

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

909B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]

Case No: CV13-02704 [GRAY]

Subject Property: 2 Parcels South of 23550 Beech Street, Hemet; APN: 432-170-007

District: 3/3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 2 Parcels South of 23550 Beech Street, Hemet, Riverside County, California, APN: 432-170-007 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Christopher A. Gray, the owner of the subject real property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

[Signature]
GREG FLANNERY
Code Enforcement Official

(Continued)

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* L. ALEXANDRA FONG
DATE: 5/29/14
Department Concurrence

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

SOURCE OF FUNDS	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE
BY: *[Signature]*
Tina Grande
County Executive Office Signature

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: Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: Jeffries
Date: July 15, 2014
xc: TLMA-CED, Sheriff

Kecia Harper-Ihem
Clark of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.:	District: 3/3	Agenda Number:-
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- A-30
- Positions Added
- 4/5 Vote
- Change Order

9-7

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

**FORM 11: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
Case No: CV13-02704 [GRAY]
Subject Property: 2 Parcels South of 23550 Beech Street, Hemet; APN: 432-170-007
District: 3/3**

DATE:

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owner or whoever has possession of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. Since 1999 this property owner has violated multiple County Ordinances and Code Enforcement has opened seven other cases against him.
2. An Inspection Warrant MISC2013-100 was executed on the property by Code Enforcement Officer Brett Pollard on December 4, 2013. The inspection revealed the excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: wood, plastic, metal, pipes, irrigation supplies, furniture, green waste, water tank, buckets, barrels, tires, hoses, tubing, sheds, electronics, tanks, lawnmowers, tractors, fencing, mailbox, tools, shelving, building supplies, crates and other miscellaneous items.
3. Follow up inspections of the above-described real property on March 11, 2014, March 20, 2014 and May 21, 2014, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

N/A

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

**FORM 11: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
Case No: CV13-02704 [GRAY]
Subject Property: 2 Parcels South of 23550 Beech Street, Hemet; APN: 432-170-007
District: 3/3**

DATE:

PAGE: 3 of 3

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 13-02704
4 [EXCESS OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN:432-170-007, 2) DECLARATION OF CODE
6 PARCELS SOUTH OF 23550 BEECH STREET,) ENFORCEMENT OFFICER
7 HEMET, COUNTY OF RIVERSIDE, STATE OF) JACOB DIETRICH
8 CALIFORNIA; CHRISTOPHER A. GRAY, OWNER.)
9)
10) [RCO Nos. 348 & 541]
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12)
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9 I, Jacob Dietrich, declare that the facts set forth below are personally known to me except to
10 the extent that certain information is based on information and belief which I believe to be true, and if
11 called as a witness, I could and would competently testify thereof under oath:

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

15 2. I am informed and believe and thereon allege that on December 4, 2013, Officer Pollard
16 executed an inspection warrant on the real property described as 2 Parcels South of 23550 Beech
17 Street, Hemet, Riverside County, California and further described as Assessor's Parcel Number 432-
18 170-007, (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers
19 map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by
20 reference as Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY is owned by
22 Christopher A. Gray (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
23 Assessment Roll for 2013-2014 tax year and a copy of the report generated from the County Geographic
24 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." THE
25 PROPERTY is approximately 6.07 acres in size, is located within the W-2 (Controlled Development
26 Areas) zone classification and is legally unimproved. This zone classification and size of the parcel does
27 not allow any amount of outside storage on THE PROPERTY. Accumulated rubbish is not permitted to
28 be located on any property within County of Riverside.

1 4. Based on the Lot Book Report from RZ Title Service dated January 7, 2014, it is
2 determined that another party may potentially hold a legal interest in THE PROPERTY, to wit: Madeline
3 Redfern, Trustee of the Madeline Redfern Trust dated April 17, 1996, (hereinafter referred to as
4 "INTERESTED PARTY"). A true and correct copy of the Lot Book Report is attached hereto and
5 incorporated herein by reference as Exhibit "C."

6 5. I am informed and believe and thereon allege that on December 4, 2013, Officer Pollard
7 drove to THE PROPERTY to conduct an inspection pursuant to an Inspection Warrant number 2013-
8 100. Officer Pollard observed excess outside storage and accumulated rubbish on THE PROPERTY.
9 The outside storage of materials and accumulated rubbish were intermingled and consisted of, but was
10 not limited to: wood, plastic, metal, pipes, irrigation supplies, furniture, green waste, water tank, buckets,
11 barrels, tires, hoses, tubing, sheds, electronics, tanks, lawnmowers, tractors, fencing, mailbox, tools,
12 shelving, building supplies, crates and miscellaneous items in excess of 1,900 square feet.

13 6. As a result of the excess outside storage of materials and accumulated rubbish, THE
14 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County
15 Ordinance ("RCO") Nos. 348 and 541. On December 4, 2014, a Notice of Violation for the excess outside
16 storage of materials and accumulated rubbish was posted on THE PROPERTY.

17 7. On December 5, 2013, a Notice of Violation was mailed to OWNER by certified mail with
18 return receipt requested and on February 10, 2014, a Notice of Violation was mailed to OWNER and
19 INTERESTED PARTY by first class mail. On April 24, 2014, a Notice of Violation was sent to OWNER
20 by first class mail.

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

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

25 10. Follow up inspections of the above described real property on March 11, 2014, March 20,
26 2014 and May 21, 2014, revealed the excess outside storage and accumulated rubbish observed on
27 December 4, 2013 remain on THE PROPERTY, which continues to be in violation of RCO Nos. 348 and
28 541.

1 11. Based upon my experience, knowledge and visual observations, it is my determination
2 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
3 general public.

4 12. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
5 Nos. 348 and 541.

6 13. I am informed and believe and based upon said information and belief allege that the
7 OWNER and INTERESTED PARTY do not have legal authority or permission to store or accumulate the
8 above described materials on THE PROPERTY.

9 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
10 County Recorder, County of Riverside, State of California, on December 27, 2013, as Instrument
11 Number 2013-0597321. A Notice of Pendency of Administrative Proceedings was recorded in the Office
12 of the County Recorder, County of Riverside, State of California, on January 8, 2014, as Instrument
13 Number 2014-0008377. True and correct copies of which are attached hereto and incorporated herein by
14 reference as Exhibit "F."

15 15. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
16 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER,
17 and INTERESTED PARTY by first class mail and was posted on THE PROPERTY. True and correct
18 copies of the Notices, together with the Proofs of Service, and the Affidavit of Posting of Notices are
19 attached hereto and incorporated herein by reference as Exhibit "G."

20 16. The removal of all excess outside storage of materials and accumulated rubbish currently
21 on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348
22 and 541, and the Health and Safety Code. Given the size of the parcel and the zone classification, no
23 amount of outside storage is allowed on THE PROPERTY under RCO No. 348. Under RCO No. 541, no
24 amount of rubbish is allowed to be accumulated on THE PROPERTY.

25 ///

26 ///

27 ///

28 ///

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

2 (a) the excess outside storage of materials and accumulated rubbish on THE
3 PROPERTY to be deemed and declared a public nuisance; and

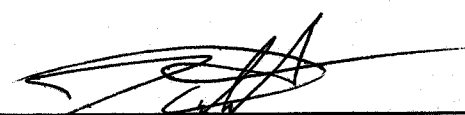
4 (b) the OWNER or whoever has possession or control of THE PROPERTY, be
5 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in
6 strict accordance with the provisions of RCO Nos. 348 and 541

7 (c) that if the materials and rubbish are not removed and disposed of in strict
8 accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541,
9 within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the
10 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives
11 of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon
12 receipt of an owner's consent or a Court Order when necessary under applicable law.

13 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
14 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
15 PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

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

18 Executed this 23 day of MAY, 2014, at FRENCH VALLEY, California.

19
20 
21 _____
22 JACOB DIETRICH
23 Code Enforcement Officer
24 Code Enforcement Department
25
26
27
28

Abatement Exhibit List

Exhibit A – Thomas Bros Map with arrow to situs

Exhibit B – Assessors Roll and GIS report

Exhibit C – Lot Book Report(s) (current on top)

