

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

323B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
August 27, 2014

**SUBJECT:** Statement of Abatement Costs [Case No. CV13-04485]  
Subject Property: Parcel South of Olive Avenue, Winchester; OOSTDAM  
APN: 461-280-026  
District: 3/3 [\$3,034.62]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Assess the reasonable costs of abatement of a public nuisance (unprotected excavation) in the above-referenced matter to be **Three Thousand Thirty Four Dollars and Sixty Two Cents (US \$3,034.62)**
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.

*[Signature]*  
GREG FLANNERY  
Code Enforcement Official

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* E. ALEXANDRA FONG DATE: 7/17/14

Departmental Concurrence

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *[Signature]*

*[Signature]*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$1,011.67.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: September 9, 2014  
xc: Co. Co./CED

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

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

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

9-4

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Statement of Abatement Costs [Case No. CV13-04485]**

**Subject Property: Parcel South of Olive Avenue, Winchester; OOSTDAM**

**APN: 461-280-026**

**District: 3/3**

**DATE:** August 27, 2014

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary**

The Code Enforcement Department issued a Notice of Violation and a Notice of Summary Abatement of Public Nuisance in this case on December 5, 2013. On or about December 23, 2013, a portion of the violation was summarily abated under the direction of the Riverside County Code Enforcement and the remainder of the violation was corrected by the property owner.

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**

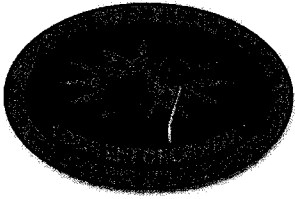
**FROM:** TLMA  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case No. CV13-04485]  
Subject Property: Parcel south of Olive Ave.; OOSTDAM  
APN: 461-280-026  
District: 3/3

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

**Hearing Date: July XX, 2014**

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting) .....	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents .....	Exhibit B
Assessment-Roll for Tax Year 2013/2014 And Geographic Information System, 2/04/2014 .....	Exhibit C
Lot Book Report and/or DataQuick .....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment .....	Exhibit E
Request for Hearing .....	Exhibit F

**EXHIBIT “A”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement  
Official

July 9, 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: Parcel south of Olive Ave., Winchester  
Case No.: CV13-04485; OOSTDAM (TRUSTEE)  
APN: 461-280-026

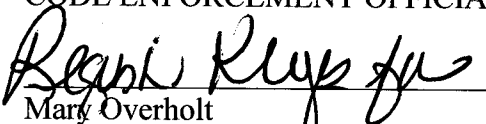
**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, September 9, 2014, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved abatement of a public nuisance (unprotected excavation) located on your real property commonly described as parcel south of Olive Avenue, Winchester, Riverside County, California and more particularly described as Assessor's Parcel Number 461-280-026.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is three thousand thirty four dollars and sixty two cents, **(US \$3,034.62)**. 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 Overholt

Supervising Code Enforcement Officer

Enclosure: Statement of Abatement Costs

# **RESPONSIBLE OR INTERESTED PARTIES LIST**

Subject Property: Parcel south of Olive Ave.; Winchester ; Case No.: CV13-04485

APN: 461-280-026; District 3/3 Oostdam

JOHN J OOSTDAM (TRUSTEE)/ JOAN S OOSTDAM (TRUSTEE)  
1645 N RAMONA BLVD  
SAN JACINTO, CA 92582

1 **PROOF OF SERVICE**  
2 Case No. CV13-04485- Oostdam

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

6 That on July 9, 2014, I served the following document(s):

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

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

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

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

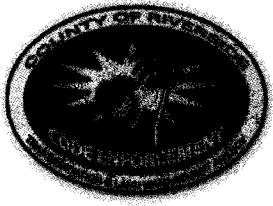
16     **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices  
17 of the addressee(s).

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

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

20 EXECUTED ON July 9, 2014, at Riverside, California.

21  
22   
23 STACY BAUMGARTNER



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

July 11, 2014

RE CASE NO: CV1304485

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 07/10/2014 at 12:30 p.m., I securely and conspicuously posted Notice of Hearing Re: Statement of Abatement Costs, Responsible or Interested Parties List and Proof of Service at the property described as:

**Property Address:** Parcel South of Olive Ave, WINCHESTER

**Assessor's Parcel Number:** 461-280-026

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

Executed on July 11, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Anita Bustillos, Code Enforcement Technician

008/10/14



# **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
461-280-026 JOHN J OOSTDAM JOAN S OOSTDAM 1645 N RAMONA BLVD SAN JACINTO, CA 92582

Date: 4/1/2014

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
04/01/2014	CV1304485- INV #106553. Orig. Amount \$3,034.62.	3,034.62	3,034.62
		<b>Total Now Due</b>	<b>\$3,034.62</b>

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

461-280-026  
JOHN J OOSTDAM  
JOAN S OOSTDAM  
1645 N RAMONA BLVD  
SAN JACINTO, CA 92582

Date	Invoice #
4/1/2014	106553

Case Number	District	Class
CV1304485	3	SOAC

Property Address
461-280-026 JOHN J OOSTDAM JOAN S OOSTDAM PARCEL SOUTH OF OLIVE AVE. WINCHESTER, CA 92596

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

Date	Item	Description	Hours/Qty	Rate	Amount
12/3/2013	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
12/3/2013	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
12/3/2013	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
12/5/2013	Officer Hours	Labor Charges - Officer Time	4	129.00	516.00
12/17/2013	Officer Hours	Labor Charges - Officer Time	2.5	109.00	272.50
12/18/2013	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
4/1/2014	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,140.90
4/1/2014	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			195.30
12/31/2013	Other Services	Other Services		1,578.42	1,578.42
2/5/2014	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			1,698.42

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.

