

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



404 B

FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
April 24, 2014

SUBJECT: Abatement of Public Nuisance [Substandard Structure]
Case No: CV13-02605 [RDR SRPINGS, LLC]
Subject Property: 73534 Armand Way, Thousand Palms; APN:694-071-012
District: 4/4 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (dwelling) on the real property located at 73534 Armand Way, Thousand Palms, Riverside County, California, APN: 694-071-012 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. RDR Springs, LLC, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

Greg Flannery

GREG FLANNERY
Code Enforcement Official

(Continued)

FORM APPROVED COUNTY COUNSEL
BY: *Alexandra Fong*
L. ALEXANDRA FONG
DATE: 3/11/14

Departmental Concurrence

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*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 6, 2014
xc: TLMA/CED, Sheriff

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

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

9-2

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

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV13-02605 [RDR SPRINGS, LLC]

Subject Property: 73534 Armand Way, Thousand Palms; APN: 694-071-012

District: 4/4

DATE: April 24, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. If the owner or whoever has possession of the real property does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and contents therein, by removing the same from the real property.
5. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
6. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 and constitutes a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made on the subject property by Senior Code Enforcement Officer Hector Herrera on June 19, 2013. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: Hazardous wiring, faulty weather protection, general dilapidation or improper maintenance, public and attractive nuisance – abandoned/vacant.
2. Follow up inspections on the above-described real property on July 19, 2013, July 24, 2013, September 5, 2013, September 11, 2013, October 22, 2013 and January 2, 2014, revealed the property continues to be in violation of Riverside County Ordinance No. 457.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structure.

Impact on Citizens and Businesses

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

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FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV13-02605 [RDR SPRINGS, LLC]

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PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE)
[SUBSTANDARD STRUCTURE]; APN: 694-071-) CASE NO. CV 13-02605
012, 73534 ARMAND WAY, THOUSAND PALMS,)
COUNTY OF RIVERSIDE, STATE OF) DECLARATION OF CODE
CALIFORNIA; RDR SPRINGS, LLC., OWNER.) ENFORCEMENT OFFICER
HECTOR HERRERA
[RCO No. 457]

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

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

2. On June 19, 2013, I conducted an initial inspection of the real property described as 73534 Armand Way, Thousand Palms, Riverside County, California, and further described as Assessor's Parcel Number 694-071-012 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by RDR Springs, LLC. (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the 2013-2014 tax year and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."

4. Based on the Lot Book Report from RZ Title Service dated June 17, 2013 and updated on January 2, 2014, it is determined that other parties may potentially hold a legal interest in THE PROPERTY, to wit: Shenandoah Springs Development Company, Inc., Shenandoah Springs, LLC.,

1 Palm Desert National Bank, Federal Deposit Insurance Corporation, Sterling Bank and Trust, FSB and
2 Fidelity National Title Company, (hereinafter referred to as "INTERESTED PARTIES"). True and correct
3 copies of the Lot Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

4 5. On June 19, 2013, I conducted an initial inspection of the open and accessible property. I
5 entered and observed the following conditions as described below which caused the single family
6 residence to be substandard and THE PROPERTY to constitute a public nuisance in violation of the
7 provisions set forth in Riverside County Ordinance ("RCO") No. 457.

8 Dwelling:

- 9 1) Hazardous wiring;
10 2) Faulty weather protection;
11 3) General dilapidation or improper maintenance;
12 4) Public and attractive nuisance -- abandoned/vacant.

13 6. On June 19, 2013, Notice of Violation, Notice of Defects and "Danger Do Not Enter" signs
14 were posted on THE PROPERTY. On October 22, 2013, Notice of Violation was posted on THE
15 PROPERTY.

16 7. On July 11, 2013, August 15, 2013 and January 30, 2014, Notices of Violation and
17 Notices of Defects were mailed to OWNER and INTERESTED PARTIES, by certified mail with return
18 receipt requested. On September 9, 2013, Notice of Violation was mailed to OWNER and INTERESTED
19 PARTIES, by first class mail.

20 8. A site plan and photographs depicting the conditions of THE PROPERTY are attached
21 hereto and incorporated herein by reference as Exhibit "D."

22 9. True and correct copies of each Notice issued in this matter and other supporting
23 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

24 10. Follow up inspections of the above described real property on July 19, 2013, July 24,
25 2013, September 5, 2013, September 11, 2013, October 22, 2013 and January 2, 2014, revealed the
26 substandard structure remains on THE PROPERTY in violation of RCO No. 457.

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

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

3 13. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
4 County Recorder, County of Riverside, State of California, on July 22, 2013, as Instrument Number
5 2013-0351073, a true and correct copy of which is attached hereto and incorporated herein by reference
6 as Exhibit "F."

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

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

16 15. Accordingly, the following findings and conclusions are recommended:

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

19 (b) the OWNER, or whoever has possession or control of THE PROPERTY, be
20 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
21 debris and materials, on THE PROPERTY in accordance with the provisions of RCO No. 457;

22 (c) the OWNER, or whoever has possession or control of THE PROPERTY, be
23 ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by
24 survey and materials sample testing through the Industrial Hygiene Specialist of the County Health
25 Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to
26 secure the removal and disposal of all asbestos containing materials discovered through such survey
27 and testing by contract with a duly certified and licensed contractor for the handling of such materials to
28 avoid citations and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to

1 SCAQMD Rule NO. 1403;

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

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

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

13 Executed this 10th day of MARCH, 2014, at PALM DESERT, California.


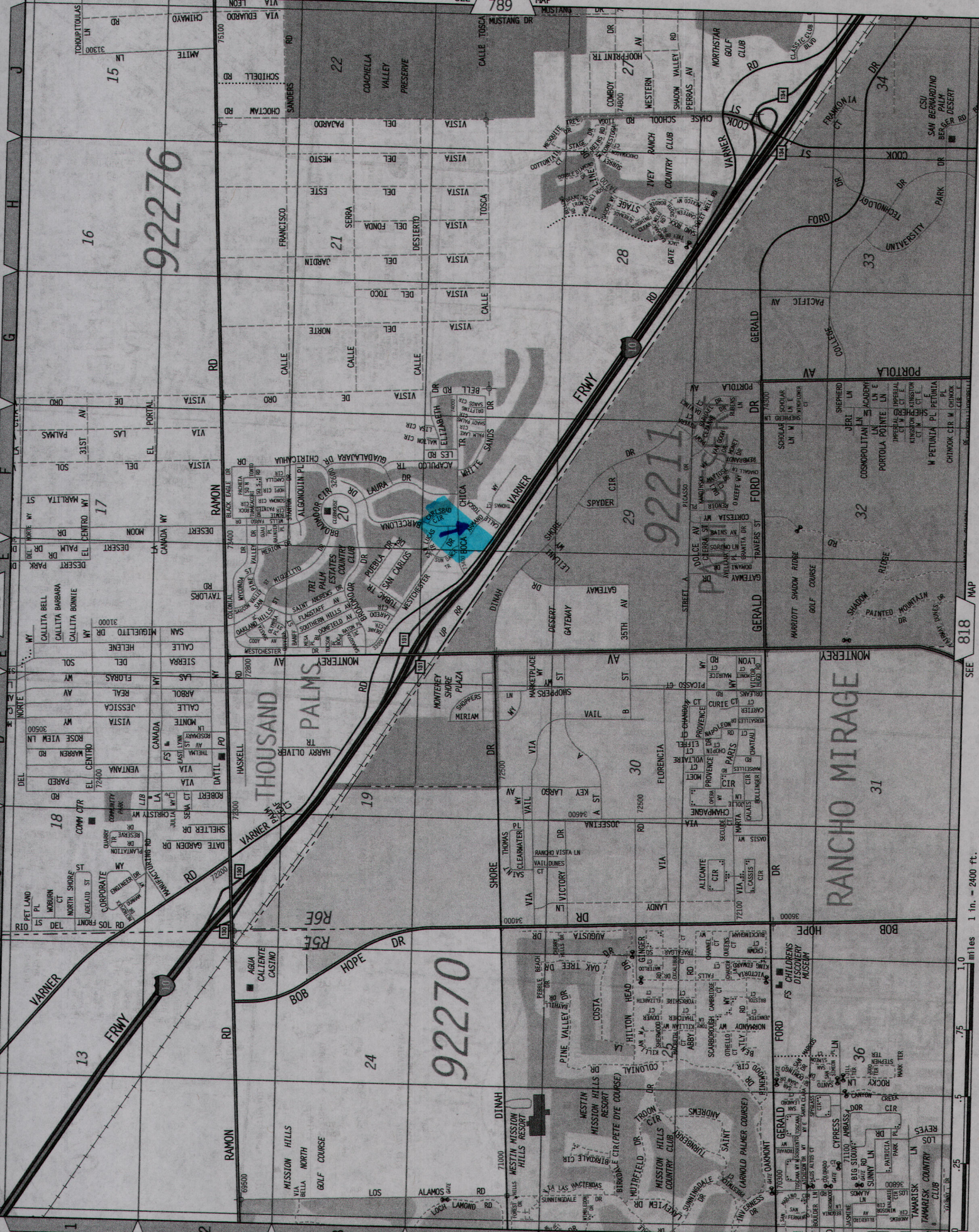
14
15 
16 _____
17 HECTOR HERRERA
18 Senior Code Enforcement Officer
19 Code Enforcement Department
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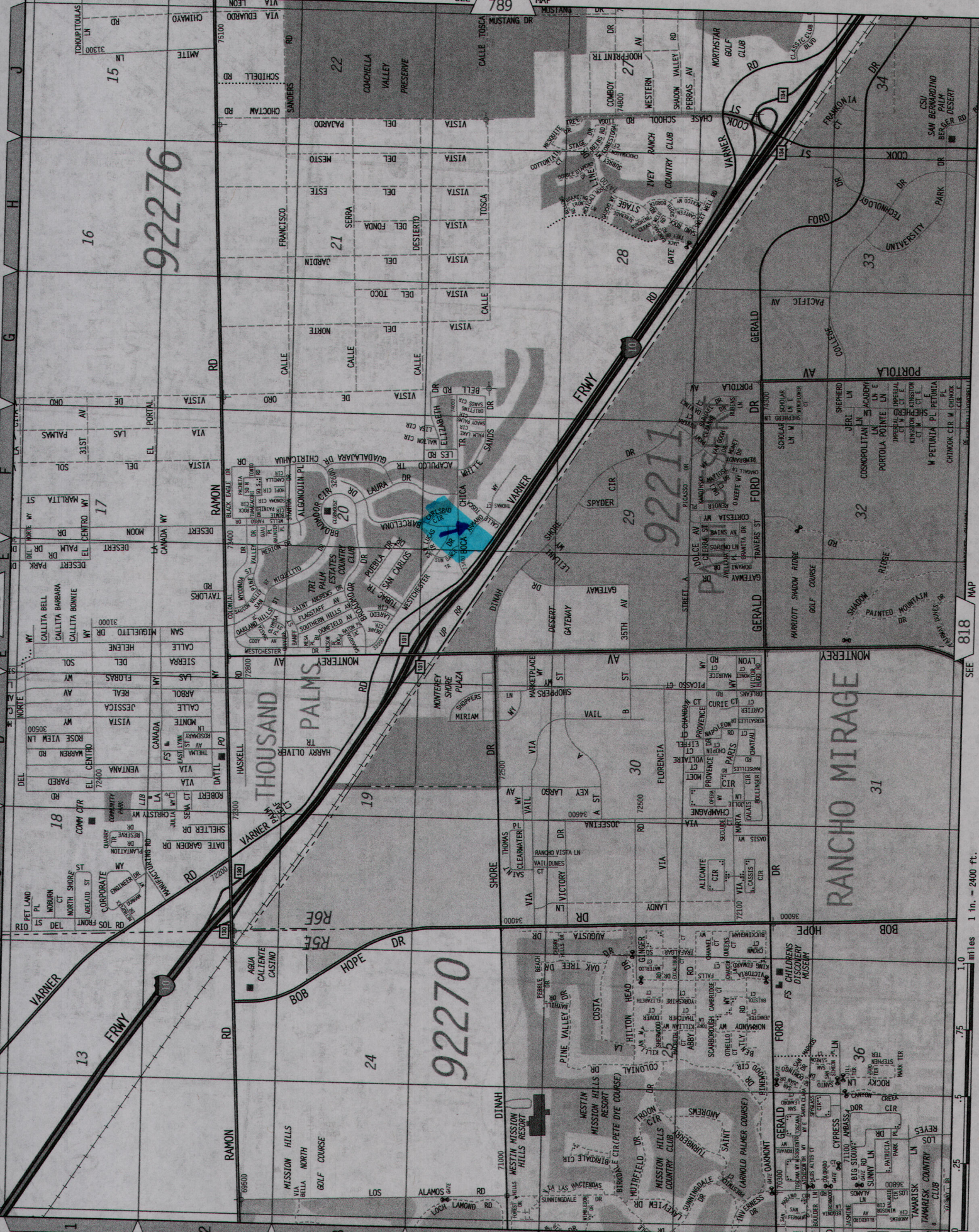
EXHIBIT “A”