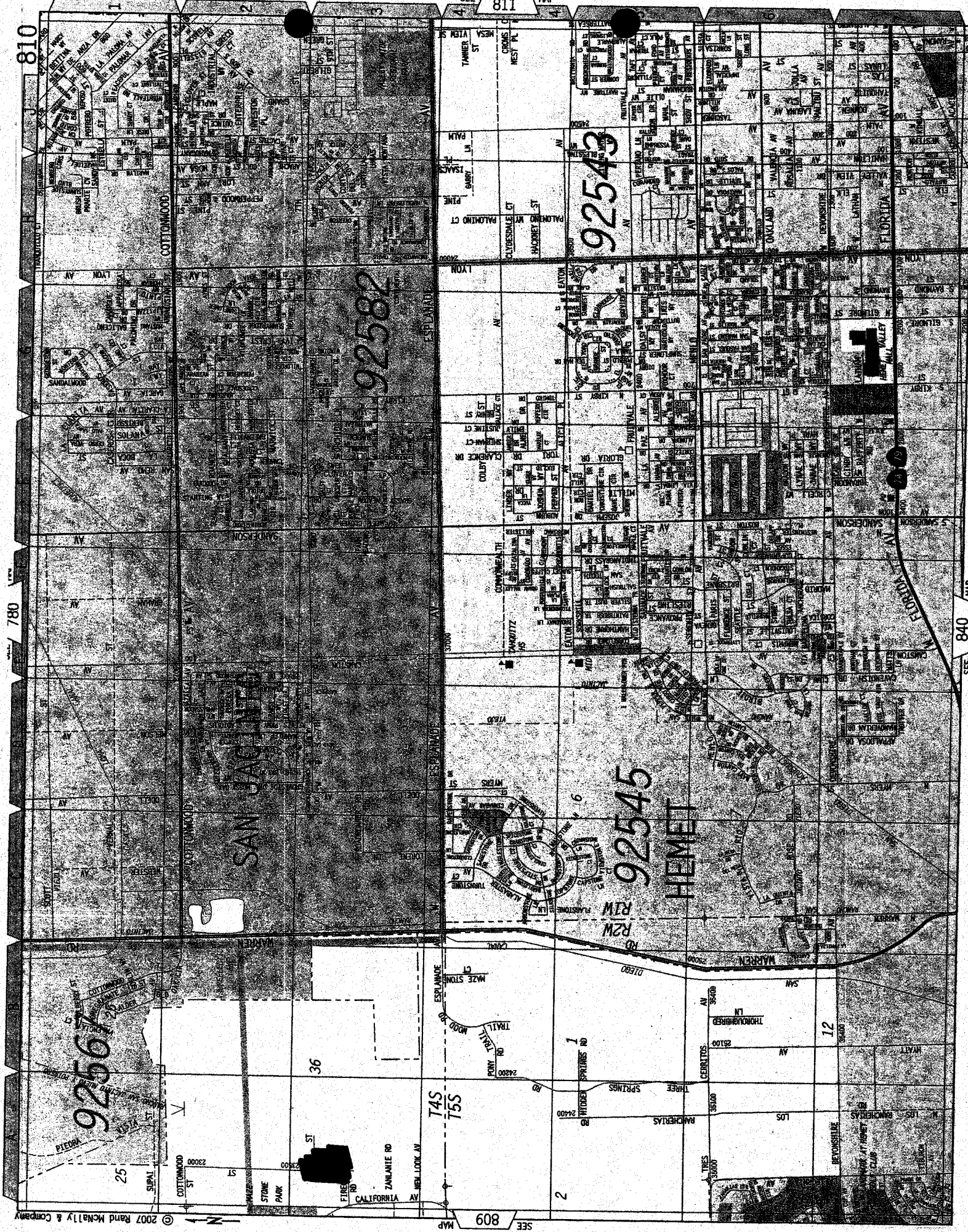
Exhibit D – Site Plan and Photographs

Exhibit E – Notice of Violation, AOP, POS and green cards

**Exhibit F – Notice of Noncompliance / Notice of Pendency of
Administrative Proceedings**

Exhibit G – Notice of BOS hearing, Notice List, POS and AOP

810



92567

92582

92543

92545

HEMET

780

840

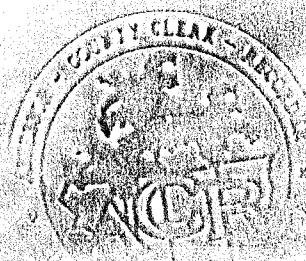


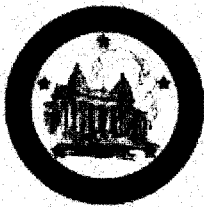
EXHIBIT “B”

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

Assessment #432170007-0		Parcel # 432170007-0	
Assessee:	GRAY CHRISTOPHER A	Land	25,454
Mail Address:	23578 BEECH ST	Full Value	25,454
City, State Zip:	HEMET CA 92545	Total Net	25,454
Real Property Use Code:	YR		
Base Year	1999		
Conveyance Number:	0173114		
Conveyance (mm/yy):	1/2007		
PUI:	R070000		
TRA:	71-315		
Taxability Code:	0-00		
ID Data:	Lot 2 PM 169/050 PM 24763		

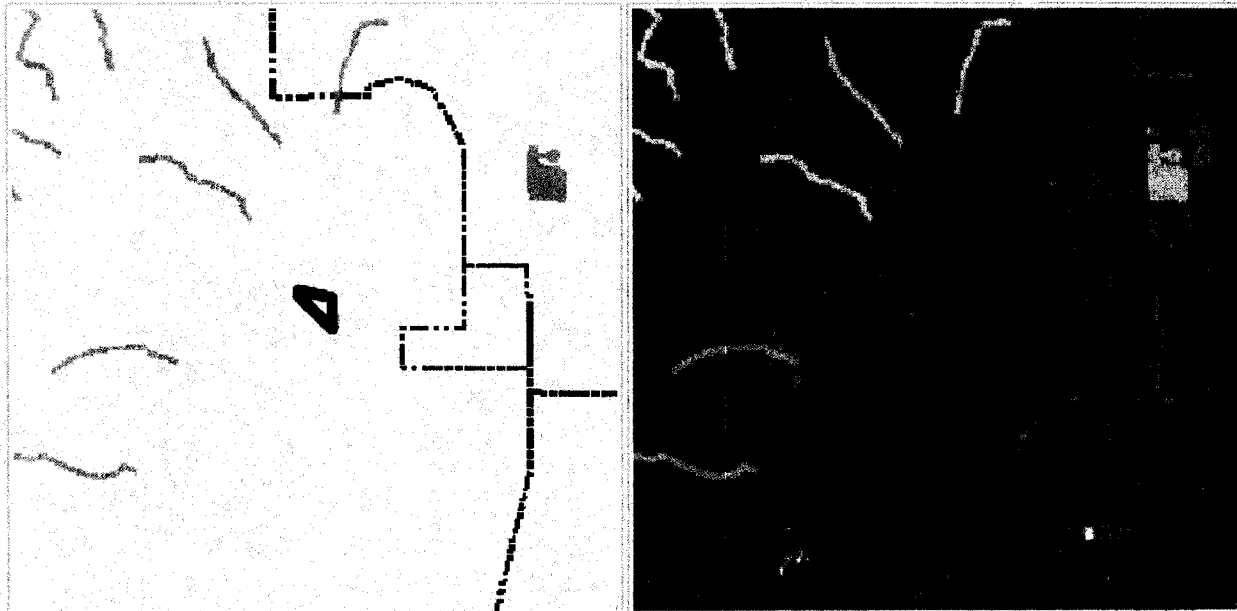
[View Parcel Map](#)





Riverside County Parcel Report
APN 432-170-007
Disclaimer

Report Date: Monday, June 02, 2014



APN	432-170-007-0	Supervisorial District 2011	JEFF STONE, DISTRICT 3
		Supervisorial District 2001	JEFF STONE, DISTRICT 3
Previous APN	431270026	Township/Range	T4SR2W SEC 36
Owner Name	CHRISTOPHER A GRAY	Elevation Range	1,784 - 1,964
Address	No address available	Thomas Bros. Map Page/Grid	PAGE: 810 GRID: A3
Mailing Address	P O BOX 892 SAN JACINTO CA, CA 92581	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>PM 169/50</u> Subdivision Name: PM 24763 Lot/Parcel: 2 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: HEMET Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 6.07 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

Property Characteristcs	No Property Description Available	County Service Area	Not in a County Service Area
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	RM RR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	San Jacinto Valley	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
Zoning Classifications (ORD. 348)	Zoning: W-2 CZNumber: 0	Zoning Districts and Zoning Areas	HEMET-SAN JACINTO, DIST
Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area
<u>CVMShCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMShCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMShCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Chaparrel Coastal Sage Scrub
High Fire Area	Y	Fire Responsibility	STATE

(Ord. 787)	Area	RESPONSIBILITY AREA
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District) Not in a District
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<u>DIF (Development Impact Fee Area Ord. 659)</u> SAN JACINTO VALLEY
<u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	<u>SKR Fee Area (Stephen's Kangaroo Rat Ord. 663.10)</u> In or partially within an SKR Fee Area
<u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u>	NOT WITHIN THE EASTERN TUMF FEE AREA	<u>DA (Development Agreements)</u> Not in a Development Agreement Area
<u>Circulation Element Ultimate Right-of-Way</u>	Not in a Circulation Element Right-of-Way	<u>Road Book Page</u> 100
		<u>Transportation Agreements</u> Not in a Transportation Agreement
		<u>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</u> Not in a CETAP Corridor
<u>Flood Plan Review</u>	RCFC	<u>Watershed</u> SAN JACINTO VALLEY
<u>Water District</u>	EMWD	<u>California Water Board</u> None
<u>Flood Control District</u>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT	
<u>Fault Zone</u>	Not in a Fault Zone	<u>Paleontological Sensitivity</u> High Sensitivity (High B): SENSITIVITY