<b>Subtotal</b>	\$3,034.62
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$3,034.62

**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



12620 Bosley Lane  
 Corona, Ca. 92883  
 (951) 277-3404

# Invoice

**RECEIVED**  
 JAN 30 2014

Invoice No. 77617  
 Invoice Date 12/31/2013

BILL TO:

TLMA PURCHASING  
 COUNTY OF RIVERSIDE  
 TLMA ADMINISTRATION  
 P.O. BOX 1605  
 RIVERSIDE, CA 92502-1605

**PROJECT**  
 WINCHESTER TRACT

**P.O.#**  
 TLA0070407

**DUE DATE**

1/30/2014



QTY	DESCRIPTION	RATE	AMOUNT
37	W.O. 175165 12-23-13 CONCRETE SLABS 3X3X3 2013-RIV-8%	97.50 8.00%	3,607.50T 288.60
<p>TLMA ADMINISTRATION 14 JUN 00 AM 3:36</p> <p>RECEIVED FEB 06 2014</p> <p>PAYMENT APPROVAL            Fund <u>10000</u>            DeptID <u>31401 04000</u>            Account <u>527950</u>            Project <u>ZCV1304485, ZCV1304483, ZCV1304484</u> →            Amount Paid <u>\$3896.10</u>            Verified Signature <u>[Signature]</u>            Fiscal Approval <u>[Signature]</u>            Date <u>2-6-14</u></p> <p>Socp.o. for Break</p>			
			<b>\$3,896.10</b>



12620 Bosley Lane  
 Corona, CA 92883  
 (951) 277-3404 (800) 834-8682  
 (949) 589-8600 (951) 277-3420 Fax

Field Work Order No 175165

M T W Th F S S	Date	12.23.14
Foreman	LVMW	P.O. # TL0010407

Construction Services Ordered By

Customer	COUNTY OF RIVERSIDE TLMA ADMINISTRATION	Super Name	MICHAEL BOWLES
Project	WINCHESTER TRACT	Phone #	951.696.1608
Tract # / Location	WINCHESTER	E-Mail	MEBOWLES@RCTLMA.ORG

Work Description **BUILD, DELIVER, & INSTALL CONCRETE SLABS TO COVER EXPOSED MAN HOLES, A STREET LOCATIONS PER JOB WALK**

Quantity	Unit	Description	Rate	Amount
	Each	Filled Gravelbags / Sandbags, Delivered Minimum Order		
		Silt Fence Straw Matting Jute Netting		
		Straw Wattles Safety Fence Visqueen		
	Each	Shaker Plates		
		Sales Tax on Materials	8%	288.60
	Each	Concrete Washout Install Stucco 8'x8' 8'x16'		
	Each	Concrete Washout Removal  Stucco 8'x8' 8'x16'		
	Each	Concrete Washout R & R  Stucco 8'x8' 8'x16'		
9	UNITS	PELICAN LANDING APN 461-280-025	97.50 EA	878.00
	Each	SWPPP Inspection Weekly Pre-Storm During Storm Post-Storm REAP		
		Labor to Install		
	Hours	Foreman		
	Hours	Labor ( Men x Hours)		
	Hours	Skiploader 4 x 4 Skid Steer Backhoe Wheel Loader		
	Hours	Flatbed Truck 10 Wheel Dump Truck Truck & Trailer		
	Hours	Roll Off Truck Water Truck Street Sweeper		
	Each	Move In / Out Delivery / Fuel Surcharge		
13	UNITS	CADO INDIGO APN 461-280-024	97.50 EA	1268.00
15	UNITS	JOHN J COSTDAM APN 461-280-026	97.50 EA	1463.00
		<b>Total</b>		<b>3896.60</b>

The undersigned acknowledges that he/she has the authority to bind the Contractor/Owner to the terms of this agreement. The undersigned agrees that items of labor, equipment, services and materials noted above were provided by So Cal Sandbags, Inc. (So Cal) to the full satisfaction of the Undersigned. All materials are sold f.o.b. plant site of production. Sale is consummated and title passes to Buyer at the time materials are loaded for shipment. Buyer bears the risk of any loss, deterioration or damage to the materials from the time of loading with the carrier. Carriers make deliveries at Buyer's risk and Seller assumes no responsibility whatsoever for damages resulting from such deliveries. The undersigned agrees that if the Contractor/Owner fails to pay So Cal's invoice(s) within (30) days of the invoice date, then So Cal will be entitled to a one time Service Charge equal to five percent (5%) of the unpaid balance owing to So Cal plus monthly Finance Charges equal to two percent (2%) per month on the balance owing plus costs of collection including its actual attorney fees. This Agreement shall be governed by and interpreted under the Laws of the State of California. All claims, disputes and other matters in question arising out of, or relating to, this Agreement, or the breach thereof, shall be decided by Arbitration in accordance with the Construction Industry Arbitration Rules Fast Track Procedures of the American Arbitration Association then in effect at the time of the Arbitration. However, this shall not preclude So Cal from instituting Court action to enforce a Mechanics' Lien, Arbitration Award or any other claim not capable of resolution through Arbitration. This Agreement shall be construed as having been drafted by both Contractor/Owner and So Cal. Any action at law or in equity instituted on, in connection with, or arising out of this Contract shall be brought in the Superior Court of the State of California, County of Riverside unless jurisdiction of an action requires another venue. Copies of this Agreement and any related invoice(s) shall be deemed as good as the original(s) to bind the parties to this Agreement. The Undersigned has made and entered in this Agreement on the date set forth below. The Undersigned has read this entire Agreement and his/her signature below constitutes his/her acceptance hereof.

Accepted by \_\_\_\_\_ Date \_\_\_\_\_



**COUNTY OF RIVERSIDE  
TLMA - TRANSPORTATION & LAND MANAGEMENT AGENCY**

4080 Lemon Street  
Riverside, CA 92501  
Phone: (951) 955-1858  
Fax: (951) 955-1859

**PURCHASE ORDER**

Vendor Instructions

1. Packaging Slip showing P.O. number and contents must accompany each shipment.
2. No charge for packaging or freight will be allowed except when specified in order.
3. No partial billings except when specified in the order.
4. THIS ORDER EXPRESSLY LIMITS ACCEPTANCE TO THE TERMS OF THIS ORDER. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY THE SELLER ARE REJECTED UNLESS EXPRESSLY ASSENTED TO IN WRITING BY THE BUYER.
5. MAIL INVOICE TO THE ADDRESS SHOWN BELOW. SHOW PURCHASE ORDER NUMBER AND ORDERING DEPARTMENT.
6. Out of state vendors MUST show CA Board of Equalization Permit Number. Otherwise, sales tax will be deducted.
7. IMPORTANT: Seller shall provide Material Safety Data Sheets for each Product containing hazardous substances as listed by CA Dir. Ind. Rel. In CA Adm. Code, Title 8, Section 5194 and labor codes.
8. If work is to be carried out on County property, vendor shall call Purchasing and ascertain amounts and types of insurance required; and provide proof of Insurance before beginning work.