92276

92277

92270



RIVERSIDE CO.

EXHIBIT “B”

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

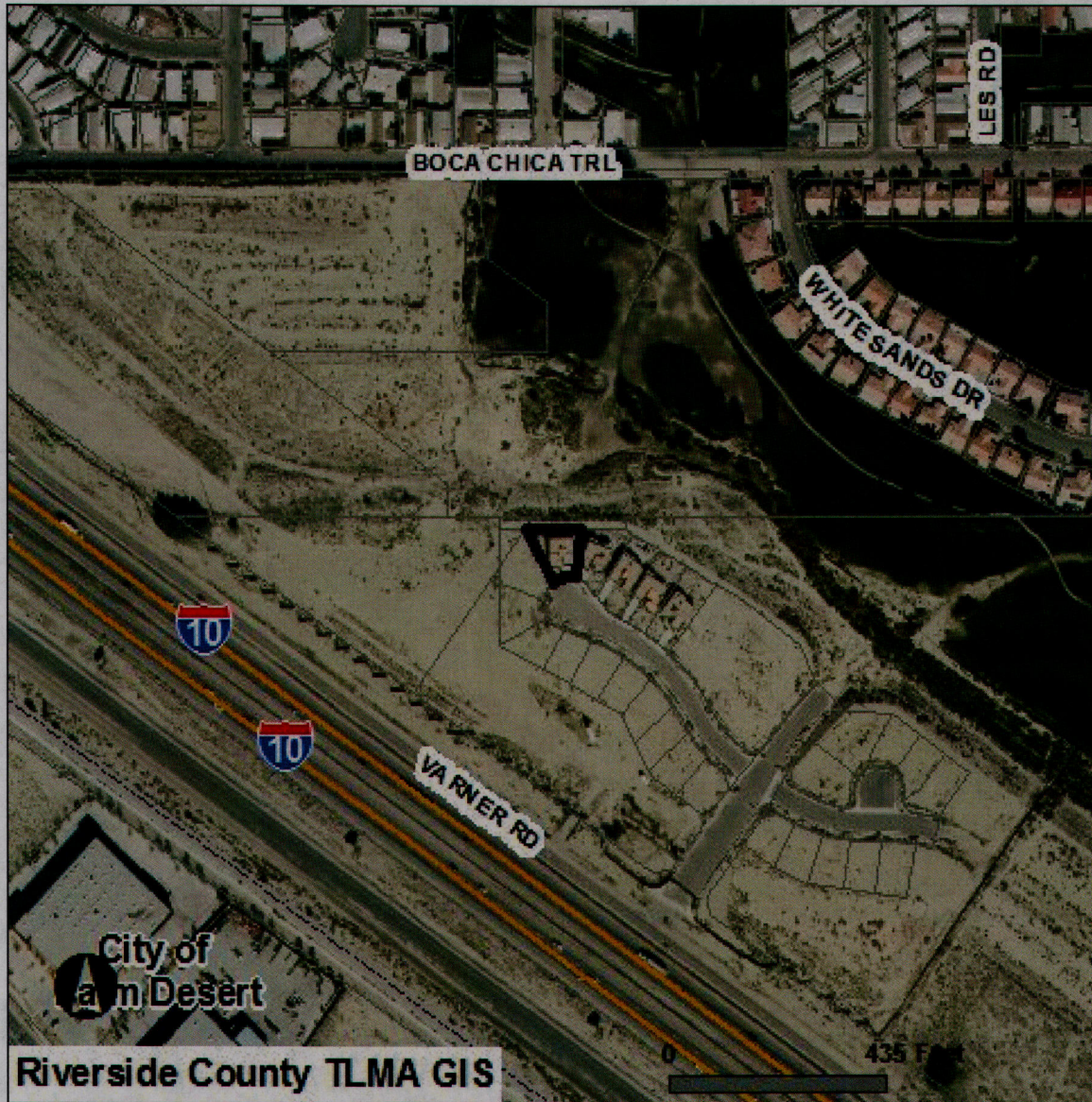
Assessment #694071012-2	Parcel # 694071012-2
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Assessee:	RDR SPRING	Land	120,000
Mail Name:	C/O DAVID BRUDVIK	Structure	226,000
Mail Address:	7266 EDINGER AVE	Full Value	346,000
City, State Zip:	HUNTINGTON BEACH CA 92647	Total Net	346,000

Real Property Use Code: R1
Base Year 2008
Conveyance Number: 0229152
Conveyance (mm/yy): 4/2007
PUI: R010012
TRA: 61-186
Taxability Code: 0-00
ID Data: Lot 21 MB 392/071 TR
 29151-1
Situs Address: 73534 ARMAND
 WAY THOUSAND PLMS CA
 92276



RIVERSIDE COUNTY GIS



Selected parcel(s):
694-071-012

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

694-071-012-2

OWNER NAME / ADDRESS

RDR SPRING
73534 ARMAND WAY
THOUSAND PLMS, CA. 92276

MAILING ADDRESS

C/O DAVID BRUDVIK
7266 EDINGER AVE
HUNTINGTON BEACH CA. 92647

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 392/71
SUBDIVISION NAME: TR 29151-1
LOT/PARCEL: 21, BLOCK: NOT AVAILABLE
TRACT NUMBER: 29151

LOT SIZE

RECORDED LOT SIZE IS 0.17 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2322 SQFT., 3 BDRM/ 2.25 BATH, 1 STORY, ATTACHED GARAGE(440 SQ. FT), CONST'D 2008TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 788 GRID: F4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: CATHEDRAL CITY
ANNEXATION DATE: JAN. 27, 2011
LAFCO CASE #: 2011-03-4
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

T4SR6E SEC 29

ELEVATION RANGE

192/192 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

CR
MHDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

COMMUNITY ADVISORY COUNCILS

THOUSAND PALMS (CC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-4 (CZ 6479)

ZONING DISTRICTS AND ZONING AREAS

THOUSAND PALMS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

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

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY**ROAD BOOK PAGE**
187A**TRANSPORTATION AGREEMENTS**
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE COACHELLA VALLEY WATER DISTRICT AT (760) 398-2651 FOR INFORMATION**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
PALM SPRINGS UNIFIED**COMMUNITIES**
THOUSAND PALMS**COUNTY SERVICE AREA**
IN OR PARTIALLY WITHIN
BERMUDA DUNES #121 -
STREET LIGHTING**LIGHTING (ORD. 655)**
ZONE B, 41.60 MILES FROM MT. PALOMAR OBSERVATORY**2010 CENSUS TRACT**
044505**FARMLAND**
LOCAL IMPORTANCE

061186

- CITRUS PEST CONTROL 2
- COACH VAL CO WTR STORM WTR UNIT
- COACHELLA VAL IMP DST 58
- COACHELLA VAL IMP DST 81
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 121*
- 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 HOSPITAL
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1302605	NEIGHBORHOOD ENFORCEMENT	Jun. 18, 2013

