

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

210B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
July 23, 2014

SUBJECT: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]
Case No: CV13-00089 [FERNANDEZ]
Subject Property: 20851 6TH Street, Lakeview; APN:426-210-019
District: 5/5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structures (garage, shed, pool) on the real property located at 20851 6th Street, Lakeview, Riverside County, California, APN: 426-210-019 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Augustin M. Fernandez, the owner of the subject real property, be directed to abate the substandard structures on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

Greg Flannery
GREG FLANNERY
Code Enforcement Official

(Continued)

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
Steven C. Horn
BY
Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

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

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

Prev. Agn. Ref.: _____ District: 5/5 Agenda Number: **9-8**

FORM APPROVED COUNTY COUNSEL
BY: *L. Alexandra Fong* DATE: 6/30/14
L. ALEXANDRA FONG
Departmental Concurrence

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

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

FORM 11: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]

Case No: CV13-00089 [FERNANDEZ]

Subject Property: 20851 6th Street, Lakeview; APN: 426-210-019

District: 5/5

DATE: July 23, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The accumulation of rubbish on the real property located at 20851 6th Street, Lakeview, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
5. Augustin M. Fernandez, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
6. If the owner or whoever has possession of the real property do not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structures and accumulation of rubbish by removing and disposing of the same from the real property.
7. 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.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Edward Torres on August 26, 2013. The inspection revealed substandard structures (garage, shed, pool) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: hazardous plumbing, hazardous wiring, members of walls, partitions or other vertical supports that spilt, lean, list or buckle due to defective material or deterioration, members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, spilt, or buckle due to defective material or deterioration, dampness of habitable rooms, faulty weather protection, general dilapidation or improper maintenance, public and attractive nuisance- abandoned/vacant, unpermitted barn conversion.
2. The inspection also revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of but was not limited to the following materials: green waste, appliances, trash bags, paint containers, 50 gallon drum, spent building material, 4 tires and other miscellaneous items.

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FORM 11: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]
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PAGE: 3 of 3

3. Follow up inspections of the above-described real property on September 6, 2013, October 9, 2013, February 6, 2014 and May 20, 2014, revealed the property continues to be in violation of Riverside County Ordinance Nos. 457 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 substandard structures 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:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9-7

9:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Code Enforcement regarding Public Hearing on Abatement of Public Nuisance (Substandard Structures and Accumulated Rubbish) on Case No. CV 13-00089, located at 20851 6TH Street, Lakeview; APN: 426-210-019, 5th/5th District, the chairman called the matter for hearing.

Patricia Munroe, Deputy County Counsel, presented the matter.

The following people spoke on the matter:
Gus Fernandez

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, September 9, 2014 at 9:30 a.m.

Roll Call:

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 5, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: August 5, 2014
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.

9-7

xc: TLMA/CED, COB

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

1
2 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 13-00089
3 [SUBSTANDARD STRUCTURES AND)
4 ACCUMULATED RUBBISH]; APN: 426-210-019,) DECLARATION OF CODE
5 20851 6th STREET, LAKEVIEW, COUNTY OF) ENFORCEMENT OFFICER
6 RIVERSIDE, STATE OF CALIFORNIA; AUGUSTIN) EDWARD TORRES
7 M. FERNANDEZ, OWNER.)
8)
9) [RCO Nos. 457 and 541]
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I, Edward Torres, declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief which I believe to be true, and if called as a witness, I could and would competently testify thereof under oath:

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

2. On August 26, 2013, I conducted an inspection of the real property described as 20851 6th Street, Lakeview, Riverside County, California, and further described as Assessor's Parcel Number 426-210-019 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Augustin M. Fernandez (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the 2013-2014 tax year and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." The property is approximately 2.03 acres in size and is located within the R-A (Rural Agricultural) zone classification. Accumulated rubbish is not permitted to be located on any property within the County of Riverside.

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1 4. Based on the Lot Book Reports from RZ Title Service dated June 19, 2013 and updated
2 on March 17, 2014, it is determined that other parties may potentially hold a legal interest in THE
3 PROPERTY, to wit: Frank Yorita, DDS, Incorporated, Employees Profit Sharing Trust dated March 1,
4 1997 and Eastern Municipal Water District, (hereinafter referred to as "INTERESTED PARTIES"). True
5 and correct copies of the Lot Book Reports are attached hereto and incorporated herein by reference as
6 Exhibit "C."

7 5. On August 26, 2013, I arrived at THE PROPERTY to conduct an inspection. THE
8 PROPERTY was open, accessible, with no signs restricting access. I entered and observed accumulated
9 rubbish on THE PROPERTY including, but not limited to: green waste, appliances, trash bags, paint
10 containers, 50 gallon drums, spent building material, 4 tires and miscellaneous items, in excess of
11 10,000 square feet. This condition causes THE PROPERTY to constitute a public nuisance in violation of
12 the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

13 6. On August 26, 2013 and September 6, 2013, I also observed 3 (three) structures in a state of
14 general dilapidation. I observed the following conditions which cause the structures to be substandard
15 and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in RCO No.
16 457.

17 Garage:

- 18 1) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to
19 2) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which
20 3) Dampness of habitable rooms;
21 4) Faulty weather protection;
22 5) General dilapidation or improper maintenance;
23 6) Public and attractive nuisance – abandoned/vacant;
24 7) Unpermitted Barn Conversion

25 Shed:

- 26 1) Hazardous wiring;
27 2) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to
28 3) Dampness of habitable rooms;
29 4) Faulty weather protection;
30 5) General dilapidation or improper maintenance.
31 6) Public and attractive nuisance – abandoned/vacant.

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1 Pool:

- 2 1) Hazardous plumbing;
3 2) Hazardous wiring;
4 3) General dilapidation or improper maintenance
5 4) Public and attractive nuisance – abandoned/vacant.

6 7. On August 26, 2013, Notice of Violations, Notices of Defects and “Danger Do Not Enter”
7 signs were posted on THE PROPERTY. On September 6, 2013, Notices of Violation, Notices of Defects
8 and “Danger Do Not Enter” signs were posted on THE PROPERTY and on October 9, 2013, Notices of
9 Violation was posted on THE PROPERTY. Officer Padilla had conducted four inspections and posted
10 notices prior to Officer Torres posting Notices of Violation on THE PROPERTY.

11 9. On September 30, 2013, Notice of Violation and Notices of Defects were mailed to
12 OWNER and INTERESTED PARTIES by certified mail, return receipt requested. On April 17, 2014,
13 Notice of Violation and Notice of Defects were sent to INTERESTED PARTIES by certified mail, return
14 receipt requested.

15 10. A site plan and photographs depicting the conditions of THE PROPERTY are attached
16 hereto and incorporated herein by reference as Exhibit “D.”

17 11. True and correct copies of each Notice issued in this matter and other supporting
18 documentation are attached hereto and incorporated herein by reference as Exhibit “E.”

19 12. Follow up inspections of the above described real property on September 6, 2013,
20 October 9, 2013, February 26, 2014 and May 20, 2014, revealed THE PROPERTY continues to be in
21 violation of RCO Nos. 457 and 541.

22 13. Based upon my experience, knowledge and visual observations, it is my determination
23 that the substandard structures (garage, shed and pool) and accumulated rubbish on THE PROPERTY
24 creates an extreme health, safety, fire and structural hazard to the neighbors and general public and
25 constitutes a public nuisance in violation of the provisions set forth in RCO Nos. 457 and 541.

26 14. A recent inspection showed THE PROPERTY remained in violation and constitutes a
27 public nuisance in violation of the provisions set forth of RCO Nos. 457 and 541.

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1 15. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
2 County Recorder, County of Riverside, State of California, on January 6, 2014, as Instrument Number
3 2014-0004986. A true and correct copy of which is attached hereto and incorporated herein by
4 reference as Exhibit "F."

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

10 17. Significant rehabilitation, removal and/or demolition of the substandard structures and
11 removal and disposal of all structural materials, rubbish and debris are required to abate the public
12 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
13 Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal and
14 disposal of all accumulated rubbish is required to abate the nuisance and bring THE PROPERTY into
15 compliance with Riverside County Ordinance No. 541 and the Health and Safety Codes.

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

17 (a) the structures (garage, shed and pool) be condemned as a substandard buildings,
18 public and attractive nuisances;

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

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1 (c) the OWNER, or whoever has possession or control of THE PROPERTY, be
2 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by
3 survey and materials sample testing through the Industrial Hygiene Specialist of the County Health
4 Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to
5 secure the removal and disposal of all asbestos containing materials discovered through such survey
6 and testing by contract with a duly certified and licensed contractor for the handling of such materials to
7 avoid citations and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to
8 SCAQMD Rule NO. 1403;

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

15 (e) the accumulation of rubbish on THE PROPERTY be deemed and declared a
16 public nuisance;

17 (f) the OWNER, or whoever has possession or control of THE PROPERTY be
18 required to remove and dispose of all rubbish in strict accordance of RCO No. 541.

19 (g) if the materials are not removed and disposed of in strict accordance with all
20 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541, within
21 ninety (90) days after posting and mailing of the Board's Order and Findings, the rubbish may be abated
22 by representatives of the Riverside County Code Enforcement Department, a contractor of the Sheriff's
23 Department upon receipt of an owner's consent or a Court Order, where necessary by law, authorizing
24 entry onto THE PROPERTY; and

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1 (h) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
2 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
3 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457, 541 and 725.