Vendor: **SO CAL SANDBAGS**  
12620 Bosley Lane  
Corona, CA 92883  
951-277-3404

Purchase Order		
TLA0070407		12/12/2013
Net 30	RFQ/P#	P.O. Type

Invoice to: **County of Riverside**  
TLMA Administration  
P.O. Box 1605  
Riverside, CA 92502  
United States

Deliver To: **County of Riverside**  
TLMA-Code Enforcement  
  
**Mike Bowles**

**PROJECT: WINCHESTER TRACT**

**DESCRIPTION: BUILD, DELIVERY AND INSTALL CONCRETE SLABS TO COVER EXPOSED MAN HOLES AT STREET LOCATIONS PER JOB WALK.**

**PROVIDE ALL LABOR AND EQUIPMENT FOR THE FOLLOWING LOCATIONS:**

PELICAN LANDING APN: 461-280-025 (CV13-04484)  
CADO INDIGO APN: 461-280-024 (CV13-04483)  
JOHN J COSTDAM APN: 461-280-026 (CV13-04485)

TOTAL OF NINE (9) OPEN HOLES x 97.50 =  
TOTAL OF THIRTEEN (13) OPEN HOLES 121  
TOTAL OF FIFTEEN (15) OPEN HOLES 146.

**TOTAL QTY: 37 @97.50 EACH**

SUB-TOTAL: \$3,607.50  
SALES TAX: \$ 288.60  
TOTAL: \$3,896.10

CV13-04485 =

1461.50  
x 0.08 Sales Tax  
-----  
116.92  
+ 1461.50  
-----  
1578.42

SOLE SOURCE# 14-277

Charlene McNair  
Buyer  
Phone: (951) 955-1858 Fax: (951) 955-1859

Authorized Signature

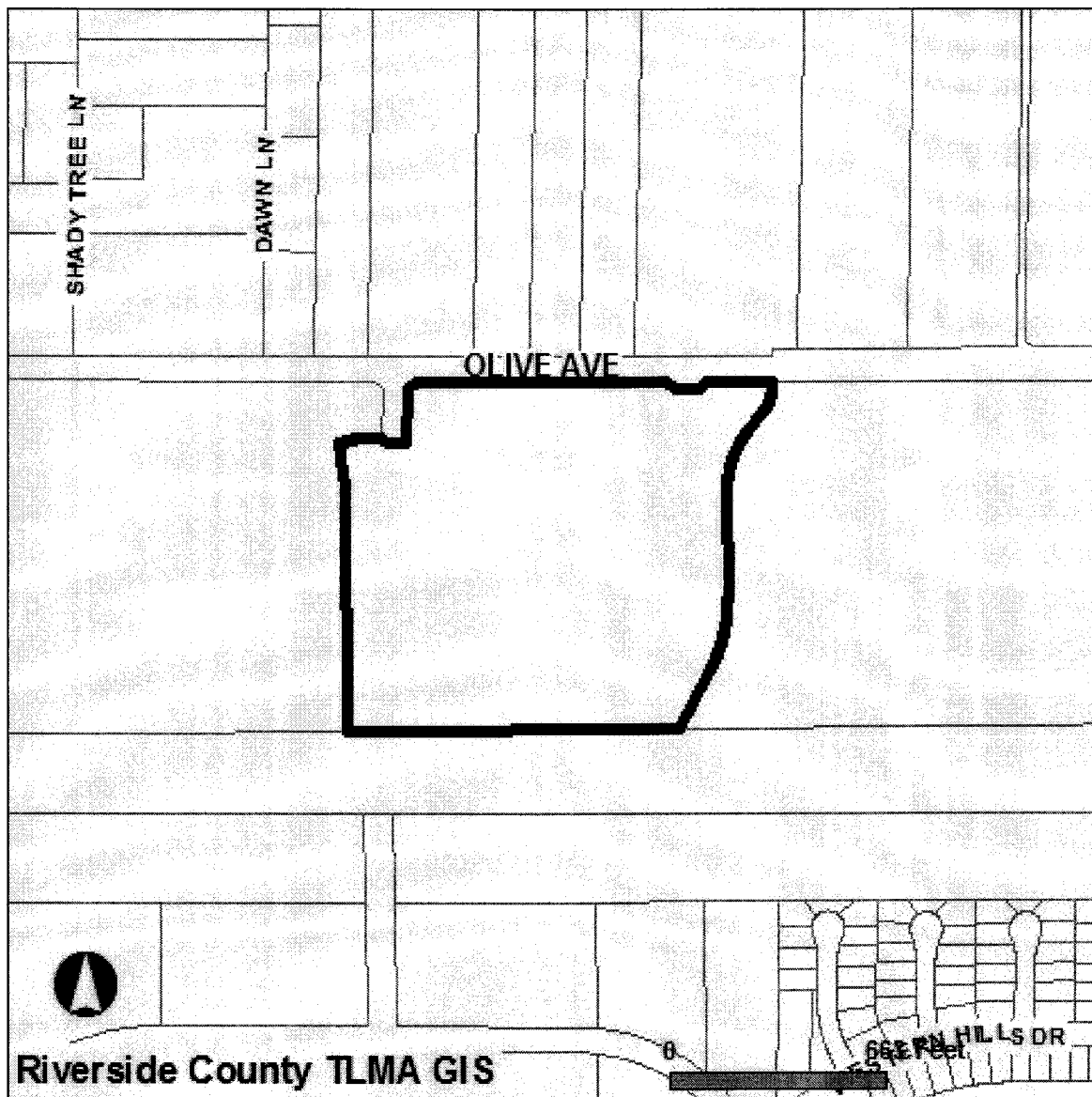
# EXHIBIT "C"

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

Assessment #461280026-9		Parcel # 461280026-9	
<b>Assessee:</b>	OOSTDAM JOHN J	<b>Land</b>	457,776
<b>Assessee:</b>	OOSTDAM JOAN S	<b>Full Value</b>	457,776
<b>Mail Address:</b>	1645 N RAMONA BLVD	<b>Total Net</b>	457,776
<b>City, State Zip:</b>	SAN JACINTO CA 92582		
<b>Real Property Use Code:</b>	AY		
<b>Base Year</b>	2011	<a href="#">View Parcel Map</a>	
<b>Conveyance Number:</b>	0476827		
<b>Conveyance (mm/yy):</b>	10/2010		
<b>PUI:</b>	R070000		
<b>TRA:</b>	71-326		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 2 PM 211/034 PM 31944		



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
461-280-026

**\*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**

461-280-026-9

**OWNER NAME / ADDRESS**

JOHN J OOSTDAM  
JOAN S OOSTDAM  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
1645 N RAMONA BLVD  
SAN JACINTO CA. 92582

