

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

506B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
May 7, 2014

SUBJECT: Statement of Abatement Costs [Case No. CV07-8925]
Subject Property: 46601 Bautista Canyon Road, Hemet; CHAMPION
APN: 555-300-022
District: 3/3 [\$3,146.06]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Assess the reasonable costs of abatement of a public nuisance (Grading Without Permit and Unpermitted Land Use) in the above-referenced matter to be **Three Thousand One Hundred Forty Six Dollars and Six Cents (US \$3,146.06)**
2. Assess the costs of abatement against the above-described subject property;
3. Authorize the recordation of a notice of abatement lien;
4. Authorize the abatement costs to be added to the tax roll as a special assessment; and
5. Authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

Greg Flannery
GREG FLANNERY
Code Enforcement Official

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: *L. Alexandra Fong*
DATE: 4/29/14

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

SOURCE OF FUNDS: _____
Budget Adjustment: _____
For Fiscal Year: _____

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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: May 20, 2014
xc: TLMA./CED

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

Prev. Agn. Ref.: _____ District: 3/3 Agenda Number: 9-4

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Statement of Abatement Costs [Case No. CV07-8925]**

Subject Property: 46601 Bautista Canyon Road, Hemet

APN: 555-300-022

District: 3/3

DATE: May 7, 2014

PAGE: 2 of 2

BACKGROUND:

Summary

BACKGROUND:

Government Code § 25845, Riverside County Ordinance Nos. 348, 457 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notice of Intent to Inspect, Inspection Warrant, and Notice of Violation were issued. The case was closed non-compliance as violations remain. As of April 4, 2014 no permits were found in the Land Management System (LMS).

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

ATTACHMENTS

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

FROM: TLMA
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV07-8925]
Subject Property: 46601 Bautista Canyon Road, Hemet; CHAMPION
APN: 555-300-022
District: 3/3

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

Hearing Date: May 20, 2014

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting)	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll for Tax Year 2013/2014 And Geographic Information System, 1/30/2014.....	Exhibit C
Lot Book Report and/or DataQuick.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment.....	Exhibit E
Request for Hearing.....	Exhibit F

EXHIBIT “A”

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement
Official

April 14, 2014

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

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

Subject Property: 46601 Bautista Canyon Rd, Hemet
Case No.: CV07-8925; CHAMPION
APN: 555-300-022

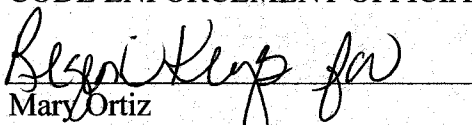
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, May 20, 2014, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved grading without permit and unpermitted land use located on your real property commonly described as 46601 Bautista Canyon Rd, Hemet, Riverside County, California and more particularly described as Assessor's Parcel Number 555-300-022.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is Three Thousand One Hundred Forty Six Dollars and Six Cents, (**US \$3,146.06**). This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

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

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


Mary Ortiz

Supervising Code Enforcement Officer

Enclosure: Statement of Abatement Costs

RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 46601 Bautista Canyon Road, Hemet; Case No.: CV07-8925
APN: 555-300-022; District 3/3 CHAMPION

GEORGE AND JANICE CHAMPION
46601 BAUTISTA CANYON ROAD
HEMET, CA 92544

California State Franchise Tax Board
Special Procedures Sec FTB#1213855718
PO Box 2952
Sacramento, CA 95812-2952

NEWCOMB B WEISENBERGER &
ALMA G WEISENBERGER
27880 ALUETIA WAY
YORBA LINDA, CA 92887

Mortgage Electronic Registration Systems
PO Box 2026
Flint, MI 48501

PROOF OF SERVICE
Case No. CV07-8925- Champion

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 14, 2014, I served the following document(s):

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- **SUMMARY STATEMENT OF ABATEMENT COSTS AND STATEMENT OF ABATEMENT COSTS**
- **RESPONSIBLE PARTIES / NOTICE LIST**

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

OWNERS OR INTERESTED PARTIES
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)

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

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

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

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

EXECUTED ON April 14, 2014, at Riverside, California.



STACY BAUMGARTNER
CODE ENFORCEMENT OFFICER III

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 18, 2014

RE CASE NO: CV078925

I, Brett Pollard, hereby declare:

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

That on 041814 at 1512, I securely and conspicuously posted a six page document (the titles of the pages are as follows-
NOTICE OR HEARING RE: STATEMENT OF ABATEMENT COST, SUMMARY STATEMENT OF ABATEMENT
COST, STATEMENT OF ABATEMENT COST, RESPONSIBLE OR INTERESTED PARTIES LIST & PROOF OF
SERVICE) at the property described as:

Property Address: 46601 BAUTISTA CANYON RD, HEMET

Assessor's Parcel Number: 555-300-022

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

Executed on April 18, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By:  _____
Brett Pollard, Code Enforcement Officer

EXHIBIT “B”



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
555-300-022 JANICE CHAMPION 46601 BAUTISTA CANYON RD HEMET, CA 92544

Date: 2/3/2014

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
02/03/2014	CV078925- INV #106436. Orig. Amount \$3,146.06.	3,146.06	3,146.06
Total Now Due			\$3,146.06

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

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


Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

555-300-022
JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA 92544

Date	Invoice #
2/3/2014	106436

Case Number	District	Class
CV078925	3	SOAC

Property Address
555-300-022 JANICE CHAMPION 46601 BAUTISTA CANYON RD HEMET, CA 92544

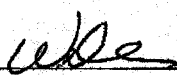
You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
7/2/2008	Officer Hours	Labor Charges - Officer Time	2.6	109.00	283.40
7/2/2008	Officer Hours	Labor Charges - Officer Time	2.1	109.00	228.90
7/2/2008	Officer Hours	Labor Charges - Officer Time	1.3	109.00	141.70
12/16/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/22/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/10/2009	Officer Hours	Labor Charges - Officer Time	2	109.00	218.00
6/18/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/22/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
8/31/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
12/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
7/8/2011	Officer Hours	Labor Charges - Officer Time	0.1	130.00	13.00
8/3/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
8/16/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
8/25/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/12/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/4/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
12/13/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/1/2012	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/1/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
10/4/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/3/2014	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,375.20
6/9/2008	Attorney Fees	Attorney Fees - County Counsel	0.7	128.00	89.60
6/11/2008	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
6/17/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	64.00	25.60
6/18/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
6/19/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
6/25/2008	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
6/26/2008	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00

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

Subtotal
Payments/Credits
Total

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


Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

555-300-022
JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA 92544

Date	Invoice #
2/3/2014	106436

Case Number	District	Class
CV078925	3	SOAC

Property Address
555-300-022 JANICE CHAMPION 46601 BAUTISTA CANYON RD HEMET, CA 92544

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/27/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
7/2/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	69.77	20.93
7/3/2008	Attorney Fees	Attorney Fees - County Counsel	1	69.76	69.76
7/7/2008	Attorney Fees	Attorney Fees - County Counsel	1	69.76	69.76
7/8/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
5/18/2009	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
5/26/2009	Attorney Fees	Attorney Fees - County Counsel	0.2	69.75	13.95
5/28/2009	Attorney Fees	Attorney Fees - County Counsel	1.1	139.52	153.47
6/17/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
7/27/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
8/31/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
8/31/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	139.52	83.71
9/3/2009	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
9/8/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.88
9/9/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
2/3/2014	Prepare Case for SOAC H... Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			1,440.86
2/1/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
3/10/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
2/3/2014	Lot Book Report			60.00	60.00
		Subtotal Contractor Costs			330.00