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

6 Executed this 24th day of JUNE, 2014, at RIVERSIDE COUNTY, California.

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9 _____
EDWARD TORRES
Code Enforcement Officer
Code Enforcement Department
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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

EXHIBIT “A”

92582

SAN JACINTO

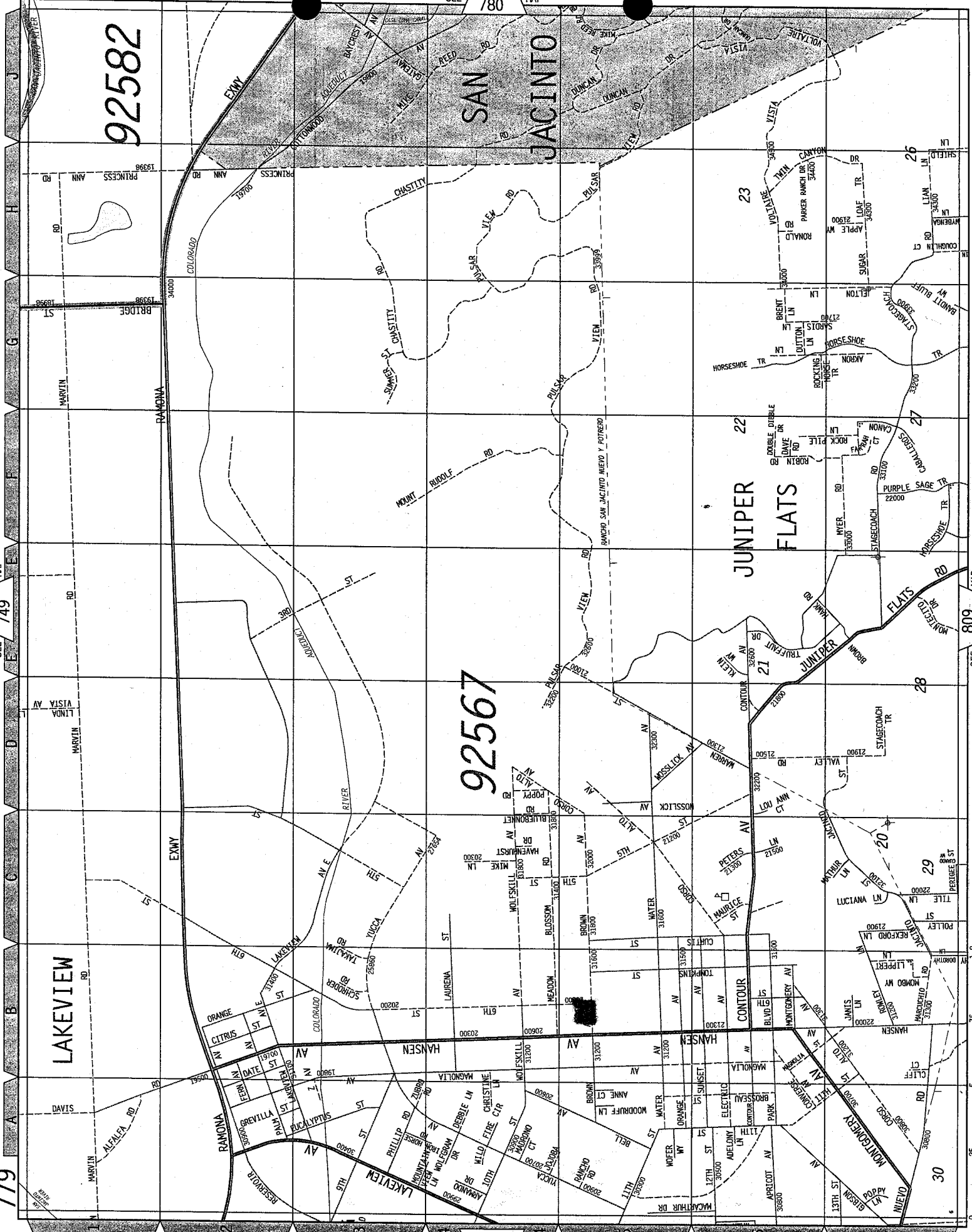
JUNIPER FLATS

92567

LAKEVIEW

SEE 749 MAP

779



1.0 miles 1 in. = 2400 ft.

EXHIBIT “B”

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

Assessment #426210019-9		Parcel # 426210019-9	
Assessee:	FERNANDEZ AUGUSTIN M	Land	55,000
Mail Address:	19642 DORADO DR	Structure	6,000
City, State Zip:	TRABUCO CANYON CA 92679	Full Value	61,000
Real Property Use Code:	MR	Total Net	61,000
Base Year	2007		
Conveyance Number:	0657629	View Parcel Map	
Conveyance (mm/yy):	9/2006		
PUI:	M010012		
TRA:	83-044		
Taxability Code:	0-00		
ID Data:	Lot 5 MB 002/018 MAP NO 5 OF LAKEVIEW		
Situs Address:	20851 6TH ST LAKEVIEW CA 92550		

View Parcel Map



RIVERSIDE COUNTY GIS



Selected parcel(s):
426-210-019

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

426-210-019-9

OWNER NAME / ADDRESS

AUGUSTIN M FERNANDEZ
20851 6TH ST
LAKEVIEW, CA. 92550

MAILING ADDRESS

(SEE OWNER)
19642 DORADO DR
TRABUCO CANYON CA. 92679

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 2/18
SUBDIVISION NAME: MAP NO 5 OF LAKEVIEW
LOT/PARCEL: 5, BLOCK: P
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.03 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 779 GRID: B5

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)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR2W SEC 17

ELEVATION RANGE

1548/1548 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

RC-LDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKEVIEW / NUEVO

COMMUNITY ADVISORY COUNCILS

NUVIEW/ROMOLAND (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A (CZ 5696)

ZONING DISTRICTS AND ZONING AREAS

LAKEVIEW AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: LAKEVIEW/NUEVO
AMENDMENT NUMBER: 1
ADOPTION DATE: APR. 25, 2006
ACREAGE: 2498 ACRES

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)

DEVELOPED/DISTURBED 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

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

LAKEVIEW/NUEVO

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

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

96

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY**FLOOD PLAIN REVIEW**

NOT REQUIRED

WATER DISTRICT

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

LOW

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**

NUVIEW UNION & PERRIS UNION HIGH

COMMUNITIES

LAKEVIEW

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

LAKEVIEW/NUUEVO/ROMOLAND/HOMELAND #146 -

STREET LIGHTING

LIBRARY

LIGHTING (ORD. 655)

ZONE B, 34.93 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

042744

FARMLAND

OTHER LANDS

- 083044
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- Lakeview/Nuevo I-215 AMDIA
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1300089	ABATEMENT	Jan. 9, 2013
CV1303511	ABATEMENT	Aug. 26, 2013

BUILDING PERMITS

Case #	Description	Status
074372	GAS LINE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ192719	TRAILER HOOKUP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ211697	PRIVATE SWIMMING POOL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ284155	2 AWNINGS TO MOBILE HOME	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ390386	BARN REGISTRATION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON... Thu Apr 17 08:45:45 2014
Version 131127

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV13-00089/Officer Edward Torres
 IN RE: FERNANDEZ, AUGUSTIN M.

Order Number: **30908**

Order Date: 3/17/2014

Dated as of: 3/17/2014

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 20851 6th St,
 Lakeview CA 92550

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 426-210-019-9

Assessments:	Land Value:	\$55,000.00
	Improvement Value:	\$6,000.00
	Exemption Value:	\$0.00
	Total Value:	\$61,000.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$371.30
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2014)
Second Installment	\$371.30
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)

A Notice of Administrative Proceedings by the

City of	Lakeview
County of	Riverside
Recorded	12/17/2013



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

Order Number: 30908

Reference: CV13-00089/Offic

Document No. 2013-0584275

A Notice of Administrative Proceedings by the

City of Lakeview

County of Riverside

Recorded 01/06/2014

Document No. 2014-0004986

NO OTHER EXCEPTIONS

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

DOC # 2013-0584275
12/17/2013 04:48P Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
AUGUSTIN M FERNANDEZ)
and DOES I through X, Owners)

Case #: CV-1303511

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: 20851 6TH ST, LAKEVIEW CA, 92550

PARCEL #: 426-210-019

LEGAL DESCRIPTION: 2.03 acres in LOT 5 of MAP NO 5 OF LAKEVIEW, recorded in MB 2 page 18

VIOLATION(S): Riverside County Code (Ordinance) 15.48.040 (Ord. 457) 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: Brian Black
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

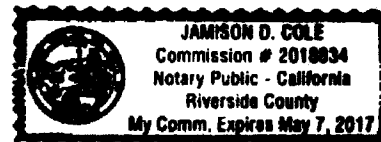
State of California)
County of Riverside)SS

On 12/5/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black 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 #: 2013834 Expires: May 7, 2017

Signature: Jamison D. Cole (Seal)



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

DOC # 2014-0004986

01/06/2014 03:43P 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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M	A	L	465	428	PCOR	NCOR	SMF	CHG	EXAM
NCHGCC						T:	CTY	UNI	043

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
AUGUSTIN M FERNANDEZ)
and DOES I through X, Owners)

Case #: CV-1300089

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: 20851 6TH ST, LAKEVIEW CA, 92550

PARCEL #: 426-210-019

LEGAL DESCRIPTION: 2.03 acres in LOT 5 of MAP NO 5 OF LAKEVIEW, recorded in MB 2 page 18



VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457) 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:
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

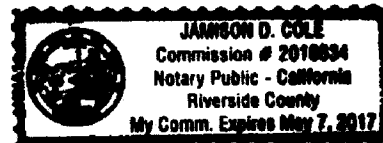
On 12/26/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 #: 2018834 Expires: May 7, 2017

Signature: (Seal)





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

Lot Book Report

Order Number: **29032**

Customer:

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

Order Date: 6/26/2013
Dated as of: 6/19/2013
County Name: Riverside

Attn: Brent Steele
Reference: CV13-00089/Officer Padilla
IN RE: FERNANDEZ, AUGUSTIN M.