Faults	Not within a 1/2 mile of a Fault	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.
Liquefaction Potential	No potential for Liquefaction exists	
Subsidence	Not in Subsidence Area	
School District	HEMET UNIFIED	Tax Rate Areas 071315 COUNTY FREE LIBRARY COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 EASTERN MUNICIPAL WATER EMWD IMP DIST 24 FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE HEMET UNIFIED SCHOOL METRO WATER EAST 1301999 MT SAN JACINTO JUNIOR COLLEGE RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION SAN JACINTO BASIN RESOURCE CONS SAN JACINTO VALLEY CEMETERY VALLEY HEALTH SYSTEM HOSP DIST VALLEY WIDE REC & PARK
Communities	Juniper Flats	
Lighting (Ord. 655)	Zone B, 30.81 Miles. From Mt. Palomar Observatory	
2010 Census Tract	042745	
Farmland	OTHER LANDS	
Special Notes	No Special Notes	
Building Permits		

Case #	Description	Status
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BEL000120	ELECTRIC TO WELL ONLY	VOID
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Environmental Health Permits

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1302704	ABATEMENT	OPEN
CV1304525	NEIGHBORHOOD ENFORCEMENT	OPEN
CV1304528	VEHICLE ABATEMENT	OPEN

EXHIBIT “C”



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

Lot Book Report

Order Number: **30610**

Customer:

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

Order Date: 1/14/2014
 Dated as of: 1/7/2014
 County Name: Riverside

Attn: Brent Steele
 Reference: CV13-02704/E. Ross
 IN RE: GRAY, CHRISTOPHER A.

FEE(s):
 Report: \$120.00

Property Address: Vacant Land
 CA

Assessor's Parcel No. : 432-170-007-0

Assessments:

Land Value:	\$25,454.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$25,454.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$169.23
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2014)
Second Installment	\$169.23
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)
Prior Delinquencies for tax defaulted year(s)	2008-2011
Redemption Amount	\$105,842.28
If paid by	01/31/2014



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

Order Number: 30610
Reference: CV13-02704/E. R

Redemption Amount

If paid by

Property Vesting

The last recorded document transferring title of said property

Dated	11/13/1998
Recorded	12/15/1998
Document No.	542517
D.T.T.	\$44.00
Grantor	Madeline Redfern, Trustee of the Madeline Redfern Trust dated 4/17/96
Grantee	Christopher A. Gray, an unmarried man

Affects Property in Question and Other Property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/05/1998
Recorded	12/15/1998
Document No.	542518
Amount	\$35,250.00
Trustor	Christopher A. Gray, an unmarried man
Trustee	Recon Enterprises, Incorporated, a California Corporation
Beneficiary	Madeline Redfern, Trustee of the Madeline Redfern Trust dated 4/17/96

Affects Property in Question and Other Property



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

Order Number: 30610

Reference: CV13-02704/E. R

Additional Information

Notice of Abatement filed by County of Riverside Department of Code Enforcement
Amount \$29,552.47
Owner Christopher A Gray
Recorded 09/24/2008
Document No. 2008-0519775

Notice of Abatement filed by County of Riverside Department of Code Enforcement
Amount \$24,256.49
Owner Christopher A Gray
Recorded 09/24/2008
Document No. 2008-0519776

Notice of Abatement filed by County of Riverside Department of Code Enforcement
Amount \$16,856.80
Owner Christopher A Gray
Recorded CV02-3782
Document No. 2008-0519779

Notice of Non-Compliance filed by County of Riverside Department of Code Enforcement
In the matter of the property of Christopher A Gray
Case No. CV08-04352
Recorded 09/11/2009
Document No. 2009-0474551

Notice of Non-Compliance filed by County of Riverside Department of Code Enforcement
In the matter of the property of Christopher A Gray
Case No. CV08-04354
Recorded 09/11/2009
Document No. 2009-0474553

Notice of Non-Compliance filed by County of Riverside Department of Code Enforcement
In the matter of the property of Christopher A Gray



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

Order Number: 30610

Reference: CV13-02704/E. R

Case No. CV08-04355
Recorded 09/11/2009
Document No. 2009-0474555

Notice of Non-Compliance filed by County of Riverside Department of Code Enforcement
In the matter of the property of Christopher A. Gray
Case No. CV08-04352
Recorded 03/05/2010
Document No. 2010-0101837

A Notice of Administrative Proceedings by the
City of Juniper Flats
County of Riverside
Recorded 12/27/2013
Document No. 2013-0597321

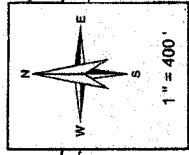
A Notice of Administrative Proceedings by the
City of Juniper Flats
County of Riverside
Recorded 01/08/2014
Document No. 2014-0008377

Legal Description

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

PARCEL 1 AND 2 OF PARCEL MAP 24763 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 169, PAGES 50 AND 51 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

432-17
431-27



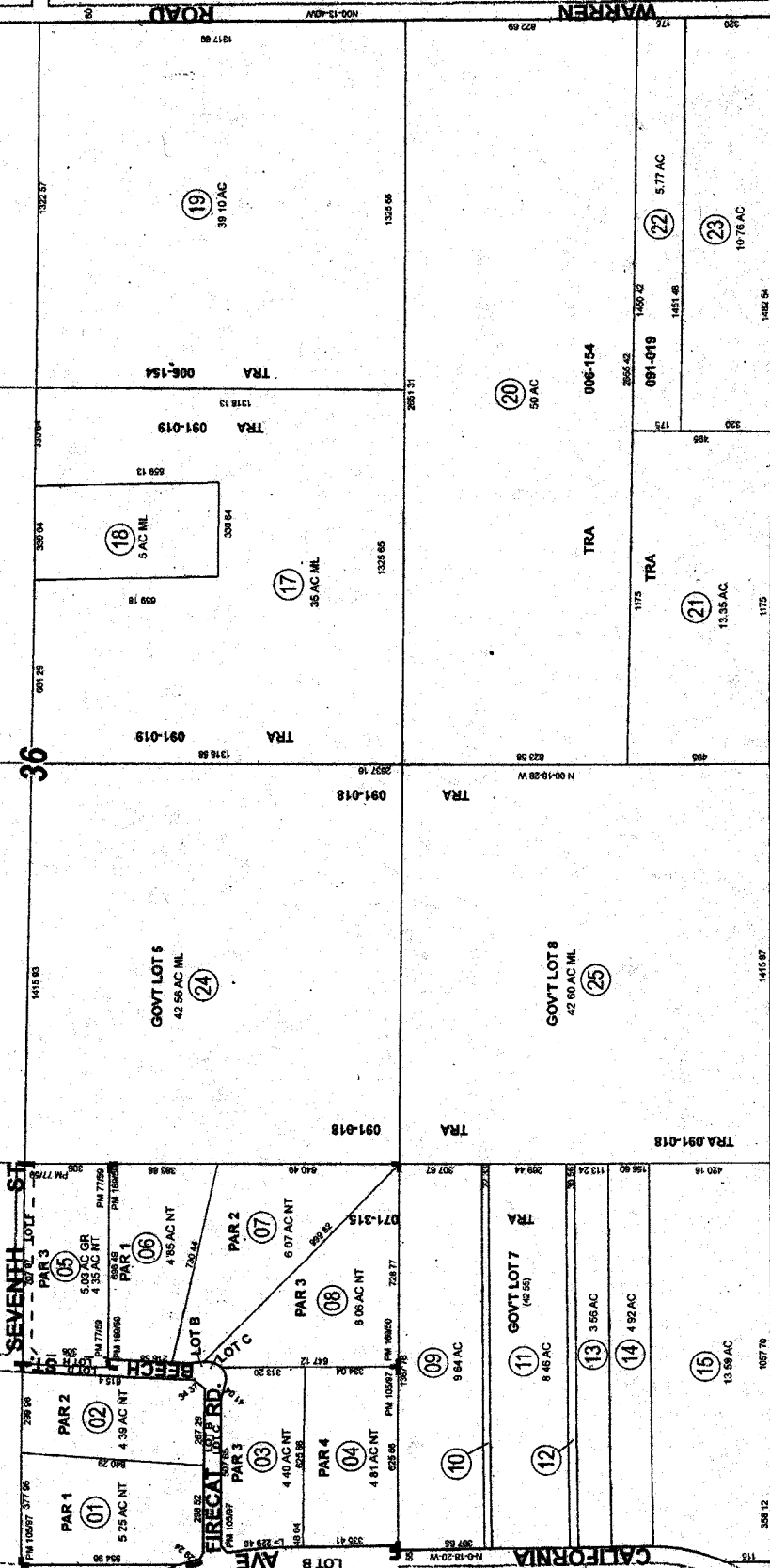
Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R O W
- Other Easements
- Lease Area
- Subdivision Tc Mark

Date	Old Number	New Number
12/28/2010	10	24,25

TRA 006-154
071-315
091-018
091-019

SEC. 36 T.4S R.2W
CITY OF HEMET



Map Reference

- FM 10597 PARCEL MAP NO. 17779
- FM 4047-48 PARCEL MAP NO. 9045
- FM 7759 PARCEL MAP NO. 14088
- RS 6759
- FM 19950 - 51 PARCEL MAP NO. 24763

