

FORM APPROVED COUNTY COUNSEL 9/23/14  
 BY: GREGORY P. PRAMOS DATE  
 Departmental Concurrence

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

906B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
 October 16, 2014

**SUBJECT:** Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]  
 Case No: CV13-03175 [ ABDULKARIM]  
 Subject Property: 39614 Brookside Avenue, Beaumont; APN:403-190-007  
 District: 5/5 [\$0]

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

1. The substandard structure (dwelling) on the real property located at 39614 Brookside Avenue, Beaumont, Riverside County, California, APN: 403-190-007 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. Halim Abdulkarim, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris, and materials within ninety (90) days.

(Continued)

*Greg Flannery*  
 GREG FLANNERY  
 Code Enforcement Official

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

**SOURCE OF FUNDS** Budget Adjustment: \_\_\_\_\_  
 For Fiscal Year: \_\_\_\_\_

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

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Tavaglione, Stone and Ashley  
 Nays: None  
 Absent: Jeffries and Benoit  
 Date: October 28, 2014  
 xc: TLMA-CED, Co.Co. Sheriff

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

Prev. Agn. Ref.: \_\_\_\_\_ District: 5/5 Agenda Number: \_\_\_\_\_

9-4

A-30  Positions Added  
 4/5 Vote  Change Order

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

**FORM 11: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]  
Case No: CV13-03175 [ABDULKARIM]  
Subject Property: 39614 Brookside Avenue, Beaumont; APN: 403-190-007  
District: 5/5**

**DATE:** October 16, 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 39614 Brookside Avenue, Beaumont, 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. Halim Abdulkarim, 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 does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and 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 structure 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 initial inspection was made on the subject property by Code Enforcement Officer James Pike on August 9, 2013. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: deteriorated or inadequate foundation, members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, faulty weather protection, general dilapidation or improper maintenance, public and attractive nuisance-abandoned/vacant.
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: mattress and green waste.

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

**FORM 11: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]  
Case No: CV13-03175 [ABDULKARIM]  
Subject Property: 39614 Brookside Avenue, Beaumont; APN: 403-190-007  
District: 5/5**

**DATE:** October 16, 2014

**PAGE:** 3 of 3

3. There have been approximately 7 subsequent follow up inspections, with the last inspection being August 14, 2014, which revealed that the property continues to be in violation of Riverside County Ordinance No. 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 structure.

**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**

Declaration  
Exhibits A-G

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 13-03175  
[SUBSTANDARD STRUCTURE AND )  
ACCUMULATED RUBBISH; APN: 403-190-007, )  
39614 BROOKSIDE AVENUE, BEAUMONT, ) DECLARATION OF CODE  
COUNTY OF RIVERSIDE, STATE OF ) ENFORCEMENT OFFICER  
CALIFORNIA; HALIM ABDULKARIM, OWNER. ) JAMES PALMER  
 )  
 ) [RCO Nos. 457 and 541]  
 )

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

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

2. I am informed and believe and based thereon allege that on August 9, 2013, Officer Pike conducted an inspection of the real property described as 39614 Brookside Avenue, Beaumont, Riverside County, California, and further described as Assessor's Parcel Number 403-190-007 (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 Halim Abdulkarim (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the 2014-2015 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 0.9 acres in size and is located within the R-A-1 (Residential Agricultural) zone classification. Accumulated rubbish is not permitted to be located on any property within the County of Riverside.

///



1           4.       Based on the Lot Book Reports from RZ Title Service dated September 20, 2013 and  
2 updated on April 21, 2014, there appear to be no interested parties. True and correct copies of the Lot  
3 Book Reports are attached hereto and incorporated herein by reference as Exhibit "C." Code  
4 Enforcement has since learned that OWNER gave Power of Attorney to his father Georges H. Karmin,  
5 (hereinafter referred to as "INTERESTED PARTY").