FEE(s):
Report: \$120.00

Property Address: 20851 6th Street
Lakeview CA 92550

Assessor's Parcel No. : 426-210-019-9

Assessments:

Land Value:	\$50,000.00
Improvement Value:	\$15,000.00
Exemption Value:	\$0.00
Total Value:	\$65,000.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$743.72
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated	08/11/2006
Recorded	09/06/2006



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

Order Number: 29032

Reference: CV13-00089/Offic

Document No. 2006-0657629
D.T.T. \$220.00
Grantor Eugene Y. Kano and Joyce T. Kano, husband and wife
Grantee Augustin M. Fernandez, a married man, as his sole and separate property

Deeds of Trust

Position No. 1st
A Deed of Trust Dated 08/22/2006
Recorded 09/06/2006
Document No. 2006-0657630
Amount \$200,000.00
Trustor Augustin M. Fernandez, a married man
Trustee Orange Coast Title Company, a California Corporation
Beneficiary Frank Yorita, DDS, Inc., Employees Profit Sharing Trust dated 3/19/97, Frank K. Yorita as Trustee

Additional Information

A Notice of Lien Recorded 09/24/2012
Document No. 2012-0453941
Amount \$2,411.73
Owner Augustin M Fernandez
Claimant Eastern Municipal Water District

A Notice of Administrative Proceedings by the
City of Lakeview
County of Riverside
Recorded 04/26/2013
Document No. 2013-0198461

Legal Description

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



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

Order Number: 29032

Reference: CV13-00089/Offic

LOT 5, IN BLOCK 94 OF LAKEVIEW MAP NO. 5, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Recording Requested by:
Orange Coast Title

DOC # 2006-0657629

09/06/2006 08:00A Fee: 10.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
Royal Escrow Corporation

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:
AUGUSTIN M. FERNANDEZ
19642 Dorado Drive
Trabuco Canyon, CA 92679



Order No. 687588-11
Escrow No. 19755
Parcel No. 426-210-019-9

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	FCOR	NCOR	SMF	NCHG	EXAM 026

TLA # 083-033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

10

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$ 220.00
 _____ Computed on full value of the interest of property conveyed, or
 _____ Computed on full value less the value liens or encumbrances remaining thereon at the time of sale.
 _____ Unincorporated area: X Nuevo, and

T
026

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
EUGENE Y. KANO and JOYCE T. KANO, husband and wife

hereby GRANT(S) to
AUGUSTIN M. FERNANDEZ, a married man, as his sole and separate property
the following described real property in the County of Riverside, State of California:

Lot 5, in Block 94 of Lakeview Map No. 5, as shown by Map on file in Book 2, Page 18 of Maps, in the Office of the County Recorder of said County.

(SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF)

Date August 11, 2006

Eugene Y. Kano
EUGENE Y. KANO

Joyce T. Kano
JOYCE T. KANO

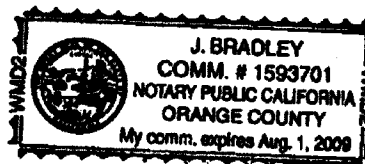
State of California }
 } S.S.
County of Orange }

On 8/30/2006 before me J. Bradley, Notary Public, personally appeared
EUGENE Y. KANO, JOYCE T. KANO

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

WITNESS my hand and official seal.

Signature J. Bradley



Public Record

Legal Description

"EXHIBIT A"

THIS EXHIBIT IS ATTACHED TO AND MADE A PART OF THAT CERTAIN GRANT DEED DATED August 11, 2006 FROM EUGENE Y. KANO and JOYCE T. KANO, husband and wife TO AUGUSTIN M. FERNANDEZ, a married man, as his sole and separate property

PROPERTY KNOWN AS: 20851 6th Street
Nuevo, CA

ASSESSOR'S PARCEL NUMBER: 426-210-019-9

- SUBJECT TO:
- 1) Current General and Special Taxes for Fiscal Year.
 - 2) Covenants, conditions, restrictions, reservations, easements, exceptions, rights and rights-of-way of record, if any.

Recording Requested by: ---
 Orange Coast Title
 WA # 687588-11
 WHEN RECORDED MAIL TO
 APN # 426-210-019-9
 TLA # 083-033
 Frank Yorita, D.D.S.
 12777 Valley View Street #222
 Garden Grove, CA 92845
 A.P.N. 426-210-019
 Title Order No. 687588-11
 Escrow No. 19755



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 026

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 22 day of August, 2006, between Augustin M. Fernandez, a married man, herein called TRUSTOR, whose address is P.O. Box 474, Lake Forest, CA 92609, ORANGE COAST TITLE COMPANY, a California Corporation, herein called TRUSTEE, and Frank Yorita, DDS, Inc., Employees Profit Sharing Trust dated 3/1/97, Frank K. Yorita as Trustee, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Riverside County, California, described on "Exhibit A" attached hereto

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 incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$200,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, which evidenced by another note (or notes) reciting it is 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, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, 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, noted below opposite the name of such county, viz.:

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

(which provisions identical in all counties, are printed on the attached page to this form) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that said Trustor 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 Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

State of California
 County of Orange

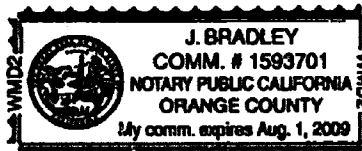
On 8/22/2006 Before me, M. J. Bradley, ^{Public} Notary, personally appeared Augustin Fernandez, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Augustin M. Fernandez
 Augustin M. Fernandez

Notary Stamp or Seal

Signature

J. Bradley (Seal)



Form provided by ORANGE COAST TITLE COMPANY

DOD 110

Public Record

DO NOT RECORD THIS PAGE

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

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire, vandalism and malicious mischief insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor.

Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. The provisions hereof are subject to the mutual agreements of the parties as below set forth.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; subject to the mutual agreements of the parties as below set forth, to pay when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior to superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, the Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may; make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance. The provisions hereof are subject to the mutual agreements of the parties as below set forth.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure to pay.

(8) That at any time from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may; reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of the Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The guarantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed unless directed in such request to retain them.

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, an without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may be determined, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed or any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of Title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Form provided by ORANGE COAST TITLE COMPANY

DOD 110

Public Record

Legal Description

Exhibit 'A'

APN 426-210-019

Lot 5, in block 94 of Lakeview map no. 5, as shown by map on file in book 2, page 18 of maps, records of Riverside County.

Form provided by ORANGE COAST TITLE COMPANY

DOD 110

Public Record

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

EASTERN MUNICIPAL WATER DISTRICT
P.O. BOX 8300
PERRIS, CA 92570
ATTENTION: BILLING DEPARTMENT

NO RECORDING FEE REQUIRED
PURSUANT TO GOVERNMENT CODE
SECTION 27383

DOC # 2012-0453941

09/24/2012 11:00A Fee:NC

Page 1 of 2

Recorded in Official Records
County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



Φ

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**LIEN AGAINST REAL PROPERTY
FOR UNPAID SERVICE CHARGES**

By this certificate, EASTERN MUNICIPAL WATER DISTRICT, a public agency, has a lien against all real property in the County of Riverside, California, owned by the person identified below at the time of recordation of this Certificate or may hereafter be acquired by him for delinquent and unpaid charges for water service plus interest at the rate of 10 percent per year from the date each such charge was due, until paid.

AUGUSTIN M FERNANDEZ
20851 6TH ST
NUEVO, CA

Account Number: 15538-31
Parcel Number: 426-210-019
Total Amount Due: 2,411.73

September 10, 2012

EASTERN MUNICIPAL WATER DISTRICT

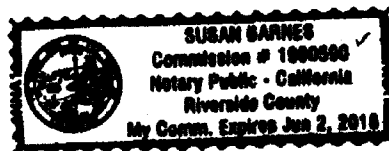
By
Christine Avalos-Thomsen
Customer Service Manager

State of California)
County of Riverside)

On September 10, 2012 before me, **SUSAN BARNES**, Notary Public, personally appeared **CHRISTINE AVALOS-THOMSEN**, 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.

(SEAL)



Witness my hand and official seal

SIGNATURE OF NOTARY

Public Record



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

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

NOTARY CLARITY

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

Name of Notary: Susan Barnes
Commission #: 1980590
Place of Execution: EMWD, 2270 Trumble Rd, Perris, CA
Date Commission Expires: 6/2/2016
Date: 9/19/2012
Signature: Susan Barnes
Print Name: Susan Barnes



When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 5 Office)
 581 S. Grand Ave, San Jacinto, CA 92582
 Mail Stop No. 5002

DOC # 2013-0198461

04/26/2013 04:23P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV13-00089

AUGUSTIN M FERNANDEZ)

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: 20851 6TH STREET, LAKEVIEW, CA 92550

PARCEL #: 426-210-019

LEGAL DESCRIPTION: 2.03 ACRES M/L IN POR LOT 5 BLK 94 MB 002/018 MAP NO 5 OF LAKEVIEW

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as ACCUMULATED RUBBISH

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

Dated: 4/16/2013

By: Brian Black
 Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

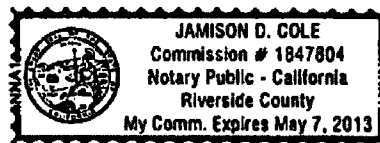
State of California)
 County of Riverside)

On 4/16/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black 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.

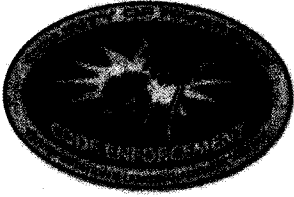
WITNESS my hand and official seal.

Jamison D. Cole
 Commission # 1847804 Comm. Expires May 7, 2013



Public Record

EXHIBIT “D”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

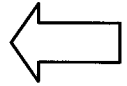
Greg Flannery
Interim Code Official

District 5/San Jacinto Office
581 S. Grand Ave, San Jacinto, CA 92582
Tel: 951-791-3908 Fax: 951-791-3910