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

Subtotal	\$3,146.06
Payments/Credits	\$0.00
Total	\$3,146.06

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


Code Enforcement Department

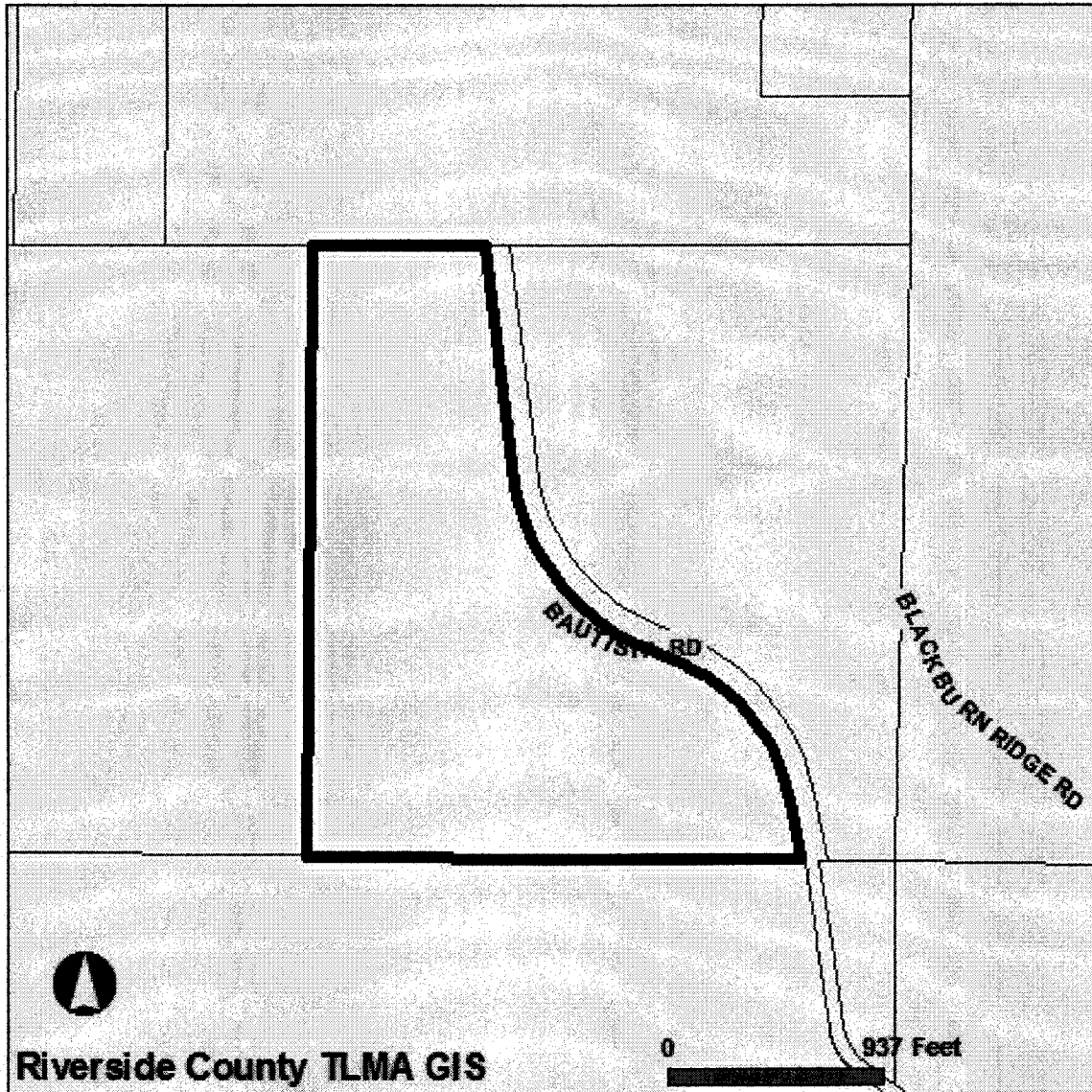
EXHIBIT “C”

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

Assessment #555300022-2		Parcel # 555300022-2	
Assessee:	CHAMPION JANICE	Land	211,000
Mail Address:	46601 BAUTISTA CANYON RD HEMET CA 92544	Structure	103,000
Real Property Use Code:	R1	Full Value	314,000
Base Year	2004	Total Net	314,000
Conveyance Number:	0225108		
Conveyance (mm/yy):	3/2006		
PUI:	R010012		
TRA:	71-012		
Taxability Code:	0-00		
ID Data:	Lot 1 PM 072/070 PM 10396		
Situs Address:	46601 BAUTISTA CANYON RD HEMET CA 92544		

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):
555-300-022

IMPORTANT

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

STANDARD REPORT

APNs

555-300-022-2

OWNER NAME / ADDRESS

JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA. 92544

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 72/70
SUBDIVISION NAME: PM 10396
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 75.56 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1560 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(440 SQ. FT), CONST'D 1960COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 842 GRID: F7, G7
PAGE: 872 GRID: F1, G1

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR1E SEC 35

ELEVATION RANGE

2228/2616 FEET

PREVIOUS APN

555-300-019

PLANNING

LAND USE DESIGNATIONS

AG
OS-CH
RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SAN JACINTO VALLEY

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

AGRICULTURE-POTENTIAL DEVELOPMENT STUDY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

BAUTISTA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

M'

N'

WRMSHCP CELL NUMBER

4319

4414

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

NONE

VEGETATION (2005)

AGRICULTURAL LAND

CHAPARRAL

COASTAL SAGE SCRUB

DEVELOPED/DISTURBED LAND

GRASSLAND

RIPARIAN SCRUB, WOODLAND, FOREST

RIVERSIDEAN ALLUVIAL FAN SAGE SCRUB

WOODLAND AND FORESTS

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

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

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE
153

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 FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT
DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
SAN JACINTO FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

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

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

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
HEMET UNIFIED

COMMUNITIES
DIAMOND VALLEY

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 22.77 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT
043304
043701