6           5.       I am informed and believe and based thereon allege that on August 9, 2013, Officer Pike  
7 conducted an inspection. THE PROPERTY was open and accessible, with no signs restricting access.  
8 Officer Pike entered and observed accumulated rubbish on THE PROPERTY including, but not limited  
9 to: mattress and green waste. This condition causes THE PROPERTY to constitute a public nuisance in  
10 violation set forth in Riverside County Ordinance ("RCO") No. 541.

11           6.       Officer Pike, also observed the following conditions as described below which caused the  
12 dwelling to be substandard and THE PROPERTY to constitute a public nuisance in violation of the  
13 provisions set forth in RCO No. 457.

14                   Dwelling:

- 15           1)       Deteriorated or inadequate foundation;  
16           2)       Members of ceilings, roofs, ceiling and roof supports or other horizontal members which  
17           3)       Faulty weather protection;  
18           4)       General dilapidation or improper maintenance;  
19           5)       Public and attractive nuisance – abandoned/vacant.

20           7.       On August 9, 2013, Notice of Violations, Notices of Defects and "Danger Do Not Enter"  
21 signs were posted on THE PROPERTY.

22           8.       On August 19, 2013, October 23, 2013, December 18, 2013, Notice of Violation and  
23 Notices of Defects were mailed to OWNER by certified mail, return receipt requested. On May 15, 2014,  
24 Notice of Violation and Notice of Defects were mailed to OWNER and INTERESTED PARTY by certified  
25 mail, return receipt requested.

26           9.       A site plan and photographs depicting the conditions of THE PROPERTY are attached  
27 hereto and incorporated herein by reference as Exhibit "D."

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

1           11.     There have been approximately 7 subsequent follow up inspections. The last inspection  
2 on August 14, 2014, revealed the accumulated rubbish and substandard structure remains on THE  
3 PROPERTY, which continues to be in violation of RCO Nos. 457 and 541.

4           12.     Based upon my experience, knowledge and visual observations, it is my determination  
5 that the substandard structure (dwelling) and accumulated rubbish on THE PROPERTY creates an  
6 extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a  
7 public nuisance in violation of the provisions set forth in RCO Nos. 457 and 541.

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

10          14.     A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
11 County Recorder, County of Riverside, State of California, on October 2, 2013, as Instrument Number  
12 2013-0475672. A true and correct copy of which is attached hereto and incorporated herein by reference  
13 as Exhibit "F."

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

19          16.     Significant rehabilitation, removal and/or demolition of the substandard structure and  
20 removal and disposal of all structural debris are required to abate the public nuisance and bring THE  
21 PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform Housing, Administrative  
22 and Abatement of Dangerous Buildings Codes. In addition, the removal and disposal of accumulated  
23 rubbish is required to abate the nuisance and bring THE PROPERTY into compliance with Riverside  
24 County Ordinance No. 541 and the Health and Safety Code.

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

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

28                 (b)     the OWNER, or whoever has possession or control of THE PROPERTY, be

1 required to rehabilitate or demolish said structure, including the removal and disposal of all structural  
2 debris and materials, on THE PROPERTY in accordance with the provisions of RCO No. 457;

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

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

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

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

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

27 ///

28 ///

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 17 day of SEPTEMBER, 2014, at SAN JACINTO, California.

7  
8 

9 \_\_\_\_\_  
10 JAMES PALMER  
11 Senior Code Enforcement Officer  
12 Code Enforcement Department  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

# **EXHIBIT “A”**



# **EXHIBIT “B”**

**Assessment Roll For the 2014-2015 Tax Year as of January 1,2014**

<b>Assessment #403190007-0</b>		<b>Parcel # 403190007-0</b>	
<b>Assessee:</b>	ABDULKARIM HALIM	<b>Land</b>	41,804
<b>Mail Address:</b>	39614 BROOKSIDE AVE BEAUMONT CA 92223	<b>Structure</b>	110,260
<b>Real Property Use Code:</b>	R2	<b>Full Value</b>	152,064
<b>Base Year</b>	2012	<b>Total Net</b>	152,064
<b>Conveyance Number:</b>	0226346	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>View Parcel Map</b> </div>	
<b>Conveyance (mm/yy):</b>	5/2011		
<b>PUI:</b>	R040022		
<b>TRA:</b>	56-014		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 3 MB 002/054 CHERRY VALLEY LAND & WATER CO		
<b>Situs Address:</b>	39614 BROOKSIDE AVE BEAUMONT CA 92223		