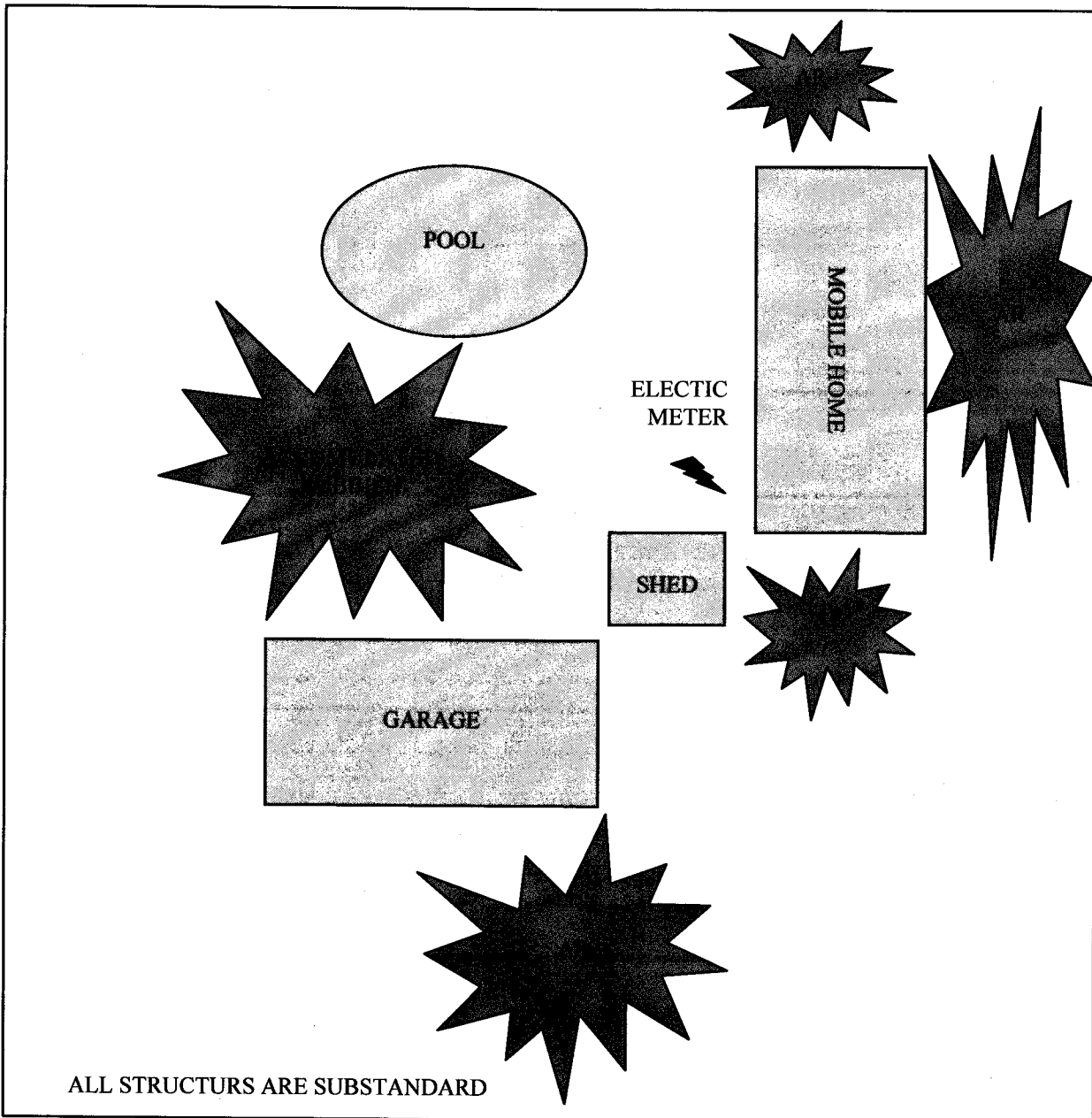
CASES#: CV13-00089/13-03511
A.P.N.: 426-210-019

PROPERTY SITUS: 20851 6st Street, Lakeview
DRAWN ON: 12/03/2013 DRAWN BY: E. Torres

NORTH



FRONT PROPERTY LINE
6th Street



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ALL STRUCTURS ARE SUBSTANDARD

REAR PROPERTY LINE



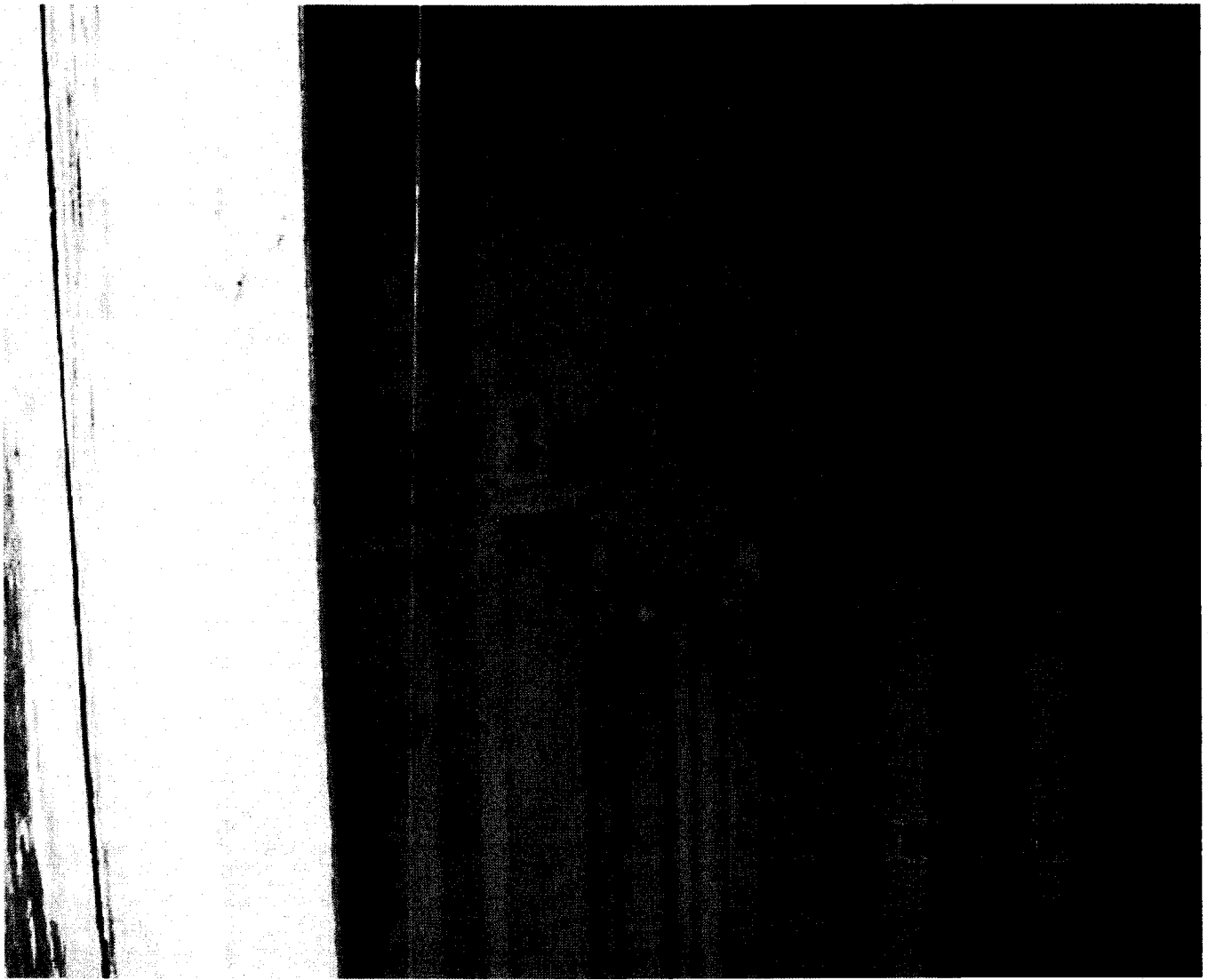
E. Torres; accumulated rubbish - 08/26/2013



E. Torres; accumulated rubbish - 08/26/2013



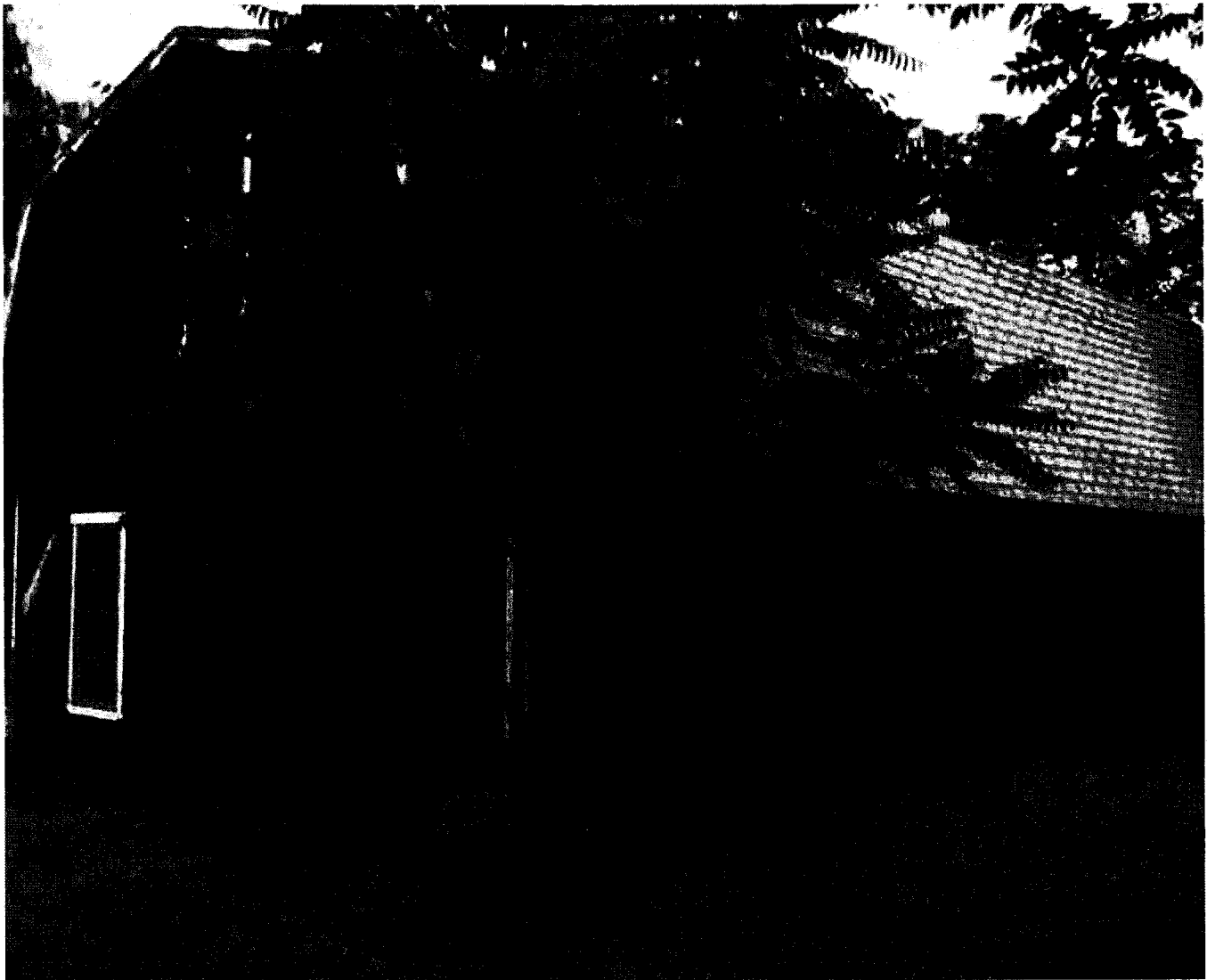
E. Torres; substandard shed defects- 10, 13, 14, 17 - 08/26/2013