BUILDING PERMITS

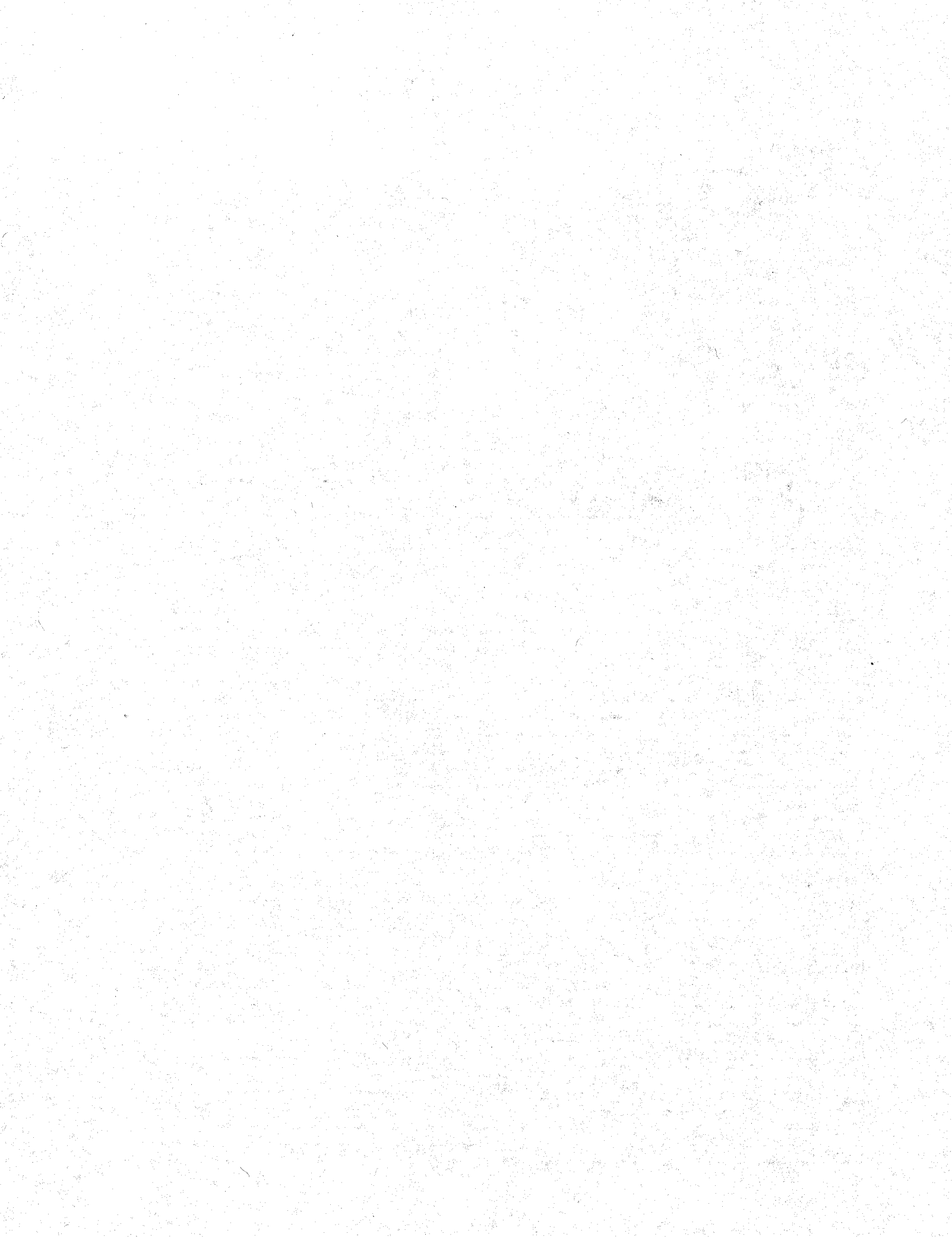
Case #	Description	Status
234670	200 AMP SVC TO 75HP WELL PUMP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL041658	ELEC TEMP POWER POLE W/ 10 SPANNERS	FINAL
BEST09197	TR29151-1 MODEL PLAN 1	ESTIMATE
BEST09198	TR29151-1 MODEL PLAN 2	ESTIMATE
BEST09199	TR29151-1 MODEL PLAN 3	ESTIMATE
BEST09200	TR29151-1 MODEL PLAN 4	ESTIMATE
BEST09201	TR29151-1 MODEL PLAN 5	ESTIMATE
BGR020979	grading for tract29151	EXPIRED
BGR020979	grading for tract29151	EXPIRED
BGR050874	ROUGH GRADE FOR TR29151-2 25 LOTS (PHASE 2)	EXPIRED
BRS068930	MODEL PLAN 5 2963 SQ FT, TR29151-1 LOT 21	EXPIRED
BSP080133	SPA W/WATERFEATURE W/ 2 ADD OUTLETS (GFI)	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS053366	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
CFG01337	CFG TO EA37456	PAID
CFG01521	EA37705	PAID
CFG02180	FISH AND GAME FEES FOR TR29151M2	PAID
COC06406	CERTIFY APN AS LEGAL LOT	APPROVED
CZ06378	CHANGE ZONE FROM R-T TO SPECIFIC PLAN	WITHDRWN
CZ06479	CZ FROM R-T TO R-5 & R-T TO C-P-S	APPROVED
EA37456	EA TO SP00311 GPA00469 CZ06378	WITHDRWN
EA37705	EA FOR TR29151 & VAR01674	APPROVED
EA37843	EA FOR TR29150 SCHEDULE A	APPROVED
GPA00469	CHANGE IN GENERAL PLAN FROM RESIDENTIAL TO MANUFAC	WITHDRWN
GPA00470	CIRCULATION ELEMENT OF GENERAL PLAN AMENDMENT	WITHDRWN
GPA00507	AMEND WCVP FROM RES 2A TO COMMERCIAL	APPROVED
GPA00508	DELETE CALLE TOSCA FROM GP CIRCULATION STUDY	APPROVED
LLA05058	ADJUST LOT LINE TO CALLE TOSCA	APPROVED
LLA05170	ADJUST TWO CONTIGOUS LOT LINES	APPLIED



MT071815	TR29151-1 LOT 21	VOID
MT073068	TR29151-1 LOT 21, 22, 23, 24, 25	PAID
PP16104R1	ALLOW COMPLETION OF CLUBHOUSE 9 MOS AFTER 50TH DU	APPROVED
PP16104	RECREATIONAL FACILITIES FOR GOLF COURSE	APPROVED
PP19513	LANDSCAPE AND IRRGTION PLN FOR TR29151 ENTRY GATE	ABANDON
PP21729	FIVE UNIT MODEL HOME COMPLEX	APPROVED
PP21730	24 X 44 TEMPORARY SALES TRAILER	APPROVED
PP22411	FINAL SITE PLAN FOR TR29151	ABANDON
SBA05834	SETBACK ADJUST FOR TWO SFR'S PART OF TR29151	APPROVED
SP00311	SPECIFIC PLAN FOR A 38 ACRE BUSINESS PARK	WITHDRWN
TR29150M1	MODIFY CONDITIONS/MAINT STANDARDS W/PRIVATE ROADS	APPROVED
TR29150	SUBDVD 113 AC/257 SFR LOTS/ SCHD A	APPROVED
TR29151M1	MODIFY CONDITIONS/MAINT STANDARDS W/PRIVATE ROADS	APPROVED
TR29151M2	MODIFY PUBLIC STREETS TO PRIVATE STREETS	WITHDRWN
TR29151M3	DESIGN MANUAL FOR TR29151M1	WITHDRWN
TR29151	DIVIDE 36 AC INTO 105 RESIDENTIAL LOTS SCH A	APPROVED
UPH00387	UNIT PHASE MAP TR29151-1	APPROVED
UPH00388	UNIT PHASE MAP TR29151-2	APPROVED
UPH00389	UNIT PHASE MAP TR29151-3	APPROVED
VAR01674	REDUCE MINIMUM LOT SIZE IN THE R-T ZONE	WITHDRWN

REPORT PRINTED ON...Mon Feb 03 10:08:33 2014
Version 131127

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV13-02605/Regina Keyes
 IN RE: RDR SPRING

Property Address: 73534 Armand Way
 Thousand Palms CA 92276

Order Number: **30603**

Order Date: 1/2/2014

Dated as of: 1/2/2014

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. : 694-071-012-2

Assessments:	Land Value:	\$120,000.00
	Improvement Value:	\$226,000.00
	Exemption Value:	\$0.00
	Total Value:	\$346,000.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$2,409.58
Penalty	\$240.93
Status	NOT PAID-DELINQUENT
Second Installment	\$2,409.58
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)
Prior Delinquencies for tax defaulted year(s)	2010-2012
Redemption Amount	\$23,355.25
If paid by	01/31/2013
Redemption Amount	



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

Order Number: 30603

Reference: CV13-02605/Regi

If paid by

Document Type	Order Extending Plaintiff's Attachment Liens
Document No.	2013-0291291
Recorded	06/19/2013
Document Type	Notice of Order Providing One Year Extension of Attachment Liens Against Real Properties
Document No.	2013-0291292
Recorded	06/19/2013

A Notice of Administrative Proceedings by the	
City of	Thousand Palms
County of	Riverside
Recorded	07/22/2013
Document No.	2013-035107

A Release Recorded:	01/08/2014
Document No.	2014-0008654
of a Notice of Pendency Recorded	09/07/2012
Document No.	2012-0426370

NO OTHER EXCEPTIONS

DOC # 2013-0291291

06/19/2013 10:01A Fee:51.00

Page 1 of 13

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:
FDIC, as receiver for PALM
DESERT NATIONAL BANK

AND WHEN RECORDED MAIL TO:
SBEMP LLP
1800 E. Tahquitz Canyon Way
Palm Springs, CA 92262
Attn: Brent S. Clemmer, Esq.



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ORDER EXTENDING PLAINTIFF'S ATTACHMENT LIENS

Title of Document

APNs:

694-072-001, 694-072-002, 694-072-003, 694-072-004, 694-072-005, 694-072-006, 694-072-007,
 694-072-008, 694-072-009, 694-072-010, 694-072-011, 694-071-001, 694-060-003, 694-071-002,
 694-071-003, 694-071-004, 694-071-005, 694-071-006, 694-071-007, 694-071-008, 694-071-009,
 694-071-010, 694-071-011, 694-071-012, 694-071-017, 694-071-018, 693-230-012, 693-230-013,
 694-071-012, 694-071-013, 694-071-014, 694-071-015

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 03/2008)

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAY 19 2013

C. REGALADO

**IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE – INDIO DISTRICT**

FEDERAL DEPOSIT INSURANCE)
CORPORATION as Receiver for PALM)
DESERT NATIONAL BANK, A National)
Banking Association,)

Plaintiff(s),)

v.)

RICHARD A. WASSERMAN, an individual;)
SHENANDOAH SPRINGS DEVELOPMENT)
COMPANY, INC., a California corporation; R.)
A. WASSERMAN COMMERCIAL, INC., a)
California corporation; R.A. WASSERMAN)
CONSTRUCTION, INC., a California)
corporation; RDR SPRINGS, LLC, a California)
Limited Liability company, and DOES 1 to 100.)
Inclusive)

Defendants.)