FARMLAND
OTHER LANDS

TAX RATE AREAS

- 071012
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

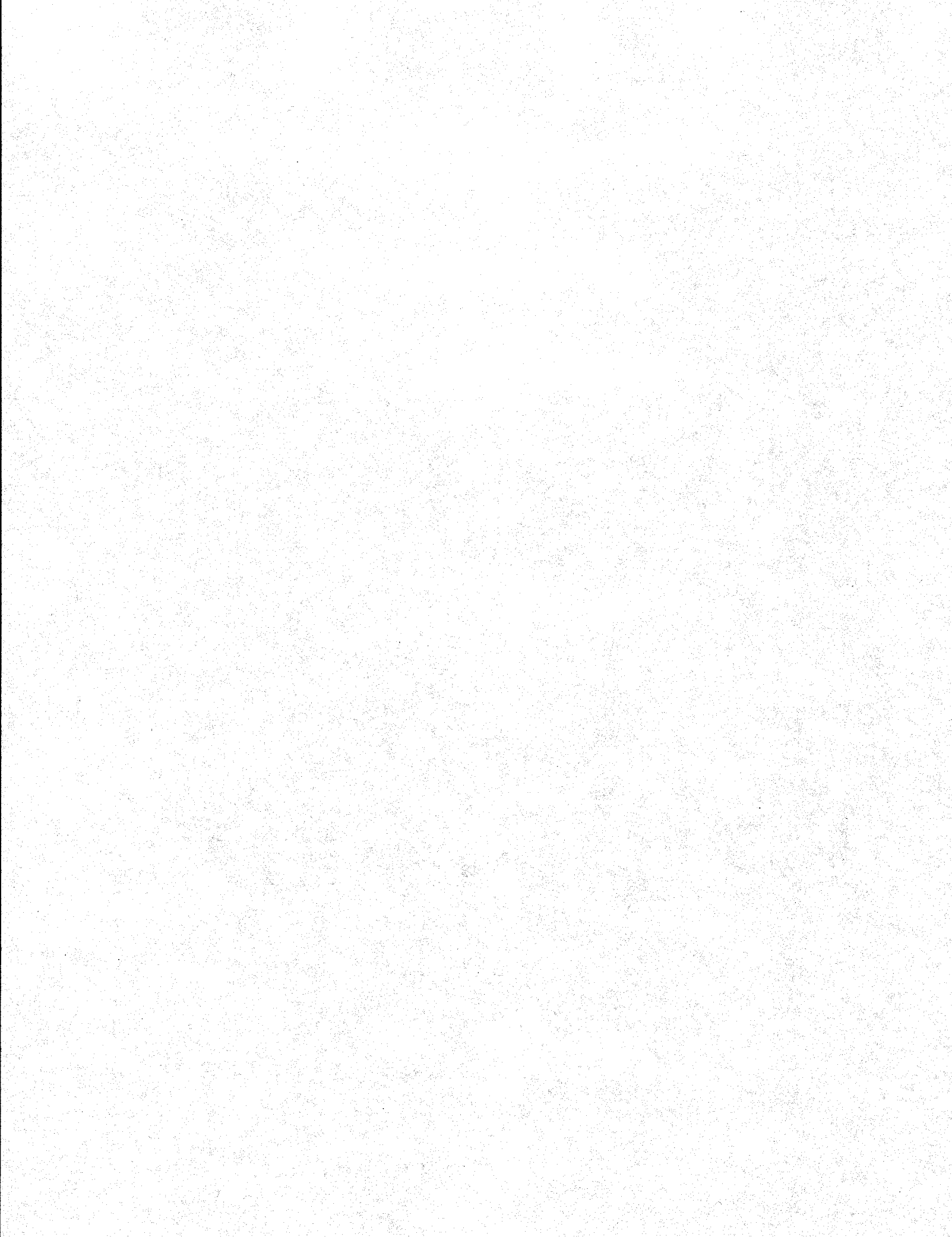
NO SPECIAL NOTES

CODE COMPLAINTS

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

REPORT PRINTED ON...Thu Jan 30 16:46:53 PST 2014
Version 131127

EXHIBIT “D”





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

Updated Lot Book

Customer:
 RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

Order Number: **30709**

4080 Lemon Street
 Riverside CA 92501

Order Date: 2/3/2014
 Dated as of: 1/28/2014
 County Name: Riverside

Attn: Brent Steele
 Reference: CV07-8925/Wen Chen
 IN RE: CHAMPION, JANICE

FEE(s):
 Report: \$60.00

Property Address: 46601 Bautista Canyon Rd.
 Hemet CA 92544

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. : 555-300-022-2

Assessments:	Land Value:	\$211,000.00
	Improvement Value:	\$103,000.00
	Exemption Value:	\$0.00
	Total Value:	\$314,000.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$1,777.35
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2014)
Second Installment	\$1,777.35
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)
Assignment Dated	08/29/2012
Recorded	09/06/2012
Document No.	2012-0424145
Assigned to	OneWest Bank, FSB



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

Order Number: 30709
Reference: CV07-8925/Wen

Substitution of Trustee Recorded	10/22/2012
Document No.	2012-0504174
Trustee	NDEx West, L.L.C.
A Declaration of Homestead executed by	Janice M. Champion & George I. Champion
Recorded	10/06/2011
Document No	2011-0442166
Document Type	Findings of Fact, Conclusions and Order to Abate Nuisance
Document No.	2009-0533757
Recorded	10/15/2009
A Notice of State Tax Lien Recorded	04/01/2013
Document No.	2013-0153167
Amount	\$7,992.00
Account No.	1100285951
Certificate No.	13073683018
Debtor	Janice M. Champion
Creditor: State of California,	Franchise Tax Board

NO OTHER EXCEPTIONS

20120159902946

SL

DOC # 2012-0424145
09/06/2012 10:23 AM Fees: \$21.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

Prepared by and When Recording Requested By
Recorded, Mail to: **ServiceLink**

Attn: Wendy Traxler (SD)
Attorney Code: at-ndex
OneWest Bank, FSB
2900 Esperanza Crossing, DM-01-08
Austin, TX 78758
(512) 506-6931

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1270502

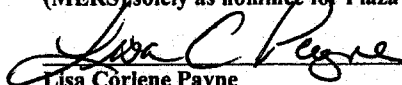
OneWest Bank #: 1009306984
MIN #: 100109800000467986
FHA Case #: N/A

PIN #: 555-300-022-2
MERS Phone: 1.888.679.6377

California Assignment of Deed of Trust

For value received, the undersigned, whose address is 1901 East Voorhees Street, Suite C, Danville, IL 61834, hereby grants, assigns and transfers to OneWest Bank, FSB, herein called "Assignee", whose address is 888 East Walnut Street, Pasadena, CA 91101, all beneficial interest under that certain Deed of Trust dated October 26, 2006, executed by Janice Champion, a married woman, as her sole and separate property, to beneficiary noted on Deed of Trust, Mortgage Electronic Registration Systems, Inc., (MERS) solely as nominee for Plaza Mortgage, Inc., in the amount of \$192,000.00, and recorded on November 01, 2006, in/under Book, Volume, or Liber _____, Page(s) _____, Instrument Number 2006-0803949, of Official Records in the County Recorder's Office of Riverside County, California, having a property address of 46601 Bautista Canyon Rd, Hemet, CA 92544, as described per said Deed of Trust of Record, together with the Note therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust, this Assignment dated August 29, 2012.

Mortgage Electronic Registration Systems, Inc.,
(MERS), solely as nominee for Plaza Mortgage, Inc.



Lisa Corlene Payne
Assistant Secretary

OneWest Bank #: 1009306984

STATE OF TEXAS §
COUNTY OF TRAVIS §

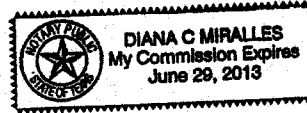
On August 29, 2012, before me, Diana C. Miralles, Notary Public, the undersigned, personally appeared, Lisa Corlene Payne, Assistant Secretary, who is personally known to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

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

Witness my hand and official seal.

Diana C. Miralles
Diana C. Miralles, Notary Public

My Commission Expires: 06-29-13



Recording requested by:
**SERVICELINK, A DIVISION OF CHICAGO
TITLE INSURANCE COMPANY**

When Recorded Mail To:
**NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013**

APN #: 555-300-022-2
Property Address:
**46601 BAUTISTA CANYON ROAD
HEMET, CALIFORNIA 92544**

***SUB201201599**

DOC # 2012-0504174
10/22/2012 12:57 PM Fees: \$21.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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

Space above this line for Recorder's use only

Trustee Sale No. : 20120159902946 Title Order No.: 1270502

SUBSTITUTION OF TRUSTEE

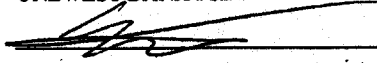
WHEREAS, JANICE CHAMPION was the original Trustor, LAND AMERICA -SOUTHLAND TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") was the original Beneficiary Recorded on 11/01/2006 as Instrument No. 2006-0803949 of official records in the Office of the Recorder of Riverside County, California, as more fully described on said Deed of Trust.; and WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said prior Trustee.