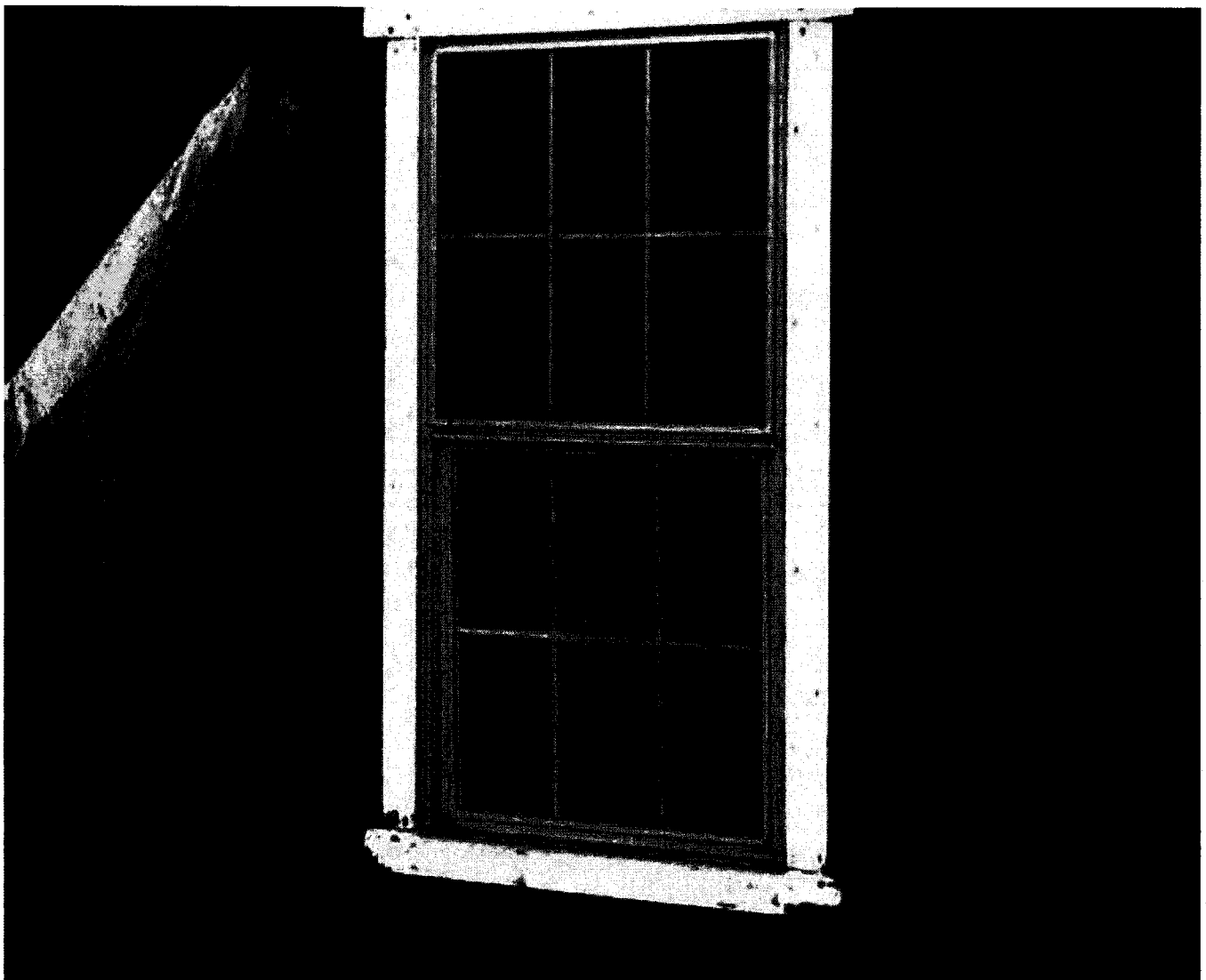
E. Torres; substandard shed defects- 6, 12, 13, 14, 17 - 08/26/2013



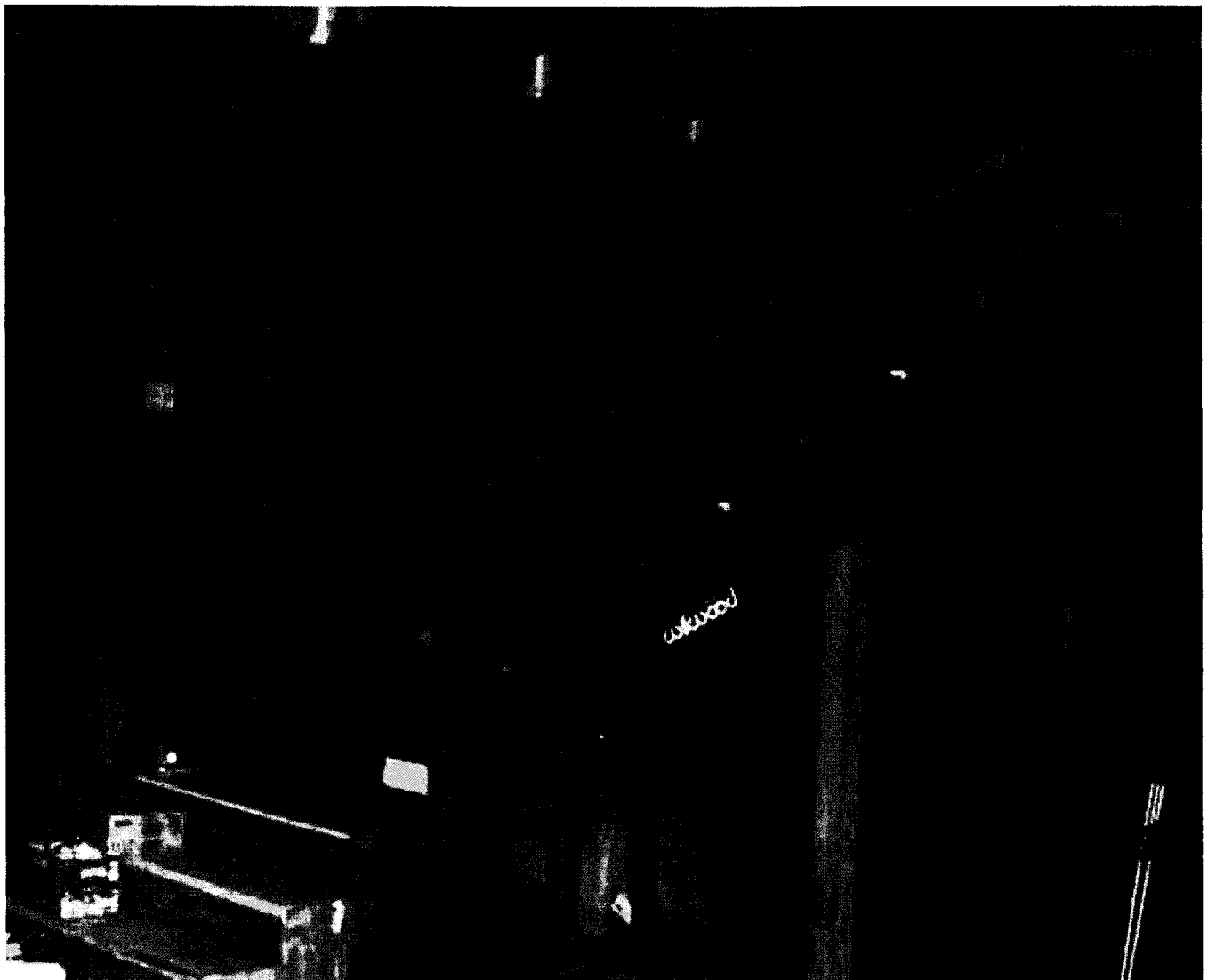
E. Torres; substandard shed defects- 12, 13, 14, 17 - 08/26/2013



E. Torres; substandard structure defects- 11, 13, 14, 17, 19 - 08/26/2013



E. Torres; substandard structure defects- 12, 13, 14, 17, 19 - 08/26/2013



E. Torres; substandard structure defects- 19 - 08/26/2013



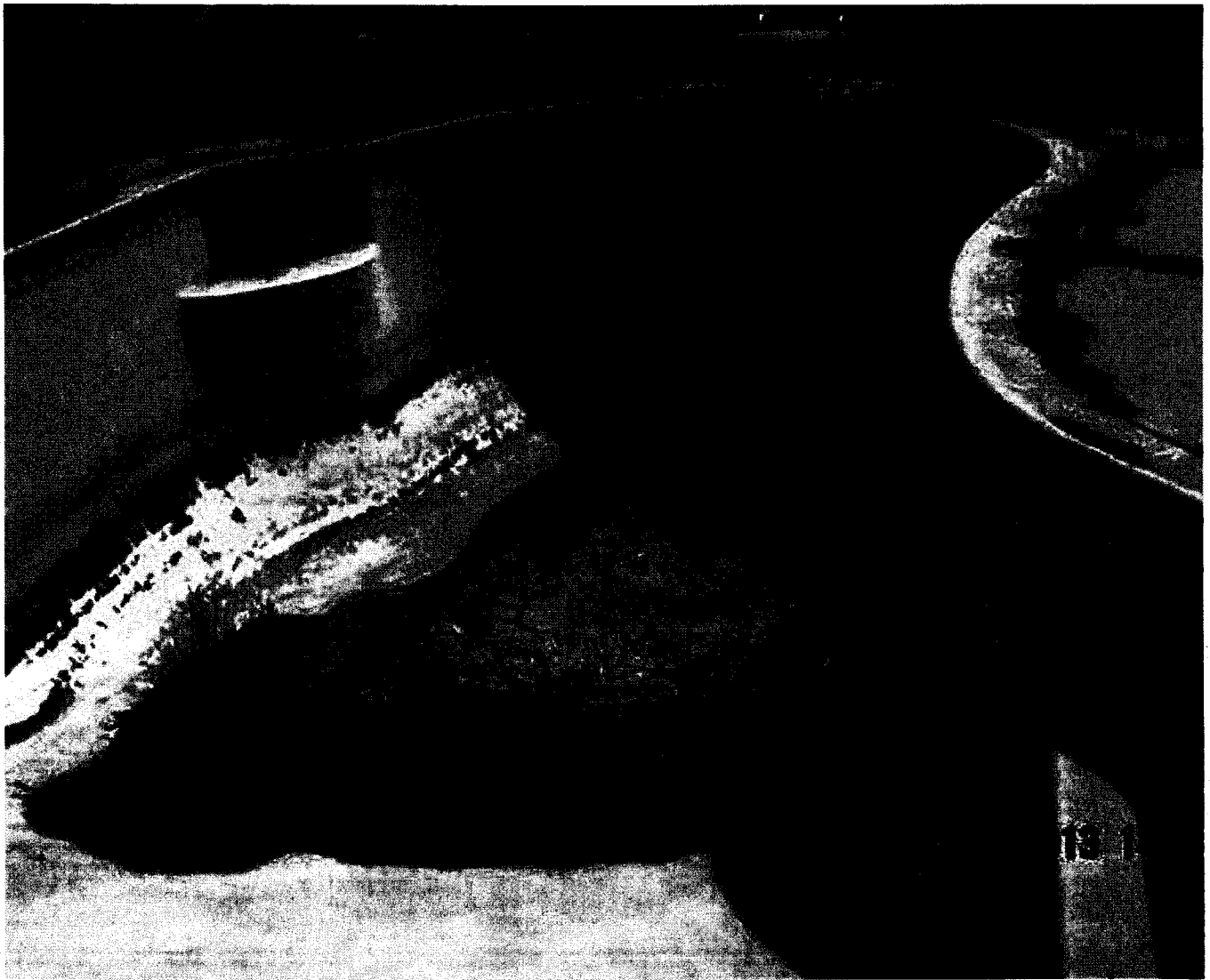
E. Torres; pool- defects 4, 6, 14, 17 - 09/06/2013