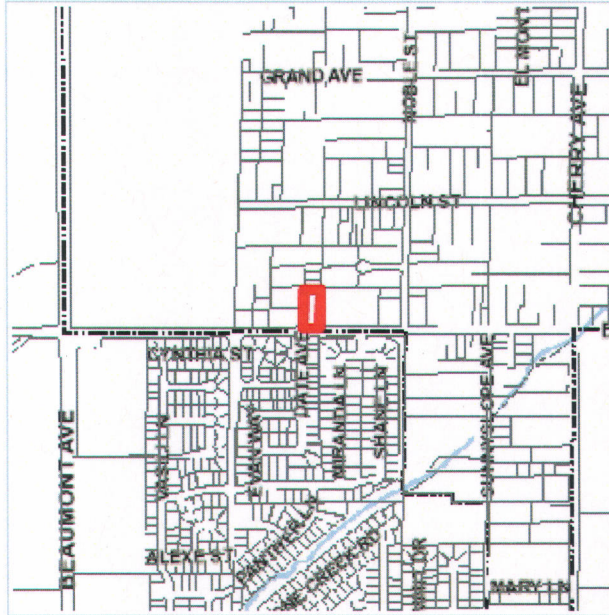






**Riverside County Parcel Report**  
**APN 403-190-007**  
Disclaimer

Report Date: Monday, August 04, 2014



<b>APN</b>	<u>403-190-007-0</u>	<b>Supervisorial District 2011</b>	MARION ASHLEY, DISTRICT 5
<b>Supervisorial District 2001</b>			MARION ASHLEY, DISTRICT 5
<b>Previous APN</b>	000000000	<b>Township/Range</b>	T2SR1W SEC 27
<b>Owner Name</b>	HALIM ABDULKARIM	<b>Elevation Range</b>	2,740 - 2,744
<b>Address</b>	39614 BROOKSIDE AVE BEAUMONT, CA 92223	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 690 GRID: J5
<b>Mailing Address</b>	See situs address	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <u>MB 2/54</u> Subdivision Name: CHERRY VALLEY LAND & WATER CO Lot/Parcel: 3 Block: 14 Tract Number: Not Available	<b>City Boundary/Sphere</b>	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 0.90 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

<p><b>Property Characteristics</b></p>	<p>Constructed: 1939                  Baths: 1.00                  Bedrooms: 3                  Const. Type: WOOD FRAME                  Garage Type: A                  Prop Area: 1260 SqFt                  Roof Type: COMPOSITION                  Stories: 1</p> <p>Constructed: 1973                  Baths: 1.00                  Bedrooms: 2                  Const. Type: WOOD FRAME                  Garage Type: A                  Prop Area: 987 SqFt                  Roof Type: COMPOSITION                  Stories: 1</p>	<p><b>County Service Area</b></p>	<p>In or partially within CHERRY VALLEY #27 - Street Lighting</p>
<p><b>Specific Plans</b></p>	<p>Not within a Specific Plan</p>	<p><b>Historic Preservation Districts</b></p>	<p>Not in an Historic Preservation District</p>
<p><b>Land Use Designations</b></p>	<p>RC-VLDR</p>	<p><b>Agricultural Preserve</b></p>	<p>Not in an agricultural preserve</p>
<p><b>General Plan Policy Overlays</b></p>	<p>Not in a General Plan Policy Overlay Area</p>	<p><b>Redevelopment Areas</b></p>	<p>Not in a Redevelopment Area</p>
<p><b>Area Plan (RCIP)</b></p>	<p>The Pass</p>	<p><b>Airport Influence Areas</b></p>	<p>Not in an Airport Influence Area</p>
<p><b>General Plan Policy Areas</b></p>	<p>CHERRY VALLEY POLICY AREA</p>	<p><b>Airport Compatibility Zones</b></p>	<p>Not in an Airport Compatibility Zone</p>
<p><b>Zoning Classifications (ORD. 348)</b></p>	<p>Zoning: R-A-1                  CZNumber: 0</p>	<p><b>Zoning Districts and Zoning Areas</b></p>	<p>CHERRY VALLEY, DIST</p>
<p><b>Zoning Overlays</b></p>	<p>Not in a Zoning Overlay</p>	<p><b>Community Advisory Councils</b></p>	<p>SAN GORGONIO PASS(MAC)</p>
<p><b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</b></p>	<p>NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area</p>	<p><b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b></p>	<p>Not in a Cell Group</p>
<p><b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan)</b></p>	<p>Not in a Conservation Area</p>	<p><b>WRMSHCP Cell Number</b></p>	<p>None</p>