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 211/34  
SUBDIVISION NAME: PM 31944  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 26.55 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 839 GRID: C7

**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**

T5SR2W SEC 32

**ELEVATION RANGE**

1456/1468 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

MDR  
OS-R

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

HARVEST VALLEY / WINCHESTER

**COMMUNITY ADVISORY COUNCILS**

WINCHESTER/HOMELAND (MAC)

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

HIGHWAY 79 POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

SP ZONE (CZ 6013)

**ZONING DISTRICTS AND ZONING AREAS**

WINCHESTER AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

---

WINCHESTER HILLS  
 PLAN NUMBER: #293  
 PLANNING AREA: 28A  
 ADOPTED DATE: 10/28/1997

**AGRICULTURAL PRESERVE**  
 NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**  
 NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
 NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
 NOT IN AN AIRPORT COMPATIBILITY ZONE

## ***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
 NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
 NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
 NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
 NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
 NONE

**VEGETATION (2005)**  
 AGRICULTURAL LAND

## ***FIRE***

**HIGH FIRE AREA (ORD. 787)**  
 NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
 NOT IN A FIRE RESPONSIBILITY AREA

## ***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**  
 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**  
 MENIFEE VALLEY E1  
 MENIFEE VALLEY E4

**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)**  
 HIGHWAY 74/79 CORRIDOR

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
 IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**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**

113A

### **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**

EMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SAN JACINTO VALLEY

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

VERY HIGH

### **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.

---

## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

HEMET UNIFIED

### **COMMUNITIES**

WINCHESTER

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

SUN CITY #84 -

STREET LIGHTING

### **LIGHTING (ORD. 655)**

ZONE B, 27.31 MILES FROM MT. PALOMAR OBSERVATORY

### **2010 CENSUS TRACT**

042737

### **FARMLAND**

LOCAL IMPORTANCE  
OTHER LANDS

**TAX RATE AREAS**

071326

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 84 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUNICIPAL WATER
- EMWD IMP U-35
- EMWD IMP U-36
- 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

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

REPORT PRINTED ON...Tue Feb 04 15:52:53 2014  
Version 131127

# **EXHIBIT “D”**



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

## Lot Book Report

Order Number: **30726**

**Customer:**

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

Order Date: 2/5/2014  
 Dated as of: 1/28/2014  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV1304485/Rasha Habib  
 IN RE: OOSTDAM, JOHN J

FEE(s):  
 Report: \$120.00

Property Address: Vacant Land  
 CA

Assessor's Parcel No. : 461-280-026-9

**Assessments:**

Land Value:	\$457,776.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$457,776.00

## Tax Information

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$11,123.10
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2014)
Second Installment	\$11,123.10
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)



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

Order Number: 30726  
Reference: CV1304485/Rash

## Property Vesting

The last recorded document transferring title of said property

Dated	09/21/2010
Recorded	10/05/2010
Document No.	2010-0476827
D.T.T.	\$0.00
Grantor	Fidelity National Default Services
Grantee	John J. Oostdam and Joan S. Oostdam, as Trustees under Declaration of Trust dated 4/13/1987

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

A Notice of Administrative Proceedings by the

City of	Winchester
County of	Riverside
Recorded	01/08/2014
Document No.	2014-0008371

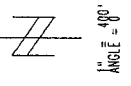
## Legal Description

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

PARCEL 2 OF PARCEL MAP NO. 31944, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 211, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