E. Torres; pool- defects 14, 17 - 09/06/2013



E. Torres; pool- defects 14, 17 - 09/06/2013



E. Torres; pool- defects 14, 17 - 09/06/2013



E. Torres; pool- defects 4, 6, 14, 17 - 09/06/2013



E. Torres; property remains in violation - 10/09/2013



E. Torres; property remains in violation - 10/09/2013



E. Torres; property remains in violation - 10/09/2013

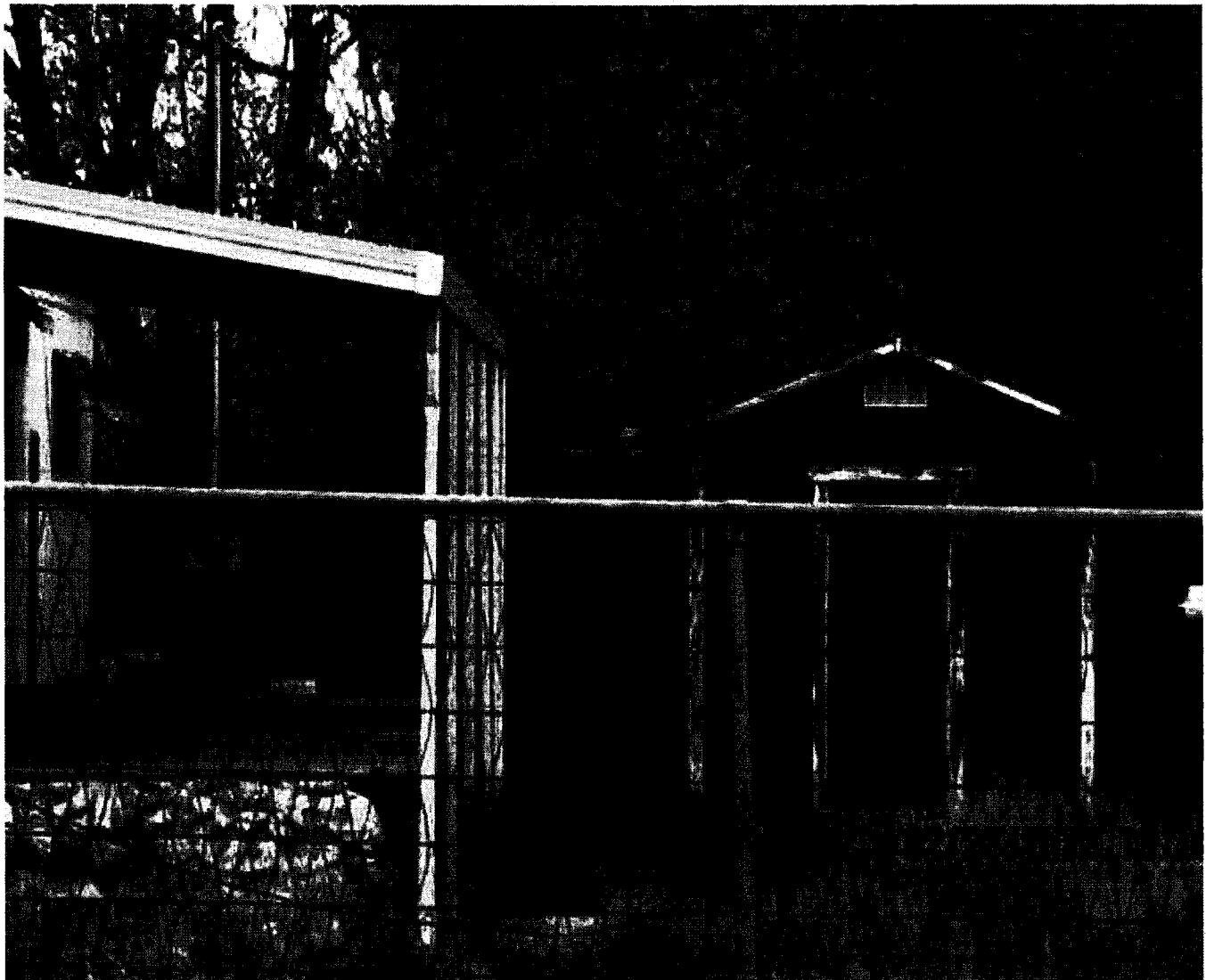
Code Enforcement Case: CV1300089

Printed on: 02/27/2014

Photographs



E. Torres; rubbish - 02/26/2014



E. Torres; rubbish and substandard structures (power meter removed) - 02/26/2014

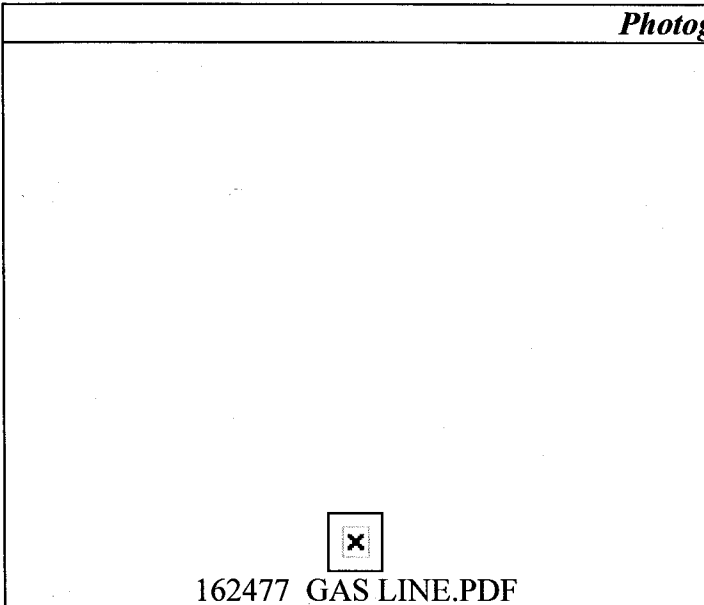


E. Torres; rubbish and substandard structures - 02/26/2014

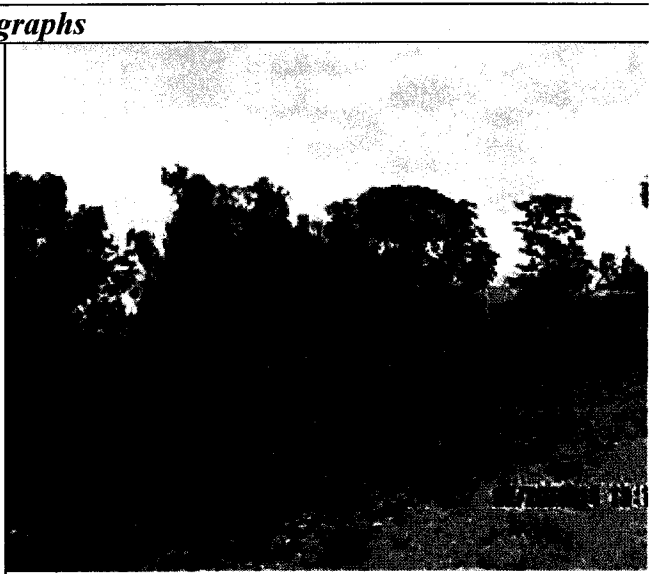


E. Torres; rubbish and substandard structures - 02/26/2014

Photographs



162477 GAS LINE.PDF



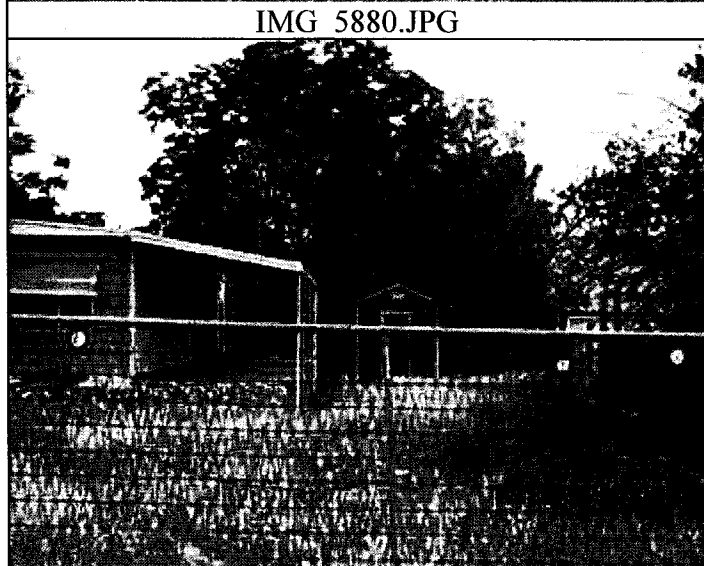
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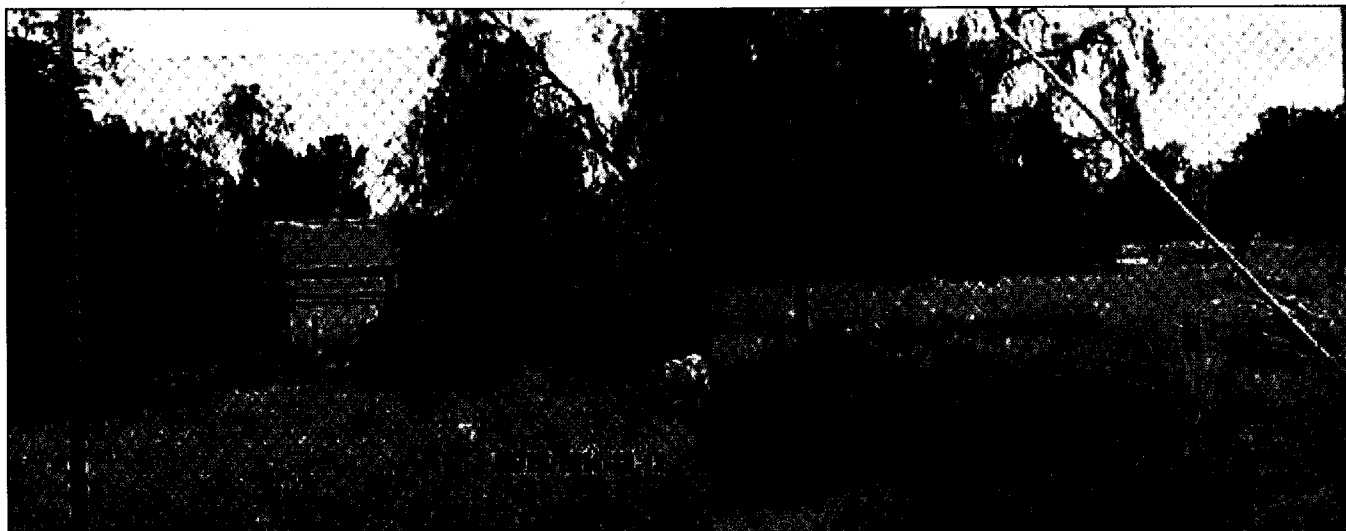
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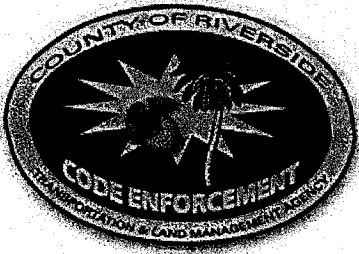
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EXHIBIT “E”



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 13-00089

THE PROPERTY AT: 20851 6th ST, LAKEVICA

APN#: 424-210-019

WAS INSPECTED BY OFFICER: E. TORRES

ID#: 52 ON 04-26-13 AT 1:50 am/pm

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS:

Table with 2 columns: Code/Description and Violation/Description. Includes items like Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish, etc.

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 04-26-13. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY...

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S)...

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO. POSTED

WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING

6/22/2013

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

- | | | | |
|---|---|--------------|-----------------|
| 1. <input type="checkbox"/> | Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input type="checkbox"/> | Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> | Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input type="checkbox"/> | Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input type="checkbox"/> | Lack of required electrical lighting..... | 1001(b)10 | 17920.3(a)10 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 6. <input type="checkbox"/> | Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input type="checkbox"/> | Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> | Deteriorated or inadequate foundation..... | 1001(e)1 | 17920.3(b)1 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> | Defective or deteriorated flooring or floor supports..... | 1001(e)2 | 17920.3(b)2 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10. <input checked="" type="checkbox"/> | Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... | 1001(e)4 | 17920.3(b)4 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11. <input checked="" type="checkbox"/> | Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... | 1001(e)6 | 17920.3(b)6 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12. <input checked="" type="checkbox"/> | Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13. <input checked="" type="checkbox"/> | Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| | A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. | | |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14. <input checked="" type="checkbox"/> | General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15. <input type="checkbox"/> | Fire hazard..... | 1001(i) | 17920.3(h) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16. <input type="checkbox"/> | Extensive fire damage..... | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17. <input checked="" type="checkbox"/> | Public and attractive nuisance - abandoned/vacant..... | | |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18. <input type="checkbox"/> | Improper occupancy..... | 1001(n) | 17920.3(n) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19. <input checked="" type="checkbox"/> | UNPERMITTED RAIN CONVERSION | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20. <input type="checkbox"/> | | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. 13-00089 Address 20851 W. LAKEVIEW

Date 08-26-2013 Officer E. TORRES / SL



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 13-00089

THE PROPERTY AT: 20851 6th St, Lakeview APN#: 426-210-019

WAS INSPECTED BY OFFICER: E. TORRES ID#: 52 ON 08-26-13 AT 1:20 am/pm

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS:

<input type="radio"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home—Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>		
			<input type="radio"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 09-26-2013 . FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO.

WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING



RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

1.	<input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2.	<input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3.	<input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4.	<input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5.	<input type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6.	<input checked="" type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
	OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
7.	<input type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8.	<input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9.	<input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
10.	<input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
	OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
11.	<input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
12.	<input checked="" type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
	OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
13.	<input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
	A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
	OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14.	<input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
	OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15.	<input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16.	<input type="checkbox"/> Extensive fire damage.....		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17.	<input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
	OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18.	<input type="checkbox"/> Improper occupancy.....	1001(n)	17920.3(n)