NOW, THEREFORE, the undersigned hereby substitutes, NDEx West, L.L.C., WHOSE ADDRESS IS: 15000 Surveyor Boulevard, Suite 500, Addison, Texas 75001-9013, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

DATED: OCT 04 2012

ONEWEST BANK FSB

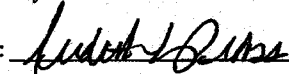

Elizabeth Hernandez Assistant Secretary

State of Texas }
County of Travis }

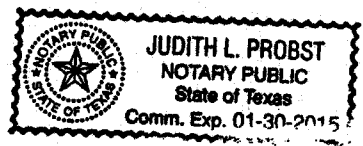
**SEE DECLARATION
ATTACHED**

On OCT 04 2012 before me, Judith L. Probst, Notary Public, personally appeared Elizabeth Hernandez who is known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature:  (Seal)

My commission expires: 01-30-2015



NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013
Telephone: (866) 795-1852
Telecopier: (972) 661-7800

DECLARATION OF MAILING
Cal. Civ. Code § 2934a; Cal. Code of Civ. Pro. § 2015.5

TRUSTEE'S SALE NUMBER: 20120159902946

I, Ric Juarez, the undersigned, a United States Citizen declare that:

I am an employee, over the age of eighteen years, of

NDEx West, L.L.C.,

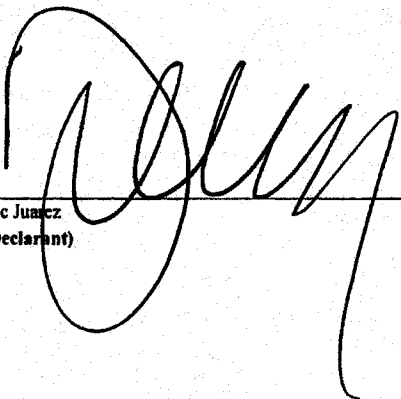
whose business address is:

15000 Surveyor Boulevard, Suite 500, Addison, Texas 75001-9013

A copy of the attached Substitution of Trustee has been mailed in the manner provided in California Civil Code § 2924b to the trustee then of record and to all persons to whom a copy of the notice of default is required to be mailed in compliance with all requirements of California Civil Code § 2934a.

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

NDEx West, L.L.C.,



Ric Juarez
(Declarant)

OCT 18 2012

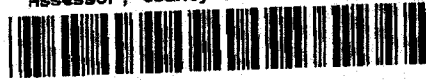
DATED



SBC20120159902946

Recording Requested by:

DOC # 2011-0442166
10/06/2011 11:43A Fee:18.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



When recorded mail to:

Janice M. Champion
46601 Bautista Rd
Hemet, Ca 92544

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HOMESTEAD DECLARATION

CCP \$704.930

28

C
508

APN#: 555-300-022-2

1. Name(s) of Declared Homestead owners:

Janice M. Champlon & George I. Champlon, do hereby claim a Declared Homestead in the following real property located in:

the City of Hemet, County of Riverside, State of California,

more commonly known as:

46601 Bautista Canyon Road, Hemet, CA 92544

(Insert Common Street Address Above)

and more particularly described as follows:

SEC. 35,T. 5 S., R 1 E. Recorded Book/Page: PM 72/70 Subdivision Name: PM 10396 Lot/Parcel:1 Lot size: 75.56 Acres

(Insert Property Legal Description Above)

2. The Declared Homestead is the principal dwelling of the Declared Homestead Owner(s) listed above or such person(s) spouse.

3. The Declared Homestead Owner(s) listed above, or such person(s) spouse, resides in the Declared Homestead on the date this Homestead Declaration is recorded.

4. The facts stated in this Homestead Declaration are known to be true as of the personal knowledge of the person(s) below executing and acknowledging this Homestead Declaration.

Dated: 10-05-2011

Janice M. Champion
(Signature of Declared Homestead Owner or Spouse)

Janice M. Champion
(Printed Name of Declared Homestead Owner or Spouse)

George I. Champion
(Signature of Declared Homestead Owner or Spouse)

George I. Champion
(Printed Name of Declared Homestead Owner or Spouse)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Riverside

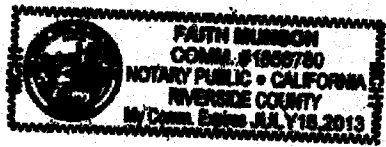
On 10/05/2011, before me, Faith Munson, a Notary

Public in and for said State, personally appeared Janice M. Champion and George I. Champion, 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 is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

Faith Munson
Notary Public



OPTIONAL: DESCRIPTION OF ATTACHED DOCUMENT

Title of Document: Homestead Declaration
Date of Document: 10/05/2011
Number of Pages: 2 total
Capacities Claimed by Signers: Individual



2011-0442166
10/06/2011 11:43A
2 of 2

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

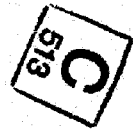


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1			5						
M	A	L	465	426	PCOR	NCOR	SMR	NCHS	EXAM
AXR6CC						T:	CTY	UNI	513

5 WHEN RECORDED PLEASE MAIL TO:
Julie A.K. Jarvi, Deputy County Counsel
6 County of Riverside
OFFICE OF COUNTY COUNSEL
7 3535 Tenth Street, Suite 300 (Stop #1350)
Riverside, CA 92501

[EXEMPT '6103]

10 BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE



11 IN RE ABATEMENT OF PUBLIC NUISANCE:)
12 [UNAPPROVED GRADING]; APN: 555-300-022,)
13 46601 BAUTISTA CANYON ROAD, HEMET,)
RIVERSIDE COUNTY, CALIFORNIA, JANICE)
14 CHAMPION, OWNER.)

CASE NO. CV 07-8925

FINDINGS OF FACT,
CONCLUSIONS AND ORDER TO
ABATE NUISANCE

[R.C.O. Nos. 457 (RCC Title 15) and
725 (RCC Title 1)]

16 The above-captioned matter came on regularly for hearing on September 1, 2009, before the
17 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor
18 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real
19 property described as 46601 Bautista Canyon Road, Hemet, Riverside County, APN: 555-300-022,
20 and referred to hereinafter as "THE PROPERTY."

21 Alexandra Fong, Deputy County Counsel, appeared along with Brian Black, Supervising
22 Code Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

23 Owner Janice Champion appeared and addressed the Board of Supervisors. Other speakers
24 present were Ron Carlton and Pat O'Neil.

25 The Board of Supervisors received the Declaration of the Code Enforcement Officer together
26 with the attached Exhibits, evidencing the unapproved grading on THE PROPERTY as a public
27 nuisance and violation of Riverside County Ordinance No. 457 as codified in Riverside County Code
28 Title 15.

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder's Office identify the Owner
3 of THE PROPERTY as Janice Champion ("OWNER").

4 2. Documents of title indicate that other parties potentially hold a legal interest in THE
5 PROPERTY, to wit: Newcomb B. Weisenberger & Alma G. Weisenberger, Plaza Home Mortgage,
6 Inc., Mortgage Electronic Registration Systems, Inc. and Orange Coast Title Co. (INTERESTED
7 PARTIES").