Pg 14	Pg 15	Pg 16	Pg 18	Pg 20
Bk 455 Pg 98	Bk 455 Pg 10	Bk 455 Pg 34	Bk 455 Pg 11	Bk 455 Pg 27

December 2010

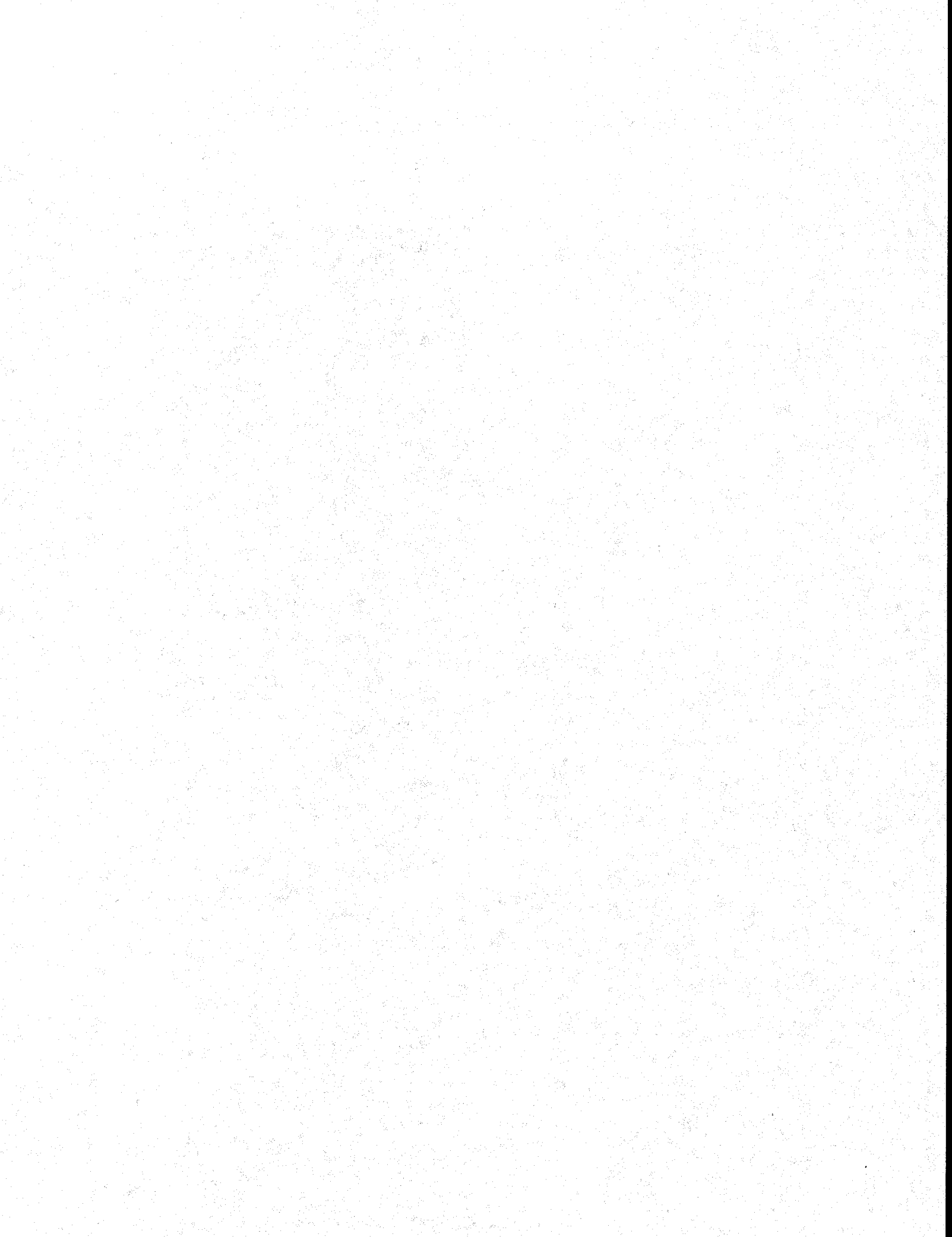
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

DEC 21 2010



ASSESSOR'S MAP BK432 PG.17
Riverside County, Calif

J Morgan



RECORDING REQUESTED BY
ORANGE COAST TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

NAME **CHRISTOPHER A. GRAY**
ADDRESS **350 S. STAKE STREET, #24**
CITY **SAN JACINTO, CA 92583**

Title Order No. **R172729-2**
Escrow No. **12610-G** **724: 671515**
Assessor's Parcel No. **431-270-025/026**
Date **NOVEMBER 5, 1998**

**SURVEYORS
Monument Fund
\$10.00**

**PAID
Doc. Transfer Tax
Riv. Co. Recorder**

542517
RECEIVED FOR RECORD
AT 8:00AM

DEC 15 1998

Forwarded to Office Records
of Riverside County, California
Recorder
Fee \$ 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$44.00 and is computed on the full value of the interest or property conveyed. The property is located in an unincorporated area.

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

MADLINE REDFERN, Trustee of the **MADLINE REDFERN TRUST DATED 4/17/96**

does hereby GRANT to

CHRISTOPHER A. GRAY, AN UNMARRIED MAN

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

PARCELS 1 AND 2 OF PARCEL MAP 24763 ON FILE IN BOOK 169, PAGES 50 AND 51 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

T
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12 15 98

MADLINE REDFERN TRUST DATED 4/17/96

BY *Madelin Redfern Trustee*
MADLINE REDFERN, Trustee

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

On 11/3/98 before me, a Notary Public in and for said State, personally appeared **MADLINE REDFERN**, personally known to me for proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Sharon L. Conklin*

FOR NOTARY SEAL OR STAMP

SHARON L. CONKLIN
Comm. # 1188723
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires June 30, 2002

MAIL TAX STATEMENTS AS DIRECTED ABOVE 8881 270A REV. 7/94

542517

SECURITY UNDER TITLE INS. CO.
RECORDS/MANAGEMENT DIVISION
2014 Newport Boulevard, Suite 200
San Diego, CA 92101

RIVERSIDE

RECORDING REQUESTED BY
James Coast
AND WHEN RECORDED MAIL TO:

FROM MADELINE REDFERN and
ADDRESS MADELINE REDFERN TRUST DATED 4/17/96
CITY 5974 RIO VALLE DRIVE
COUNTY RIVERSIDE, CA 92003

Title Order No. R172729-2
Escrow No. 12610-G
Assessor's Parcel No. 431-270-025/026
Date NOVEMBER 5, 1998

542518

RECEIVED FOR RECORD
AT 8:00AM

DEC 15 1998

Recorded in Clerk's Office
of Riverside County, California
Recorder
Page # 15

542518

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust is made this FIFTH day of NOVEMBER, 1998 between
CHRISTOPHER A. GRAY, AN UNMARRIED MAN, herein called TRUSTOR,
whose address is 350 S. STATE STREET, #24, SAN JACINTO, CA 92583,
RECON ENTERPRISES, INCORPORATED, a California Corporation, herein called
TRUSTEE, and
MADLINE REDFERN, Trustee of the **MADLINE REDFERN TRUST DATED 4/17/96** herein
called BENEFICIARY.
Witnesseth: Trustor **IRREVOCABLY GRANTS, TRANSFERS, AND ASSIGNS TO TRUSTEE IN
TRUST, WITH POWER OF SALE**, that property in RIVERSIDE County, CA., described as:
**PARCELS 1 AND 2 OF PARCEL MAP 24763 ON FILE IN BOOK 169, PAGES 50 AND 51 OF
PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.**

T
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12 15 98

98-1591-2117

This Deed of Trust is given and accepted as a portion of the purchase price.
This Deed of Trust is given and accepted upon the express provision that should
the property hereinbefore described, or any part thereof, be conveyed or
alienated by Trustor, either voluntarily or by operation of law, without
Beneficiary's written consent, then all sums secured hereby shall, at
Beneficiary's option, become immediately due and payable.

