

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

116B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
April 9, 2014

SUBJECT: Statement of Abatement Costs [Case No. CV08-10728]
Subject Property: 1 Parcel S/O 35280 Tack Road, Temecula; SPITZER/POWERS
APN: 470-280-039
District: 3/3 [\$3,222.60]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Assess the reasonable costs of abatement of a public nuisance (Unpermitted/CWP Mobile Home) in the above-referenced matter to be **Three Thousand Two Hundred Twenty Two Dollars and Sixty Cents (US \$3,222.60)**
2. Assess the costs of abatement against the above-described subject property;
3. Authorize the recordation of a notice of abatement lien;
4. Authorize the abatement costs to be added to the tax roll as a special assessment; and
5. Authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

GREG FLANNERY
Code Enforcement Official

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	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: April 22, 2014
xc: TLMA-CED, Sheriff

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

9-5

Departmental Concurrence

APPROVED 11/13/14

L. ALEXANDRA FONG
DEPUTY COUNTY COUNSEL

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

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

FORM 11: Statement of Abatement Costs [Case No. CV08-10728]

Subject Property: 1 Parcel S/O 35280 Tack Road, Temecula; SPITZER/POWERS

APN: 470-280-039

District: 3/3

DATE: April 9, 2014

PAGE: 2 of 2

BACKGROUND:

Summary

Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation and Administrative Citations were issued. Case was closed Noncompliance/Abeyance, violation remains.

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

ATTACHMENTS

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

FROM: TLMA
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV08-10728]
Subject Property: 1 Parcel S/O 35280 Tack Road, Temecula;
SPITZER/POWERS
APN: 470-280-039
District: 3/3

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

Hearing Date: April 22, 2014

Notice of Hearing Re: Statement of Abatement Costs
(including Proof(s) of Service and Affidavit(s) of Posting) Exhibit A

Summary Statement of Abatement Costs and Statement of
Abatement Costs with Supporting Documents Exhibit B

Assessment-Roll for Tax Year 2013/2014
And Geographic Information System, 2/04/2014 Exhibit C

Lot Book Report and/or DataQuick Exhibit D

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

Notice of Hearing Re: Demand for Payment Statement of
Abatement Costs Notice of Special Tax Assessment Exhibit F

Request for Hearing Exhibit G

EXHIBIT “A”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement
Official

March 18, 2014

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

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

Subject Property: 1 Parcel S/O 35280 Tack Road, Temecula
Case No.: CV08-10728; SPITZER/POWERS
APN: 470-280-039


NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, April 22, 2014, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved unpermitted/CWP Mobile Home located on your real property commonly described as 1 Parcel S/O 35280 Tack Road, Riverside County, California and more particularly described as Assessor's Parcel Number 470-280-039.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is Three Thousand Two Hundred Twenty Two Dollars and Sixty Cents, (**US \$3,222.60**). This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


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

RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 1 Par. S/O 35280 Tack Road, Temecula;

Case No.: CV08-10728- Spitzer/Powers

APN: 470-280-039; District 3/3

MORRIS SPITZER / SYLVIA SPITZER/
PATRICIA J POWERS
P O BOX 890118
TEMECULA, CA 92589

PATRICIA J POWERS
11080 PERRIS BLVD.
MORENO VALLEY, CA 92387

MORRIS SPITZER / SYLVIA SPITZER
15968 DEL PRADO DRIVE
HACIENDA HEIGHTS, CA 91745

PROOF OF SERVICE
Case No. CV08-10728-Spitzer

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on March 18, 2014, I served the following document(s):

- NOTICE OF HEAIRNG RE: STATEMENT OF ABATEMENT COSTS
- SUMMARY OF ABATEMENT COSTS AND STATEMENT OF ABATEMENT COSTS
- NOTICE LIST

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

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

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

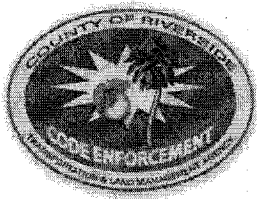
— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

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

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

EXECUTED ON March 18, 2014, at Riverside, California.


STACY BAUMGARTNER



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

March 19, 2014

RE CASE NO: CV0810728

I, Anita Bustillos, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
4080 Lemon Street, 12th Floor
Riverside, California 92501
Mail Stop #1012.