CASE NO.: INC 085581

[Action Filed: 04/15/09

Case Assigned For All Purposes to Hon. David
Chapman, Dept. 2H]

~~PROPOSED~~ ORDER EXTENDING
PLAINTIFF'S ATTACHMENT LIENS

[Filed Concurrently With Notice Of Motion
And Motion For An Order Extending
Plaintiff's Attachment Liens; Memorandum Of
Points And Authorities In Support Thereof;
Declaration of Brent S. Clemmer; Request for
Judicial Notice; and Proposed Order]

DATE: June 19, 2013

TIME: 8:30 a.m.

DEPT: 2H

Following the hearing on the Motion brought by Plaintiff Federal Deposit Insurance
Corporation, as receiver for Palm Desert National Bank ("Plaintiff") pursuant to CCP Section

[PROPOSED] ORDER EXTENDING PLAINTIFF'S ATTACHMENT LIENS

2013-0831231
06/19/2013 10:01A
2 of 13



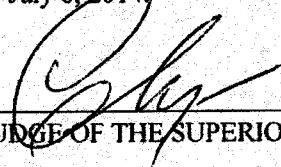
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488.510(b), and good cause appearing therefore:

IT IS HEREBY ORDERED that:

1. Plaintiff's Attachment Liens against the real property of Defendant RDR Springs, LLC (including but not limited to the real property described in Exhibit "A" attached hereto and incorporated herein by this reference) are hereby extended for the period of one year, from July 6, 2013 to July 6, 2014; and
2. Plaintiff's Attachment Liens against the real property of Defendant Shenandoah Springs Development Company (including but not limited to the real property described in Exhibit "A" attached hereto and incorporated herein by this reference) are hereby extended for the period of one year, from July 6, 2013 to July 6, 2014.

DATE: 6-19-13



JUDGE OF THE SUPERIOR COURT

2013-0291291
06/19/2013 10:01A
3 of 13



EXHIBIT "A"

RDR SPRINGS, LLC

1. APN: 694-071-012

LOT 21 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73534 Armand Way, Thousand Palms, CA 92276

2. APN: 694-071-013

LOT 22 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73548 Armand Way, Thousand Palms, CA 92276

3. APN: 694-071-014

LOT 23 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73562 Armand Way, Thousand Palms, CA 92276

4. APN: 694-071-015

LOT 24 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73576 Armand Way, Thousand Palms, CA 92276

SHENANDOAH SPRINGS DEVELOPMENT COMPANY, INC.

5. APN: 694-071-001

LOT 20 OF TRACT NO. 33018, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[no address available]



EXHIBIT "A"

6. APN: 694-071-002

LOT 11 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73637 Armand Way, Thousand Palms, CA 92276

7. APN: 694-071-003

LOT 12 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73623 Armand Way, Thousand Palms, CA 92276

8. APN: 694-071-004

LOT 13 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73609 Armand Way, Thousand Palms, CA 92276

9. APN: 694-071-005

LOT 14 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73599 Armand Way, Thousand Palms, CA 92276

10. APN: 694-071-006

LOT 15 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73581 Armand Way, Thousand Palms, CA 92276



EXHIBIT "A"

11. APN: 694-071-007

LOT 16 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73567 Armand Way, Thousand Palms, CA 92276

12. APN: 694-071-008

LOT 17 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73553 Armand Way, Thousand Palms, CA 92276

13. APN: 694-071-009

LOT 18 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73539 Armand Way, Thousand Palms, CA 92276

14. APN: 694-071-010

LOT 19 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73525 Armand Way, Thousand Palms, CA 92276

15. APN: 694-071-011

LOT 20 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73520 Armand Way, Thousand Palms, CA 92276



EXHIBIT "A"

16. APN: 694-071-017

LOT 26 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73604 Armand Way, Thousand Palms, CA 92276

17. APN: 694-071-018

LOT C OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

[no address available]

18. APN: 694-072-001

LOT 1 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34361 Thomas Ct., Thousand Palms, CA 92276

19. APN: 694-072-002

LOT 2 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34335 Thomas Ct., Thousand Palms, CA 92276

20. APN: 694-072-003

LOT 3 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34314 Thomas Ct., Thousand Palms, CA 92276



EXHIBIT "A"

21. APN: 694-072-004

LOT 4 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34340 Thomas Ct., Thousand Palms, CA 92276

22. APN: 694-072-005

LOT 5 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34366 Thomas Ct., Thousand Palms, CA 92276

23. APN: 694-072-006

LOT 6 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73721 Armand Way, Thousand Palms, CA 92276

24. APN: 694-072-007

LOT 7 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73707 Armand Way, Thousand Palms, CA 92276

25. APN: 694-072-008

LOT 8 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73693 Armand Way, Thousand Palms, CA 92276



EXHIBIT "A"

26. APN: 694-072-009

LOT 9 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73679 Armand Way, Thousand Palms, CA 92276

27. APN: 694-072-010

LOT 10 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73665 Armand Way, Thousand Palms, CA 92276

28. APN: 694-072-011

LOTS D AND E OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK
392, PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

[no address available]

29. APN: 694-060-003

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4
SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, THAT IS
2.66 ACRES, MORE OR LESS, WHICH LIES NORTHERLY OF THE
NORTHEASTERLY LINE OF THE PORTION CONVEYED TO THE STATE OF
CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 13
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[no address available]

30. APN: 693-230-012

LOT 27 OF TRACT NO. 33018, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[no address available]



EXHIBIT "A"

31. APN: 693-230-013

LOT 27 OF TRACT NO. 29151-1. AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

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PROOF OF SERVICE
CCP §§ 1011, 1013, 1013a

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

I, the undersigned, am employed in the County of Riverside, California, am over the age of 18 years and not a party to this lawsuit. My business address is 1800 East Tahquitz Canyon., Palm Springs, California 92262. On May 15, 2013, I served or caused to be served the foregoing document described as: **[PROPOSED] ORDER EXTENDING PLAINTIFF'S ATTACHMENT LIENS** on all interested parties in this action as follows:

SEE ATTACHED SERVICE LIST

- BY MAIL:**
I deposited such document in a sealed envelope with postage fully prepaid, in the mail at Palm Springs, California.
- BY OVERNIGHT DELIVERY:**
I caused such document to be delivered overnight from Palm Springs, California, to the business address maintained by the above person(s) as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party.
- BY FACSIMILE:**
I transmitted such document by facsimile from Palm Springs, California, to the facsimile machine maintained by the above person(s) at (XXX) XXX-XXXX as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party.
- BY PERSONAL SERVICE:**
I caused such document to be delivered by messenger from Palm Springs, California, to the business address maintained by the above person(s) as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party. [or] I delivered such envelope by hand in open court to the addressee.
- VIA ELECTRONIC MAIL:** Service by facsimile was made either pursuant to a Court Order, pursuant to an agreement between the parties permitting the same, or as a professional courtesy in addition to other proper service. The electronic mail was sent to an electronic mail address maintained by the person(s) on whom the document(s) is/are served as last given by that/those person(s). I personally requested a "read receipt" for this electronic mail message, and, unless disallowed by the recipient, received the same.
- BY MESSENGER SERVICE.** I caused such envelope to be delivered by hand via Messenger Service to the offices of the addressee.

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

Executed on May 15, 2013, at Palm Springs, California.



ERIKA GARDUNO

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SERVICE LIST
FDIC f/k/a PALM DESERT NATIONAL BANK . WASSERMAN, et al.
INC 0585581

<u>SHENANDOAH SPRINGS DEVELOPMENT CO. INC.</u> 72877 Dinah Shore Dr., Suite 103 Rancho Mirage, CA 92270	In Pro Per
<u>SHENANDOAH SPRINGS DEVELOPMENT CO. INC.</u> 32610 Desert Moon Drive Thousand Palms, CA 92276	In Pro Per
<u>RDR SPRINGS, LLC</u> 72877 Dinah Shore Dr., Suite 103 Rancho Mirage, CA 92270	In Pro Per
<u>RDR SPRINGS, LLC</u> 32610 Desert Moon Drive Thousand Palms, CA 92276	In Pro Per

[PROPOSED] ORDER EXTENDING PLAINTIFF'S ATTACHMENT LIENS

2013-08291291
06/19/2013 10:01A
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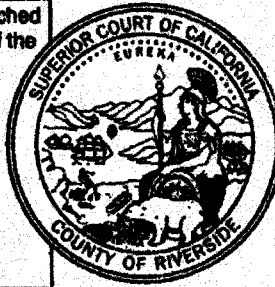
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"CERTIFIED COPY"

Each document to which this certificate is attached
is certified to be a full, true and correct copy of the
original on file and of record in my office.

Superior Court of California
County of Riverside

By C. Regalado
DEPUTY

Dated: 6/19/13



Certification must be in red to be a
"CERTIFIED COPY"



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DOC # 2013-0291292

06/19/2013 10:01A Fee:63.00

Page 1 of 17

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:
FDIC, as receiver for PALM
DESERT NATIONAL BANK



AND WHEN RECORDED MAIL TO:
SBEMP LLP
1800 E. Tahquitz Canyon Way
Palm Springs, CA 92262
Attn: Brent S. Clemmer, Esq.

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NOTICE OF ORDER PROVIDING ONE YEAR EXTENSION OF ATTACHMENT LIENS AGAINST REAL PROPERTIES

OF SHENANDOAH SPRINGS DEVELOPMENT COMPANY, INC. AND RDR SPRINGS, LLC

Title of Document

APNs:

694-072-001, 694-072-002, 694-072-003, 694-072-004, 694-072-005, 694-072-006,
 694-072-007, 694-072-008, 694-072-009, 694-072-010, 694-072-011, 694-071-001,
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 694-071-017, 694-071-018, 693-230-012, 693-230-013, 694-071-012, 694-071-013,
 694-071-014, 694-071-015

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(\$3:00 Additional Recording Fee Applies)

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David L. Baron, Esq. (SBN 105213)
Brent S. Clemmer, Esq. (SBN 179722)
SLOVAK BARON EMPEY MURPHY & PINKNEY LLP
1800 East Tahquitz Canyon Way
Palm Springs, California 92262
clemmer@sbemp.com
Telephone (760) 322-2275
Facsimile (760) 322-2107

Attorneys for Plaintiff, FEDERAL DEPOSIT INSURANCE CORPORATION
as receiver for Palm Desert National Bank

**IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE – INDIO DISTRICT**

FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for PALM DESERT NATIONAL BANK, A National Banking Association,

Plaintiff(s),

v.

RICHARD A. WASSERMAN, an individual;
SHENANDOAH SPRINGS DEVELOPMENT COMPANY, INC., a California corporation; R. A. WASSERMAN COMMERCIAL, INC., a California corporation; R.A. WASSERMAN CONSTRUCTION, INC., a California corporation; RDR SPRINGS, LLC, a California Limited Liability company, and DOES 1 to 100, Inclusive

Defendants.

CASE NO.: INC 085581
[Action Filed: 04/15/09
Case Assigned For All Purposes to Hon. David Chapman, Dept. 2H]

NOTICE OF ORDER PROVIDING ONE YEAR EXTENSION OF ATTACHMENT LIENS AGAINST REAL PROPERTIES OF SHENANDOAH SPRINGS DEVELOPMENT COMPANY, INC. AND RDR SPRINGS, LLC

ATTACHMENT LIEN EXTENDED DATE: July 6, 2014

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP
1800 E. Tahquitz Canyon Way
Palm Springs, CA 92262

2013-00291292
06/18/2013 10:01A
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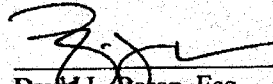
TO SHENANDOAH SPRINGS DEVELOPMENT COMPANY, INC., RDR SPRINGS, LLC AND ALL OTHER INTERESTED PARTIES, NOTICE IS HEREBY GIVEN that on June 19, 2013, the Court in the above entitled action issued an Order Extending Plaintiff Federal Deposit Insurance Corporation, as receiver for Palm Desert National Bank, A National Banking Association's ("Plaintiff") Attachment Liens against the real properties of Shenandoah Springs Development Company, Inc. and RDR Springs, LLC for a period of one year through and including **July 6, 2014**. A true and correct copy of said Order is attached hereto as Exhibit "A" and incorporated herein by this reference.

Respectfully submitted,

DATE: June 19, 2013

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP

By:



David L. Baron, Esq.

Brent S. Clemmer, Esq.

Attorneys for Plaintiff Federal Deposit Insurance Corporation as receiver for Palm Desert National Bank

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP
1800 E. Tabiquiz Canyon Way
Palm Springs, CA 92262

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EXHIBIT

A



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FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAY 19 2013

C. REGALADO

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**IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE – INDIO DISTRICT**

FEDERAL DEPOSIT INSURANCE)
CORPORATION as Receiver for PALM)
DESERT NATIONAL BANK, A National)
Banking Association,)

Plaintiff(s),)

v.)

RICHARD A. WASSERMAN, an individual;)
SHENANDOAH SPRINGS DEVELOPMENT)
COMPANY, INC., a California corporation; R.)
A. WASSERMAN COMMERCIAL, INC., a)
California corporation; R.A. WASSERMAN)
CONSTRUCTION, INC., a California)
corporation; RDR SPRINGS, LLC, a California)
Limited Liability company, and DOES 1 to 100,)
Inclusive)

Defendants.)

CASE NO.: INC 085581
[Action Filed: 04/15/09
Case Assigned For All Purposes to Hon. David
Chapman, Dept. 2H]

~~PROPOSED~~ ORDER EXTENDING
PLAINTIFF'S ATTACHMENT LIENS

[Filed Concurrently With Notice Of Motion
And Motion For An Order Extending
Plaintiff's Attachment Liens; Memorandum Of
Points And Authorities In Support Thereof;
Declaration of Brent S. Clemmer; Request for
Judicial Notice; and Proposed Order]

DATE: June 19, 2013
TIME: 8:30 a.m.
DEPT: 2H

Following the hearing on the Motion brought by Plaintiff Federal Deposit Insurance Corporation, as receiver for Palm Desert National Bank ("Plaintiff") pursuant to CCP Section

[PROPOSED] ORDER EXTENDING PLAINTIFF'S ATTACHMENT LIENS

2013-0291292
06/19/2013 10:16:16
5 of 17





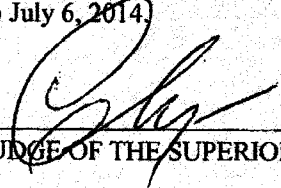
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488.510(b), and good cause appearing therefore:

IT IS HEREBY ORDERED that:

1. Plaintiff's Attachment Liens against the real property of Defendant RDR Springs, LLC (including but not limited to the real property described in Exhibit "A" attached hereto and incorporated herein by this reference) are hereby extended for the period of one year, from July 6, 2013 to July 6, 2014; and
2. Plaintiff's Attachment Liens against the real property of Defendant Shenandoah Springs Development Company (including but not limited to the real property described in Exhibit "A" attached hereto and incorporated herein by this reference) are hereby extended for the period of one year, from July 6, 2013 to July 6, 2014.

DATE: 6-19-13



 JUDGE OF THE SUPERIOR COURT

2013-0291292
06/19/2013 10:01A
6 of 17



EXHIBIT "A"

RDR SPRINGS, LLC

1. APN: 694-071-012

LOT 21 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73534 Armand Way, Thousand Palms, CA 92276

2. APN: 694-071-013

LOT 22 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73548 Armand Way, Thousand Palms, CA 92276

3. APN: 694-071-014

LOT 23 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73562 Armand Way, Thousand Palms, CA 92276

4. APN: 694-071-015

LOT 24 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73576 Armand Way, Thousand Palms, CA 92276

SHENANDOAH SPRINGS DEVELOPMENT COMPANY, INC.

5. APN: 694-071-001

LOT 20 OF TRACT NO. 33018, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[no address available]



EXHIBIT "A"

6. APN: 694-071-002

LOT 11 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73637 Armand Way, Thousand Palms, CA 92276

7. APN: 694-071-003

LOT 12 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73623 Armand Way, Thousand Palms, CA 92276

8. APN: 694-071-004

LOT 13 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73609 Armand Way, Thousand Palms, CA 92276

9. APN: 694-071-005

LOT 14 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73599 Armand Way, Thousand Palms, CA 92276

10. APN: 694-071-006

LOT 15 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73581 Armand Way, Thousand Palms, CA 92276



EXHIBIT "A"

11. APN: 694-071-007

LOT 16 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73567 Armand Way, Thousand Palms, CA 92276

12. APN: 694-071-008

LOT 17 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73553 Armand Way, Thousand Palms, CA 92276

13. APN: 694-071-009

LOT 18 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73539 Armand Way, Thousand Palms, CA 92276

14. APN: 694-071-010

LOT 19 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73525 Armand Way, Thousand Palms, CA 92276

15. APN: 694-071-011

LOT 20 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73520 Armand Way, Thousand Palms, CA 92276



EXHIBIT "A"

16. APN: 694-071-017

LOT 26 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73604 Armand Way, Thousand Palms, CA 92276

17. APN: 694-071-018

LOT C OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

[no address available]

18. APN: 694-072-001

LOT 1 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34361 Thomas Ct., Thousand Palms, CA 92276

19. APN: 694-072-002

LOT 2 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34335 Thomas Ct., Thousand Palms, CA 92276

20. APN: 694-072-003

LOT 3 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34314 Thomas Ct., Thousand Palms, CA 92276



EXHIBIT "A"

21. APN: 694-072-004

LOT 4 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34340 Thomas Ct., Thousand Palms, CA 92276

22. APN: 694-072-005

LOT 5 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 34366 Thomas Ct., Thousand Palms, CA 92276

23. APN: 694-072-006

LOT 6 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73721 Armand Way, Thousand Palms, CA 92276

24. APN: 694-072-007

LOT 7 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73707 Armand Way, Thousand Palms, CA 92276

25. APN: 694-072-008

LOT 8 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73693 Armand Way, Thousand Palms, CA 92276



EXHIBIT "A"

26. APN: 694-072-009

LOT 9 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73679 Armand Way, Thousand Palms, CA 92276

27. APN: 694-072-010

LOT 10 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

Commonly known as 73665 Armand Way, Thousand Palms, CA 92276

28. APN: 694-072-011

LOTS D AND E OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK
392, PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

[no address available]

29. APN: 694-060-003

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4
SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, THAT IS
2.66 ACRES, MORE OR LESS, WHICH LIES NORTHERLY OF THE
NORTHEASTERLY LINE OF THE PORTION CONVEYED TO THE STATE OF
CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 13
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[no address available]

30. APN: 693-230-012

LOT 27 OF TRACT NO. 33018. AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[no address available]



EXHIBIT "A"

31. APN: 693-230-013

LOT 27 OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392,
PAGES 71 THROUGH 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

[no address available]

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2013-0291292
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13 of 17

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PROOF OF SERVICE
CCP §§ 1011, 1013, 1013a

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

I, the undersigned, am employed in the County of Riverside, California, am over the age of 18 years and not a party to this lawsuit. My business address is 1800 East Tahquitz Canyon., Palm Springs, California 92262. On May 15, 2013, I served or caused to be served the foregoing document described as: **[PROPOSED] ORDER EXTENDING PLAINTIFF'S ATTACHMENT LIENS** on all interested parties in this action as follows:

SEE ATTACHED SERVICE LIST

- BY MAIL:**
I deposited such document in a sealed envelope with postage fully prepaid, in the mail at Palm Springs, California.
- BY OVERNIGHT DELIVERY:**
I caused such document to be delivered overnight from Palm Springs, California, to the business address maintained by the above person(s) as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party.
- BY FACSIMILE:**
I transmitted such document by facsimile from Palm Springs, California, to the facsimile machine maintained by the above person(s) at (XXX) XXX-XXXX as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party.
- BY PERSONAL SERVICE:**
I caused such document to be delivered by messenger from Palm Springs, California, to the business address maintained by the above person(s) as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party. **[or] I delivered such envelope by hand in open court to the addressee.**
- VIA ELECTRONIC MAIL:** Service by facsimile was made either pursuant to a Court Order, pursuant to an agreement between the parties permitting the same, or as a professional courtesy in addition to other proper service. The electronic mail was sent to an electronic mail address maintained by the person(s) on whom the document(s) is/are served as last given by that/those person(s). I personally requested a "read receipt" for this electronic mail message, and, unless disallowed by the recipient, received the same.
- BY MESSENGER SERVICE.** I caused such envelope to be delivered by hand via Messenger Service to the offices of the addressee.

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

Executed on May 15, 2013, at Palm Springs, California.



ERIKA GARDUNO

2013-0291292
06/19/2013 10:01A
14 of 17



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SERVICE LIST
FDIC f/k/a PALM DESERT NATIONAL BANK . WASSERMAN, et al.
INC 0585581

<u>SHENANDOAH SPRINGS DEVELOPMENT CO. INC.</u> 72877 Dinah Shore Dr., Suite 103 Rancho Mirage, CA 92270	In Pro Per
<u>SHENANDOAH SPRINGS DEVELOPMENT CO. INC.</u> 32610 Desert Moon Drive Thousand Palms, CA 92276	In Pro Per
<u>RDR SPRINGS, LLC</u> 72877 Dinah Shore Dr., Suite 103 Rancho Mirage, CA 92270	In Pro Per
<u>RDR SPRINGS, LLC</u> 32610 Desert Moon Drive Thousand Palms, CA 92276	In Pro Per

2013-0291292
06/19/2013 16:01h
15 of 17

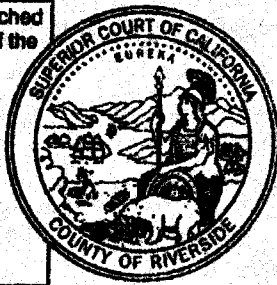


This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate is attached
is certified to be a full, true and correct copy of the
original on file and of record in my office.

Superior Court of California
County of Riverside

By C. Legado
 DEPUTY
Dated: 6/19/13



Certification must be in red to be a
"CERTIFIED COPY"



2013-0291292
06/19/2013 10:01A
16 of 17

PROOF OF SERVICE
CCP §§ 1011, 1013, 1013a

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

I, the undersigned, am employed in the County of Riverside, California, am over the age of 18 years and not a party to this lawsuit. My business address is 1800 East Tahquitz Canyon Way, Palm Springs, California 92262. On June 19, 2013, I served or caused to be served the foregoing document described as: **NOTICE OF ORDER PROVIDING ONE YEAR EXTENSION OF ATTACHMENT LIENS AGAINST REAL PROPERTIES OF SHENANDOAH SPRINGS DEVELOPMENT COMPANY, INC. AND RDR SPRINGS, LLC** on all interested parties in this action as follows:

<u>SHENANDOAH SPRINGS DEVELOPMENT CO. INC.</u> 72877 Dinah Shore Dr., Suite 103 Rancho Mirage, CA 92270	In Pro Per
<u>SHENANDOAH SPRINGS DEVELOPMENT CO. INC.</u> 32610 Desert Moon Drive Thousand Palms, CA 92276	In Pro Per
<u>RDR SPRINGS, LLC</u> 72877 Dinah Shore Dr., Suite 103 Rancho Mirage, CA 92270	In Pro Per
<u>RDR SPRINGS, LLC</u> 32610 Desert Moon Drive Thousand Palms, CA 92276	In Pro Per

BY MAIL: I deposited such document in a sealed envelope with postage fully prepaid, in the mail at Palm Springs, California.

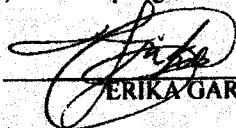
BY OVERNIGHT DELIVERY: I caused such document to be delivered overnight from Palm Springs, California, to the business address maintained by the above person(s) as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party.

BY PERSONAL SERVICE: I caused such document to be delivered by messenger from Palm Springs, California, to the business address maintained by the above person(s) as last indicated by that person on a document that he or she has filed in the above-entitled cause and served on this party. [or] I delivered such envelope by hand in open court to the addressee.

BY MESSENGER SERVICE. I caused such envelope to be delivered by hand via Messenger Service to the offices of the addressee.

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

Executed on June 19, 2013, at Palm Springs, California.


ERIKA GARDUNO

SLOVAK BARON EMPEY MURPHY & PINKNEY LLP
1800 E. Tahquitz Canyon Way
Palm Springs, CA 92262

2013-0291292
06/19/2013 10:04
17 of 17



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 # 2013-0351073

07/22/2013 08:45A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV13-02605

RDR Spring c/o David Brudvik)

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: 73534 Armand Way, Thousand Palms, Ca 92276

PARCEL #: 694-071-012

LEGAL DESCRIPTION: .17 Acres M/L IN Lot 21 MB 392/071 TR 29151-1 Sec 29 T4SR6E

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

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By:
 Dave Lawless, Code Enforcement Department

Dated: July 17, 2013

ACKNOWLEDGEMENT

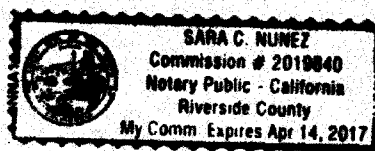
State of California)
 County of Riverside)

On 7/17/13 before me, Sara C. Nunez, 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.

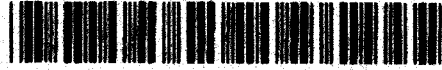
WITNESS my hand and official seal.

Commission # 2019840 Comm. Expires April 14, 2017



County of Riverside
 Code Enforcement: Administration
 4080 Lemon St., 12th floor
 Riverside, CA. 92501
 ATTN: Liens/Releases Dept.
 When recorded please mail to:
 Mail Stop# 1083

DOC # 2014-0008654
 01/08/2014 02:56P Fee:23.00
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

23



APN: 694-071-012
 OWNER OF RECORD: RDR SPRING
 SITUS ADDRESS: 73534 ARMAND WAY, THOUSAND PALMS CA
 LEGAL DESCRIPTION: .17 ACRES M/L IN LOT 21 MB 392/071 TR 29151-1

Case No. CV11-05421 Instrument Number 2012-0426370

The NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

BY: Valerie Lam
 Valerie Lam
 TLMA Administration

ACKNOWLEDGMENT

State of California)
 County of Riverside) SS

On 1-8-14 before me, Angela Sarmiento, Notary Public, personally appeared Valerie Lam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Angela Sarmiento (Seal)





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

Lot Book Report

Order Number: **29025**

Customer:

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

Order Date: 6/20/2013

Dated as of: 6/17/2013

County Name: Riverside

Attr: Brent Steele
Reference: CV13-02605 / SNunez/HHerrera
IN RE: RDR SPRINGS LLC

FEE(s):
Report: \$120.00

Property Address: 73534 Armand Way
Thousand Palms CA 92276

Assessor's Parcel No. : 694-071-012-2

Assessments:

Land Value:	\$120,000.00
Improvement Value:	\$225,000.00
Exemption Value:	\$0.00
Total Value:	\$345,000.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$2,304.06
Penalty	\$230.39
Status	NOT PAID-DELINQUENT
Second Installment	\$2,304.06
Penalty	\$267.89
Status	NOT PAID-DELINQUENT



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

Order Number: 29025
Reference: CV13-02605 / SN

Property Vesting

The last recorded document transferring title of said property

Dated	05/14/2007
Recorded	04/04/2007
Document No.	2007-0229152
D.T.T.	\$825.00
Grantor	Shenandoah Springs Development Company, Inc.
Grantee	RDR Springs LLC, a California limited liability company

Affects Property in Question and Other Property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	12/30/2005
Recorded	02/03/2006
Document No.	2006-0088784
Amount	\$4,972,449.88
Trustor	Shenandoah Springs, Development Company, Inc., a California corporation
Trustee	Lawyers Title Company, a California corporation
Beneficiary	Shenandoah Springs, LLC, a California limited liability company

Position No.	2nd
A Security Agreement Deed of trust Dated	03/14/2007
Recorded	04/04/2007
Document No.	2007-0229153
Amount	\$2,600,000.00
Trustor	RDR Springs, LLC, a California limited liability company
Trustee	First American Title Company



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

Order Number: 29025
Reference: CV13-02605 / SN

Beneficiary	Sterling Bank and Trust, FSB, a federal savings bank
Notice of Default Recorded	07/10/2009
Document No.	2009-0358375
Substitution of Trustee Recorded	10/29/2009
Document No.	2009-0560447
Trustee	Fidelity National Title Company

Additional Information

A Notice of Pending Action filed in the	Superior Court of California, County of Riverside
Case No.	INC 081094
Recorded	10/22/2008
Document No.	2008-0564964
Plaintiff	Teserra
Defendant	Shenandoah Springs Development, Inc., RA Wasserman Constructions, Inc., RDR, LLC, Sterling Bank and Trust FSB, 1st Centennial Bank, Shenandoah Springs, LLC, et al

Document Type	Notice of Attachment
Document No.	2009-0541484
Recorded	10/20/2009
Document Type	Notice of Order Providing One Year Extension of Attachment Liens
Document No.	2012-0292338
Recorded	06/25/2012

A Notice of Administrative Proceedings by the	
City of	Thousand Palms
County of	Riverside
Recorded	09/07/2012
Document No.	2012-0426370



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

Order Number: 29025

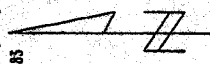
Reference: CV13-02605 / SN

Legal Description

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

LOTS 21 THROUGH 25 INCLUSIVE OF TRACT NO. 29151-1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 392, PAGES 71 THROUGH 75 OF MAPS, RECORDS FROM THE COUNTY RECORDER OF SAID COUNTY.

694-07
653-85



1" = 100'
ANGLE = 0

T.R.A. 061-165

POR. NE 29 T. 4S., R. 6E

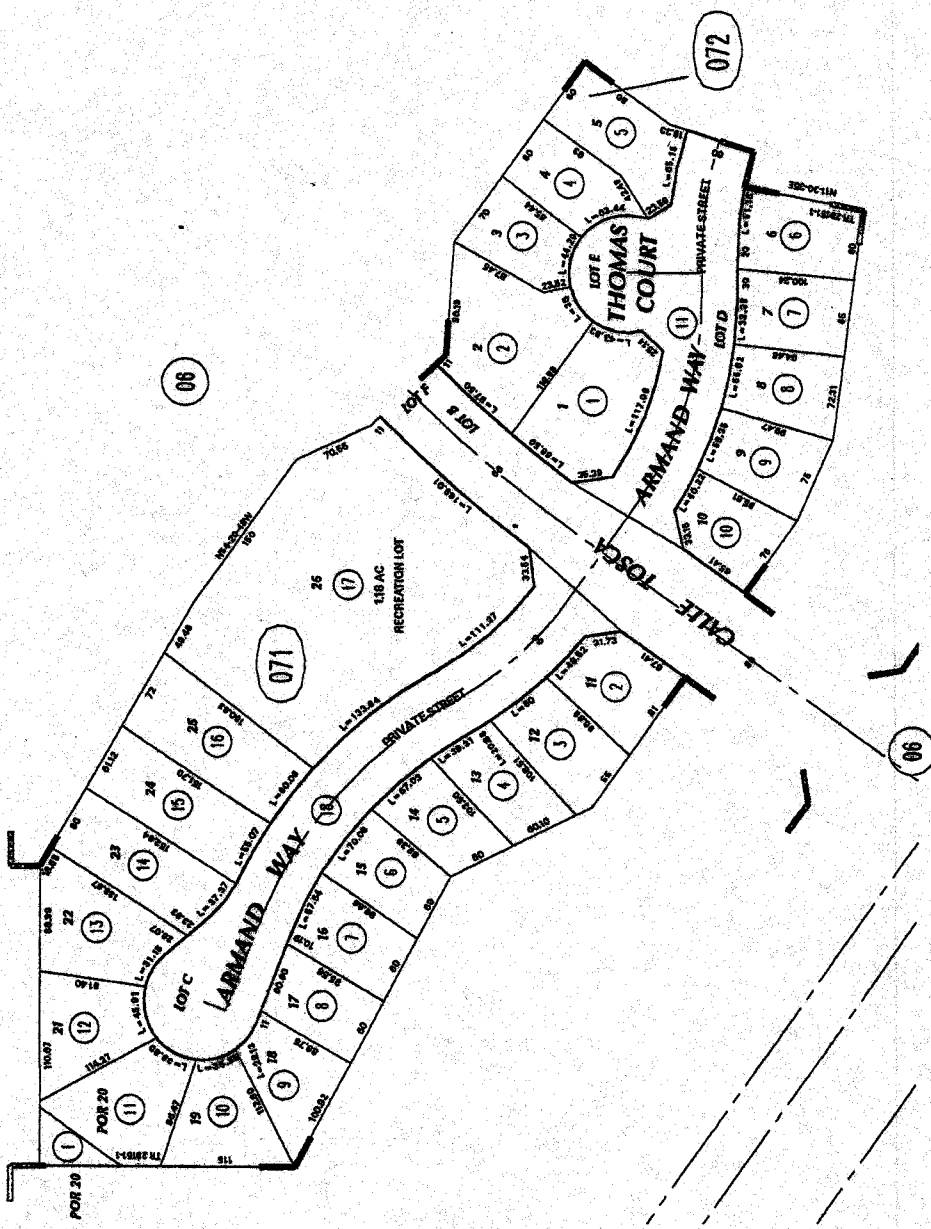
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSessor'S PARCEL MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

OCT 10 2007

ASSESSOR'S MAP BK694 PG. 07
Riverside County, Calif.

NS 392/71-75 TRACT NO 29151-1

Aug 2007

Recording Requested By

First American Title NWS
RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 9945-CAP
Title Order No. 1971797

When Recorded Mail Document
and Tax Statement To:
David Brudvik
7266 Edinger Avenue
Huntington Beach, CA 92647

DOC # 2007-0229152
04/04/2007 08:00 Fee:33.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry H. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	A	L	465	426	PCO	REG	SMF	NCHG	EXAM

22-0229152
27/07/07

APN: 653-830-0128
TRA NO.: 061-165

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

33
1
043

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$825.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Thousand Palms

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Shenandoah Springs Development Company, Inc.

hereby GRANT(S) to RDR Springs LLC, a California limited liability company

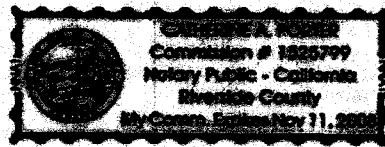
the following described real property in the ~~City of Thousand Palms~~
County of Riverside, State of California:
COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

DATED: March 14, 2007

STATE OF CALIFORNIA
COUNTY OF Riverside
ON 3-27-07 before me,
Catherine H. Barrett personally appeared
Ronald Satrien

Shenandoah Springs Development Company, Inc.
By: [Signature]
Ronald Satrien, President

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



Witness my hand and official seal.

Signature [Signature]

** A NOTARY PUBLIC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 7/56)

GRANT DEED

Public Record



ST. JOHN'S UNIVERSITY
NEW YORK, N.Y.

MEMORANDUM

TO: THE BOARD OF TRUSTEES
FROM: THE PRESIDENT
SUBJECT: [Illegible]

ST. JOHN'S UNIVERSITY

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: CATHERINE A. PORTER
DATE COMMISSION EXPIRES: NOVEMBER 11, 2008
COUNTY WHERE BOND IS FILED: RIVERSIDE COUNTY
COMMISSION NUMBER: 1525799
VENDOR NO: NNA1
PLACE OF EXECUTION: RIVERSIDE, CALIFORNIA
DATE: March 30, 2007

SIGNATURE:



FIRST AMERICAN TITLE INSURANCE COMPANY

356 Glean M. Perrell Atty @ law

Recording Requested By
and When Recorded Mail to:

DOC # 2009-0358375

07/10/2009 08:00A Fee:21.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Fidelity National Title Company
135 Main St. Ste.1900
San Francisco, CA 94105



Trustee Sale No: 09-00537-40
Loan No: 1384-31043 RDR Springs

S	R	U	PAGE	SIZE	DA	MISC	LONG	RPD	COPY
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NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

C
051

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$1,768,799.50 as of July 2, 2009, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:



**Recording Requested By
First American Title NHS**

**RECORDING REQUESTED BY
First American Title Company
AND WHEN RECORDED MAIL TO:
Shenandoah Springs, LLC
7266 Edinger Avenue
Suite L
Huntington Beach, CA 91647**

**DOC # 2006-0088784
02/03/2006 08:00 Fee:46.00
Page 1 of 11
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder**



**APN: 653-250-000-4 TRA: 061-165
Escrow No: 09600350-906-1LC
Title No: NHRV-2194061**

M	S	U	PAGE	AGE	QA	PCOR	NECOR	BMF	MISC.
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22-1908612

**DEED OF TRUST WITH ASSIGNMENT OF RENTS (SHORT FORM)
DOCUMENT TITLE**

SEPARATE PAGE - PURSUANT TO GOVERNMENT CODE 27361.6

Public Record

RECORDING REQUESTED BY
First American Title Company
AND WHEN RECORDED MAIL TO:
Shenandoah Springs, LLC
7266 Edinger Avenue
Suite L
Huntington Beach, CA 92647

APN: 653-258-000-4 TRA: 061-165
Escrow No: 09600350-906-1LC
Title No: NHRV-2194061

Space above this line for Recorder's use

DEED OF TRUST WITH ASSIGNMENT OF RENTS (SHORT FORM)

This DEED OF TRUST, made December 30, 2005 , between Shenandoah Springs Development Company, Inc., a California corporation, herein called TRUSTOR, whose address is: 7266 Edinger Avenue, Suite L, Huntington Beach, CA 92647 LAWYERS TITLE COMPANY, a California corporation, herein called TRUSTEE, and Shenandoah Springs, LLC, a California limited liability company herein called BENEFICIARY, Trustor Irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale, that property in the City of County of Riverside, California, described as:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Individual Lot Release - The parties agreed that this Second Deed of Trust does allow for individual lot releases on a par value.

Commonly known as: 98SFLts/Tr29151-1;TTM-2,ptn-3, Thousand Palms, CA

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of ~~\$4,972,449.88~~ with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

Escrow No.: 09600350-906-11C

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain ~~Writless~~ Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain ~~Writless~~ Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1289	356	Kings	838	713	Placer	1528	379	Sierra	38	187
Alpine	3	130-34	Lake	437	110	Plumas	166	1307	Shelby	906	762
Amador	133	438	Lassen	192	367	Riverside	3788	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2887	427
Calaveras	185	338	Nadera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Napa	1849	122	San Bernardino	6213	768	Sutter	636	585
Contra Costa	4684	1	Nevada	90	483	San Francisco	A-884	596	Tehama	457	185
Del Norte	101	549	Maricopa	667	89	San Joaquin	2855	283	Trenton	108	395
El Dorado	704	635	Maricopa	1669	753	San Luis Obispo	1311	137	Tulare	2330	108
Fresno	5852	623	Modoc	191	93	San Mateo	4788	175	Tuolumne	177	160
Glenn	469	76	Monro	89	382	Shasta Butte	2055	881	Ventura	2897	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yuba	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607			
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	38	San Diego	SERIES 5 book 1964, Page 148774				

Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties are printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by laws.

The foregoing assignment of rents is absolute unless initialed here, in which case, the assignment serves as additional security.

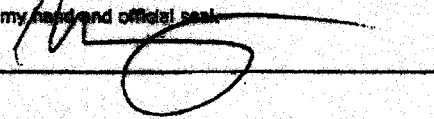
The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at this address hereinbefore set forth.

Shenandoah Springs Development Company, Inc., a California corporation

By: 
 Ronald Edwards
 Its: President

STATE OF CALIFORNIA }
 COUNTY OF Riverside } SS: Mark Strongin
 On 7-1-06 before me,
 a Notary Public, personally appeared Ronald Edwards

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

WITNESS my hand and official seal:
 Signature 



(This area for official notarial seal)





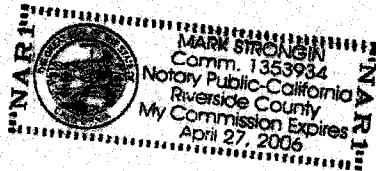
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside } ss.

On 2-1-06 before me, Mark Strongin
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Ronald Edwards
Name(s) of Signer(s)

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

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



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

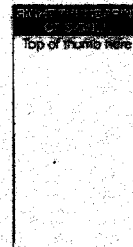
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

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

Signer Is Representing: _____



LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL A:

LOTS 1 THROUGH 27, TOGETHER WITH LETTERED LOTS A THROUGH F OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392 PAGE(S) 71 THROUGH 75, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

TENTATIVE TRACT NO. 29151-2, BEING A SUBDIVISION OF A PORTION OF THE FOLLOWING:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, WHICH LIES NORTHERLY OF THE NORTHEASTERLY LINE OF THE PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 13 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE NORTHEASTERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 113 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY LINE, 260 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE, TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

PARCEL C:

TENTATIVE TRACT NO. 29151-3, BEING A SUBDIVISION OF A PORTION OF THE FOLLOWING:

PARCEL 1: (653-250-009)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, WHICH LIES NORTHERLY OF THE NORTHEASTERLY LINE OF THE PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 13 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE NORTHEASTERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 113 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY LINE,

First American Title



260 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE, TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS OF WHATEVER NATURE, AS RESERVED BY PHILIP EISON, A SINGLE MAN, AND MAX ALTMAN, A WIDOWER, IN DOCUMENT RECORDED JUNE 8, 1960 AS INSTRUMENT NO. 60247 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (653-270-001)

INTENTIONALLY DELETED.

PARCEL D:

INTENTIONALLY DELETED.

APN: ~~653-250-009 and 653-170-034 and 653-270-001~~

First American Title

Public Records

CERTIFICATION

Under the provisions of Government Code 27364.71 I certify under the penalty of perjury that the following is a true copy of the original wording found in the attached document.

(Print or Type the page number(s) and Wording below):

" See Attached Document For Clarity "

DATE : FEB 03 2006 /

SIGNATURE : 

RECORDING REQUESTED BY
First American Title Company
AND WHEN RECORDED MAIL TO:
Shenandoah Springs, LLC
7266 Edinger Avenue
Suite L
Huntington Beach, CA 92647

Attached for clarity

APN: 659-250-009-4 TRS: 061-165
Escrow No: 00600350-006-1LC
Title No: NHRV-2194001

Space above this line for Recorder's use

DEED OF TRUST WITH ASSIGNMENT OF RENTS (SHORT FORM)

This DEED OF TRUST, made December 30, 2005, between Shenandoah Springs Development Company, Inc., a California corporation, herein called TRUSTOR, whose address is: 7266 Edinger Avenue, Suite L, Huntington Beach, CA 92647 LAWYERS TITLE COMPANY, a California corporation, herein called TRUSTEE, and Shenandoah Springs, LLC, a California limited liability company herein called BENEFICIARY, Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale, that property in the City of County of Riverside, California, described as:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Individual Lot Release - The parties agreed that this Second Deed of Trust does not allow for individual lot releases on a par value basis.

Commonly known as: 988FLts/Tr29151-1;TTM-2,ptn-3, Thousand Palms, CA

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of ~~\$4,972,449.28~~ with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.



Escrow No.: 09600350-906-1LC

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Plecer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	152	367	Riverside	3788	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1370	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	685	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tetama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	781	San Luis Obispo	1311	137	Tulare	2330	108
Fresno	5052	623	Modoc	191	95	San Mateo	4788	175	Tuolumne	177	180
Glenn	469	76	Mono	69	302	Santa Barbara	2063	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	789	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties are printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by laws.

The foregoing assignment of rents is absolute unless initialed here, in which case, the assignment serves as additional security.

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

Shenandoah Springs Development Company, Inc., a California corporation

By: _____
 Ronald Edwards
 Its: President

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS:

On _____ before me, _____
 a Notary Public, personally appeared _____

personally known to me (or 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/har/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.

Signature _____

(This area for official notarial seal)



PENALTY OF PERJURY FOR NOTARY SEAL

GOVERNMENT CODE 27361.7

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

Name of Notary MARK STRONGIN

State where Bond is filed California

County where Bond is filed, if applicable Riverside County

Commission Number, if applicable 1353934

Commission Expiration, if applicable April 27, 2006

Place of Execution of this Declaration State of California, County of San Bernardino

Date February 3, 2006



Lisa R. Conlin, Sr. Commercial
Escrow Officer
LandAmerica Commercial Services
(Lawyers/Commonwealth)

Signature (Firm name, if any)

Recording Requested By
First American Title NHS

DOC # 2007-0229153
04/04/2007 08:00A Fee:145.00
Page 1 of 35
Recorded in Official Records
County of Riverside
Assessor, County Clerk & Recorder

2716706-22

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Kirkpatrick & Lockhart Preston Gates Ellis LLP
10100 Santa Monica Boulevard, 7th Floor
Los Angeles, California 90067
Attn: William Bernfeld, Esq.



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**CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

NOTICE: THIS CONSTRUCTION DEED OF TRUST SECURES AN OBLIGATION INCURRED FOR THE CONSTRUCTION OF AN IMPROVEMENT ON LAND AND IS A "CONSTRUCTION MORTGAGE" WITHIN THE MEANING OF CALIFORNIA COMMERCIAL CODE SECTION 9334(h). THIS INSTRUMENT SECURES A CONSTRUCTION LOAN WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTION 3097(j) AND CONSTITUTES A CONSTRUCTION TRUST DEED WITHIN THE MEANING OF THAT SECTION. THIS DOCUMENT IS ALSO BEING RECORDED AS A FIXTURE FILING UNDER CALIFORNIA UNIFORM COMMERCIAL CODE SECTION 9502 AND, AS SUCH, COVERS ANY GOODS THAT ARE OR ARE TO BECOME FIXTURES RELATED TO THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO. THIS INSTRUMENT IS TO BE FILED FOR RECORD IN THE RECORDS OF THE COUNTY WHERE DEEDS OF TRUST ON REAL PROPERTY ARE RECORDED AND SHOULD BE INDEXED AS BOTH A CONSTRUCTION DEED OF TRUST AND AS A FINANCING STATEMENT COVERING FIXTURES. THE ADDRESSES OF TRUSTOR (DEBTOR) AND BENEFICIARY (SECURED PARTY) ARE SPECIFIED IN THE FIRST PARAGRAPH OF THIS INSTRUMENT.

This CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Construction Deed of Trust"), dated as of March 14, 2007, is made by **RDR SPRINGS, LLC**, a California limited liability company, as Trustor, having an address at 52050 Industrial Way, Coachella, CA 92236, in favor of **FIRST AMERICAN TITLE COMPANY**, as Trustee, having an address at 3625 Fourteenth Street, Riverside, CA 92501, Attn: Matt Hooks - Title Officer, for the benefit of **STERLING BANK AND TRUST, FSB**, a federal savings bank, as Beneficiary, having an address at One Towne Square, 17th Floor, Southfield, MI 48076.

LA-163093 v5

Public Record



NOW, THEREFORE, for valuable consideration (the receipt and sufficiency of which is acknowledged), Trustor irrevocably and unconditionally undertakes and agrees for the benefit of Trustee and Beneficiary as follows:

1. DEFINITIONS AND CONSTRUCTION

1.1 Definitions. As used herein:

"Bankruptcy Code" means Title 11 of the United States Code.

"Chattels" means all Goods (including Equipment, Inventory, Fixtures, appliances, building materials, and chattels) and other articles of Personal Property (other than any of the foregoing which is or at any time becomes a Hazardous Substance) now or at any time hereafter affixed to, attached to, or used in any way in connection with the Property and all replacements thereof.

"Construction Deed of Trust" means this Construction Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (with all exhibits and schedules attached hereto) and all permitted alterations, amendments, changes, extensions, modifications, renewals, or supplements hereto or hereof.

"Construction Loan" means the loan of Two Million Six Hundred Thousand Dollars and No Cents (\$2,600,000.00) made by Beneficiary to Trustor pursuant to the Construction Loan Documents.

"Construction Loan Agreement" means that certain Loan Agreement of even date herewith, as may be amended from time to time, which terms and conditions are incorporated into the Construction Deed of Trust by reference.

"Construction Loan Commitment" means that certain Construction Loan Commitment dated February 8, 2007, which terms and conditions are incorporated into the Construction Deed of Trust by reference.

"Construction Loan Documents" means the Construction Loan Agreement, the Note, the Construction Loan Commitment, the Construction Deed of Trust, the Guaranty, if any, and all other documents executed by Trustor or any guarantor in connection with the Construction Loan, including any guaranty executed by a guarantor, and all permitted alterations, amendments, changes, extensions, modifications, renewals, or supplements to or of any of the foregoing.

"Default" shall mean any event or circumstance not yet constituting an Event of Default but which, with the giving of any notice or the lapse of any period of time or both, would become an Event of Default.

"Environmental Activity or Condition" means the presence, use, generation, manufacture, production, processing, storage, release, threatened release, discharge, disposal, treatment or transportation of any Hazardous Material on, onto, in (or within), under, over or



from the Property, or within any Improvement on the Property, or the violation of any Environmental Law because of the condition of, or activity on, the Property.

"Environmental Laws" means any and all federal, state or local law whether common law, court or administrative decision, ordinance, regulation, rule, court order or decree, or administrative order or any administrative policy or guideline concerning action levels of a governmental authority relating to the environment, public health, any Hazardous Material (as hereinafter defined) or any Environmental Activity or Condition (as hereinafter defined) on, under or about the Property, in effect from time to time, including, but not limited to: (i) the Federal Water Pollution Control Act, as amended (33 U.S.C. §1251 et seq.); (ii) the Resource Conservation and Recovery Act, as amended (42 U.S.C. §6901 et seq.); (iii) the Comprehensive Environmental Response, Compensation and Liability Act, as amended (42 U.S.C. §9601 et seq.); (iv) the Federal Clean Air Act, as amended (42 U.S.C. §7401 et seq.); (v) the Federal Insecticide, Fungicide, and Rodenticide Act, as amended (7 U.S.C. §136 et seq.); (vi) the Toxic Substances Control Act, as amended (15 U.S.C. §2601 et seq.); (vii) the Emergency Planning and Community Right-to-Know Act, as amended (42 U.S.C. §11001 et seq.); (viii) the Occupational Safety and Health Act, as amended (29 U.S.C. §650 et seq.); (ix) all regulations or guidelines promulgated pursuant to all of the foregoing, as same may be amended from time to time; (x) Chapter 6 of the California Health and Safety Code; California Health and Safety Code §§ 25100 et seq. and §§ 25280 et seq.; (xi) the Safe Drinking Water and Toxic Enforcement Act of 1986, as amended, (Proposition 65); and (xii) Title 22 of the California Code of Regulations (Division 4, Chapter 30).

"Equipment" has the meaning set forth in the UCC.

"Fixtures" has the meaning set forth in the UCC.

"Goods" has the meaning set forth in the UCC.

"Guarantor" means any guarantor of all or a portion of the Secured Obligations.

"Guaranty" shall mean separate instruments, if any, entitled "Guaranty of Loan" of even date herewith executed for the benefit of Beneficiary.

"Hazardous Substances" means any hazardous or toxic material, substance, pollutant, allergen, irritant, contaminant or waste, or similar terms, defined by or regulated as such under any Environmental Laws, including, but not limited to, petroleum and petroleum products, but shall not include (i) supplies for cleaning and maintenance in commercially reasonable amounts required for use in the ordinary course of business, provided such items are incidental to the use of the Property and are stored and used in compliance with all Environmental Laws, (ii) standard office supplies in commercially reasonable amounts required for use in the ordinary course of business, provided such items are incidental to the use of the Property and are stored and used in compliance with all Environmental Laws, or (iii) de minimis amounts of Hazardous Substances, the type of which is customarily present in the ordinary course of business of an industrial property for use in cleaning, maintenance and general use incidental to the operation of the Property, provided such Hazardous Substances are stored and used in compliance with all Environmental Laws.