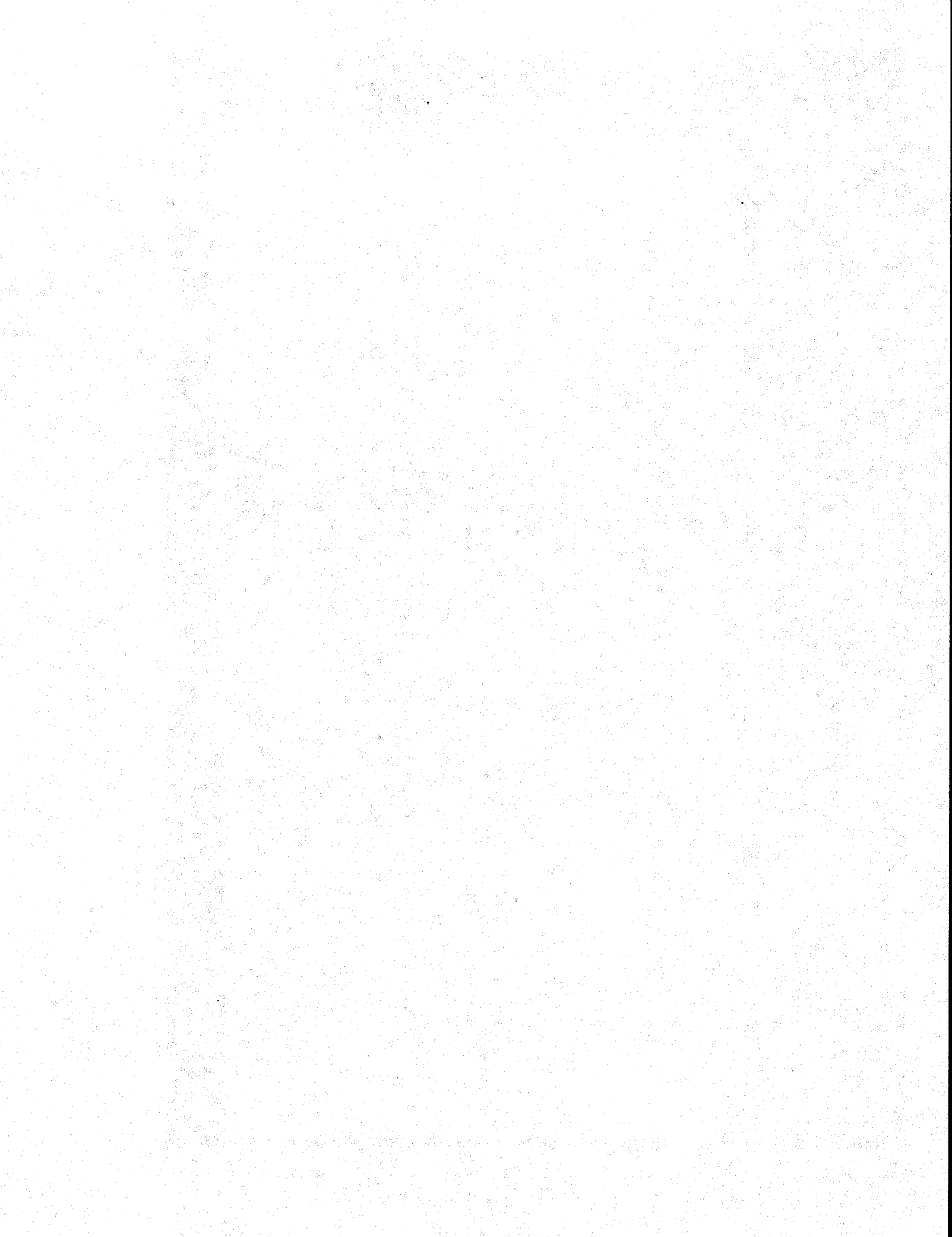
SECURITY UNION TITLE INS. CO.
MORTGAGE SERVICES DIVISION
9514 North Broadway, Suite 200
San Diego, CA 92108

RIVERSIDE

INITIALS: *CG*

CONTINUED ON PAGE 2

SDS 2004 REV. 704
Page 1 of 2



SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Title Order No. R172729-2
Assessor's Parcel No. 431-270-025/026

Page 2

Escrow No. 12610-G
Date NOVEMBER 5, 1998

U S - N U S - R

12 15 98

SECURITY UNION TITLE INS. CO.
NATIONAL AFFAIRS DIVISION
2014 Newport Boulevard, Suite 200
San Diego, CA 92101

RIVERSIDE

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions hereof, to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor hereon by reference as provided 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 \$35,250.00 accrued by Trustor in favor of Beneficiary as order.
3. Payment of such further sums as the then record owner of said property hereafter may become from hereafter, when evidenced by another note or notes making it in so secured.
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, the provisions (1) to (10), inclusive, of the California deed of trust recorded in Santa Barbara County and Sonoma County October 24, 1981, and in all other counties October 25, 1981, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, set out below opposite the name of each county, to:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	483	668	Imperial	100	783	San Francisco	A202	520	Delaware	178	220
Albany	1	342	Inyo	222	606	San Joaquin	2020	211	Idaho	379	43
Alameda	104	540	Iowa	927	40	San Mateo	1161	12	Illinois	978	42
Alameda	114	1	Kane	728	60	Santa Clara	4261	42	Indiana	121	207
Alameda	115	78	Kearney	132	52	Santa Cruz	1094	200	Iowa	101	9
Alameda	206	617	Lake	171	271	Shasta	1471	22	Kansas	222	107
Alameda	207	47	Lassen	1000	240	Siskiyou	121	5	Kentucky	120	14
Alameda	207	47	Los Angeles	58	170	Stanislaus	1471	22	Michigan	120	14
Alameda	207	47	Madera	102	132	Tulare	104	Page 10047	Nebraska	222	107
Alameda	207	47	Mariposa	77	220	Yuba	104	Page 10047	Nevada	222	107
Alameda	207	47	Merced	872	222	Utah	104	Page 10047	Nevada	222	107
Alameda	207	47	Monterey	1007	222	Vermont	104	Page 10047	Nevada	222	107
Alameda	207	47	Nevada	1007	222	Virginia	104	Page 10047	Nevada	222	107
Alameda	207	47	Nevada	1007	222	Washington	104	Page 10047	Nevada	222	107
Alameda	207	47	Nevada	1007	222	Washington	104	Page 10047	Nevada	222	107
Alameda	207	47	Nevada	1007	222	Washington	104	Page 10047	Nevada	222	107
Alameda	207	47	Nevada	1007	222	Washington	104	Page 10047	Nevada	222	107

(which provisions, insofar as all counties, are printed on Page 3 hereof) hereby are adopted and incorporated herein and made a 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.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinafter set forth.

Signature of Trustor

Signature of Trustor

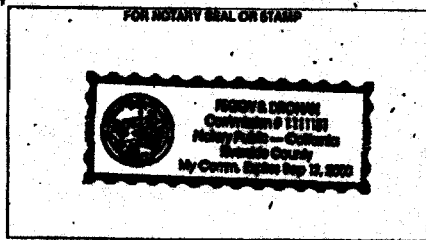
X Christopher A. Gray
CHRISTOPHER A. GRAY

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

On Nov. 16, 1998 before me, a Notary Public in and for said State, personally appeared CHRISTOPHER A. GRAY, personally known to me for proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNES my hand and official seal.

Signature Peggy S. Nolan



When recorded please mail to:
Mail Stop# 1012

DOC # 2008-0519775
09/24/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry H. Ward
Assessor, County Clerk & Recorder



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

CONCATG 517

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NOTICE OF ABATEMENT LIEN

In the matter of the Property of)
Christopher A Gray)

Case No.: CV02-5164

NOTICE IS HEREBY GIVEN to all persons, pursuant to Ordinance Nos. 520 (RCC Title 10) and 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, that proceedings have been completed with respect to the removal of 11 inoperable vehicles which constituted violations of Riverside County Ordinance Nos. 520 (RCC Title 10) and 725 (RCC Chapter 1.16); that such proceedings were based upon the noncompliance of such real property, located at 23578 Beech St., Hemet, CA, and more particularly described as Assessor's Parcel Numbers 432-170-006-9 & 432-170-007-0 having a legal description of 10.92 acres in parcels 1 and 2 PM 169/050 PM 24763, with the requirements of Ordinance Nos. 520 (RCC Title 10) and 725 (RCC Chapter 1.16); and that the expenses incurred by the County, including, but not limited to investigative, administrative, and abatement costs and attorneys' fees have become a lien on said property. The actions taken to abate the subject condition were as follows: The abated property is described as 23578 Beech St., Hemet, CA.; the name and mailing address of the record owner is Christopher A. Gray at 23578 Beech St., Hemet, CA. 92545; the completion date of the abatement was on or about 3/20/2007. On 9/2/2008, the Riverside County Board of Supervisors conducted a public hearing and assessed the reasonable costs of abatement to be \$29,552.47. The Board also ordered that a lien be imposed on the above-described real property in the amount of the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE DEPARTMENT OF CODE ENFORCEMENT

By:
Cuong Pham
Code Enforcement Administration

ACKNOWLEDGMENT

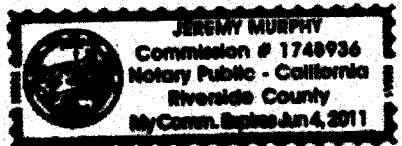
State of California)
County of Riverside) SS.