That on 03/19/2014 at 9:32 a.m., I securely and conspicuously posted Notice of Hearing Re: Statement of Abatement Costs, Responsible or Interested Parties List and Proof of Service at the property described as:

Property Address: 1 Parcel S/O (35280 tack rd), TEMECULA

Assessor's Parcel Number: 470-280-039

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

Executed on March 19, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Anita Bustillos, Code Enforcement Technician

EXHIBIT “B”



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

Date: 10/7/2013

470280039
MORRIS SPITZER/SYLVA SPITZER
PATRICIA J POWERS/ALAN SPITZER
P O BOX 890118
TEMECULA, CA 92589

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
10/07/2013	CV0810728- INV #106166.	1,622.60	1,622.60
11/03/2009	CV0810728:A31904- INV #9756. A31904	200.00	1,822.60
03/14/2012	PMT #CASH. A31904	-200.00	1,622.60
08/18/2009	CV0810728:A31927- INV #9757. A31927	100.00	1,722.60
03/14/2012	PMT #CASH. A31927	-100.00	1,622.60
07/26/2010	CV0810728:A32338- INV #A32338. A32338 - reduced admin cite fee from \$200.00 to \$100.00	100.00	1,722.60
03/14/2012	PMT #CASH. A32338 - PO paid \$200.00 but cite fee reduced to \$100.00, overpayment of \$100.00 moved to A32937	-100.00	1,622.60
03/01/2010	CV0810728:A32721- INV #12857. A32721	500.00	2,122.60
06/04/2012	PMT #CK500500510. A32721	-500.00	1,622.60
06/28/2010	CV0810728:A32937- INV #21312. A32937	100.00	1,722.60
03/14/2012	PMT #CASH. A32937 - payment of \$100.00 came from A32338 overpayment	-100.00	1,622.60
	CV0810728:A32944-		
		Total Now Due	\$3,222.60

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

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


Code Enforcement Department



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address

470280039
MORRIS SPITZER/SYL VIA SPITZER
PATRICIA J POWERS/ALAN SPITZER
P O BOX 890118
TEMECULA, CA 92589

Date: 10/7/2013

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
09/01/2010	INV #A32944. A32944 - admin cite fee of \$500.00 written off within the invoice; Per 3/08/12 Administrative Hearing, total billing reduced from \$2,285.00 to \$1,000.00 if paid within 21 days otherwise will revert to \$2,285.00	0.00	1,622.60
09/20/2010	CV0810728:A36961- INV #A36961. A36961 - admin cite fee of \$500.00 written off within the invoice; per 3/08/12 Administrative Hearing, total billing reduced from \$2,285.00 to \$1,000.00 if paid within 21 days, otherwise will revert to \$2,285.00	0.00	1,622.60
07/14/2011	CV0810728:A44410- INV #A44410. A44410	500.00	2,122.60
08/04/2011	CV0810728:A44536- INV #A44536. A44536	500.00	2,622.60
08/29/2011	CV0810728:A44846- INV #A44846. A44846	500.00	3,122.60
03/11/2013	CV0810728:A48565- INV #A48565. A48565	100.00	3,222.60
		Total Now Due	\$3,222.60

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

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

County of Riverside
Code Enforcement Department

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



Statement of Abatement Costs

470280039
 MORRIS SPITZER/SYLVA SPITZER
 PATRICIA J POWERS/ALAN SPITZER
 P O BOX 890118
 TEMECULA, CA 92589

Date	Invoice #
10/7/2013	106166

Case Number	District	Class
CV0810728	3	SOAC

Property Address
470280039 MORRIS SPITZER/SYLVA SPITZER PATRICIA J POWERS/ALAN SPITZER 1 PARCEL SOUTH OF 35280 TACK RD TEMECULA, CA 92589

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

Date	Item	Description	Hours/Qty	Rate	Amount
4/14/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/18/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/18/2009	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
10/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
11/3/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/10/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/13/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/1/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/19/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/19/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/14/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/12/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/28/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/26/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/16/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/20/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/14/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/3/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/2/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
7/14/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
8/4/2011	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
8/23/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
8/29/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/16/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
9/21/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/27/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/28/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/20/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/14/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
2/1/2012	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60

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

Subtotal

Payments/Credits

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

Total

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

470280039
MORRIS SPITZER/SYLVIA SPITZER
PATRICIA J POWERS/ALAN SPITZER
P O BOX 890118
TEMECULA, CA 92589

Date	Invoice #
10/7/2013	106166

Case Number	District	Class
CV0810728	3	SOAC

Property Address
470280039 MORRIS SPITZER/SYLVIA SPITZER PATRICIA J POWERS/ALAN SPITZER 1 PARCEL SOUTH OF 35280 TACK RD TEMECULA, CA 92589

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

Date	Item	Description	Hours/Qty	Rate	Amount
4/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/4/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
8/28/2012	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/15/2012	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
11/5/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
12/3/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
3/11/2013	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
5/16/2013	Officer Hours	Labor Charges - Officer Time	0.1	130.00	13.00
5/22/2013	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/31/2013	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,187.30
7/31/2013	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
6/29/2011	Lot/Title Report	Lot/Title Report	1	120.00	120.00
7/30/2013	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			240.00