8 3. THE PROPERTY was inspected by Code Enforcement Officers on July 2, 2008,
9 December 16, 2008, February 20, 2009 and August 31, 2009.

10 4. During each inspection several graded areas along with large mounds of dirt and
11 gravel were observed.

12 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance
13 No. 457 (RCC Title 15) by the Code Enforcement Officer.

14 6. A Notice of Noncompliance was recorded on September 15, 2008 as Document
15 Number 2008-0504068 in the Office of the County Recorder, County of Riverside.

16 7. On July 2, 2008, a Notice of Violation for Unapproved Grading was personally served
17 upon OWNER. On September 4, 2008 and February 26, 2009, a Notice of Violation was mailed by
18 certified mail, return receipt requested to OWNER and on February 26, 2009 was mailed to
19 INTERESTED PARTIES.

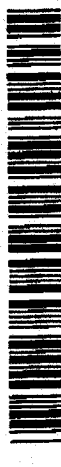
20 8. On June 17, 2009, a "Notice to Correct County Ordinance Violations and Abate
21 Public Nuisance" providing notice of the public hearing before the Board of Supervisors was mailed
22 by certified mail, return receipt requested, to OWNER and INTERSTED PARTIES and on June 18,
23 2009 was posted on THE PROPERTY.

24 **FINDINGS AND CONCLUSIONS**

25 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in
26 regular session assembled on September 1, 2009 finds and concludes that:

27 1. WHEREAS, the unapproved grading on the real property located at 46601 Bautista
28 Canyon Road, Hemet, Riverside County, California, also identified as Assessor's Parcel Number 555-

2009-0533757
18/15/2009 09:00A
2 of 5



1 300-022 violates Riverside County Ordinance No. 457 and constitutes a public nuisance and
2 attractive nuisance.

3 2. WHEREAS, THE OWNER, occupants and any person having possession or control
4 of THE PROPERTY should abate the condition by completely remediating and restoring THE
5 PROPERTY to its original state in strict accordance with all Riverside County Ordinances, including
6 but not limited to Riverside County Ordinance No. 457, within ninety (90) days.

7 3. WHEREAS, THE OWNER IS HEREBY FURTHER NOTICED that a five (5) year
8 hold on the issuance of building permits and land use approvals may be placed on THE PROPERTY.

9 4. WHEREAS, THE OWNER IS HEREBY FURTHER NOTICED that the time within
10 which judicial review of the administrative determinations made herein must be sought is ninety (90)
11 days from the posting and mailing of the Findings of Fact, Conclusions and Order To Abate Nuisance,
12 and is governed by California Code of Civil Procedure Section 1094.6.

13 **ORDER TO ABATE NUISANCE**

14 IT IS THEREFORE ORDERED that the unapproved grading on THE PROPERTY located
15 46601 Bautista Canyon Road, Hemet, Riverside County, California, also identified as Assessor's
16 Parcel Number 555-300-022 be abated by the OWNER, and anyone having possession or control of
17 THE PROPERTY, by completely remediating and restoring THE PROPERTY to its original state in
18 strict accordance with all Riverside County Ordinances, including but not limited to Riverside County
19 Ordinance No. 457, within ninety (90) days of the posting and mailing of this Order to Abate
20 Nuisance.

21 IT IS FURTHER ORDERED that if unapproved grading on THE PROPERTY is not
22 completely remediated and restored to its original state in strict accordance with all Riverside County
23 Ordinances, including but not limited to Riverside County Ordinance No. 457, within ninety (90) days
24 of the posting and mailing of this Order to Abate Nuisance, the unapproved grading shall be abated by
25 representatives of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's
26 Department upon receipt of the owner's consent or a Court Order, where necessary, under, applicable
27 law authorizing entry onto THE PROPERTY.

28 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

2009-0533757
18/15/2009 08:00A
3 of 5



1 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special
2 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside
3 County Ordinance Nos. 457 and 725. Under Riverside County Ordinance 725, "abatement costs"
4 means "any costs or expenses reasonably related to the abatement of conditions which violate County
5 Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation, collection
6 and administrative costs, attorneys fees, and the costs associated with the removal or correction of the
7 violation." Reasonable abatement costs accrued by the Code Enforcement Department will be
8 recoverable from the property owner(s) even if THE PROPERTY is brought into compliance within
9 ninety (90) days of the date of this Order to Abate Nuisance.

10 Dated: September 29, 2009

COUNTY OF RIVERSIDE

11
12 By Jeff Stone
13 Jeff Stone, Chairman
Board of Supervisors

14 ATTEST:
15 KECIA HARPER-IHEM
16 Clerk to the Board

17
18 By Linda Thomas
19 Deputy
20 (SEAL)



FORM APPROVED COUNTY COUNSEL
BY: Julie A. Koons Jarvi Sept 29, 2009
DATE



2009-0533757
10/15/2009 08:08A
4 of 5



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

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

<http://riverside.asrclrec.com>

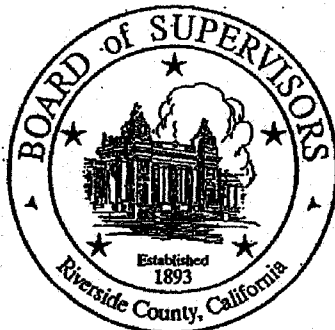
CERTIFICATION

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

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

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

2009-0533757
10/15/2009 08:00R
5 of 5



Date:

9-29-09

Signature:

Sandi Schlemmer

Print Name:

Sandi Schlemmer, Deputy Clerk - Riverside County Clerk of the Board

ACR 601P-AS4RED (Rev. 01/2005)

Recording Requested by

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section
PO BOX 2952
Sacramento CA 95812-2952

DOC # 2013-0153167

04/01/2013 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

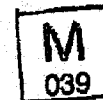
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Notice of State Tax Lien



Filed With: RIVERSIDE

Certificate Number:

13073683018

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

Name of Taxpayer(s) : JANICE M CHAMPION

FTB Account Number : 1100285951

Social Security Number(s) : XXX-XX-0760

Last Known Address : 46601 BAUTISTA CANYON RD
: HEMET CA 92544-8512

For Taxable Years : 2009

Total Lien Amount * : \$7,992.00

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

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

Dated: 03/19/13

FRANCHISE TAX BOARD
of the State of California

Collection Bureau
Telephone Number: (916) 845-4350

By:

Authorized facsimile signature.