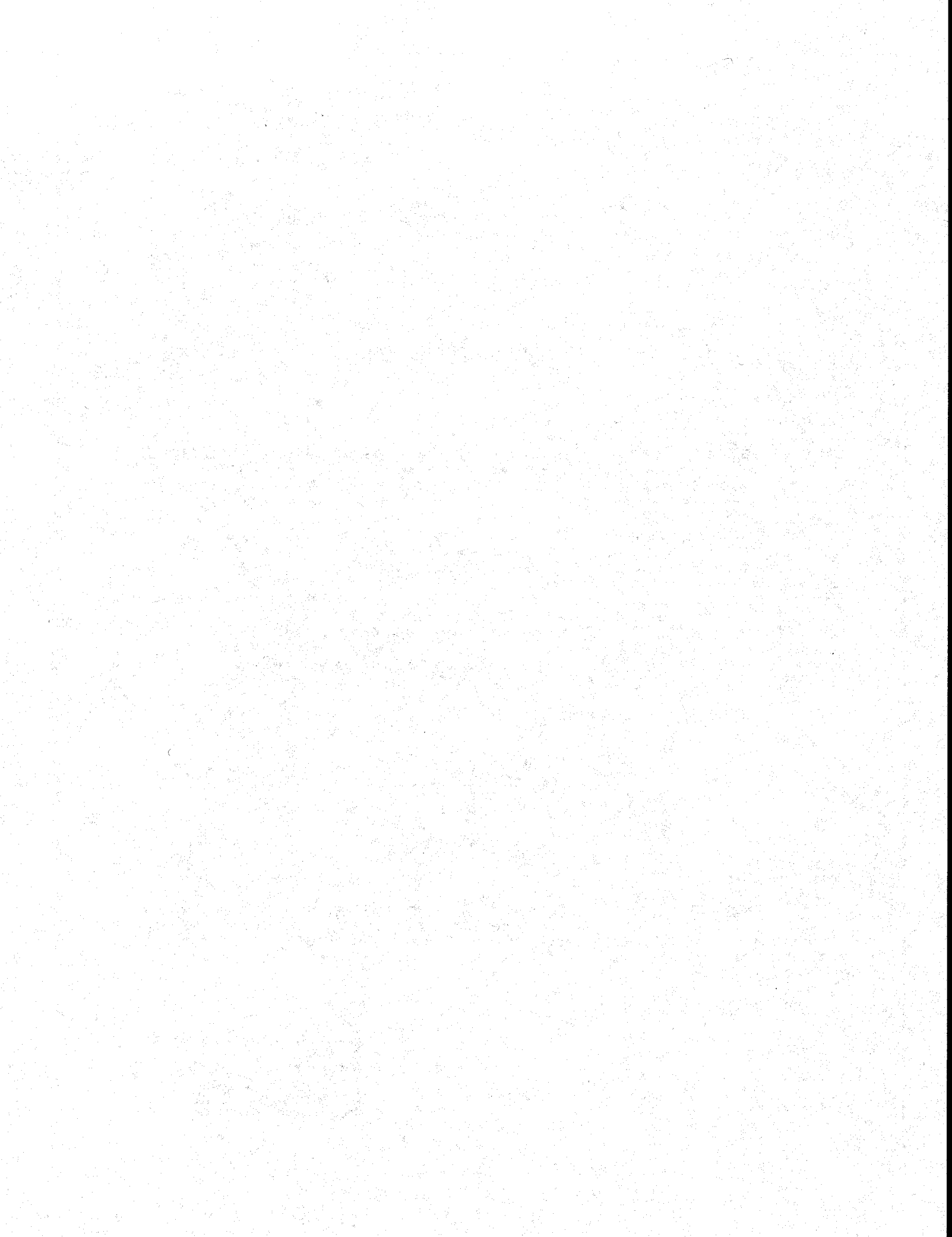
On September 23, 2008 before me, Jeremy Murphy, Notary Public, personally appeared Cuong Pham who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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:

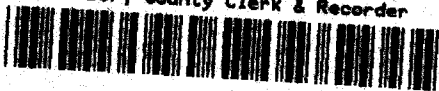
(Seal of Notary)





When recorded please mail to:
Mail Stop# 1012

DOC # 2008-0519776
09/24/2008 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry M. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	485	426	PCOR	NCOR	SMF	<input checked="" type="checkbox"/> NCHS	EXAM

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517

NOTICE OF ABATEMENT LIEN

In the matter of the Property of)
Christopher A Gray)

Case No.: CV02-4442

NOTICE IS HEREBY GIVEN to all persons, pursuant to Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, that proceedings have been completed with respect to the removal of two substandard mobile homes which constituted violations of Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Chapter 1.16); that such proceedings were based upon the noncompliance of such real property, located at 23578 Beech St., Hemet, CA and more particularly described as Assessor's Parcel Numbers 432-170-006-9 and 432-170-007-0, having a legal description of 10.92 acres in parcels 1 and 2 PM 169/050 PM 24763, with the requirements of Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Chapter 1.16); and that the expenses incurred by the County, including, but not limited to investigative, administrative, and abatement costs and attorneys' fees have become a lien on said property. The actions taken to abate the subject condition were as follows: The abated property is described as 23578 Beech St., Hemet, CA; the name and mailing address of the record owner is Christopher A Gray at 23578 Beech St., Hemet, CA. 92545; the completion date of the abatement was on or about 3/20/2007. On 9/2/2008, the Riverside County Board of Supervisors conducted a public hearing and assessed the reasonable costs of abatement to be \$24,256.49. The Board also ordered that a lien be imposed on the above-described real property in the amount of the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By:
Cuong Pham
Code Enforcement Administration

ACKNOWLEDGMENT

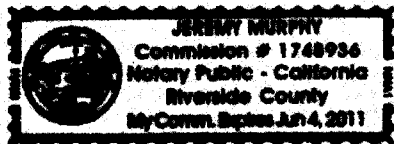
State of California)
County of Riverside) SS.

On September 23, 2008 before me, Jeremy Murphy, Notary Public, personally appeared Cuong Pham 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/hers/their authorized capacity(ies), and that by his/hers/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

(Seal of Notary)



When recorded please mail to:
Mail Stop# 1012

DOC # 2008-0519779

09/24/2008 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NOTICE OF ABATEMENT LIEN

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In the matter of the Property of)
Christopher A Gray)

Case No.: CV02-3782

NOTICE IS HEREBY GIVEN to all persons, pursuant to Ordinance Nos. 348 (RCC Title 17), 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, that proceedings have been completed with respect to the removal of excess outside storage of materials and accumulated rubbish which constituted violations of Riverside County Ordinance Nos. 348 (RCC Title 17), 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16); that such proceedings were based upon the noncompliance of such real property, located at 23578 Beech St., Hemet, CA, and more particularly described as Assessor's Parcel Number 432-170-006-9 & 432-170-007-0 having a legal description of 10.92 acres in parcels 1 and 2 PM 169/050 PM 24763, with the requirements of Ordinance Nos. 348 (RCC Title 17), 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16); and that the expenses incurred by the County, including, but not limited to investigative, administrative, and abatement costs and attorneys' fees have become a lien on said property. The actions taken to abate the subject condition were as follows: The abated property is described as 23578 Beech St., Hemet, CA; the name and mailing address of the record owner is Christopher A. Gray at 23578 Beech St., Hemet, CA; the completion date of the abatement was on or about 3/20/2007. On 9/2/2008, the Riverside County Board of Supervisors conducted a public hearing and assessed the reasonable costs of abatement to be \$16,856.80. The Board also ordered that a lien be imposed on the above-described real property in the amount of the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE DEPARTMENT OF CODE ENFORCEMENT

By: [Signature]
Cuong Pham
Code Enforcement Administration

ACKNOWLEDGMENT

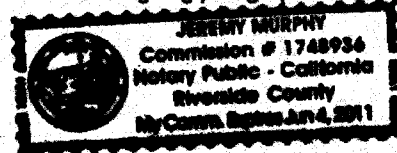
State of California)
County of Riverside) SS.

On September 23, 2008 before me, Jeremy Murphy, Notary Public, personally appeared Cuong Pham 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/hen/their authorized capacity(ies), and that by his/hen/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.

[Signature] (Seal of Notary)



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



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NCHGCC						T:	CTY	UNI	039

NOTICE OF NONCOMPLIANCE

M
039

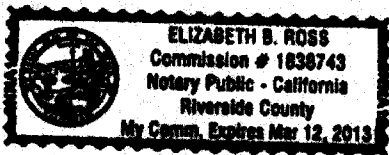
In the matter of the Property of)
Christopher A Gray)

Case No.: CV08-04352

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Riverside County Ordinance No. 348, (RCC Title 17.144.010) described as Excessive outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at Parcel on Beech Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 432-170-007 and having a legal description of 6.07 Acres, PM 169/50, PM 24763, LOT 2, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010), Ordinance No. 348 (RCC Title 17.144.010).