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

Subtotal \$1,622.60

Payments/Credits \$0.00

Total \$1,622.60

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

Code Enforcement Department



County of Riverside

Code Enforcement Department

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

Administrative Citation

470280039
MORRIS SPITZER/SYLVIA SPITZER
PATRICIA J POWERS/ALAN SPITZER
P O BOX 890118
TEMECULA, CA 92589

Citation Issue Date	Billing Date
7/14/2011	10/7/2013

Citation Number	District	Class
A44410	3	SOAC

Property Address

470280039
MORRIS SPITZER/SYLVIA SPITZER
PATRICIA J POWERS/ALAN SPITZER
1 PARCEL SOUTH OF 35280 TACK RD
TEMECULA, CA 92589

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A44410 - CV0810728	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside

Code Enforcement Department

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

Administrative Citation

470280039
MORRIS SPITZER/SYL VIA SPITZER
PATRICIA J POWERS/ALAN SPITZER
P O BOX 890118
TEMECULA, CA 92589

Citation Issue Date	Billing Date
8/4/2011	10/7/2013

Citation Number	District	Class
A44536	3	SOAC

Property Address
470280039 MORRIS SPITZER/SYL VIA SPITZER PATRICIA J POWERS/ALAN SPITZER 1 PARCEL SOUTH OF 35280 TACK RD TEMECULA, CA 92589

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0810728 -- A44536	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside

Code Enforcement Department

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

Administrative Citation

470280039
MORRIS SPITZER / SYLVIA SPITZER
PATRICIA J. POWER
P O BOX 890118
TEMECULA CA. 92589

Citation Issue Date	Billing Date
8/29/2011	10/7/2013

Citation Number	District	Class
A44846	3	SOAC

Property Address
470280039 MORRIS SPITZER / SYLVIA SPITZER PATRICIA J. POWER 1 PARCEL SOUTH OF 35280 TACK RD TEMECULA, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A44846 - CV0810728	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside

Code Enforcement Department

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

Administrative Citation

470280039
MORRIS SPITZER / SYLVIA SPITZER
PATRICIA J. POWER
P O BOX 890118
TEMECULA CA. 92589

Citation Issue Date	Billing Date
3/11/2013	10/7/2013

Citation Number	District	Class
A48565	3	SOAC


Property Address
470280039 MORRIS SPITZER / SYLVIA SPITZER PATRICIA J. POWER 1 PARCEL SOUTH OF 35280 TACK RD TEMECULA, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A48565 - CV0810728	1	100.00	100.00

Subtotal	\$100.00
Payments/Credits	\$0.00
Total	\$100.00

EXHIBIT “C”

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

Assessment #470280039-7		Parcel # 470280039-7	
Assessee:	SPITZER MORRIS	Land	94,996
Assessee:	SPITZER SYLVIA	Full Value	94,996
Assessee:	POWERS PATRICIA J	Total Net	94,996
Mail Address:	P O BOX 890118		
City, State Zip:	TEMECULA CA 92589		
Real Property Use Code:	YR		
Base Year	1986		
Conveyance Number:	9917567		
Conveyance (mm/yy):	6/1992		
PUI:	R070000		
TRA:	94-119		
Taxability Code:	0-00		
ID Data:	Lot 2 PM 117/057 PM 18273		

RIVERSIDE COUNTY GIS



Selected parcel(s):
470-280-039

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

470-280-039-7

OWNER NAME / ADDRESS

MORRIS SPITZER
SYLVIA SPITZER
PATRICIA J POWERS
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
P O BOX 890118
TEMECULA CA. 92589

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 117/57
SUBDIVISION NAME: PM 18273
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 9.65 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 900 GRID: H5, J5

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T6SR1W SEC 33

ELEVATION RANGE

1996/2040 FEET

PREVIOUS APN

470-280-035

PLANNING

LAND USE DESIGNATIONS

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-10

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

AGRICULTURAL LAND
CHAPARRAL
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
GRASSLAND
WOODLAND AND FORESTS

FIRE

HIGH FIRE AREA (ORD. 787)

IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SOUTHWEST AREA

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

123B

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA MARGARITA

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

TEMECULA VALLEY UNIFIED

COMMUNITIES

SAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 18.70 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

043239

FARMLAND

LOCAL IMPORTANCE

OTHER LANDS

TAX RATE AREAS

094119

- BULLS
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Feb 04 15:56:34 2014
Version 131127

EXHIBIT “D”



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: CV08-10728 / Stacy L. Baumgartner

IN RE: SPITZER, MORRIS

Order Number: **30749**

Order Date: 2/21/2014

Dated as of: 2/13/2014

County Name: Riverside

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. : 470-280-039-7

Assessments:	Land Value:	\$94,996.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$94,996.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$527.67
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2014)
Second Installment	\$527.67
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)

A Notice of Administrative Proceedings by the

City of	Murrieta
County of	Riverside
Recorded	05/13/2013



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

Order Number: 30749

Reference: CV08-10728 / Sta

Document No. 2013-0224576

A Bankruptcy filed by Patricia Powers

Social Security Number(s) xxx-xx-9081

Date filed 08/14/2013

Case No. B 23796

NO OTHER EXCEPTIONS

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 # 2013-0224576

05/13/2013 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

SPITZER, MORRIS & SYLVIA)

Case No.: CV08-10728

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: One Parcel South of 35280 Tack Rd., Temecula, CA

PARCEL #: 470-280-039

LEGAL DESCRIPTION: 9.65 ACRES NET IN PAR 2 PM 117/057 PM 18273

VIOLATIONS: RCO 457-RCC Title 15.48.010-Unpermitted/CWP Mobile Home

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

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Date: April 29, 2013

By: 
Hector Viray, Code Enforcement Department

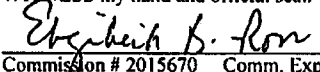
ACKNOWLEDGEMENT

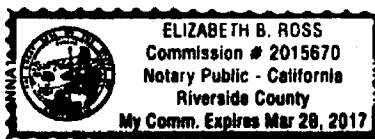
State of California)
County of Riverside)

On 04/30/13 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.


Commission # 2015670 Comm. Expires March 28, 2017





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

Lot Book Report

Order Number: **29093**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV0810728 / Michael Bowles II

IN RE: SPITZER, MORRIS

Order Date: 7/30/2013

Dated as of: 5/5/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 470-280-039

Assessments:

Land Value:	\$0.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$0.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$1,027.06
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated 01/04/1991

Recorded 01/07/1991



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

Order Number: 29093
Reference: CV0810728 / Mich

Document No.	006584
D.T.T.	\$0.00
Grantor	Morris Spitzer and Sylvia Spitzer, husband and wife as joint tenants
Grantee	Morris Spitzer and Sylvia Spitzer, as to an undivided 80% interest, and Patricia J. Powers, as to an undivided 20% interest

Affects Property in Question and Other Property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	01/04/1991
Recorded	01/07/1991
Document No.	6640
Amount	\$21,138.60
Trustor	Patricia J. Powers
Trustee	GT Service Corp., a California Corporation
Beneficiary	Morris Spitzer and Sylvia Spitzer

Affects Property in Question and Other Property

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Morris and Sylvia Spitzer and Patricia J. Powers
Case No.	CV04-1898 & CV04-1901
Recorded	10/04/2004
Document No.	2004-0787337
A Notice of Administrative Proceedings by the	
City of	Murrieta
County of	Riverside



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

Order Number: 29093
Reference: CV0810728 / Mich

Recorded	05/13/2013
Document No.	2013-0224576

Legal Description

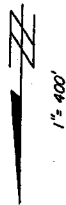
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 18273, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 117, PAGE 57 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

22-51

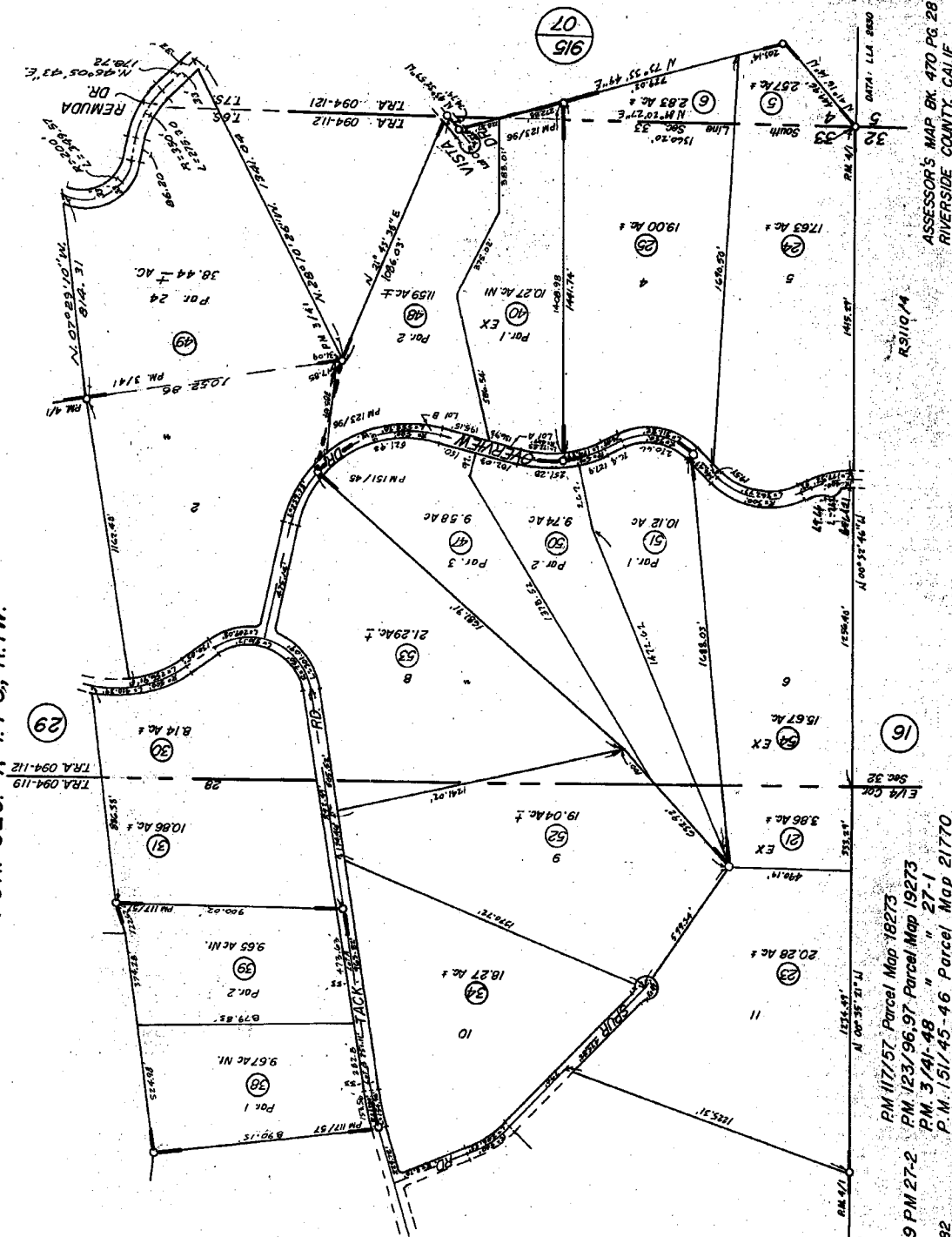
470-28

T.R.A. 094-112
094-119
094-121



POR. SEC. 33, T.6S., R.1W. &
POR. SEC. 4, T.7S., R.1W.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
1/28/82	18	34, 57
5/82	20	35, 57
9/82	22	36, 57
1/82	24	37
5/82	26	38, 39
9/82	28	40, 41
1/82	30	42
5/82	32	43
9/82	34	44
1/82	36	45
5/82	38	46
9/82	40	47
1/82	42	48
5/82	44	49
9/82	46	50
1/82	48	51
5/82	50	52
9/82	52	53
1/82	54	54
5/82	56	55
9/82	58	56
1/82	60	57
5/82	62	58
9/82	64	59
1/82	66	60
5/82	68	61
9/82	70	62
1/82	72	63
5/82	74	64
9/82	76	65
1/82	78	66
5/82	80	67
9/82	82	68
1/82	84	69
5/82	86	70
9/82	88	71
1/82	90	72
5/82	92	73
9/82	94	74
1/82	96	75
5/82	98	76
9/82	100	77

DATE	OLD NO.	NEW NO.
1/28/82	18	34, 57
5/82	20	35, 57
9/82	22	36, 57
1/82	24	37
5/82	26	38, 39
9/82	28	40, 41
1/82	30	42
5/82	32	43
9/82	34	44
1/82	36	45
5/82	38	46
9/82	40	47
1/82	42	48
5/82	44	49
9/82	46	50
1/82	48	51
5/82	50	52
9/82	52	53
1/82	54	54
5/82	56	55
9/82	58	56
1/82	60	57
5/82	62	58
9/82	64	59
1/82	66	60
5/82	68	61
9/82	70	62
1/82	72	63
5/82	74	64
9/82	76	65
1/82	78	66
5/82	80	67
9/82	82	68
1/82	84	69
5/82	86	70
9/82	88	71
1/82	90	72
5/82	92	73
9/82	94	74
1/82	96	75
5/82	98	76
9/82	100	77

DATE	OLD NO.	NEW NO.
1/28/82	18	34, 57
5/82	20	35, 57
9/82	22	36, 57
1/82	24	37
5/82	26	38, 39
9/82	28	40, 41
1/82	30	42
5/82	32	43
9/82	34	44
1/82	36	45
5/82	38	46
9/82	40	47
1/82	42	48
5/82	44	49
9/82	46	50
1/82	48	51
5/82	50	52
9/82	52	53
1/82	54	54
5/82	56	55
9/82	58	56
1/82	60	57
5/82	62	58
9/82	64	59
1/82	66	60
5/82	68	61
9/82	70	62
1/82	72	63
5/82	74	64
9/82	76	65
1/82	78	66
5/82	80	67
9/82	82	68
1/82	84	69
5/82	86	70
9/82	88	71
1/82	90	72
5/82	92	73
9/82	94	74
1/82	96	75
5/82	98	76
9/82	100	77

PM 11/27/57 Parcel Map 18273
PM 12/3/96, 97 Parcel Map 19273
PM 3/4/48 " " 27-1
PM 15/1/45-46 Parcel Map 21770
MARCH 1982

ASSESSOR'S MAP BK 470 PG 28
RIVERSIDE COUNTY, CALIF.

RECORDING REQUESTED BY

NO COR FILED

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME MORRIS SPITZER & SYLVIA SPITZER
ADDRESS 15968 DEL PRADO DR.
CITY & STATE HACHENDA HEIGHTS, CA. 91745
ZIP

RECEIVED FOR RECORD
AT 3:00 O'CLOCK P.M.

JAN 7 1991

Recorded in Official Records
of Riverside County, California
Wm. J. Spitzer Recorder
Fee \$

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 0 and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements or realty is located in
☐ unincorporated area ☐ city of _____ and

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

MORRIS SPITZER AND SYLVIA SPITZER, husband and wife as joint tenants

hereby GRANT(S) to

MORRIS SPITZER AND SYLVIA SPITZER, as to an undivided 80% interest, and

PATRICIA J. POWERS, as to an undivided 20% interest

the following described real property in the unincorporated area
county of Riverside state of California:

Parcels 1 and 2 of Parcel Map 18273, as per map on file in Book 117, page 57 of
Parcel Maps, records of said county.

Dated January 4, 1991

MORRIS SPITZER
Sylvia Spitzer
SYLVIA SPITZER

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On January 7th, 1991 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Morris Spitzer and Sylvia Spitzer

proved Edith to me
to be the person S whose name S are subscribed to the within
instrument and acknowledged that they executed the same.

Rhonda Dee Packard
Signature of Notary

FOR NOTARY SEAL OR STAMP



Assessor's Parcel No. _____

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Street Address

City & State

Public Record

6640

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME MORRIS SPITZER & SYLVIA SPITZER
 Address 15968 DEL PRADO DR.
 City & State HACIENDA HEIGHTS, CA. 91745

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECEIVED FOR RECORD
JAN 7 1991

JAN 7 1991

RECEIVED FOR RECORD
JAN 7 1991

DEED OF TRUST AND ASSIGNMENT OF RENTS

BY THIS DEED OF TRUST, made this 4TH day of JANUARY, 1991, between

PATRICIA J. POWERS

11080 Ferris Blvd.

(number and street)

Moreno Valley

(city)

California

(state)

92387

(zip)

and GT SERVICE CORP., a California corporation, herein called Trustee, and

MORRIS SPITZER AND SYLVIA SPITZER

herein called Beneficiary.

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in _____, herein called Beneficiary,
 _____, Riverside County, California, described as:

Parcels 1 and 2 of Parcel Map 18273, as per map on file in Book 117, page 57 of

Parcel Maps, records of said county.

3RD TRUST DEED

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing:

(1) Payment of the indebtedness by one promissory note in the principal sum of \$ 21,138.60 of even date herewith, payable to Beneficiary, and any extensions or renewals thereof. (2) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor. (3) performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Records of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1528	440	Siskiyou	897	807
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1880	581
Amador	250	243	Lassen	271	367	Riverside	1873	139405	Sonoma	2810	875
Butte	1870	678	Los Angeles	18512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1176	34	San Benito	388	84	Sutter	817	162
Colusa	409	347	Marin	2736	463	San Bernardino	8294	877	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	585	Trinity	3137	567
Del Norte	174	526	Monterey	942	242	San Joaquin	3813	6	Tulare	386	309
El Dorado	1226	594	Merced	1940	361	San Luis Obispo	1750	481	Yuba	1081	335
Fresno	6227	411	Modoc	225	688	San Mateo	6491	800	File No.	73-299588	
Glenn	565	290	Mono	160	215	Santa Barbara	2486	1244			
Humboldt	1213	31	Monterey	877	243	Santa Clara	9523	713			
Imperial	1355	801	Napa	922	86	Santa Cruz	2358	744			
Inyo	205	860	Nevada	665	303	Shasta	1195	293			
Kern	4809	2351	Orange	10961	358	Sierra	59	439			

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded

in Book _____ Page _____ Official Records of _____ County, California, as affecting above described

property, executed by _____

as Trustor in which _____

is named as Beneficiary and _____

as Trustee.

be mailed to _____

whose address is _____

(City)

(State)

(Zip Code)

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. In Section A, paragraph 5, and in the last paragraph of Section B, paragraph 5 of said provisions, the interest rate stated as "at seven percent" is hereby amended to read "at interest rate called for in the Promissory Note"

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

STATE OF CALIFORNIA,

COUNTY OF Riverside } SS.On Jan. 91 before me the undersigned, a Notary

Public in and for said State personally appeared

PATRICIA J. POWERS☐ personally known to me☒ known to me on the basis of satisfactory evidence

to be the person _____ whose name _____ subscribed to the within
 instrument and acknowledged that _____ executed the same

Signature of Notary

FOR NOTARY SEAL OR STAMP



When recorded please mail to:
Mail Stop# 5155



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of

Morris and Sylvia Spitzer; Patricia J. Powers)

Case No.: CV04-1898 & CV04-1901



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. 348, Section 6.50, (RCC Title 17.32.010) described as excessive outside storage & Riverside County Ordinance No. 457, Section 12, (RCC Title 15.48) described as mobile home install without a permit. Such proceedings are based upon the noncompliance of such real property and more particularly described as Assessment Parcel No. 470-280-039 and having a legal description of PM 18273, Lot 2, Parcel Map 117, Page 57, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.32.010) & Ordinance No. 457 (RCC Title 15.48).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 LOS ALAMOS ROAD, MURRIETA, CA 92563, Attention Code Enforcement Officer Wayne Durant.

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 BUILDING AND SAFETY

By

Louis Pizatella
Louis Pizatella, Supervising Code Enforcement Officer
Code Enforcement Division

ACKNOWLEDGMENT

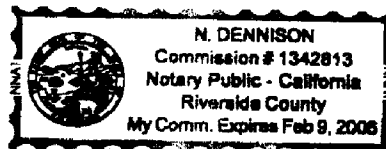
State of California)
County of Riverside)

On 9-27-04 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, personally known to me 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.

N. Dennison

(Seal of Notary)



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 # 2013-0224576

05/13/2013 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS



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

Case No.: CV08-10728

SPITZER, MORRIS & SYLVIA)

And DOES 1 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: One Parcel South of 35280 Tack Rd., Temecula, CA

PARCEL #: 470-280-039

LEGAL DESCRIPTION: 9.65 ACRES NET IN PAR 2 PM 117/057 PM 18273

VIOLATIONS: RCO 457-RCC Title 15.48.010-Unpermitted/CWP Mobile Home

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

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Date: April 29, 2013

By: 
Hector Viray, Code Enforcement Department

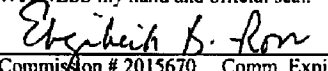
ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 04/30/13 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.


Commission # 2015670 Comm. Expires March 28, 2017



Public Record

EXHIBIT “E”



County of Riverside Code Enforcement Department

P.O. Box 1605, Riverside, CA 92502-1605

Phone: (951) 955-2004

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

October 18, 2013

MORRIS SPITZER / SYLVIA SPITZER / PATRICIA J POWERS
P O BOX 890118
TEMECULA, CA 92589

Subject Property: 1 Parcel S/O (35280 tack rd), TEMECULA
Case No(s): CV08-10728
APN No(s): 470-280-039

Dear Morris Spitzer / Sylvia Spitzer / Patricia J Powers:

This NOTICE IS HEREBY PROVIDED that the County of Riverside Code Enforcement Department has incurred expenses during our efforts to abate the code violation(s) on the Subject Property. This abatement case involved Unpermitted/CWP Mobile Home located on your real property commonly described as 1 Parcel S/O (35280 tack rd), TEMECULA, and more particularly described as Assessor's Parcel Number 470-280-039.

The total amount due for the abatement actions concerning the above-described dangerous or injurious condition is **Three Thousand Two Hundred Twenty Two Dollars and Sixty Cents (\$ 3,222.60)**.

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

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

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

If you have any questions regarding this notice, or the process discussed above, please contact **Carol Lynn Anderson at (951) 955-1095**.



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF HEARING RE: DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

This NOTICE IS HEREBY PROVIDED that a hearing will be held before an Administrative Hearing Officer on **TUESDAY, December 03, 2013, at 1:00 p.m.**, at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department; for the property located at 1 Parcel S/O (35280 tack rd), TEMECULA and more particularly described as Assessor's Parcel Number 470-280-039.

If you have any objections to the Demand for Payment, also attached, you must address your objections to the Administrative Hearing Officer at the hearing. In the interim, if you have any questions about the Demand for Payment, please contact **Ms. Carol Lynn Anderson with Administrative Services at (951) 955-1095**. In the event the total amount due is not paid prior to the Hearing, the Code Enforcement Department will seek an order from the Administrative Hearing Officer to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to Code Enforcement will be presented to the Administrative Hearing Officer for their final consideration and deliberation of this matter.

Thank you for your attention to this matter.

Respectfully,

Carol Lynn Anderson
Administrative Services Officer
Code Enforcement Department



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

MORRIS SPITZER / SYLVIA SPITZER / PATRICIA J POWERS
P O BOX 890118
TEMECULA, CA 92589

Subject Property: 1 Parcel S/O (35280 tack rd), TEMECULA
Case No(s): CV08-10728
APN No(s): 470-280-039

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

regarding case number(s) _____.

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

Return Mailing Address: _____

Signed: _____ Date: _____
(Please SIGN your name here)

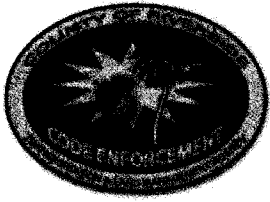
Print: _____
(Please PRINT your name here)

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

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1605
Riverside, CA 92502-1605

Or Fax to: 951-955-5177



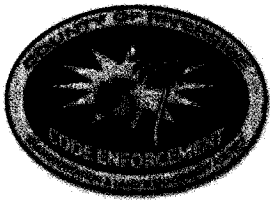
**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

RESPONSIBLE OR INTERESTED PARTIES LIST

October 18, 2013

MORRIS SPITZER / SYLVIA SPITZER / PATRICIA J POWERS
P O BOX 890118
TEMECULA, CA 92589

- PATRICIA J. POWERS
11080 PERRIS BLVD.
MORENO VALLEY, CA 92387



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV0810728

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on October 18, 2013, I served the following documents(s):

**Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment
Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment
Notice of Hearing Re: Demand for Payment
Summary Statement of Abatement Costs
Statement of Abatement Costs
Administrative Citation (4)
Responsible or Interested Parties List**

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

MORRIS SPITZER / SYLVIA SPITZER / PATRICIA J POWERS P O BOX 890118, TEMECULA, CA 92589
PATRICIA J. POWERS 11080 PERRIS BLVD., MORENO VALLEY, CA 92387

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.

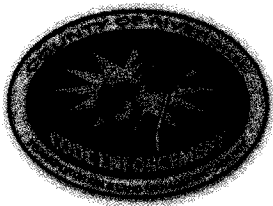
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON October 18, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines

By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

October 22, 2013

RE CASE NO: CV0810728

I, Anita Bustillos, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
4080 Lemon Street, 12th Floor
Riverside, California 92501
Mail Stop #1012.

That on 10/22/2013 at 12:35 p.m., I securely and conspicuously posted DEMAND FOR PAYMENT & REQUEST FOR HEARING RE: STATEMENT OF ABATEMENT COSTS, RESPONSIBLE OR INTERESTED PARTIES LIST, INVOICES at the property described as:

Property Address: 1 Parcel S/O (35280 tack rd), TEMECULA

Assessor's Parcel Number: 470-280-039

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

Executed on October 22, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

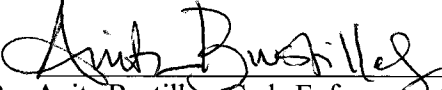
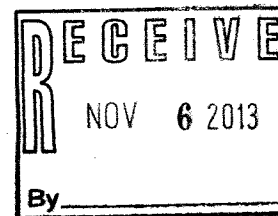

By: Anita Bustillos, Code Enforcement Technician

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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



MORRIS SPITZER / SYLVIA SPITZER / PATRICIA J POWERS
P O BOX 890118
TEMECULA, CA 92589

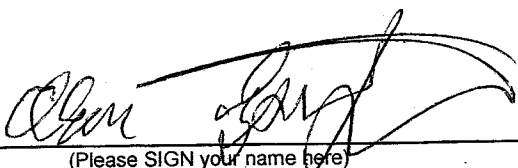
Subject Property: 1 Parcel S/O (35280 tack rd), TEMECULA
Case No(s): CV08-10728
APN No(s): 470-280-039

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

regarding case number(s) CV08-10728

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

Return Mailing Address: PO BOX 890118
Temecula CA 92589

Signed: 
(Please SIGN your name here)

Date: 11-6-13

Print: ALAN SPITZER
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-852-4103

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1605
Riverside, CA 92502-1605

Or Fax to: 951-955-5177