461-28  
22-20  
461-18



462  
06

I.R.A. 071-290  
071-323  
071-326  
071-330

462  
05

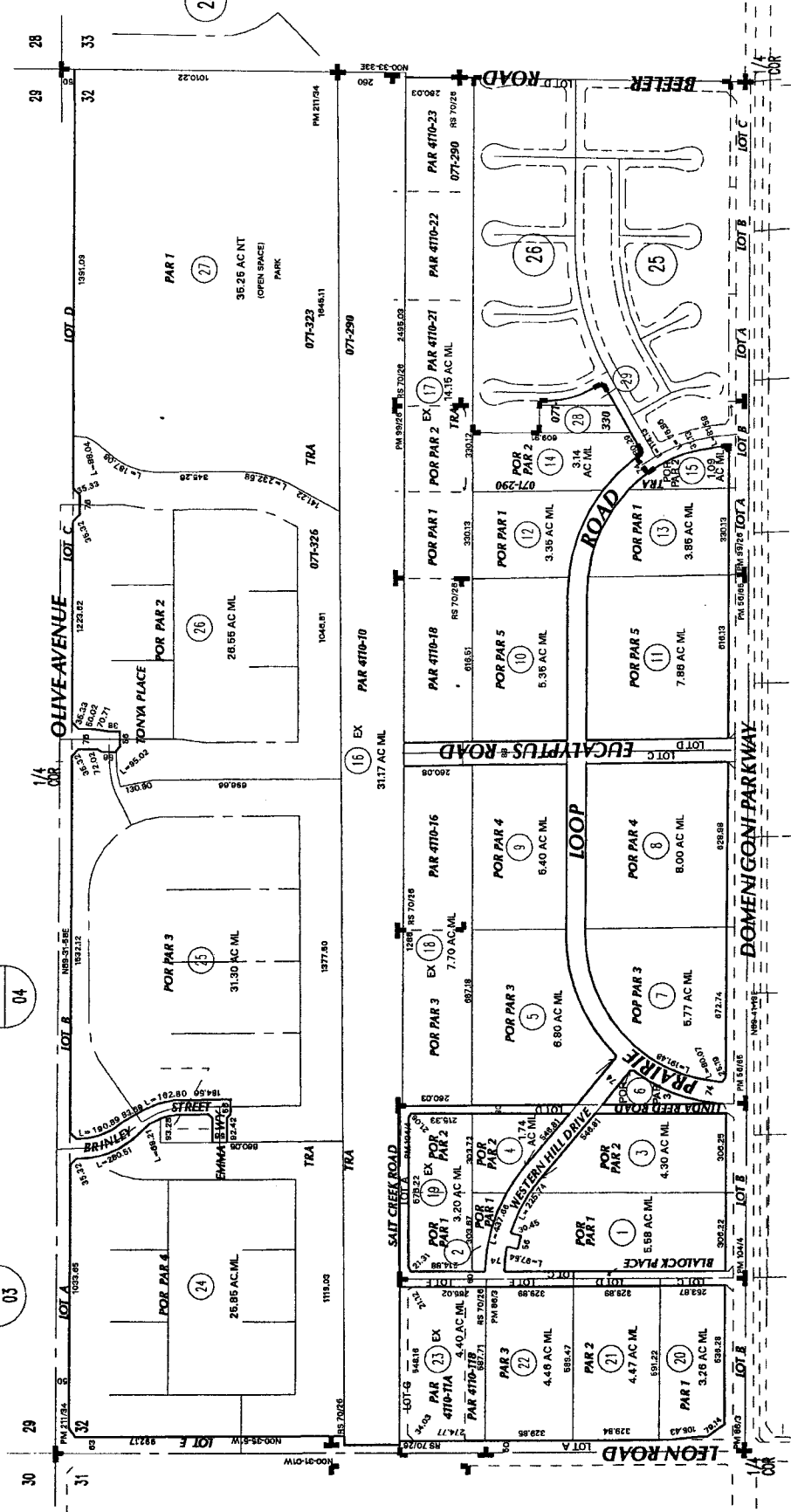
SEC. 32 T. 5S., R. 2W

462  
04

462  
03

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.

APR 07 2008



16

17

ASSESSOR'S MAP BK461 PG. 28  
Riverside County, Calif.

DATA: S.L.D. COUNTY SURVEY 29-7  
PM 51/63

0823

19

RS 70/26-33  
PM 56/65-67 PARCEL MAP NO. 11452  
PM 86/3 PARCEL MAP NO. 14340  
PM 99/26 PARCEL MAP NO. 14338  
PM 104/4 PARCEL MAP NO. 14338  
PM 211/34-35 PARCEL MAP NO. 31944

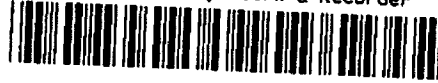
21

Mar 2008

**LAWYERS TITLE COMPANY**

DOC # 2010-0476827  
10/05/2010 08:00A Fee:48.00

Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY  
WHEN RECORDED MAIL TO

PALMIERI, TYLER, WIENER, WILHELM  
& WALDRON LLP (DDP)  
2603 MAIN STREET  
SUITE 1300  
IRVINE, CA 92614

Trustee Sale No. CA-PTW-101079

9508703-27

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOB	SMF	NCHG	EXAM
						T:	CTY	UNI	062

**TRUSTEE'S DEED**

48  
T  
062

The undersigned grantor declares:

1. The Grantee herein was the foreclosing beneficiary.
2. The amount of the unpaid debt together with costs was \$1,228,118.75.
3. The amount paid by the Grantee at the Trustee's Sale was \$1,228,118.75.
4. The documentary transfer tax is \$none.  $\emptyset$

**FIDELITY NATIONAL DEFAULT SERVICES**, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called TRUSTEE), hereby grants and conveys, but without warranty, express or implied, to:

JOHN J. OOSTDAM AND JOAN S. OOSTDAM, AS TRUSTEES UNDER  
DECLARATION OF TRUST DATED 4/13/1987

Herein called GRANTEE, all of its right, title and interest in and to that certain property situate in the City of UNINCORPORATED, County of RIVERSIDE, State of CALIFORNIA, described as follows:

PARCEL 2 OF PARCEL MAP NO. 31944, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 211, PAGES 34 AND 35, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TAX PARCEL NO: 461-280-026-9

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by COMMUNITY PARK 124, LLC, A CALIFORNIA LIMITED LIABILITY, as Trustors recorded 7/27/2007, as Instrument No. 2007-0488124, of Official Records in the office of the Recorder of RIVERSIDE County, State of CALIFORNIA, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. All requirements of law regarding the mailing of copies of notices and posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on September 21, 2010, at the place named in the Notice of Sale, in the County of RIVERSIDE, CALIFORNIA, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 9/21/2010

FIDELITY NATIONAL DEFAULT SERVICES, Trustee

By [Signature]  
Rob Seidenwurm, Esq., Vice President

STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO ) ss.

On September 23, 2010, before me, Melissa Jankans, Notary Public, personally appeared Rob Seidenwurm, 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.

Signature [Signature]



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 # 2014-0008371

01/08/2014 01:54P 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
			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T	CTY	UNI	002

### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

**JOHN J OOSTDAM / JOAN S OOSTDAM** )  
and DOES I through X, Owners )

Case #: CV-1304485

**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:** Parcel South of Olive Ave, WINCHESTER CA, 92596

**PARCEL #:** 461-280-026

**LEGAL DESCRIPTION:** 26.55 acres in LOT 2 of PM 31944, recorded in PM 211 page 34



**VIOLATION(S):** Riverside County Code (Ordinance) 8.28.060 (Ord. 421) Unprotected Excavation, 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

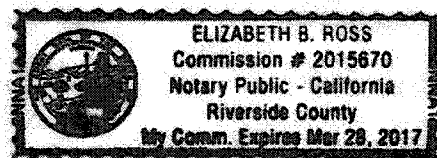
On 12/31/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized 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 #: 2015670 Expires: March 28, 2017


Signature: Elizabeth B. Ross (Seal)



Owner  
OOSTDAM,JOHN J & JOAN S

Address  
, CA

Parcel/Tax ID  
461-280-026

 **Property Profile**

**Ownership Information**

<b>Primary Owner</b>	OOSTDAM,JOHN J & JOAN S	<b>Site Address</b>	
<b>Secondary Owner</b>		<b>Site City, St Zip</b>	, CA
<b>Ownership Description</b>		<b>Mail Address</b>	1645 N RAMONA BLVD
<b>Telephone Number</b>		<b>Mail City, St Zip</b>	SAN JACINTO, CA 92582
<b>Lot</b>	2	<b>Census Tract</b>	0427.12
<b>Housing Tract / Subdivision Name</b>			
<b>Legal Description</b>	26.55 ACRES M/L IN POR PAR 2 PM 211/034 PM 31944		

**Property Details**

<b>Use Code</b>	Vacant agricultural/rural	<b>County/Municipality</b>	RIVERSIDE
<b>State</b>	C A	<b>Total Rooms</b>	
<b>RTSQ</b>		<b>Bedrooms</b>	
<b>Zoning</b>		<b>Bathrooms</b>	
<b>Number Of Units</b>		<b>Basement Square Feet</b>	
<b>Year Built</b>		<b>Parking</b>	
<b># Of Stories</b>		<b>Parking Square Feet</b>	
<b>Lot Size</b>	1,156,518	<b>View</b>	
<b>Usable Lot Size</b>		<b>Pool</b>	
<b>Lot Depth</b>		<b>Fireplace</b>	
<b>Lot Width</b>		<b>HT/AC</b>	
<b>Square Feet</b>		<b>Cooling Detail</b>	
<b>Square Ft 1st Flr</b>		<b>Heating Detail</b>	
<b>Square Ft 2nd Flr</b>		<b>Roof Type</b>	
<b>Square Ft 3rd Flr</b>		<b>Construction Quality</b>	
<b>Additions - Square Feet</b>		<b>Construction Type</b>	
<b>Building Shape</b>		<b>Exterior</b>	
<b>New Page Grid</b>		<b>Foundation</b>	
<b>Old Page Grid</b>			

**Tax Information**

<b>Assessor's Parcel Number/Tax ID</b>	461-280-026	<b>Assessor's Market Value</b>	
<b>Assessed Total</b>	\$457,776	<b>Tax Amount</b>	\$22,397
<b>Land Total</b>	\$457,776	<b>Status/Yr Delinquent</b>	Current
<b>Improvement</b>		<b>Tax Rate Area</b>	71326
<b>Percent Improvement</b>		<b>HomeOwners Exemption</b>	N


**Sale Information**

<b>Last Sale Date</b>	Feb 10, 2011	<b>1st Loan Amount / Type</b>	/ Conventional
<b>Document Number</b>	0000066116	<b>2nd Loan Amount</b>	
<b>Sale Value</b>	\$786,517	<b>Last Transaction W/O \$</b>	
<b>Cost / Square feet</b>		<b>Last Transaction W/O \$ Doc</b>	
<b>Title Company</b>			
<b>Lender</b>			

Owner  
OOSTDAM,JOHN J & JOAN S

Address  
, CA

Parcel/Tax ID  
461-280-026

 Transaction History

Transaction 7 - Transfer 

Transaction Information

Buyer / Borrower	NICHOLS S L & N D UNITRUST	Signature Date	Feb 03, 2011
Recorded Date	Feb 10, 2011	Multiple/Portion	
Title Company			

Ownership Transfer Information

Seller	RESS FINANCIAL CORP	Transaction Type	Resale
Transfer Value	\$786,517	Deed In Lieu	N
Document #	0000066116	Deed Type	Trustees Deed Upon Sale

Loan Information

Loan Amount		Loan Type	Conventional
Document #	0000066116	Interest Rate Type	
Lender Name		Seller Carry Back	N

Transaction 6 - Transfer

Transaction Information

Buyer / Borrower	OOSTDAM JOHN J & JOAN S TR	Signature Date	Sep 21, 2010
Recorded Date	Oct 05, 2010	Multiple/Portion	
Title Company	LAWYERS TITLE		

Ownership Transfer Information

Seller	FIDELITY NATL DEFAULT	Transaction Type	Resale
Transfer Value	\$1,228,118	Deed In Lieu	N
Document #	0000476827	Deed Type	Trustees Deed Upon Sale

Loan Information

Loan Amount		Loan Type	Conventional
Document #	0000476827	Interest Rate Type	
Lender Name		Seller Carry Back	N

Transaction 5 - Transfer

Transaction Information

Buyer / Borrower	COMMUNITY PARK 124 LLC	Signature Date	May 13, 2010
Recorded Date	May 27, 2010	Multiple/Portion	
Title Company	LAWYERS TITLE		

Ownership Transfer Information

Seller	NICHOLS S & N UNITRUST	Transaction Type	Resale
Transfer Value		Deed In Lieu	N
Document #	0000246014	Deed Type	Grant Deed Or Deed Of Trust

Loan Information

Loan Amount		Loan Type	Conventional
Document #	0000246014	Interest Rate Type	
Lender Name		Seller Carry Back	N

Owner  
OOSTDAM,JOHN J & JOAN S

Address  
, CA

Parcel/Tax ID  
461-280-026

 Transaction History

Transaction 4 - Transfer

Transaction Information

Buyer / Borrower	COMMUNITY PARK 124 LLC	Signature Date	May 07, 2010
Recorded Date	May 27, 2010	Multiple/Portion	
Title Company	LAWYERS TITLE		

Ownership Transfer Information

Seller OOSTDAM JOHN J & JOAN S

Transfer Value		Transaction Type	Resale
		Deed In Lieu	N
Document #	0000246013	Deed Type	Grant Deed Or Deed Of Trust

Loan Information

Loan Amount		Loan Type	Conventional
Document #	0000246013	Interest Rate Type	
		Seller Carry Back	N

Lender Name

Transaction 3 - Transfer

Transaction Information

Buyer / Borrower	COMMUNITY PARK 124 LLC	Signature Date	Jan 17, 2007
Recorded Date	Jan 19, 2007	Multiple/Portion	
Title Company	FIRST AMERICAN TITLE		

Ownership Transfer Information

Seller FIRST AMERICAN TITLE INS

Transfer Value	\$5,569,463	Transaction Type	Resale
		Deed In Lieu	N
Document #	0000048208	Deed Type	Trustees Deed Upon Sale

Loan Information

Loan Amount		Loan Type	Conventional
Document #	0000048208	Interest Rate Type	
		Seller Carry Back	N

Lender Name

Transaction 2 - Transfer

Transaction Information

Buyer / Borrower	RYLAND HOMES OF CALIFORNIA INC	Signature Date	Jul 06, 2005
Recorded Date	Jul 18, 2005	Multiple/Portion	
Title Company	FIRST AMERICAN TITLE		

Ownership Transfer Information

Seller COMMUNITY PARK 124 LLC

Transfer Value	\$7,041,000	Transaction Type	Resale
		Deed In Lieu	N
Document #	0000571924	Deed Type	Grant Deed Or Deed Of Trust

Loan Information

Loan Amount	\$5,040,866	Loan Type	Conventional
Document #	571926	Interest Rate Type	Fixed
		Seller Carry Back	Y

Lender Name COMMUNITY PARK 124 LLC

Transaction 1 - Finance

Transaction Information

Buyer / Borrower	COMMUNITY PARK 124 LLC	Signature Date	Jan 25, 2005
Recorded Date	Feb 25, 2005	Multiple/Portion	
Title Company	FIRST AMERICAN TITLE		

Loan Information

Loan Amount	\$1,000,000	Loan Type	Conventional
Document #	154199	Interest Rate Type	Fixed
		Seller Carry Back	N

Lender Name OOSTDAM JOHN J & JOAN S (TE)

**LAWYERS TITLE**

Order No.  
Escrow No.  
Loan No.

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP (DDP) (DDP)  
2603 Main Street  
East Tower - Suite 1300  
P.O. Box 19712  
Irvine, California 92614-6228  
*9508703-27*

DOC # 2010-0246013  
05/27/2010 08:00A Fee:48.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	PCOR	NCOR	SMP	NCHG	EXX
							T	CTY	UNI

**MAIL TAX STATEMENTS TO:**

Community Park 124, LLC  
41391 Kalmia Street, Suite 200  
Murrieta, CA 92562

No consideration

*48*

**DOCUMENTARY TRANSFER TAX \$None**  $\phi$

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.
- \* This conveyance confirms title in the grantee(s) who continue to hold the same interest acquired on 7/27/07 as Instrument No. 2007-0488121 wherein \$0 Documentary Transfer tax was paid. R&T 11911

*David D. Part*

Signature of Declarant or Agent determining tax  
David D. Part of PALMIERI, TYLER, WIENER, WILHELM & WALDRON LLP

**T**  
061

**GRANT DEED**

APN: 461280026-9

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John J. Oostdam and Joan S. Oostdam, as Trustees under Declaration of Trust dated April 13, 1987 hereby GRANTS to Community Park 124, LLC, a California limited liability company, all of Grantor's interest in the real property in the City of Unincorporated Area, County of Riverside, State of California, described as follows:

Parcel 2 of Parcel Map No. 31944, in the unincorporated territory of Riverside County, California, as shown by Map on file in Book 211, Pages 34 and 35, inclusive of Parcel Maps, in the Office of the County Recorder of Riverside County, California.

This Grant Deed is being recorded to correct the name of the Grantee appearing in the Quitclaim Deed recorded on July 27, 2007 as Instrument No. 2007-0488121, Records of Riverside County, California.

Dated: May 27, 2010

*John J. Oostdam*  
John J. Oostdam, Trustee under Declaration of Trust dated April 13, 1987

*Joan S. Oostdam*  
Joan S. Oostdam, Trustee under Declaration of Trust dated April 13, 1987



State of California )  
County of Riverside )

On May 7, 2010, before me, LATISE S. DENSON  
(insert name and title of the officer)

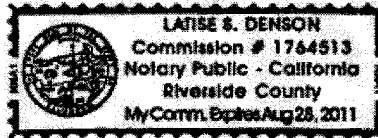
Notary Public, personally appeared John J. Oostdam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *John J. Oostdam*

(Seal)



State of California )  
County of Riverside )

On May 7, 2010, before me, LATISE S. DENSON  
(insert name and title of the officer)

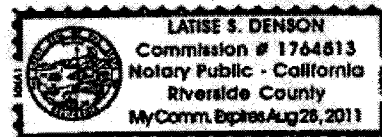
Notary Public, personally appeared Joan S. Oostdam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Joan S. Oostdam*

(Seal)



Order No.  
Escrow No.  
Loan No.

**LAWYERS TITLE**  
RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP (DDP) (DDP)  
2603 Main Street  
East Tower - Suite 1300  
P.O. Box 19712  
Irvine, California 92614-6228

9508703-27  
MAIL TAX STATEMENTS TO:

Community Park 124, LLC  
41391 Kalmia Street, Suite 200  
Murrieta, CA 92562

DOC # 2010-0246014

05/27/2010 08:00A Fee: 48.00

Page 1 of 2

Recorded in Official Records  
County of Riverside

Larry U. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	PCOR	NICOR	SMP	NCHG	EXAM
						T:	CTY	UNI	del

48  
T  
061

DOCUMENTARY TRANSFER TAX \$None ~~0~~ No consideration

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.
- \* This conveyance confirms title in the grantee(s) who continue to hold the same interest acquired on 7/27/07 as Instrument No. 2007-0488122 wherein \$0 Documentary Transfer tax was paid. R&T 11911

*David D. Parr*  
Signature of Declarant or Agent determining tax  
David D. Parr of PALMIERI, TYLER, WIENER, WILHELM & WALDRON LLP

**GRANT DEED**

APN: 461280026-9

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Chris Bitterlin, Roger Lanphear and Jack King, Trustees of the Shirley L. Nichols and Nancy D. Nichols Unitrust, and Chris Bitterlin, Roger Lanphear and Jack King, Trustees of the Geneva M. Nichols Family Trust hereby GRANTS to Community Park 124, LLC, a California limited liability company, all of Grantor's interest in the real property in the City of Unincorporated Area, County of Riverside, State of California, described as follows:

Parcel 2 of Parcel Map No. 31944, in the unincorporated territory of Riverside County, California, as shown by Map on file in Book 211, Pages 34 and 35, inclusive of Parcel Maps, in the Office of the County Recorder of Riverside County, California.

This Grant Deed is being recorded to correct the name of the Grantee appearing in the Quitclaim Deed recorded on July 27, 2007 as Instrument No. 2007-0488122, Records of Riverside County, California.

Dated: May 13, 2010

Shirley L. Nichols and Nancy D. Nichols Unitrust

By: *Chris Bitterlin*  
Chris Bitterlin, Trustee

By: *Roger Lanphear*  
Roger Lanphear, Trustee

By: *Jack King*  
Jack King, Trustee

Geneva M. Nichols Family Trust

By: *Chris Bitterlin*  
Chris Bitterlin, Trustee

By: *Roger Lanphear*  
Roger Lanphear, Trustee

By: *Jack King*  
Jack King, Trustee

State of California  
County of ~~Riverside~~ San Diego

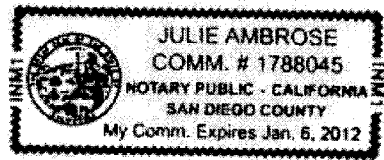
On May 13, 2010, before me, Julie Ambrose  
(insert name and title of the officer)

Notary Public, personally appeared Chris Bitterlin, 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.

Signature Julie Ambrose



(Seal)

State of California ~~New Mexico~~ )  
County of ~~Riverside~~ Santa Fe )

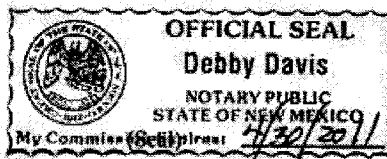
On May 18<sup>th</sup> 2010, before me, Debby Davis  
(insert name and title of the officer)

Notary Public, personally appeared Roger Lanphear, 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.

Signature Debby Davis



State of California )  
County of ~~Riverside~~ Orange )

On May 25, 2010, before me, Heather Tryon, Notary Public  
(insert name and title of the officer)

Notary Public, personally appeared Jack King, 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.