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19.	<input type="checkbox"/> _____		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20.	<input type="checkbox"/> _____		
	OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV13-00089 Address 20851 6th ST, LAKEVIEW

Date 08-26-2013 Officer E. TORRES | 52



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 13-00089

THE PROPERTY AT: 20851 6th ST, NUEVO APN#: 426-210-019

WAS INSPECTED BY OFFICER: E. TORRES ID#: 52 ON 09-06-13 AT 2:00 am (pm)

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS:

<input type="checkbox"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="checkbox"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="checkbox"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure. <u>POOL</u>	<input type="checkbox"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="checkbox"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>		
			<input type="checkbox"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 10-06-13 . FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO.

WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING

POSTED

1002

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

- | | | | |
|---|---|--------------|-----------------|
| 1. <input type="checkbox"/> | Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input type="checkbox"/> | Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> | Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input checked="" type="checkbox"/> | Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input type="checkbox"/> | Lack of required electrical lighting..... | 1001(b)10 | 17920.3(a)10 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 6. <input checked="" type="checkbox"/> | Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input type="checkbox"/> | Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> | Deteriorated or inadequate foundation..... | 1001(c)1 | 17920.3(b)1 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> | Defective or deteriorated flooring or floor supports..... | 1001(c)2 | 17920.3(b)2 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10. <input type="checkbox"/> | Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration..... | 1001(c)4 | 17920.3(b)4 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11. <input type="checkbox"/> | Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6 | 17920.3(b)6 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12. <input type="checkbox"/> | Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13. <input type="checkbox"/> | Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| | A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering. | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14. <input checked="" type="checkbox"/> | General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15. <input type="checkbox"/> | Fire hazard..... | 1001(i) | 17920.3(h) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16. <input type="checkbox"/> | Extensive fire damage..... | | |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17. <input checked="" type="checkbox"/> | Public and attractive nuisance - abandoned/vacant..... | | |
| | OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18. <input type="checkbox"/> | Improper occupancy..... | 1001(n) | 17920.3(n) |
| | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19. <input type="checkbox"/> | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20. <input type="checkbox"/> | OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. 13 00089 Address 20851 6TH ST, ANAHEIM APP: 714-210-0149

Date 09-06-13 Officer E. TORRES #2



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 27, 2013

RE CASE NO: CV1300089

I, Edward Torres, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 08/26/2013 at 1400 hours, I securely and conspicuously posted 2 Notice of Defects for RCC 8.120.010 (RCO 541) Accumulated Rubbish and RCC 15.16.020 (RCO 457) Substandard Structure, 2 Notice of Defects and 2 danger signs at the property described as:

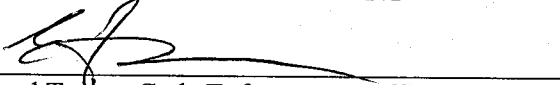
Property Address: 20851 6TH ST, LAKEVIEW

Assessor's Parcel Number: 426-210-019

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

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

CODE ENFORCEMENT DEPARTMENT


By: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 18, 2013

RE CASE NO: CV1300089

I, Edward Torres, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 09/06/2013 at 1405 hours, I securely and conspicuously posted Notice of Violation for RCC 15.16.020 (RCO 457) Substandard Structure, a Notice of Defects and a Danger sign at the property described as:

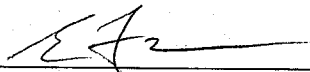
Property Address: 20851 6TH ST, LAKEVIEW

Assessor's Parcel Number: 426-210-019

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

Executed on September 18, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

October 16, 2013

RE CASE NO: CV1300089

I, Edward Torres, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 10/09/2013 at 1110 hours, I securely and conspicuously posted Notice of Violation for RCC 8.120.010 (RCO 541) Accumulated Rubbish, RCC 15.16.020 (RCO 457) Substandard Structure; shed with utilities, RCC 15.16.020 (RCO 457) Substandard Structure; garage (conversion from barn), RCC 15.16.020 (RCO 457) Substandard Structure; pool at the property described as:

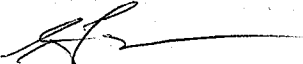
Property Address: 20851 6TH ST, LAKEVIEW

Assessor's Parcel Number: 426-210-019

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

Executed on October 16, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Edward Torres, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

September 30, 2013

AUGUSTIN M FERNANDEZ
P.O. BOX 474
LAKE FOREST, CA 92609

RE CASE NO: CV1300089 at 20851 6TH ST, in the community of LAKEVIEW, California, Assessor's Parcel Number 426-210-019

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20851 6TH ST, in the community of LAKEVIEW California, Assessor's Parcel Number 426-210-019, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation

Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 4) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #1 Shed with utilities
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #2 Garage (unpermitted conversion from barn)
- 4) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #3 Pool

COMPLIANCE MUST BE COMPLETED BY October 24, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

September 30, 2013

FRANK YORITA, D.D.S.
12777 VALLEY VIEW ST, #222
GARDEN GROVE, CA 92845

RE CASE NO: CV1300089 at 20851 6TH ST, in the community of LAKEVIEW, California, Assessor's Parcel Number 426-210-019