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

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



COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

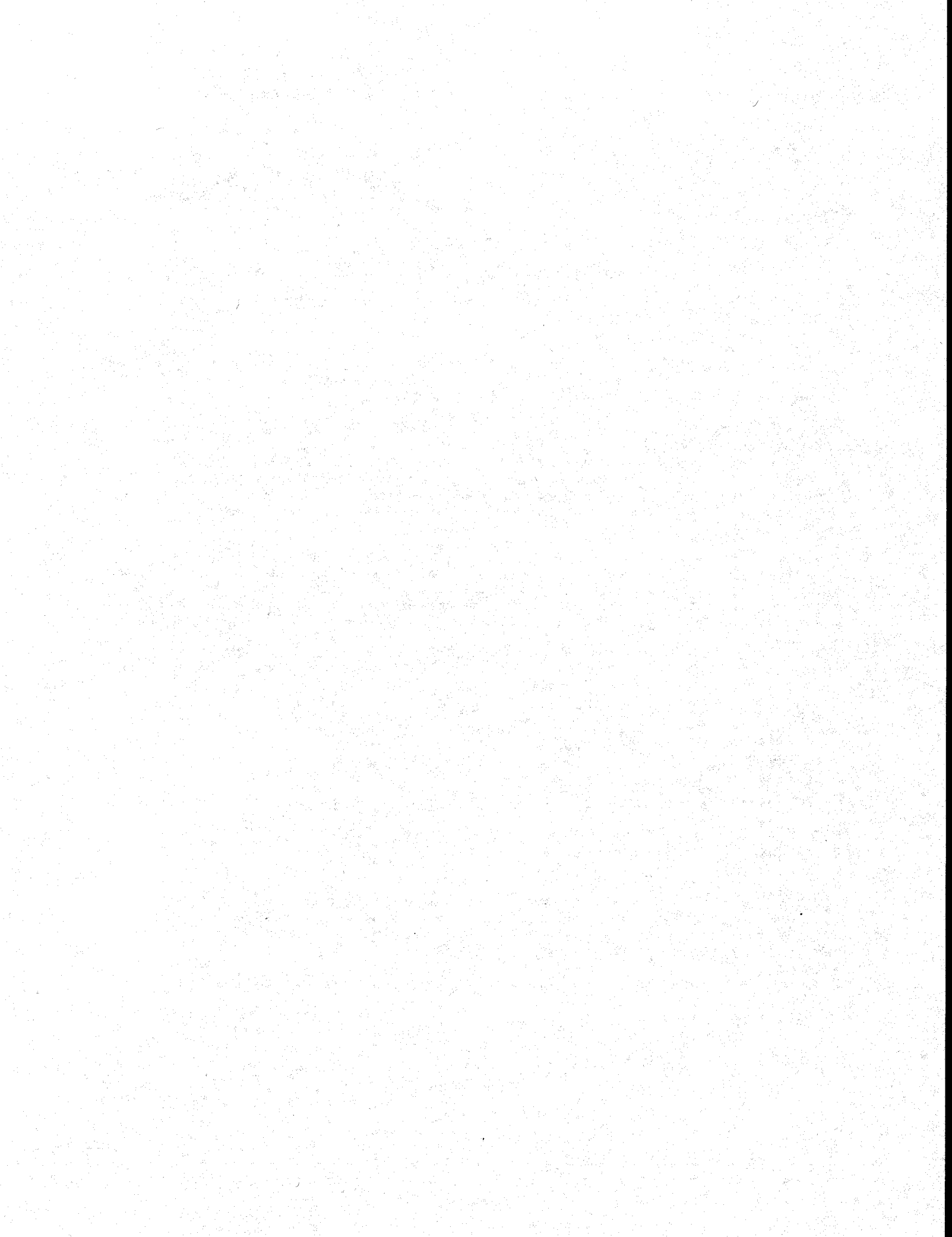
State of California)
County of Riverside)

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

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

WITNESS my hand and official seal.

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



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

DOC # 2009-0474553

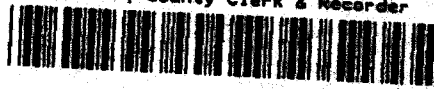
09/11/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

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In the matter of the Property of)

Case No.: CV08-04354

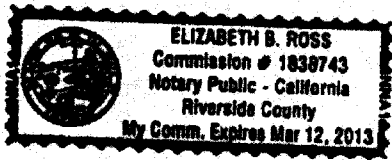
Christopher A Gray)

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 15.48.040) described as Substandard Mobile Home/Trailer/RV. Such Proceedings are based upon the noncompliance of such real property, located at Parcel on Beech Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 432-170-007 and having a legal description of 6.07 Acres, PM 169/50, PM 24763, LOT 2, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.48.040).

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

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT



By: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

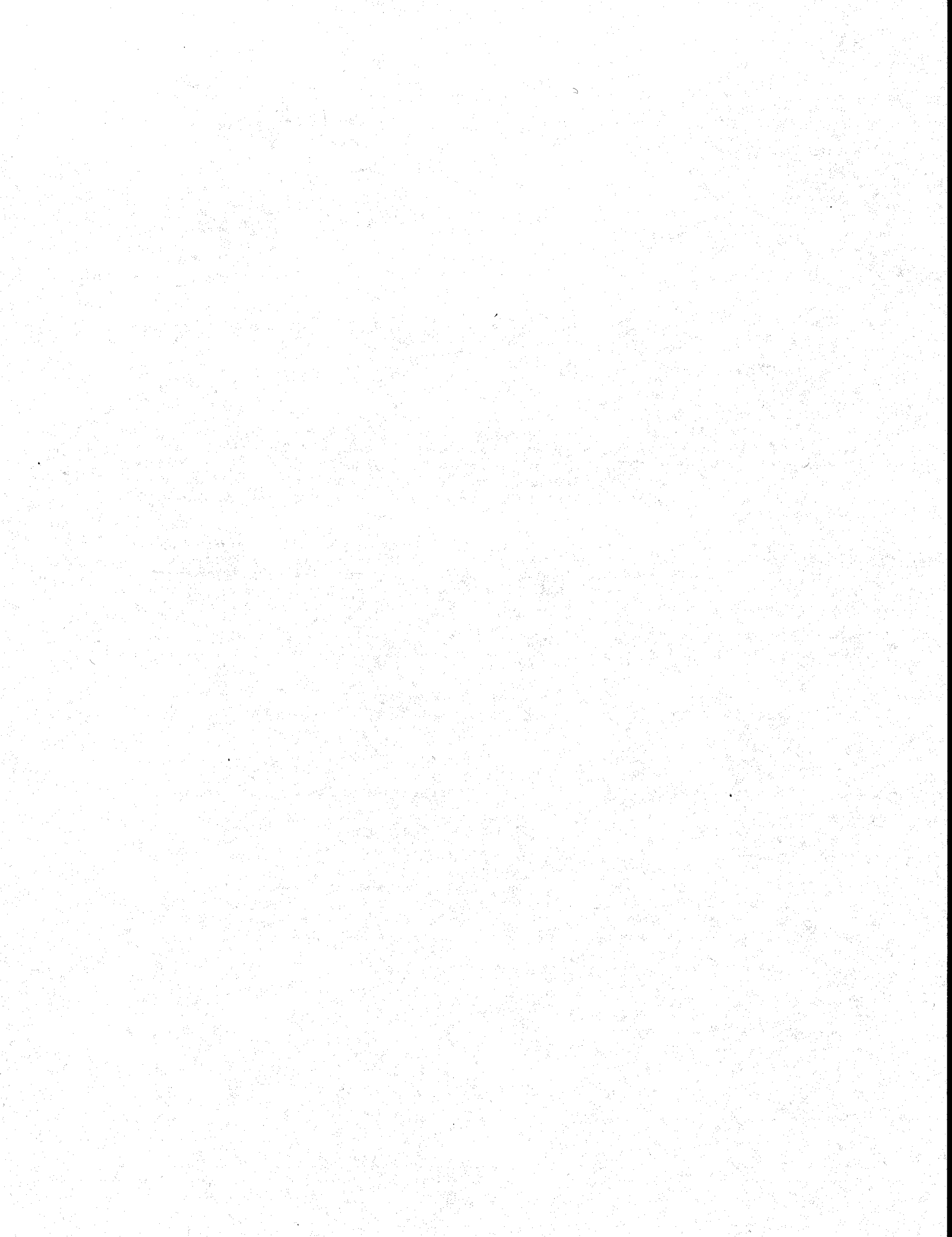
State of California)
County of Riverside)

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

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

WITNESS my hand and official seal.

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



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

DOC # 2009-0474555
09/11/2009 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry M. Ward
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

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M
039
09

In the matter of the Property of)
Christopher A Gray) Case No.: CV08-04355

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at Parcel on Beech Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 432-170-007 and having a legal description of 6.07 Acres, PM 169/50, PM 24763, LOT 2, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

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

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

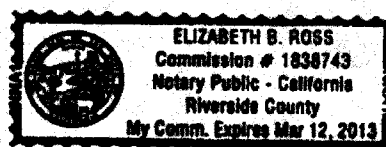
State of California)
County of Riverside)

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

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

WITNESS my hand and official seal.

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



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

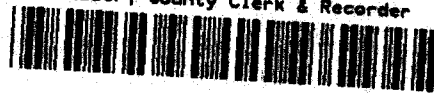
DOC # 2010-0101837

03/05/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry U. Ward
Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of)

Christopher A. Gray)

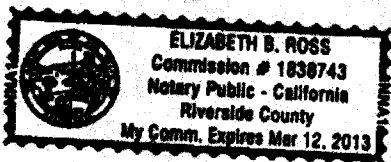
Case No.: CV08-04352

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.144.010) described as Excessive outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at Parcel on Beech Street, Hemet, CA, and more particularly described as Assessor's Parcel Number 432-170-007 and having a legal description of 4.85 Acres, PM 169/50, PM 24763, LOT 2, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.144.010).

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

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT



By: Hector Viray
Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 02/24/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

DOC # 2013-0597321

12/27/2013 02:00P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Order's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
CHRISTOPHER A GRAY)
and DOES I through X, Owners)

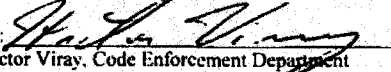
Case #: CV-1302704

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

ADDRESS: 2 Parcels S/O (23550 BEECH ST), JUNIPER FLATS CA, 0
PARCEL #: 432-170-007
LEGAL DESCRIPTION: 6.07 acres in LOT 2 of PM 24763, recorded in PM 169 page 50

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) Accumulated Rubbish. 17.12.040 (Ord. 348) Excessive Outside Storage, that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Hector Viray, Code Enforcement Department

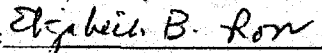
ACKNOWLEDGEMENT

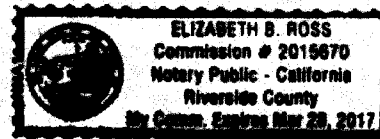
State of California)
County of Riverside JSS

On 12/10/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Commission #: 2015670 Expires: March 28, 2017

Signature:  (Seal)



RECORDING REQUESTED BY:
 County of Riverside
 Code Enforcement Department

AND WHEN RECORDED MAIL TO:
 County of Riverside
 Code Enforcement Department
 37600 Sky Canyon Drive, Suite G
 Murrieta, California 92563
 Mail Stop #5155

DOC # 2014-0008377

01/08/2014 01:54P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



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M	A	L	485	426	PCOR	NCOR	SMF	ACHB	EXAM
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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

Case #: CV-1302705

CHRISTOPHER A GRAY)
 and DOES I through X, Owners)

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

ADDRESS: 2 Parcels S/O (23550 BEECH ST), JUNIPER FLATS CA

PARCEL #: 432-170-007

LEGAL DESCRIPTION: 6.07 acres in LOT 2 of PM 24763, recorded in PM 169 page 50



VIOLATION(S): Riverside County Code (Ordinance) 17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Hector Viray
 Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
 County of Riverside)SS

On 12/31/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 2015670 Expires: March 28, 2017

Signature: Elizabeth B. Ross (Seal)



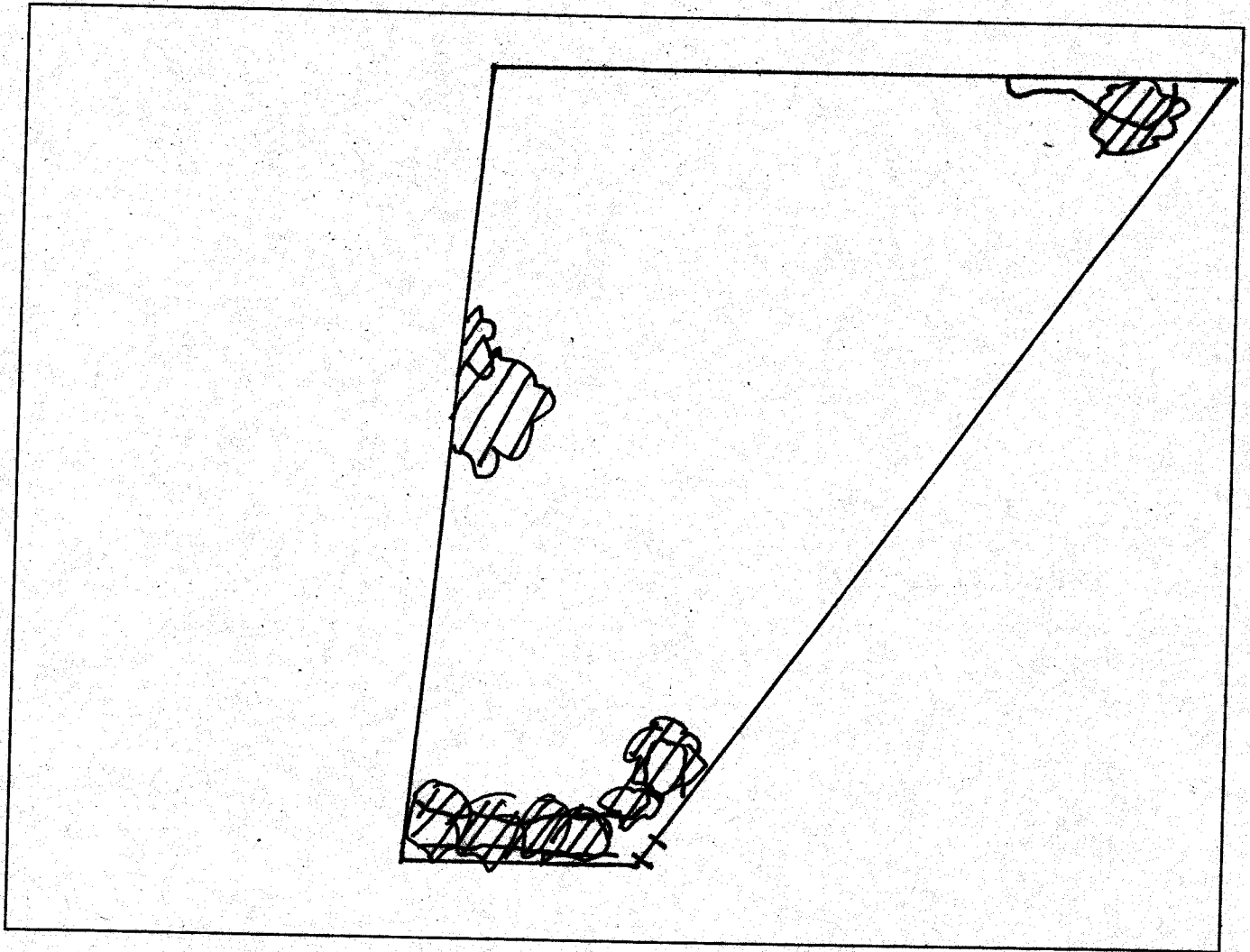
EXHIBIT “D”

SITE PLAN: Case # CV-1302704

OWNER(S): CHRISTOPHER A GRAY
SITE ADDRESS: 2 Parcels S/O (23550 BEECH ST), JUNIPER FLATS
ASSESSOR'S PARCEL: 432-170-007
ACREAGE: 6.0700002


NORTH ARROW: 

REAR PROPERTY LINE



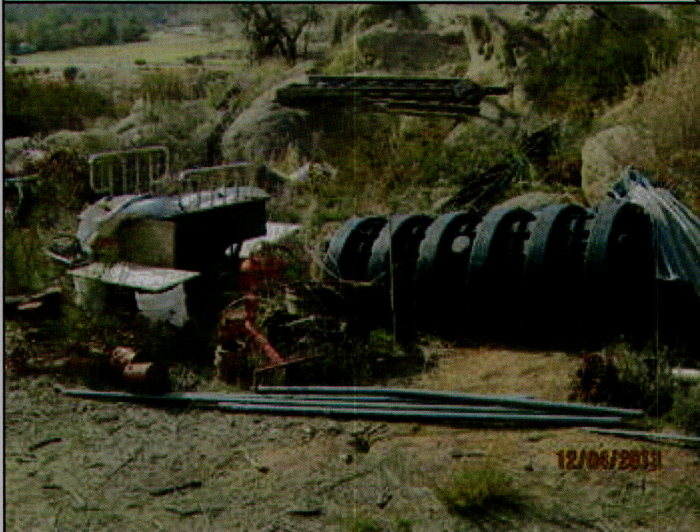
FRONT PROPERTY LINE: 2 Parcels S/O (23550 BEECH ST), JUNIPER FLATS

PREPARED BY: B. POLLARD **DATE:** 120413

 = ARIEDS



Photographs



B POLLARD 120413 AR/EOS



B POLLARD 120413 AR/EOS



B POLLARD 120413 AR/EOS



B POLLARD 120413 AR/EOS



B POLLARD 120413 AR/EOS



B POLLARD 120413 AR/EOS



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B POLLARD 120413 AR/EOS





Code Enforcement Case: CV1302704

Printed on: 04/14/2014

Photographs



Dietrich / 03/20/14 / #4 / AR-EOS Remains - 03/20/2014

Code Enforcement Case: CV1302704

Printed on: 04/14/2014

Photographs



Dietrich / 03/20/14 / #5 / AR-EOS Remains - 03/20/2014

Code Enforcement Case: CV1302704

Printed on: 04/14/2014

Photographs



Dietrich / 03/20/14 / #6 / AR-EOS Remains - 03/20/2014

Code Enforcement Case: CV1302704

Printed on: 04/14/2014

Photographs



Dietrich / 03/20/14 / #10 / AR-EOS Remains - 03/20/2014