Signature Heather Tryon  
State of California )  
County of Riverside )



(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 # 2014-0008371

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

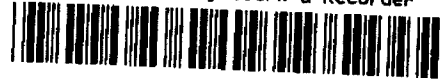
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	002

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case #: CV-1304485

**JOHN J OOSTDAM / JOAN S OOSTDAM** )  
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:** Parcel South of Olive Ave, WINCHESTER CA, 92596  
**PARCEL #:** 461-280-026



**LEGAL DESCRIPTION:** 26.55 acres in LOT 2 of PM 31944, recorded in PM 211 page 34

**VIOLATION(S):** Riverside County Code (Ordinance) 8.28.060 (Ord. 421) Unprotected Excavation, 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**

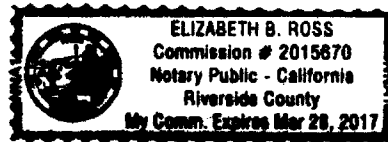
State of California )  
County of Riverside )SS

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.

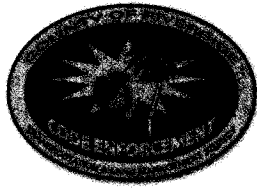
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Commission #: 2015670 Expires: March 28, 2017

Signature: Elizabeth B. Ross (Seal)



# **EXHIBIT “E”**



# County of Riverside Code Enforcement Department

Greg Flannery  
Code Enforcement Official

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

April 24, 2014

JOHN J OOSTDAM / JOAN S OOSTDAM  
1645 N RAMONA BLVD  
SAN JACINTO, CA 92582

Subject Property: Parcel South of Olive Ave, WINCHESTER  
Case No(s): CV13-04485  
APN No(s): 461-280-026

Dear John J Oostdam / Joan S Oostdam:

**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 Unprotected Excavation located on your real property commonly described as Parcel South of Olive Ave, WINCHESTER, and more particularly described as Assessor's Parcel Number 461-280-026.

The total amount due for the abatement actions concerning the above-described dangerous or injurious condition is **Three Thousand Thirty Four Dollars and Sixty Two Cents (\$ 3,034.62)**.

**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**

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

JOHN J OOSTDAM / JOAN S OOSTDAM  
1645 N RAMONA BLVD  
SAN JACINTO, CA 92582

Subject Property: Parcel South of Olive Ave, WINCHESTER  
Case No(s): CV13-04485  
APN No(s): 461-280-026

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

regarding case number(s) \_\_\_\_\_.

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

Return Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_  
(Please SIGN your name here)

Date: \_\_\_\_\_

Print: \_\_\_\_\_  
(Please PRINT your name here)

You may contact me at the following daytime phone number: \_\_\_\_\_

**IMPORTANT**

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

Or Fax to: 951-955-8680



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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

**This NOTICE IS HEREBY PROVIDED** that a hearing will be held before an Administrative Hearing Officer on **Thursday, June 05, 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 Parcel South of Olive Ave, WINCHESTER and more particularly described as Assessor's Parcel Number 461-280-026.

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





# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Property Reference/Mailing Address
461-280-026 JOHN J OOSTDAM JOAN S OOSTDAM 1645 N RAMONA BLVD SAN JACINTO, CA 92582

Date: 4/1/2014

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
04/01/2014	CV1304485- INV #106553. Orig. Amount \$3,034.62.	3,034.62	3,034.62
		<b>Total Now Due</b>	<b>\$3,034.62</b>

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

461-280-026  
JOHN J OOSTDAM  
JOAN S OOSTDAM  
1645 N RAMONA BLVD  
SAN JACINTO, CA 92582

Date	Invoice #
4/1/2014	106553

Case Number	District	Class
CV1304485	3	SOAC

Property Address
461-280-026 JOHN J OOSTDAM JOAN S OOSTDAM PARCEL SOUTH OF OLIVE AVE. WINCHESTER, CA 92596

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

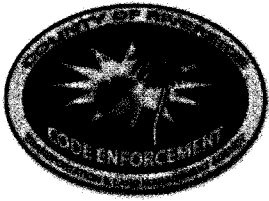
Date	Item	Description	Hours/Qty	Rate	Amount
12/3/2013	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
12/3/2013	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
12/3/2013	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
12/5/2013	Officer Hours	Labor Charges - Officer Time	4	129.00	516.00
12/17/2013	Officer Hours	Labor Charges - Officer Time	2.5	109.00	272.50
12/18/2013	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
4/1/2014	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,140.90
4/1/2014	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			195.30
12/31/2013	Other Services	Other Services		1,578.42	1,578.42
2/5/2014	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			1,698.42

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.

<b>Subtotal</b>	\$3,034.62
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$3,034.62

**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

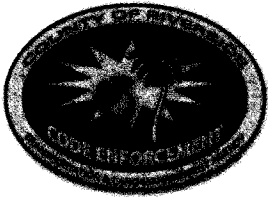


**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**RESPONSIBLE OR INTERESTED PARTIES LIST**

April 24, 2014

JOHN J OOSTDAM / JOAN S OOSTDAM  
1645 N RAMONA BLVD  
SAN JACINTO, CA 92582



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1304485

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 April 24, 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:

JOHN J OOSTDAM / JOAN S OOSTDAM 1645 N RAMONA BLVD, SAN JACINTO, CA 92582

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 April 24, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines  
By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

April 30, 2014

RE CASE NO: CV1304485

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 04/30/2014 at 12:11 p.m., I securely and conspicuously posted Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment, Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment, Board of Supervisors Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment, Summary of Abatement Costs, Statement of Abatement Costs, Responsible or Interested Parties List and Proof of Service at the property described as:

**Property Address:** Parcel South of Olive Ave, WINCHESTER

**Assessor's Parcel Number:** 461-280-026

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

Executed on April 30, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "Anita Bustillos", is written over a horizontal line.

By: Anita Bustillos, Code Enforcement Technician

CUSTOM

# **EXHIBIT “F”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

*Request file  
SOAC  
advise val*

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

JOHN J OOSTDAM / JOAN S OOSTDAM  
1645 N RAMONA BLVD  
SAN JACINTO, CA 92582

Subject Property: Parcel South of Olive Ave, WINCHESTER  
Case No(s): CV13-04485  
APN No(s): 461-280-026

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

regarding case number(s) CV13-04485

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: 1645 N Ramona Blvd  
San Jacinto 92582

Signed: John Oostdam Date: 4/28/2014  
(Please SIGN your name here)

Print: John Oostdam  
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-202-9058

**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