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20851 6TH ST, in the community of LAKEVIEW California, Assessor's Parcel Number 426-210-019, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 4) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #1 Shed with utilities
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #2 Garage (unpermitted conversion from barn)
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COMPLIANCE MUST BE COMPLETED BY October 24, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

September 30, 2013

AUGUSTIN M FERNANDEZ
19642 DORADO DR
TRABUCO CANYON, CA 92679

RE CASE NO: CV1300089 at 20851 6TH ST, in the community of LAKEVIEW, California, Assessor's Parcel Number 426-210-019

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20851 6TH ST, in the community of LAKEVIEW California, Assessor's Parcel Number 426-210-019, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,15.16.020 (Ord. 457) ,15.16.020 (Ord. 457) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
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CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 30, 2013

Occupant
20851 6TH ST
LAKEVIEW, CA 92550

RE CASE NO: CV1300089 at 20851 6TH ST, in the community of LAKEVIEW, California, Assessor's Parcel Number 426-210-019

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20851 6TH ST, in the community of LAKEVIEW California, Assessor's Parcel Number 426-210-019, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

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CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer

7011 1570 0003 2126 1971

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Postage	\$
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

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AUGUSTIN M FERNANDEZ
19642 DORADO DR
TRABUCO CANYON, CA 92679
CV13-00089 / ET 426

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Occupant
20851 6TH ST
LAKEVIEW, CA 92550
CV13-00089 / ET 426

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0003 2126 1995

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

FRANK YORITA, D.D.S.
12777 VALLEY VIEW ST, #222
GARDEN GROVE, CA 92845
CV13-00089 / ET 426

PS Form 3800, August 2006 See Reverse for Instructions

9002 9212 0000 0251 1102

U.S. Postal Service™
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

AUGUSTIN M FERNANDEZ
P.O. BOX 474
LAKE FOREST, CA 92609
CV13-00089 / ET 426

PS Form 3800, August 2006 See Reverse for Instructions

426-210-019

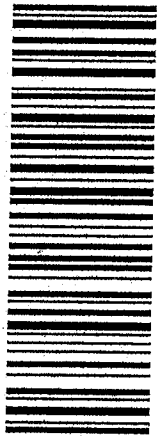
County of Riverside

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7011 1570 0003 2126 1971



02 1R \$06.31
0002004337 OCT01 2013
MAILED FROM ZIP CODE 92504

REC'D OCT 23 2013

AUGUSTIN M FERNANDEZ

917 NFE 100951310010/04/13
NOTIFY SENDER OF NEW ADDRESS
FERNANDEZ
PO BOX 1468
LAKE FOREST CA 92609-1468

BC: 92609
Humboldt

NIXIE

926094510-1N

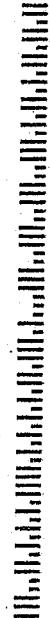
10/21/13

Refused

Refused

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
RETURN TO SENDER

926094510



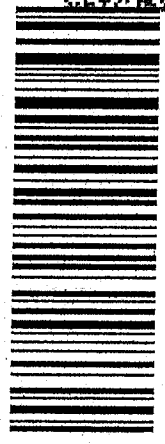
County of Riverside

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™



7011 1570 0003 2126 198



02 1R
0002004337
MAILED FROM ZIP CODE 92504

\$06.31⁰

CCT 01 2013

REC'D OCT 23 2013

N/L
10/2/13

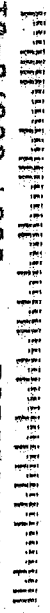
Occupant
20851 6TH ST
LAKEVIEW, CA 92550
CV13-00089 ET 426

UNCLAIMED

NIXIE 918 SE 1009 0010/19/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92582383181 *2604-00678-01-40



92582383181

426-210-011

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature x <i>Adrian...</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
	B. Received by (<i>Printed Name</i>)	C. Date of Delivery 10-3-13
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> FRANK YORITA, D.D.S. 12777 VALLEY VIEW ST, #222 GARDEN GROVE, CA 92845 CV13-00089 / ET 426 </div>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)	7011 1570 0003 2126 1995	
PS Form 3811, February 2004	Domestic Return Receipt	102595-0231-1540

REC'D OCT 07 2013

926-210-019

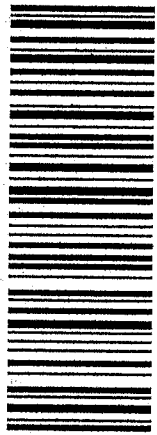
County of Riverside

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

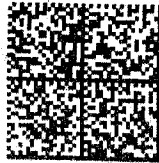
CERTIFIED MAIL™



7011 1570 0003 2126 2008



02 1R \$06.310
0002004337 OCT 01 2013
MAILED FROM ZIP CODE 92504



REC'D OCT 28 2013

AUGUSTIN M FERNANDEZ
P.O. BOX 474
LAKE FOREST, CA 92609
CV13-00089 / ET 426

NIXIE

917 5E 1009

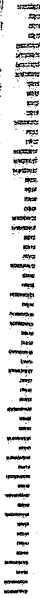
0010/24/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92582383181

*2504-14537-01-40

92582383181



1A/2013



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1300089

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on September 30, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation

NOTICE OF DEFECTS (x3)

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND FIRST CLASS MAIL** addressed as follows:

AUGUSTIN M FERNANDEZ 19642 DORADO DR, TRABUCO CANYON, CA 92679
OCCUPANT 20851 6TH ST, LAKEVIEW, CA 92550
FRANK YORITA, D.D.S. 12777 VALLEY VIEW ST, #222, GARDEN GROVE, CA 92845
AUGUSTIN M FERNANDEZ P.O. BOX 474, LAKE FOREST, CA 92609

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

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

EXECUTED ON September 30, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 17, 2014

Eastern Municipal Water District
Attention: Billing Department
P O Box 8300
Perris, CA 92570

RE CASE NO: CV1300089 at 20851 6TH ST, in the community of LAKEVIEW, California, Assessor's Parcel Number 426-210-019

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 20851 6TH ST, in the community of LAKEVIEW California, Assessor's Parcel Number 426-210-019, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 4) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #1 Shed with utilities
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #2 Garage (unpermitted conversion from barn)
- 4) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. #3 Pool

COMPLIANCE MUST BE COMPLETED BY May 2, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1300089

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 17, 2014, I served the following documents(s):

Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:


Eastern Municipal Water District Attention: Billing Department P O Box 8300, Perris, CA 92570

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 17, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

9295 3463 7004 1160 0007 3463 5878

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Eastern Municipal Water District
 Attention: Billing Department
 P O Box 8300
 Perris, CA 92570
 CV13-00089 / ET 426

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eastern Municipal Water District
 Attention: Billing Department
 P O Box 8300
 Perris, CA 92570
 CV13-00089 / ET 426

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery
Carol Enc...

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7004 1160 0007 3463 5878

Domestic Return Receipt

102895-02-M-1540

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

DOC # 2014-0004986

01/06/2014 03:43P Fee:NC

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



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1300089

AUGUSTIN M FERNANDEZ)
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: 20851 6TH ST, LAKEVIEW CA, 92550
PARCEL #: 426-210-019



LEGAL DESCRIPTION: 2.03 acres in LOT 5 of MAP NO 5 OF LAKEVIEW, recorded in MB 2 page 18

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457), 15.16.020 (Ord. 457) 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: Brian Black
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

On 12/26/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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 #: 2018814 Expires: May 7, 2017

Signature: Jamison D. Cole (Seal)

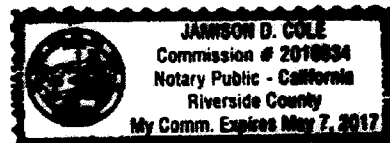


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

July 3, 2014

**NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE
PUBLIC NUISANCE**

TO: Owners and Interested Parties
(See Attached Proof of Service
and Responsible Parties List)

Case No.: CV13-00089
APN: 426-210-019
Property: 20851 6th Street, Lakeview

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the substandard structures and accumulation of rubbish located on the SUBJECT PROPERTY described as 20851 6th Street, Lakeview, Riverside County, California, and more particularly described as Assessor's Parcel Numbers 426-210-019.

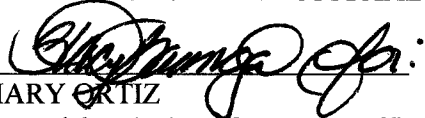
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTIES should not be condemned as a public nuisance and be abated by removing the violations from the real properties.

SAID HEARING will be held on **Tuesday, August 5, 2014, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTIES. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


MARY ORTIZ
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 20851 6th Street, Lakeview;

Case No.: CV13-00089 Fernandez

APN: 426-210-019; District 5/5

AUGUSTIN M. FERNANDEZ
19642 DORADR DRIVE
TRABUCO CANYON, CA. 92579

AUGUSTIN M. FERNANDEZ
P.O. BOX 474
LAKE FOREST, CA 92609

AUGUSTIN M. FERNANDEZ
20851 6TH STREET
LAKEVIEW, CA 92250

FRANK YORITA, D.D.S
12777 VALLEY VIEW STREET #22
LAKE FOREST, CA 92609

EASTERN MUNICIPAL WATER DISTICT
ATTENTION; BUILDING DEPARTMENT
P.O. BOX 8300
PERRIS, CA 92570

1 **PROOF OF SERVICE**
2 Case No. CV13-00089 Fernandez

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

6 That on July 3, 2014 I served the following document(s):

- 7 • **NOTICE TO CORRECT COUNTY ORDINANCE**
8 **VIOLATIONS AND ABATE PUBLIC NUISANCE**
9 • **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.

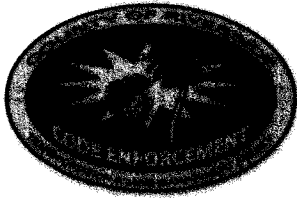
16 **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices
17 of the addressee(s).

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.**

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

22 EXECUTED ON July 3, 2014, at Riverside, California.

23 
24 STACY BAUMGARTNER



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV13-00089

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **July 7, 2014 at 1059 AM**, I securely and conspicuously posted the **Notice to Correct County Ordinance Violations and Abate Public Nuisance and Notice List** at the property described as:

Property Address: 20851 6th Street, Lakeview

Assessor's Parcel Number: 426-210-019

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

Executed on **July 7, 2014** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: 

David Jurden, Code Enforcement Technician