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

FTB 2030 V1 ARCS (REV 03-2011)



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

Lot Book Report

Order Number: **18742**

Customer:

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

Order Date: 2/5/2009
Dated as of: 2/5/2009
County Name: Riverside

Attn: Brent Steele
Reference: CV07-8925/LaKesha Covington
IN RE: CHAMPION, JANICE

FEE(s):
Report: \$120.00

Property Address: 46601 Bautista Canyon Road
Hemet CA

Assessor's Parcel No. : 555-300-022-2

Assessments:

Land Value:	\$276,020.00
Improvement Value:	\$135,304.00
Exemption Value:	\$0.00
Total Value:	\$411,324.00

Tax Information

Property Taxes for the Fiscal Year	2008-2009
First Installment	\$2,282.08
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2009)
Second Installment	\$2,282.08
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2009)



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

Order Number: 18742

Reference: CV07-8925/LaKes

Property Vesting

The last recorded document transferring title of said property

Dated	03/21/2006
Recorded	03/30/2006
Document No.	2006-0225108
D.T.T.	\$0.00
Grantor	George I. Champion and Janice Champion, husband and wife as community property with right of survivorship
Grantee	Janice Champion, a married woman as her sole and separate property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	07/01/2003
Recorded	07/17/2003
Document No.	2003-534556
Amount	\$121,304.00
Trustor	George I. Champion and Janice Champion, husband and wife as community property with right of survivorship
Trustee	Orange Coast Title Company, a California Corporation
Beneficiary	Newcomb B. Weisenberger and Alma G. Weisenberger, as Trustees of the Newal Trust Dated October 23, 1986

Position No.	2nd
A Deed of Trust Dated	10/26/2006
Recorded	11/01/2006
Document No.	2006-0803949
Amount	\$192,000.00
Trustor	Janice Champion, a married woman as her sole and separate property
Trustee	Land America-Southland Title



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

Order Number: 18742

Reference: CV07-8925/LaKes

Beneficiary

Mortgage Electronic Registration Systems, Inc., acting
as a nominee for Plaza Home Mortgage Inc.

Additional Information

Notice of Non-Compliance filed by

County of Riverside Department of Code Enforcement

In the matter of the property of

Janice Champion

Case No.

CV07-8925

Recorded

09/15/2008

Document No.

2008-0504068

Legal Description

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

PARCEL 1 OF PARCEL MAP NO. 10396, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 72, PAGES 70 AND 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RECORDING REQUESTED BY:
Lawyers Title
Escrow No. AE11075-MSF2
Title Order No. 1601885-03

DOC # 2006-0225108
03/30/2006 08:00A Fee: 10.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

When Recorded: Mail Document To:

15000 Bascom Blvd
San Jose, CA 95128-4444



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APN 555-300-022-2

TRA: 006

GRANT DEED

10-

The undersigned grantor(s) declare(s) no consideration, spouse coming off title
Documentary transfer tax is \$ 0.00 \$ 0.00 for loan purposes
 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 Hemet



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
George I. Champion and Janice Champion, husband and wife as community property with right of survivorship

hereby GRANT(S) to

Janice Champion, A Married woman as Her Sole and Separate Property

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

Legal Description attached hereto and made a part hereof as per Exhibit "A"

DATED: 3/21/2006

Janice M. Champion
Janice Champion
George Champion
George Champion

STATE OF CALIFORNIA

COUNTY OF San Diego

ON March 22, 2006 before me,
Ryan S. Day Notary Public

personally appeared Janice and George
Champion Champion PSD

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]



EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1 of Parcel Map No. 10396, in the County of Riverside, State of California, as shown by Map on file in Book 72, Pages 70 and 71 of Parcel Maps, records of Riverside County, California.

Assessor's Parcel Number: **555-300-022-2**

ORANGE COAST TITLE CO.
RECORDING REQUESTED BY:

DOC # 2003-534556

07/17/2003 08:00A Fee:28.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Oras

Assessor, County Clerk & Recorder



AND WHEN RECORDED, MAIL TO:

MR/MRS NEWCOMB B. WEISENBERGER

4680 Bautista Way

Hemet, CA 92544

M	S	U	PAGE	SIZE	DA	PCOR	NCCOR	SMF	MISC.
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ASSESSOR'S PARCEL NO.: 555-300-022-2

TITLE ORDER NO.: R-219203-1

ESCROW NO.: 4121-D

28

T
LJ

This Deed of Trust, made this First day of July 2003, between

Trustor: GEORGE I. CHAMPION and JANICE M. CHAMPION, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

whose address is 46601 Bautista Canyon Rd, Hemet, CA 92544

Trustee: ORANGE COAST TITLE COMPANY, a California Corporation, and

Beneficiary: NEWCOMB B. WEISENBERGER AND ALMA G. WEISENBERGER, AS TRUSTEES OF THE NEWAL TRUST DATED OCTOBER 23, 1986, herein called Beneficiary,

R219203-1

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of RIVERSIDE, State of California, described as: Parcels 1 of Parcel Map No. 10396, as shown by map on file in Book 72, Pages 70 and 71 of Parcel Maps, Records of Riverside County, California.

In the event the property described herein, or any part hereof, or any interest therein, is sold, conveyed, alienated, assigned or otherwise transferred by the Trustor, or by the operation of law, or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed herein, at the option of the Beneficiary of, and without demand or notice shall immediately become due and payable, except as prohibited by California civil code Section 2924.5, or other applicable law.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary by Paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING:

1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$121,304.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

DO NOT RECORD

The following is a copy of provisions (1) to (14) inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor Agrees:

- ..(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- ..(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- ..(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- ..(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- ..Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon said property for such purposes, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee pay, purchase, contest or compromise any incumbrance, charge or lien which appears to be prior or superior hereto, and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- ..(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- ..(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- ..(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- ..(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- ..(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).
- ..(10) That as additional security, trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property of any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- ..(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
- ..After the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time-to-time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- ..After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
- ..(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time-to-time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.
- ..(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- ..(14) That the Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.



2003-534556
07/17/2003 08:08A
2 of 5

To protect the security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14) inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all counties October 23, 1961, in the book and the page of Official Records in the office of the county recorded of the county where said property is located, noted below opposite the name of such county, vis.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

(which provisions, identical in all counties, are printed on the attached page of this form) hereby are adopted and incorporated herein and made part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Signature of Trustor(s)

George I. Champion
 GEORGE I. CHAMPION
Janice M. Champion
 JANICE M. CHAMPION

Dated July 1, 2003

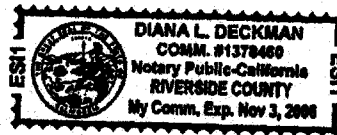
STATE OF CALIFORNIA
 COUNTY OF Riverside ss
 On 7-1-03 before me Diana L. Deckman

personally appeared George I. Champion + Janice M. Champion

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 notary seal)



2003-534556
 07/17/2003 08:00A
 3 of 5

Public Record



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrcclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Diana L. Beckman

Commission #: 1378460

Place of Execution: Riverside, CA

Date Commission Expires: 11-3-06

Date: 7-11-03

Signature: Robert Thompson



(DO NOT RECORD)

REQUEST FOR FULL RECONVEYANCE

To be used only when Note has been paid.

Dated _____

To **ORANGE COAST TITLE COMPANY, Trustee:**

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO:

By _____

By _____

THIS FORM MUST BE NOTARIZED

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

**DEED OF TRUST WITH POWER OF SALE
(SHORT FORM)**

 **ORANGE COAST TITLE COMPANY
AS TRUSTEE**

REGIONAL OFFICES: ORANGE COUNTY: 640 N. Tustin Ave., Ste. 106, Santa Ana, CA 92705 (714) 558-2836
INLAND EMPIRE: 1060 E. Washington St., Ste. 200, Colton, CA 92324 (909) 825-8800



2003-534556
87/17/2003 08:00H
5 of 5

Public Record

RECORDING REQUESTED BY:
SOUTHLAND TITLE OF SAN DIEGO

Recording Requested By:
PLAZA HOME MORTGAGE, INC.

Return To:
PLAZA HOME MORTGAGE, INC.

