street, Hemet; Case No.: CV12-04699  
APN: 549-161-009; District 3/3

**December 16, 2013**

**LUDIM TORRES C/O CINDY BRATTEN  
40535 WHITTIER AVE.  
HEMET, CA 92544**

**THE ESTATE OF LUDIM TORRES  
43823 D STREET  
HEMET, CA 92544**

**LAKE HEMET MUNICIPAL WATER  
DISTRICT  
P.O. BOX 5039  
HEMET, CA 9544**

**STATE OF CALIFORNIA FRANCHISE  
TAX BOARD  
P.O. BOX 2952  
SACRAMENTO, CA 95812**

1 **PROOF OF SERVICE**  
2 Case No. CV12-04699- Torres

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on December 18, 2013, I served the following document(s):

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

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

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

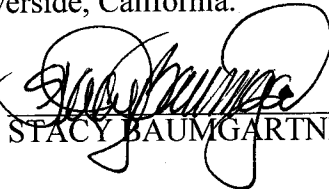
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection  
14 and processing correspondence for mailing. Under that practice it would be deposited with  
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,  
California, in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

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

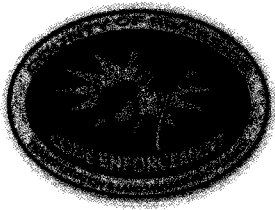
18 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the  
19 above is true and correct.**

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

22 EXECUTED ON December 18, 2013, at Riverside, California.

23   
24 \_\_\_\_\_  
25 STACY BAUMGARTNER  
26  
27  
28





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

December 26, 2013

RE CASE NO: CV1204699

I, Michael Sanders, 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 12/26/13 at 10:44 AM, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

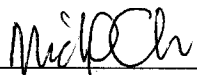
**Property Address:** 1 PAR. E 43823 D ST., HEMET

**Assessor's Parcel Number:** 549-161-009

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

Executed on December 26, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Michael Sanders, Sr. Code Enforcement Officer

10012



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Interim Code  
Enforcement Official

January 22, 2014

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

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

Case Nos.: CV12-04699  
APN: 549-161-009  
Property: 1 Parcel East of 43823 D Street, Hemet

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 substandard structures located on the SUBJECT PROPERTY described as 1 Parcel East of 43823 D Street, Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 549-161-009.

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, February 25, 2014, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

## **NOTICE LIST**

Subject Property: 1 Parcel East of 43823 D Street, Hemet; Case No.: CV12-04699  
APN: 549-161-009; District 3/3

**January 22, 2014**

**LUDIM TORRES C/O CINDY BRATTEN  
40535 WHITTIER AVE.  
HEMET, CA 92544**

**THE ESTATE OF LUDIM TORRES  
43823 D STREET  
HEMET, CA 92544**

**LAKE HEMET MUNICIPAL WATER  
DISTRICT  
P.O. BOX 5039  
HEMET, CA 9544**

**STATE OF CALIFORNIA FRANCHISE  
TAX BOARD  
P.O. BOX 2952  
SACRAMENTO, CA 95812**

1 **PROOF OF SERVICE**  
2 Case No. CV12-04699- Torres

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on January 22, 2014, I served the following document(s):

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

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

12 **OWNERS OR INTERESTED PARTIES**  
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  
16 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,  
17 California, in the ordinary course of business.

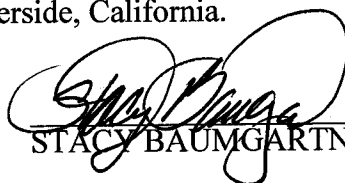
18     **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices  
19 of the addressee(s).

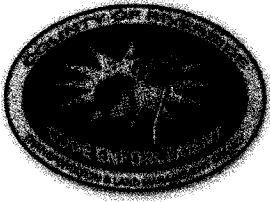
20 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**  
21 **above is true and correct.**

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

24 EXECUTED ON January 22, 2014, at Riverside, California.

25  
26  
27  
28

  
STACY BAUMGARTNER



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

January 24, 2014

RE CASE NO: CV1204699

I, Michael Sanders, 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 1/23/2014 at 10:57 AM, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 1 PAR. E 43823 D ST., HEMET

**Assessor's Parcel Number:** 549-161-009

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

Executed on January 24, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer