

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

115B



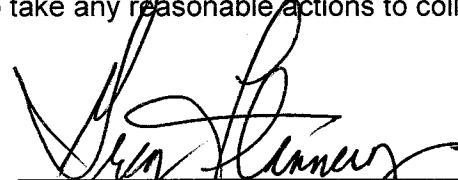
FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
April 9, 2014

SUBJECT: Statement of Abatement Costs [Case No. CV11-07892]
Subject Property: 78580 Avenue 42 , Indio; LEVANDER
APN: 607-215-029
District: 4/4 [\$1,485.90]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Assess the reasonable costs of abatement of a public nuisance (Bermuda Dunes – Landscaping/other) in the above-referenced matter to be **One Thousand Four Hundred Eighty Five Dollars and Ninety Cents (US \$1,485.90)**
2. Assess the costs of abatement against the above-described subject property;
3. Authorize the recordation of a notice of abatement lien;
4. Authorize the abatement costs to be added to the tax roll as a special assessment; and
5. Authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.




 GREG FLANNERY
 Code Enforcement Official

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: Alexandra Fong DATE: 4/8/14
L. ALEXANDRA FONG

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 Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$500.

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

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

9-8

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

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

FORM 11: Statement of Abatement Costs [Case No. CV11-07892]

Subject Property: 78580 Avenue 42, Indio; LEVANDER

APN: 607-215-029

District: 4/4

DATE: April 9, 2014

PAGE: 2 of 2

BACKGROUND:

Summary

Government Code § 25845, Riverside County Ordinance Nos. 348 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.

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

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

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. CV11-07892]
Subject Property: 78580 Avenue 42, Indio; LEVANDER
APN: 607-215-029
District: 4/4

**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, 2/13/2014	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: 78580 Avenue 42, Indio
Case No.: CV11-07892; LEVANDER
APN: 607-215-029


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 Bermuda Dunes – Landscaping/other located on your real property commonly described as 78580 Avenue 42, Riverside County, California and more particularly described as Assessor's Parcel Number 607-215-029.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is One Thousand Four Hundred Eighty Five Dollars and Ninety Cents, (US \$1,485.90). This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL



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

RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 78580 Avenue 42, Indio;

Case No.: CV11-07892- Levander

APN: 607-215-029; District 4/4

JOSIE LEVANDER
78675 VIA CORRIDO
LA QUINTA, CA 92253

OCCUPANT
78580 AVENUE 42
INDIO, CA 92203

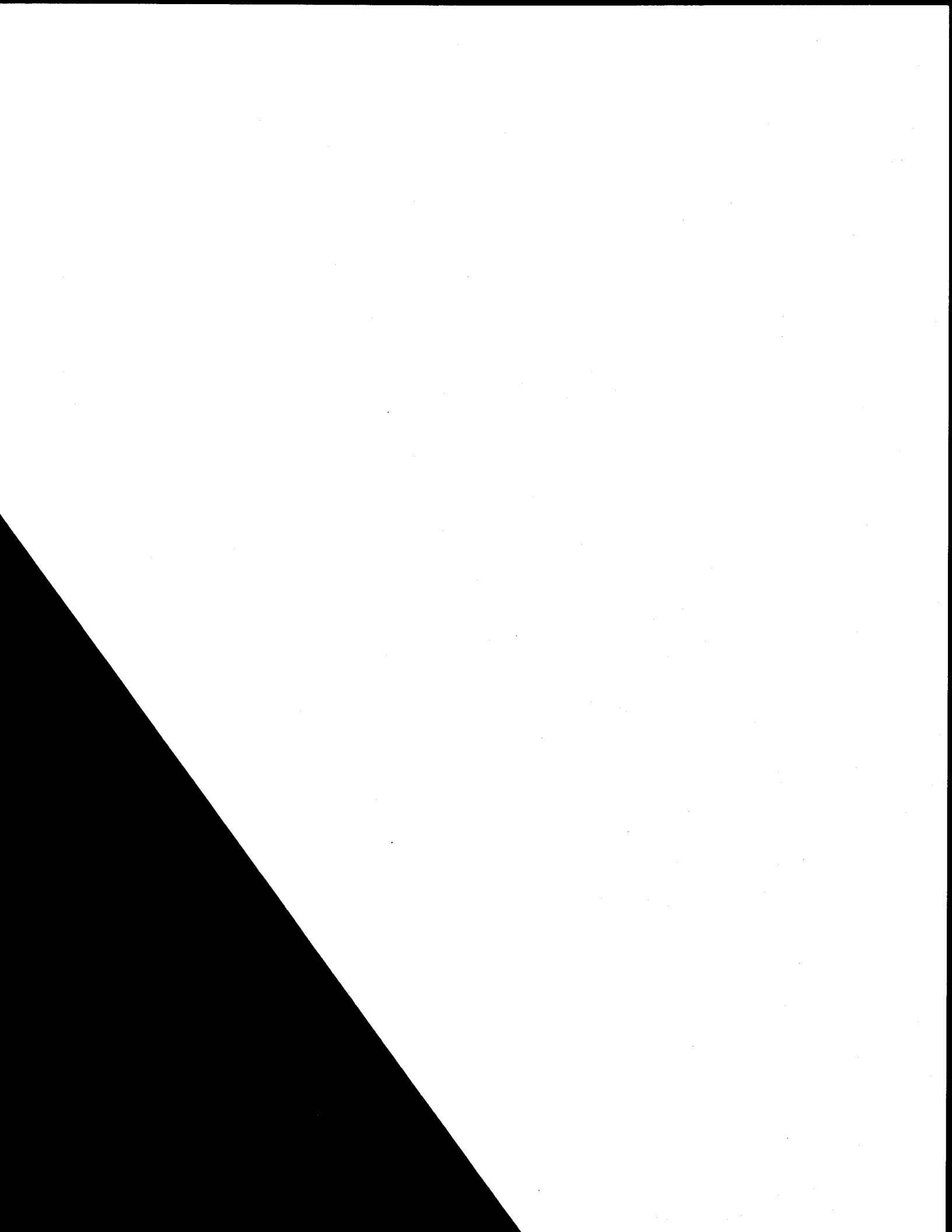
JAMES AREND AND SHIRLEY AREND
78580 AVENUE 42
BERMUDA DUNES, CA 92201

CITY MORTGAGE SERVICES, INC
A FLORIDA COMPANY
3576 ARLINGTON #203
RIVERSIDE, CA 92506

CITY MORTGAGE SERVICES, INC
3576 ARLINGTON AVENUE #107
RIVERSIDE, CA 92506

CITY FEDERAL S
EAST JERSY AT J
ELIZABETH, NEW .

MARK LEVANDER
JOSIE G LEVANDER
82170 HIGHWAY 111
INDIO, CA 92201



1 **PROOF OF SERVICE**
2 Case No. CV11-07892- Levander

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, 12th Floor, Riverside, California 92501.

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

- 7
- 8 • **NOTICE OF HEAIRNG RE: STATEMENT OF ABATEMENT COSTS**
 - 9 • **SUMMARY OF ABATEMENT COSTS AND STATEMENT OF**
 - 10 **ABATEMENT COSTS**
 - 11 • **NOTICE LIST**

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

11 **OWNERS OR INTERESTED PARTIES**
12 **(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,
16 California, in the ordinary course of business.

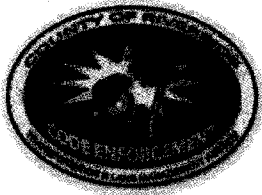
16 **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices
17 of the addressee(s).

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.**

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

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

21
22 
23 STACY BAUMGARTNER



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

March 19, 2014

RE CASE NO: CV1107892

I, Frank Mendez, hereby declare:

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

That on 3/19/2014 at 2:20 pm, I securely and conspicuously posted Notice of Hearing Re: Statement of Abatement Costs, Summary of Statement of Abatement Costs, Statement of Abatement Costs, Responsible or Interested Parties List, Proof of Service. at the property described as:

Property Address: 78580 AVENUE 42, INDIO

Assessor's Parcel Number: 607-215-029

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

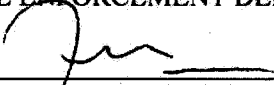

By: Frank Mendez, Code Enforcement Officer

EXHIBIT “B”



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Date: 8/8/2013

Property Reference/Mailing Address
607215029 JOSIE LEVANDER 78675 VIA CORRIDO LA QUINTA CA. 92253

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
09/30/2011	Balance forward		0.00
08/08/2013	CV1107892- INV #106182.	685.90	685.90
04/26/2012	CV1107892:A35184- INV #A35184. A35184	100.00	785.90
07/24/2012	CV1107892:A47286- INV #A47286. A47286	200.00	985.90
08/29/2012	CV1107892:A47376- INV #A47376. A47376	500.00	1,485.90
		Total Now Due	\$1,485.90

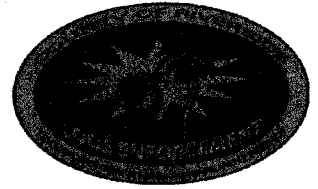
The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred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

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


Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

607215029
JOSIE LEVANDER
78675 VIA CORRIDO
LA QUINTA CA. 92253

Date	Invoice #
8/8/2013	106182

Case Number	District	Class
CV1107892	4	SOAC

Property Address
607215029 JOSIE LEVANDER 78580 AVENUE 42 INDIO, CA. 92203

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

Date	Item	Description	Hours/Qty	Rate	Amount
11/29/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/26/2012	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
5/8/2012	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
7/24/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/25/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/1/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/29/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/30/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
11/27/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
12/3/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/14/2013	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/15/2013	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/8/2013		Subtotal Code Enforcement Costs			370.60
8/8/2013	Prepare Case for SOAC H... Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
8/8/2013	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

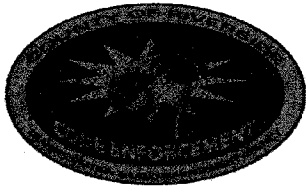
The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred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

Subtotal \$685.90

Payments/Credits \$0.00

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 \$685.90



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

607215029
 JOSIE LEVANDER
 78675 VIA CORRIDO
 LA QUINTA CA. 92253

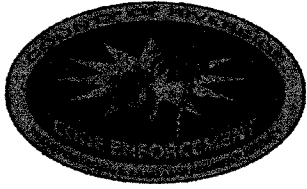
Citation Issue Date	Billing Date
4/26/2012	8/8/2013

Property Address
607215029 JOSIE LEVANDER 78580 AVENUE 42 INDIO, CA. 92203

Citation Number	District	Class
A35184	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35184 -- CV1107892	1	100.00	100.00

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



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

607215029
 JOSIE LEVANDER
 78675 VIA CORRIDO
 LA QUINTA CA. 92253

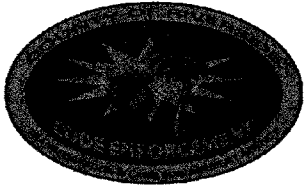
Citation Issue Date	Billing Date
7/24/2012	8/8/2013

Property Address
607215029 JOSIE LEVANDER 78580 AVENUE 42 INDIO, CA. 92203

Citation Number	District	Class
A47286	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A47286--CV1107892	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$200.00



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

607215029
JOSIE LEVANDER
78675 VIA CORRIDO
LA QUINTA CA. 92253

Citation Issue Date	Billing Date
8/29/2012	8/8/2013

Property Address
607215029 JOSIE LEVANDER 78580 AVENUE 42 INDIO, CA. 92203

Citation Number	District	Class
A47376	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A47376--CV1107892	1	500.00	500.00

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

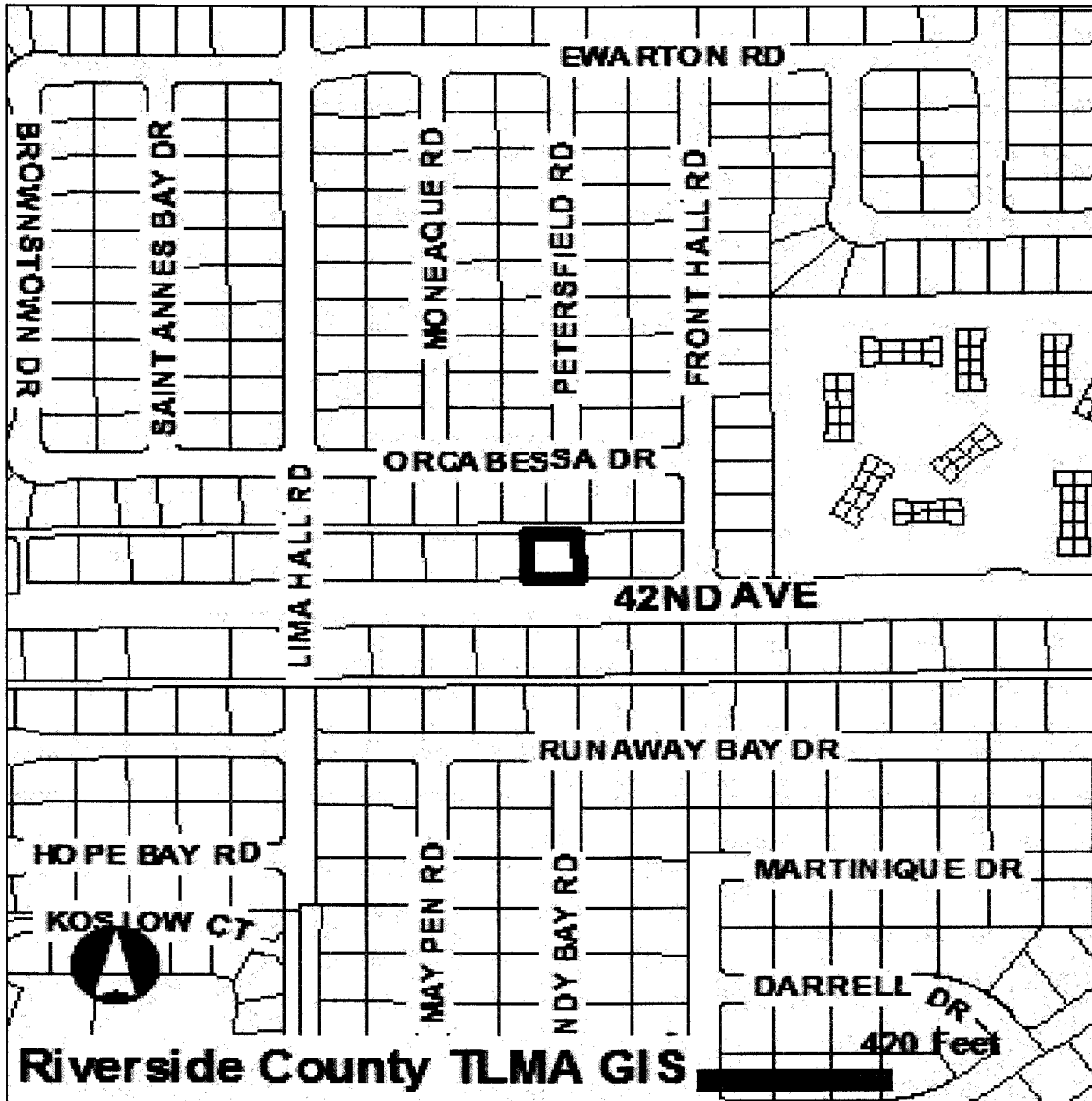
EXHIBIT “C”

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

Assessment #607215029-6		Parcel # 607215029-6	
Assessee:	LEVANDER JOSIE	Land	44,000
Mail Address:	78675 VIA CORRIDO	Structure	133,000
City, State Zip:	LA QUINTA CA 92253	Full Value	177,000
Real Property Use Code:	R2	Total Net	177,000
Base Year	2011		
Conveyance Number:	0298495		
Conveyance (mm/yy):	6/2010		
PUI:	R040022		
TRA:	75-182		
Taxability Code:	0-00		
ID Data:	Lot 138 MB 051/024 TR 2954		
Situs Address:	78580 AVENUE 42 INDIO CA 92203		

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):
607-215-029

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

607-215-029-6

OWNER NAME / ADDRESS

JOSIE LEVANDER
78580 AVENUE 42
INDIO, CA. 92203

MAILING ADDRESS

(SEE OWNER)
78675 VIA CORRIDO
LA QUINTA CA. 92253

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 51/24
SUBDIVISION NAME: TR 2954
LOT/PARCEL: 138, BLOCK: NOT AVAILABLE
TRACT NUMBER: 2954

LOT SIZE

RECORDED LOT SIZE IS 0.25 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2460 SQFT., 4 BDRM/ 3.5 BATH, 1 STORY, ATTACHED GARAGE(576 SQ. FT), CONST'D 1982COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 819 GRID: G5

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PALM DESERT
ANNEXATION DATE: OCT. 25, 2007
LAFCO CASE #: 2006-89-4
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T5SR7E SEC 7

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

HDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

COMMUNITY ADVISORY COUNCILS

BERMUDA DUNES (CC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-2-4000

ZONING DISTRICTS AND ZONING AREAS

BERMUDA DUNES DISTRICT

ZONING OVERLAYS

IN OR PARTIALLY WITHIN THE BERMUDA DUNES NEIGHBORHOOD PRESERVATION OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

BERMUDA DUNES

AIRPORT COMPATIBILITY ZONES

BERMUDA DUNES ZONE D

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

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

In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

WESTERN COACHELLA VALLEY

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

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

ROAD BOOK PAGE

207B

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

COACHELLA VALLEY WATER DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

DESERT SANDS UNIFIED

COMMUNITIES

BERMUDA DUNES

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 42.43 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

045233

FARMLAND

URBAN-BUILT UP LAND

075186

- CITRUS PEST CONTROL 2
- COACH VAL CO WTR STORM WTR UNIT
- COACHELLA VAL IMP DST 58
- COACHELLA VAL IMP DST 81
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

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

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
BPL030069	DEMO SEPTIC HOOK UP TO SEWER	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CZ07697	ORD AMD 348.4636 TO EST PROPERTY MAINT STANDARDS	APPROVED

REPORT PRINTED ON...Thu Feb 13 15:15:52 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: CV11-07892 / Stacy L. Baumgartner
 IN RE: ~~LAVANDER, MARK~~ LEVANDER, JOSIE

Property Address: 27580 Avenue 42
 Indio CA 92203

Order Number: **30748**

Order Date: 2/21/2014
 Dated as of: 2/13/2014
 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. : 607-215-029-6

Assessments:	Land Value:	\$44,000.00
	Improvement Value:	\$133,000.00
	Exemption Value:	\$0.00
	Total Value:	\$177,000.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$1,459.20
Penalty	\$145.90
Status	NOT PAID-DELINQUENT
Second Installment	\$1,459.20
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)
Prior Delinquencies for tax defaulted year(s)	2011-2012
Redemption Amount	\$5,640.29
If paid by	02/28/2014



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

Order Number: 30748

Reference: CV11-07892 / Sta

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **29114**

Customer:

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

Order Date: 8/8/2013
 Dated as of: 8/7/2013
 County Name: Riverside

Attn: Brent Steele
 Reference: CV11-07892 / Etita Fohe
 IN RE: LEVANDER, JOSIE

FEE(s):
 Report: \$120.00

Property Address: 78580 Avenue 42
 Indio CA 92203

Assessor's Parcel No. : 607-215-029-6

Assessments:

Land Value:	\$44,000.00
Improvement Value:	\$133,000.00
Exemption Value:	\$0.00
Total Value:	\$177,000.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$1,442.21
Penalty	\$144.21
Status	NOT PAID-DELINQUENT
Second Installment	\$1,442.21
Penalty	\$181.71
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2011-2012
Redemption Amount	\$5,251.02
If paid by	08/31/2013



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

Order Number: 29114
Reference: CV11-07892 / Etit

Property Vesting

The last recorded document transferring title of said property

Dated	06/09/2010
Recorded	06/28/2010
Document No.	2010-0298495
D.T.T.	\$192.50
Grantor	Bank of America, N.A.
Grantee	Josie Levander, an unmarried woman

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	03/22/1984
Recorded	04/05/1984
Document No.	69570
Amount	\$89,371.00
Trustor	James Arend and Shirley Arend, husband and wife
Trustee	California Land Title Company, a California Corporation
Beneficiary	City Mortgage Services, Inc., a Florida Corporation
Assignment Dated	03/22/1984
Recorded	04/05/1984
Document No.	69571
Assigned to	City Federal Savings and Loan Association



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

Order Number: 29114
Reference: CV11-07892 / Etit

Additional Information

A Notice of Administrative Proceedings by the

City of	Palm Desert
County of	Riverside
Recorded	05/11/2012
Document No.	2012-0219275

A Certificate of County Tax Lien Recorded

Document No	11/13/2012
Amount	2012-0546475
Tax Year	\$1,336.08
Account No.	2012-2013
Debtor	0410797
Creditor: Tax Collector of the County of	Mark Levander and Josie G. Levander
	Riverside

Legal Description

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

LOT 138, OF TRACT NO. 2954, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGES 24 THROUGH 28, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY.

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.

FEB 28 2006

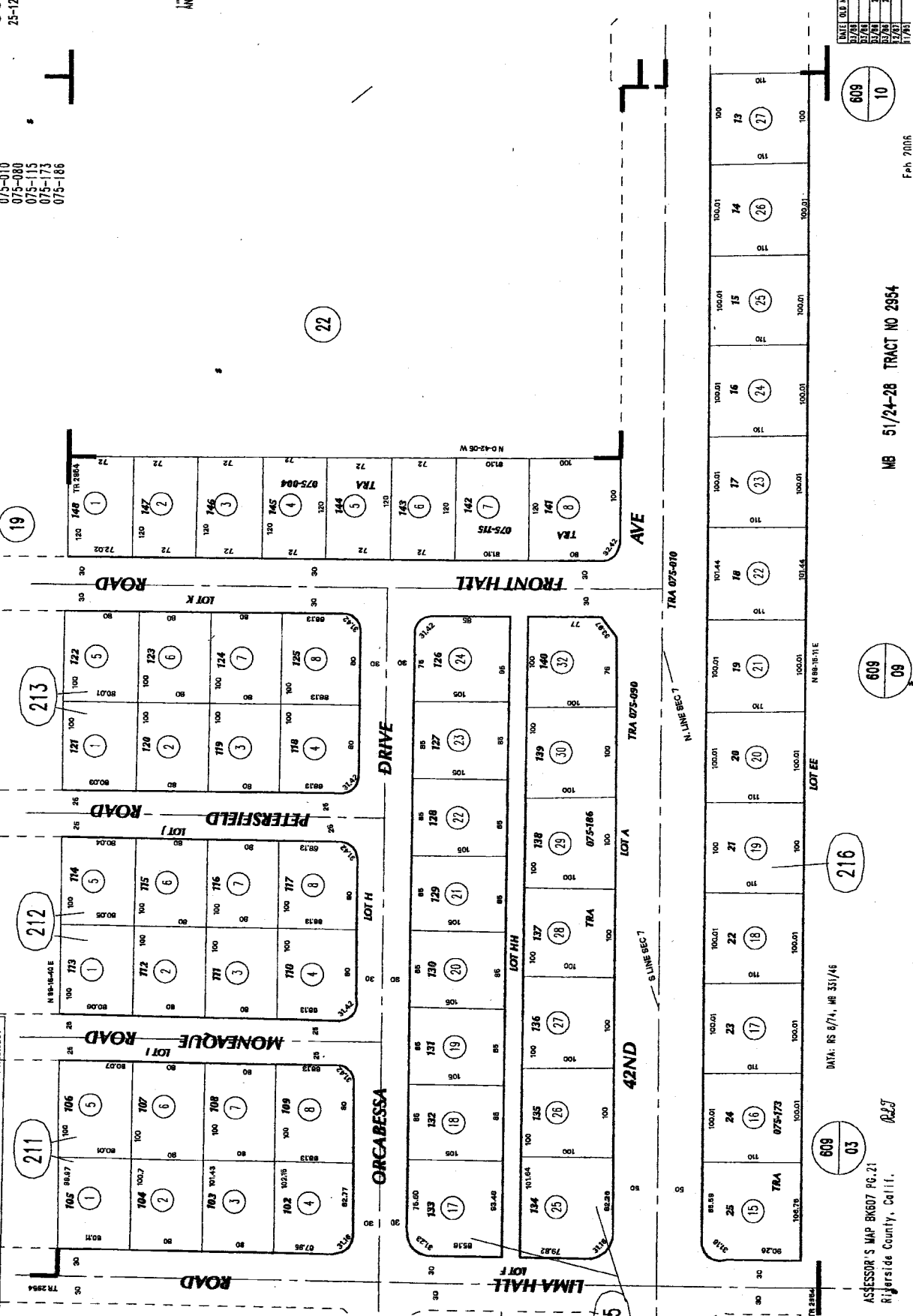
SEC. 18 7 T. 5S., R. 7E

T.R.A. 075-004
075-010
075-080
075-115
075-173
075-186

607-21

25-12-11

ANGLE = 100'



19

213

212

211

22

14

215

609 03

216

609 09

609 10

DATA: RS 8/74, MR 3/1/46

ASSESSOR'S MAP BK607 PG.21
Riverside County, Calif.

MB 51/24-28 TRACT NO 2954

Feb 2006

DATE	OLD NUMBER	NEW NUMBER
2/7/06	215-10	51
2/7/06	215-11	51
2/7/06	215-12	51-21
2/7/06	215-13	13-22
2/7/06	215-14	14
2/7/06	215-15	15

LSI TITLE AGENCY, INC.

RECORDING REQUESTED BY:
Corner Escrow, Inc.
Order No. 100276540
Escrow No. 02-26533-LA
Parcel No. 607-215-029-6

DOC # 2010-0298495

06/28/2010 08:00A Fee:15.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry H. Ward

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

JOSIE LEVANDER
78-675 Via Corrido
La Quinta CA 92253

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
7			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	042

TRA: 075-186

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$192.50

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: and



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

hereby GRANT(S) to Josie Levander, An Unmarried Woman

the following described real property in the County of Riverside, State of California:
Lot 138, of Tract No. 2954, county of Riverside, state of California, as per map recorded in book 51, page 26, records of said county. (Commonly Known As: 78580 Avenue 42, Riverside, CA 92201)

Date: June 9, 2010

Bank of America, N.A.

By: OneWest Bank, As Attorney in Fact

By: _____

Name: Louise Chavez
Attorney in Fact AVP

Title: _____

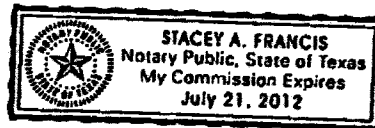
STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on 6-9-10 by

Louise Chavez
AVP (name of officer),

_____ (title of officer) of OneWest Bank, FSB, as attorney in fact for Bank of America, N.A.

Stacey A Francis Notary Public
(Signature) Stacey A Francis (seal)
Printed name
My Commission Expires: 7-21-12



Public Record

69570

Order No. R-36852-1
Escrow No. 689-1672
RECORDING REQUESTED BY
When Recorded Mail to:
CITY MORTGAGE SERVICES, INC.
3576 ARLINGTON #203
RIVERSIDE, CA 92506
LOAN NO: 892111-3

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
AT ORANGE COUNTY TITLE CO.
ORANGE COUNTY TITLE CO.
APR - 5 1984
69570

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

adopting and including by reference certain provisions of a deed of trust recorded in the counties named herein. A copy of said provisions is appended hereto

CASE NO: 846-463277 203R
THIS DEED OF TRUST, made this 22ND day of MARCH, 1984

BETWEEN JAMES AREND and SHIRLEY AREND, HUSBAND AND WIFE, as Trustor,

whose address is 7850 AVENUE 42, BERMLIDA DUNES, CA. 92201 (Street and Number) (City) (State)

CALIFORNIA LAND TITLE COMPANY, A CALIFORNIA CORPORATION as Trustee, and

CITY MORTGAGE SERVICES, INC., A FLORIDA CORPORATION as Beneficiary,

WITNESSETH: That Trustor irrevocably GRANTS, TRANSFERS, and ASSIGNS TO TRUSTEE IN TRUST, WITH POWER

OF SALE, the property in RIVERSIDE County, California, described as: LOT 138 OF TRACT 2954, AS SHOWN BY MAP ON FILE IN BOOK 51, PAGES 24 THROUGH 28 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.
MORTGAGE INSURANCE PREMIUM RIDER MATTACHED HERETO AND MADE A PART HEREOF.
TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority conferred upon Beneficiary, pursuant to paragraph 21 of the provisions incorporated herein by reference, to collect and apply such rents, issues, and profits;
FOR THE PURPOSE OF SECURING Performance of each agreement of Trustor adopted and included by reference or herein contained and payment of the sum of EIGHTY NINE THOUSAND THREE HUNDRED SEVENTY ONE AND NO/100 Dollars \$ 89,371.00)

with interest thereon according to the terms of a promissory note of even date herewith, payable to the Beneficiary or order and made by Trustor.

By executing and delivering this Deed of Trust, and the Note secured hereby, the parties agree that all provisions of that portion of the Fictitious Deed of Trust hereinafter referred to commencing with paragraph 1 and ending with paragraph 33 thereof are hereby incorporated herein and made an integral part hereof for all purposes the same as if set forth herein in length except that item 4 of the provisions of the Fictitious Deed of Trust is hereby amended to read four cents (4¢) for each dollar in place of two cents (2¢) for each dollar as shown thereon as "Late Charge". The Fictitious Deed of Trust above referred to was recorded on November 7, 1962, in the Official Records in the office of the County Recorder of the following counties in California in the book, volume, or folio and at the page or page or page number designated after the name of each county, to wit:

County	Book, vol. or folio	Page, range, or number	County	Book, vol. or folio	Page, range, or number	County	Book, vol. or folio	Page, range, or number	County	Book, vol. or folio	Page, range, or number
Alameda	716	930-932	Kings	810	260	Placer	940	225	Sierra	33	255
Alpine	1	134	Lake	388	485	Plumas	160	323	Siskiyou	482	128
Amador	113	484	Lassen	176	992	Riverside	3254	194	Solano	1138	465
Butte	1210	234	Los Angeles	2287	235	Sacramento	4544	95	Sonoma	1923	982
Calaveras	157	535	Madera	845	173	San Benito	281	521	Stanislaus	1808	170
Colusa	306	446	Marin	1623	79	San Bernardino	5797	980	Sutter	604	589
Contra Costa	4238	120	Mariposa	82	81	San Diego	Series A, 1962	191329	Tehama	420	654
Del Norte	85	628	Monoceno	810	398	San Francisco	A-459	557	Trinity	99	482
El Dorado	613	800	Mered	1589	941	San Joaquin	2617	189	Tulare	2374	129
Fresno	4783	440	Modoc	186	1421	San Luis Obispo	1210	58	Tuolumne	148	480
Gleann	449	113	Mono	57	277	San Mateo	4327	210	Ventura	2228	229
Humboldt	710	548	Monterey	113	56	Santa Barbara	1961	646	Yolo	693	172
Inperial	1127	185	Napa	682	515	Santa Clara	5782	98	Yuba	359	9
Inyo	163	224	Nevada	325	690	Santa Cruz	1595	81			
Kern	3544	719	Orange	6314	452	Shasta	724	238			

The Undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.



Signature of Trustor
James M. Arend
Shirley Arend
JAMES AREND
SHIRLEY AREND

STATE OF CALIFORNIA
COUNTY OF Riverside
On this 28th day of March, 1984, before me

a Notary Public in and for said County, personally appeared JAMES AREND and SHIRLEY AREND known to me to be the person(s) whose name(s) ARE subscribed to the within instrument, and acknowledged that THEY executed the same.

WITNESSE my hand and official seal.
[SEAL] My Commission Expires June 7, 1985

Notary Public in and for said County and State.
Previous Edition May Be Used
HUD-21046 (8-82)
(24 CFR 203.17a)

EXHIBIT A

Loan Number: 892111-3

Ref. Number: 046-463277 203b

Security Property Address: 78580 AVENUE 42

BERRUDA DUNES, CA 92201

69570

FHA DEED OF TRUST RIDER

FOR VALUE RECEIVED, the undersigned ("borrower") agrees(s) that the following provision shall be incorporated in the Deed of Trust to which this Rider is attached. To the extent the provisions of this Rider are inconsistent with the provisions of the Deed of Trust the provisions of this Rider shall prevail and shall supersede any such inconsistent provisions.

The following provision shall be added to paragraph 19 of the Deed of Trust:

This option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the Mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

IN WITNESS WHEREOF, Borrower has executed this Rider on the 28th day of March, 19 84.

3 28 84
Date

X James Arend
Signature JAMES AREND

3 28 84
Date

X Shirley Arend
Signature SHIRLEY AREND

RLD 1168, Rev. 8/26/83



EXHIBIT B

69570

DEED OF TRUST RIDER

This Rider, dated the 22ND day of MARCH, 19 84, amends the DEED OF TRUST of even date by and between JAMES AREND AND SHIRLEY AREND the TRUSTEES, and CALIFORNIA LAND TITLE COMPANY the TRUSTEE, and CITY MORTGAGE SERVICES, INC. the BENEFICIARY, as follows:

- 1. Subsection (a) of Paragraph 2 is deleted.
2. Subsection (c)(1) of Paragraph 2 is deleted.
3. In the third sentence of Paragraph 3, the words "all payments made under the provisions of (a) of paragraph 2 hereof which the beneficiary has not become obligated to pay to the Secretary of Housing and Urban Development and" are to be deleted.
4. The fourth sentence of Paragraph 3 is amended by insertion of a period after "... then remaining unpaid under said note " and deletion of the remainder of the sentence.
5. Paragraph 25 is amended by the addition of the following:

"This option may not be exercised when the ineligibility for insurance under the National Housing Act is due to the beneficiary's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development."

IN WITNESS WHEREOF, JAMES AREND AND SHIRLEY AREND has set his hand and seal the day and year first aforesaid.

Handwritten signatures of James Arend and Shirley Arend with (SEAL) markings.

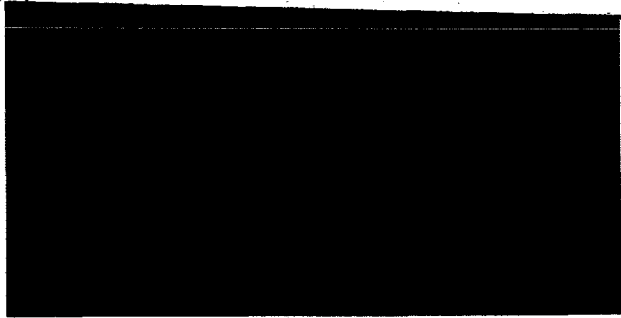
STATE OF CALIFORNIA
COUNTY OF Riverside SS.
On March 28, 1984 before me, Marie Dillon, Notary Public
personally appeared James Arend and Shirley Arend
personally knows to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.



Signature [Handwritten Signature]

Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



CHICAGO TITLE
Partial Acknowledgment
69570

FHA CASE NO.
046-463277 203B

MORTGAGE INSURANCE PREMIUM RIDER

69570

This Mortgage Insurance Premium Rider is made this **22ND** day of **MARCH, 1984** and is incorporated into and shall be deemed to include all provisions of the Fictitious Deed of Trust, hereinafter referred to except as modified herein. This rider also amends the Deed of Trust (the "Security Instrument") of the same date given by the undersigned (the "Trustor") to secure Trustor's Note to

CITY MORTGAGE SERVICES, INC., A FLORIDA CORPORATION

(the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at:

78580 AVENUE 42, BERMUDA DUNES, CA. 92201

1. Section 2 (a) (1) (II) Delete this subsection in its entirety.
2. Section 2 c. (1) Delete this subsection in its entirety.
3. a. Section 3 Delete lines 17 and 18, and the words "Commissioner and", in line 19.
- b. Section 3 Delete in lines 28 and 29 the phrase, "and shall properly adjust any payments which shall have been made under (a) of paragraph 2."
4. Paragraph 25 is incorporated herein except that it also shall include the following additional provision: This option may not be exercised by the mortgagee when the ineligibility for insurance under the National Housing Act is due to the mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.
5. The identity of all sections and subsections affected by the changes in this rider should be re-identified as necessary in order to account for the deletions and changes.

IN WITNESS WHEREOF, Trustor has executed this Mortgage Insurance Premium Rider.
Signature of Trustor

X James Arend
JAMES AREND

X Shirley Arend
SHIRLEY AREND

STATE OF CALIFORNIA. County ss:

On this **28th** day of **March**, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared **JAMES AREND and SHIRLEY AREND**

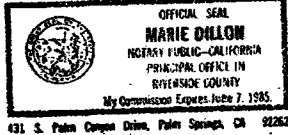
known to me; or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

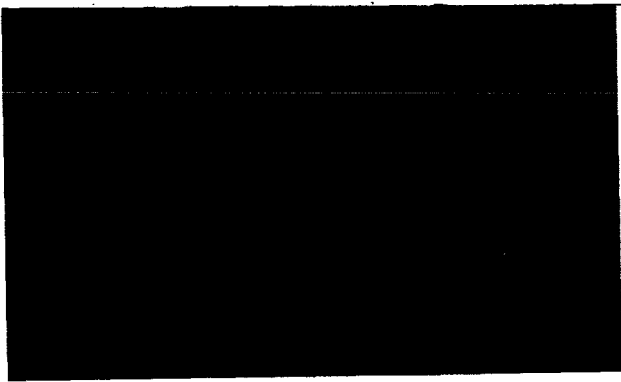
Signature: Marie Dillon

Marie Dillon

My Commission expires: June 7, 1985

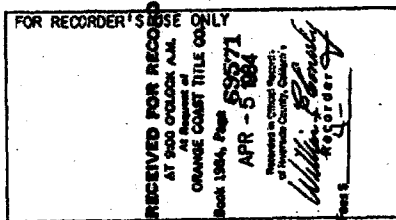


CALIFORNIA FHA RIDER - 043



69571

After Recording, Return To:
CITY MORTGAGE SERVICES, INC.
3576 Arlington Avenue #107
Riverside, CA 92506



Loan No. : 892111-3
Title No. : R-36852-1

ASSIGNMENT OF DEED OF TRUST

For Value Received, CITY MORTGAGE SERVICES, INC., a Florida Corporation as Beneficiary, hereby grants, conveys, assigns, and transfers to

whose address is CITY FEDERAL SAVINGS & LOAN ASSOCIATION
East Jersey at Jefferson
Elizabeth, New Jersey 07201

all beneficial interest under that certain Deed of Trust dated MARCH 22, 1984, executed by JAMES AREND AND SHIRLEY AREND, HUSBAND AND WIFE Grantor, to CALIFORNIA LAND TITLE COMPANY, A CALIFORNIA CORPORATION Trustee, and recorded CONCURRENTLY HERewith, 19, in Volume of Mortgages, at page, under Auditor's File No. Records of RIVERSIDE County, California, together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated MARCH 22, 1984.

CITY MORTGAGE SERVICES, INC.

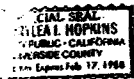
By:

Authorized Signatory
GEORGE J. TASCH, III

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On this 22ND day of MARCH, 1984, before me personally appeared GEORGE J. TASCH, III, to me known to be the Authorized Signatory to the corporation that executed the within and foregoing Instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public in and for the State of California and residing at Riverside



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

DOC # 2012-0219275

05/11/2012 03:44P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry H. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NOCHG CC						T:	CTY	UNI	816

①

C
816

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV11-07892

Josie Levander)

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: 78580 Avenue 42, Indio, Ca 92201

PARCEL #: 607-215-029

LEGAL DESCRIPTION: Lot 138 MB 051/024 TR 2954 of Sec 7 T5SR7E

VIOLATIONS: RCO 348; RCC 19.600.D.3.i Landscape not maintained, RCC 19.600.D.1.v Residential trash/recycling containers stored in public view

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

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

Dated: May 8, 2012

ACKNOWLEDGEMENT

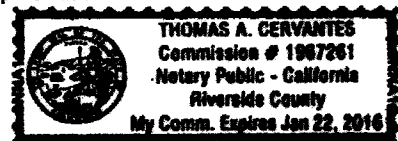
State of California)
 County of Riverside)

On 5/8/12 before me, Thomas A. Cervantes, Notary Public, personally appeared Dave Lawless who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

Thomas A. Cervantes
 Commission # 1967261 Comm. Expires January 22, 2016



Public Record

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

MARK LEVANDER
JOSIE G LEVANDER
82170 HIGHWAY 111
INDIO CA 92201

Doc #. 2012-0546475
11/13/2012 01:04 PM Fee: NC
Page 1 of 1

Recorded in Official Records

County of Riverside

== Larry W Ward ==

Assessor, County Clerk and Recorder

This document was electronically prepared and recorded by the County of Riverside

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE

No. 0410797

I, Don Kent, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

LEVANDER MARK
LEVANDER JOSIE G
82170 HIGHWAY 111
INDIO CA 92201

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2012-2013	007-067	000250269-0	\$1,336.08	\$133.60		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 10/31/2012



Don Kent, Tax Collector

LSI TITLE AGENCY, INC.

RECORDING REQUESTED BY:
Corner Escrow, Inc.
Order No. 100276540
Escrow No. 02-26533-LA
Parcel No. 607-215-029-6

DOC # 2010-0298495
06/28/2010 08:00A Fee:15.00
Page 1 of 1 Doc 1 Tax Paid
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

JOSIE LEVANDER
78-675 Via Corrido
La Quinta CA 92253

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TRA: 075-180

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$192.50

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: and



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

hereby GRANT(S) to Josie Levander, An Unmarried Woman

the following described real property in the County of Riverside, State of California:
Lot 138, of Tract No. 2954, county of Riverside, state of California, as per map recorded in book 51, page 26, records of said county. (Commonly Known As: 78580 Avenue 42, Riverside, CA 92201)

Date: June 9, 2010

Bank of America, N.A.
By: OneWest Bank, As Attorney in Fact

By: [Signature]
Name: Louise Chavez
Attorney in Fact AVP

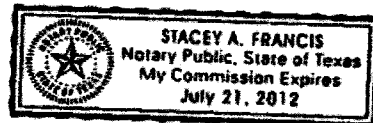
Title: _____

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on 6-9-10 by

Louise Chavez (name of officer),
AVP (title of officer) of OneWest Bank, FSB, as attorney in fact for Bank of America, N.A.

[Signature], Notary Public
(Signature) Stacey A Francis (seal)
Printed name



My Commission Expires: 7-21-10



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

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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Josie Levander)

Case No.: CV11-07892

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: 78580 Avenue 42, Indio, Ca 92201

PARCEL #: 607-215-029

LEGAL DESCRIPTION: Lot 138 MB 051/024 TR 2954 of Sec 7 T5SR7E

VIOLATIONS: RCO 348; RCC 19.600.D.3.i Landscape not maintained, RCC 19.600.D.1.v Residential trash/recycling containers stored in public view

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

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Dave Lawless
Dave Lawless, Code Enforcement Department

Dated: May 8, 2012

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 5/8/12 before me, Thomas A. Cervantes, Notary Public, personally appeared Dave Lawless who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Thomas A. Cervantes
Commission # 1967261 Commr. Expires January 22, 2016

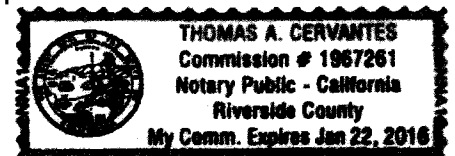


EXHIBIT “E”



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

September 26, 2013

JOSIE LEVANDER
78675 VIA CORRIDO
LA QUINTA, CA 92253

Subject Property: 78580 AVENUE 42, INDIO
Case No(s): CV11-07892
APN No(s): 607-215-029

Dear Josie Levander:

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 Bermuda Dunes - Landscaping Not Maintained, Bermuda Dunes - Other located on your real property commonly described as 78580 AVENUE 42, INDIO, and more particularly described as Assessor's Parcel Number 607-215-029.

The total amount due for the abatement actions concerning the above-described dangerous or injurious condition is **One Thousand Four Hundred Eighty Five Dollars and Ninety Cents (\$ 1,485.90)**.

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 **Thursday, November 07, 2013, at 9:00 a.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 78580 AVENUE 42, INDIO and more particularly described as Assessor's Parcel Number 607-215-029.

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
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**

JOSIE LEVANDER
78675 VIA CORRIDO
LA QUINTA, CA 92253

Subject Property: 78580 AVENUE 42, INDIO
Case No(s): CV11-07892
APN No(s): 607-215-029

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

regarding case number(s) _____.

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

Return Mailing Address: _____

Signed: _____
(Please SIGN your name here)

Date: _____

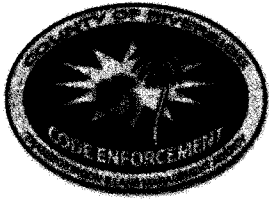
Print: _____
(Please PRINT your name here)

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

IMPORTANT

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

Or Fax to: 951-955-5177



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

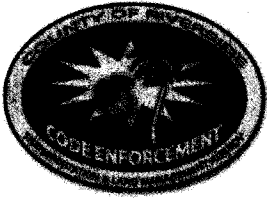
RESPONSIBLE OR INTERESTED PARTIES LIST

September 26, 2013

JOSIE LEVANDER
78675 VIA CORRIDO
LA QUINTA, CA 92253

OCCUPANT
- 78580 AVENUE 42
INDIO, CA 92203

CITY MORTGAGE SERVICES, INC
3576 ARLINGTON #203
RIVERSIDE, CA 92506



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1107892

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 September 26, 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 (3)
Responsible or Interested Parties List**

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

JOSIE LEVANDER 78675 VIA CORRIDO, LA QUINTA, CA 92253
OCCUPANT 78580 AVENUE 42, INDIO, CA 92203
CITY MORTGAGE SERVICES, INC 3576 ARLINGTON #203, RIVERSIDE, CA 92506

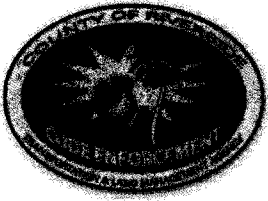
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 26, 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

September 27, 2013

RE CASE NO: CV1107892

I, Frank Mendez, hereby declare:

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

That on 9/27/2013 at 12:40 pm, I securely and conspicuously posted Demand for Payment, Statement of Abatement Costs, Notice of Special Tax Assessment, Notice of Hearing :RE Demand for Payment, Statement of Abatement Costs, Notice of Special Tax Assessment. Board of Supervisors Request For Public Hearing On Statement of Abatement Costs and Special Tax Assessment, Summary Statement of Abatement Costs, Statement of Abatement Costs, Administrative Citation, Responsible or Interested Parties List and Proof of Service. at the property described as:


Property Address: 78580 AVENUE 42, INDIO

Assessor's Parcel Number: 607-215-029

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

Executed on September 27, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Frank Mendez, Code Enforcement Officer

J. LeVander

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

JOSIE LEVANDER
78675 VIA CORRIDO
LA QUINTA, CA 92253

Subject Property: 78580 AVENUE 42, INDIO
Case No(s): CV11-07892
APN No(s): 607-215-029

I, JOSIE G. LEVANDER, hereby request a public hearing before the Board of Supervisors (Please PRINT your name here)

regarding case number(s) CV11-07892

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: 78-566 AVE 42 #A
BURMUDA DUNES, CA 92203

Signed: Josie A. Levander Date: 10/1/13
(Please SIGN your name here)

Print: JOSIE G. LEVANDER
(Please PRINT your name here)

You may contact me at the following daytime phone number: (760) 567-5120

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department Or Fax to: 951-955-5177
P.O. BOX 1605
Riverside, CA 92502-1605

*Stamped
8/5 10/1/13*

RECEIVED OCT 15 2013