5080 SHOREHAM PLACE #206
SAN DIEGO, CA 92122

Prepared By:
PLAZA HOME MORTGAGE, INC.
5080 SHOREHAM PLACE #206
SAN DIEGO, CA 92122
(658) 346-1200

DOC # 2006-0803949

11/01/2006 08:00A Fee:54.00

Page 1 of 16

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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36356566

DEED OF TRUST

LOAN NO.: 08810145
ESCROW NO.: ANC1013-MF1

MIN 10010980000467988
MERS Phone: 1-888-679-8377

54

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031

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **OCTOBER 28, 2006** together with all Riders to this document.

(B) "Borrower" is
JANICE CHAMPION, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Borrower's address is **46601 BAUTISTA CANYON ROAD, HEMET, CA 92544-**
Borrower is the trustor under this Security Instrument.

(C) "Lender" is
PLAZA HOME MORTGAGE, INC.

Lender is a **CORPORATION**
organized and existing under the laws of **CALIFORNIA**

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
V-8A(CA) (0207).01

Form 3005 1/01

Page 1 of 15

LENDER SUPPORT SYSTEMS, INC MERS8ACA.NEW (05/06)

Public Record

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of RIVERSIDE :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE COMPLETE LEGAL DESCRIPTION DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 555-300-022-2 which currently has the address of
48601 BAUTISTA CANYON ROAD [Street]
HEMET [City], California 92544- [Zip Code]
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be

in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than twelve monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than twelve monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the

lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the holder of the Note up to the amount of the outstanding loan balance. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the holder of the Note up to the amount of the outstanding loan balance.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with

the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable

attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender

to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA

requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any RIDER executed by Borrower and recorded with it.

Witnesses:

-Witness

-Witness

Janice M. Champion
JANICE CHAMPION (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

State of CALIFORNIA
County of San Diego

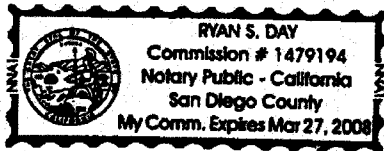
On October 26, 2006

} ss.
before me, Ryan S. Day, notary public
personally appeared

JANICE CHAMPION

, 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.



 (Seal)

ORDER NO. 36356566

EXHIBIT "A"

Parcel 1 of Parcel Map No. 10396, in the County of Riverside, State of California, as shown by Map on file In Book 72, Page(s) 70 and 71 of Parcel Maps, Records of Riverside County, California.

When recorded please mail to:
Mail Stop# 5155
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563

DOC # 2008-0504068

09/15/2008 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

053 M 053

In the matter of the Property of

Case No.: CV07-8925

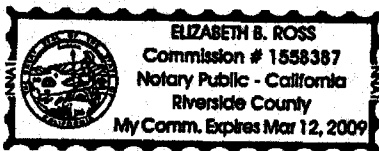
Janice Champion

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457 (RCC Title 15.12) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 46601 BAUTISTA CANYON ROAD, HEMET, CA and more particularly described as Assessment Parcel No. 555-300-022 and having a legal description of 75.56 ACRES NET IN PAR 1 PM 072/070 PM 10396 with the requirements of Ordinance No.457, (RCC Title 15.12.020(J)(2)).

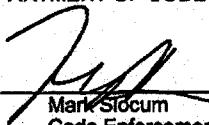
The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs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

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

NOTICE IS FURTHER GIVEN that pursuant to Riverside County Ordinance 457.96 Section 4, Subdivision 3306.03, and upon order of the Board of Supervisors, any grading or clearing done in violation of this Ordinance shall be grounds for denying for five years all applications for building permits, use permits, subdivisions, changes of zones, specific plans, specific plan amendments, general plan amendments, and any other land development application proposed for the property in which the violation occurred.



COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: 
Mark Slocum
Code Enforcement Department

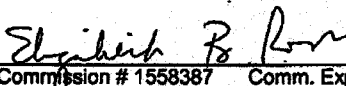
ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 09/09/08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


Commission # 1558387 Comm. Expires March 12, 2009

Public Record

When recorded please mail to:
Mail Stop# 5155
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563

DOL # 2008-0504068

09/15/2008 08:00A Fee:NC

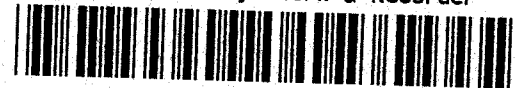
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING

053 M 053

In the matter of the Property of

Case No.: CV07-8925

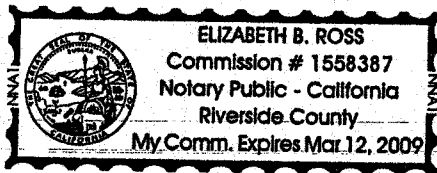
Janice Champion

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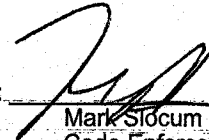
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COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: 
Mark Slocum
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 09/09/08 before me, Elizabeth B. Ross, Notary Public, personally appeared Mark Slocum, 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.

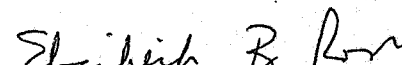
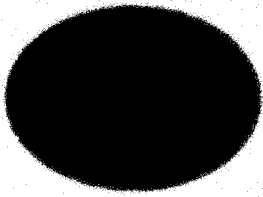

Commission # 1558387 Comm. Expires March 12, 2009

EXHIBIT “E”



County of Riverside Code Enforcement Department

Greg Flannery
Code Enforcement Official

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

February 25, 2014

JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA 92544

Subject Property: 46601 BAUTISTA CANYON RD, HEMET
Case No(s): CV07-8925
APN No(s): 555-300-022

Dear Janice Champion:

This NOTICE IS HEREBY PROVIDED that the County of Riverside Code Enforcement Department has incurred expenses during our efforts to abate the code violation(s) on the Subject Property. This abatement case involved Grading Without Permit, Unpermitted Land Use located on your real property commonly described as 46601 BAUTISTA CANYON RD, HEMET, and more particularly described as Assessor's Parcel Number 555-300-022.

The total amount due for the abatement actions concerning the above-described dangerous or injurious condition is **Three Thousand One Hundred Forty Six Dollars and Six Cents (\$ 3,146.06)**.

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

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

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

If you have any questions regarding this notice, or the process discussed above, please contact **Valerie Lam at (951) 955-1836**.



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

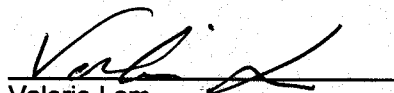
This NOTICE IS HEREBY PROVIDED that a hearing will be held before an Administrative Hearing Officer on **Tuesday, April 08, 2014, at 1:00 p.m.**, at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department, for the property located at 46601 BAUTISTA CANYON RD, HEMET and more particularly described as Assessor's Parcel Number 555-300-022.

If you have any objections to the Demand for Payment, also attached, you must address your objections to the Administrative Hearing Officer at the hearing. In the interim, if you have any questions about the Demand for Payment, please contact **Ms. Valerie Lam at (951) 955-1836.** In the event the total amount due is not paid prior to the Hearing, the Code Enforcement Department will seek an order from the Administrative Hearing Officer to place a lien against your property and collect the amount due as a special tax assessment.

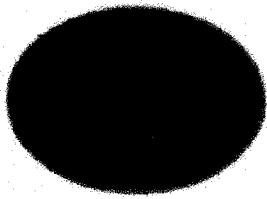
Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to Code Enforcement will be presented to the Administrative Hearing Officer for their final consideration and deliberation of this matter.

Thank you for your attention to this matter.

Respectfully,



Valerie Lam
TLMA Administration



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA 92544

Subject Property: 46601 BAUTISTA CANYON RD, HEMET
Case No(s): CV07-8925
APN No(s): 555-300-022

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

regarding case number(s) _____.

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

Return Mailing Address: _____

Signed: _____
(Please SIGN your name here)

Date: _____

Print: _____
(Please PRINT your name here)

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

IMPORTANT

Keep a copy of this form and mail the original to
Riverside County Code Enforcement Department Or Fax to: 951-955-8680
P.O. BOX 1605
Riverside, CA 92502-1605



COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Date: 2/3/2014

Property Reference/Mailing Address
555-300-022 JANICE CHAMPION 46601 BAUTISTA CANYON RD HEMET, CA 92544

Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
02/03/2014	CV078925- INV #106436. Orig. Amount \$3,146.06.	3,146.06	3,146.06
		Total Now Due	\$3,146.06

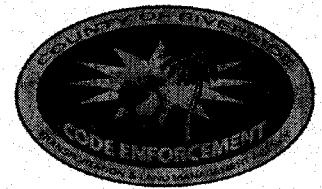
The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred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

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


Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

555-300-022
JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA 92544

Date	Invoice #
2/3/2014	106436

Case Number	District	Class
CV078925	3	SOAC

Property Address
555-300-022 JANICE CHAMPION 46601 BAUTISTA CANYON RD HEMET, CA 92544

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

Date	Item	Description	Hours/Qty	Rate	Amount
7/2/2008	Officer Hours	Labor Charges - Officer Time	2.6	109.00	283.40
7/2/2008	Officer Hours	Labor Charges - Officer Time	2.1	109.00	228.90
7/2/2008	Officer Hours	Labor Charges - Officer Time	1.3	109.00	141.70
12/16/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/22/2008	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/10/2009	Officer Hours	Labor Charges - Officer Time	2	109.00	218.00
6/18/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/22/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
8/31/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
12/22/2009	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
7/8/2011	Officer Hours	Labor Charges - Officer Time	0.1	130.00	13.00
8/3/2011	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
8/16/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
8/25/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/12/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/4/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
12/13/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/1/2012	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
10/1/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
10/4/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/3/2014	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,375.20
6/9/2008	Attorney Fees	Attorney Fees - County Counsel	0.7	128.00	89.60
6/11/2008	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
6/17/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	64.00	25.60
6/18/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
6/19/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
6/25/2008	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00
6/26/2008	Attorney Fees	Attorney Fees - County Counsel	1	64.00	64.00

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

Subtotal
Payments/Credits
Total

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


Code Enforcement Department

**County of Riverside
Code Enforcement Department**

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



Statement of Abatement Costs

555-300-022
JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA 92544

Date	Invoice #
2/3/2014	106436

Case Number	District	Class
CV078925	3	SOAC

Property Address
555-300-022 JANICE CHAMPION 46601 BAUTISTA CANYON RD HEMET, CA 92544

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

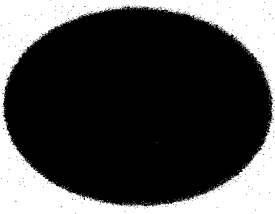
Date	Item	Description	Hours/Qty	Rate	Amount
6/27/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	64.00	19.20
7/2/2008	Attorney Fees	Attorney Fees - County Counsel	0.3	69.77	20.93
7/3/2008	Attorney Fees	Attorney Fees - County Counsel	1	69.76	69.76
7/7/2008	Attorney Fees	Attorney Fees - County Counsel	1	69.76	69.76
7/8/2008	Attorney Fees	Attorney Fees - County Counsel	0.5	64.00	32.00
5/18/2009	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
5/26/2009	Attorney Fees	Attorney Fees - County Counsel	0.2	69.75	13.95
5/28/2009	Attorney Fees	Attorney Fees - County Counsel	1.1	139.52	153.47
6/17/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
7/27/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
8/31/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
8/31/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	139.52	83.71
9/3/2009	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
9/8/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	69.76	34.88
9/9/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
2/3/2014	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			1,440.86
2/1/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
3/10/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
2/3/2014	Lot Book Report			60.00	60.00
		Subtotal Contractor Costs			330.00

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

Subtotal	\$3,146.06
Payments/Credits	\$0.00
Total	\$3,146.06

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


Code Enforcement Department



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

RESPONSIBLE OR INTERESTED PARTIES LIST

February 25, 2014

GEORGE AND JANICE CHAMPION
46601 BAUTISTA CANYON RD
HEMET, CA 92544

Calif. State Franchise Tax Board
Special Procedures Sec FTB#1213855718
PO Box 2952
Sacramento, CA 95812-2952

NEWCOMB B WEISENBERGER & ALMA G WEISENBERGER
27880 ALEUTIA WAY
YORBA LINDA, CA 92887

Mortgage Electronic Registration Systems
PO Box 2026
Flint, MI 48501

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV078925

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on February 25, 2014, I served the following documents(s):

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

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

JANICE CHAMPION 46601 BAUTISTA CANYON RD, HEMET, CA 92544
Calif. State Franchise Tax Board Special Procedures Sec FTB#1213855718 PO Box 2952, Sacramento, CA 95812-2952
NEWCOMB B WEISENBERGER & ALMA G WEISENBERGER 27880 ALEUTIA WAY, YORBA LINDA, CA
92887
Mortgage Electronic Registration Systems PO Box 2026, Flint, MI 48501

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

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

EXECUTED ON February 25, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

March 5, 2014

RE CASE NO: CV078925

I, Anita Bustillos, hereby declare:

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

That on 03/05/2014 at 10:06 a.m., I securely and conspicuously posted DEMAND FOR PAYMENT & NOTICE OF HEARING, RESPONSIBLE OR INTERESTED PARTIES LIST, STATEMENT OF ABATEMENT COSTS at the property described as:

Property Address: 46601 BAUTISTA CANYON RD, HEMET

Assessor's Parcel Number: 555-300-022

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

Executed on March 5, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

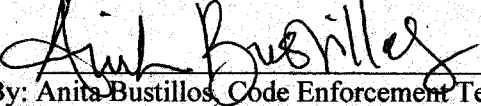

By: Anita Bustillos, Code Enforcement Technician

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

JANICE CHAMPION
48801 BAUTISTA CANYON RD
HEMET, CA 92544

Subject Property: 46601 BAUTISTA CANYON RD, HEMET
Case No(s): CV07-8926
APN No(s): 555-300-022

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

regarding case number(s) CV078925

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

Return Mailing Address: 46601 Bautista
Hemet, CA 92544

Signed: Janice Champion
(Please SIGN your name here)

Date: 03-14-14

Print: Janice Champion
(Please PRINT your name here)

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

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department Or Fax to: 951-955-8880
P.O. BOX 1605
Riverside, CA 92502-1605



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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

JANICE CHAMPION
48601 BAUTISTA CANYON RD
HEMET, CA 92544

Subject Property: 48601 BAUTISTA CANYON RD, HEMET
Case No(s): CV07-8925
APN No(s): 555-300-022

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

regarding case number(s) CV078925

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

Return Mailing Address: 48601 Bautista
Hemet, CA 92544

Signed: Janice Champion Date: 03-14-14
(Please SIGN your name here)

Print: Janice Champion
(Please PRINT your name here)

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

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department Or Fax to: 951-955-8680
P.O. BOX 1605
Riverside, CA 92502-1605