<b>Conservation Area</b>			
<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None
<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</b>	None	<b>Vegetation (2005)</b>	Developed or Disturbed Land Grassland
<b>High Fire Area (Ord. 787)</b>		<b>Fire Responsibility Area</b>	Not in a Fire Responsibility Area
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBD (Road &amp; Bridge Benefit District)</b>	Not in a District
<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</b>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<b>DIF (Development Impact Fee Area Ord. 659)</b>	THE PASS
<b>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. PASS	<b>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</b>	Not within a SKR Fee Area
<b>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</b>	NOT WITHIN THE EASTERN TUMF FEE AREA	<b>DA (Development Agreements)</b>	Not in a Development Agreement Area
<b>Circulation Element Ultimate Right-of-Way</b>	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION	<b>Road Book Page</b>	90
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental)</b>	Not in a CETAP Corridor

	REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.	<b>Transportation Acceptability Process) Corridors</b>	
<b>Flood Plan Review</b>	Not Required	<b>Watershed</b>	SANTA ANA RIVER
<b>Water District</b>	SGPWA	<b>California Water Board</b>	None
<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	Undetermined Potential" AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.
<b>Faults</b>	Not within a 1/2 mile of a Fault		
<b>Liquefaction Potential</b>	Low		
<b>Subsidence</b>	Susceptible		
<b>School District</b>	BEAUMONT UNIFIED	<b>Tax Rate Areas</b>	056014 BEAUMONT CHERRY VAL REC & PARK BEAUMONT LIBRARY
<b>Communities</b>	Cherry Valley		BEAUMONT UNIFIED SCHOOL COUNTY SERVICE AREA 27 * COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 5 GENERAL GENERAL PURPOSE INLAND EMPIRE JT (33,36)RES.
<b>Lighting (Ord. 655)</b>	Zone B, 42.16 Miles From Mt. Palomar Observatory		
<b>2010 Census Tract</b>	043807		

<b>Farmland</b>	URBAN-BUILT UP LAND	MT SAN JACINTO JUNIOR COLLEGE RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION SAN GORGONIO PASS MEM HOSPITAL SAN GORGONIO PASS WTR AG DEBT SV SAN GORGONIO SERIES BOND A SUMMIT CEMETERY DISTRICT
<b>Special Notes</b>	No Special Notes	

**Building Permits**

Case #	Description	Status
268573	AG REGISTRATION	ISSUED
388804	INSTALL GAS WALL HEATER	ISSUED
403286	REPLACE WALL HEATER	ISSUED
BSP980432	12'X12'X30' POOL ONLY	EXPIRED
BZ109217	ELECTRICAL METER (REPLACE)	FINAL
BZ121316	ADD FIRE PLACE TO DWELLING	FINAL
BZ203171	REMODEL AND ADD TO EXISTING DWLG	FINAL
BZ209345	GUEST HOUSE & ATT GARAGE	FINAL

**Environmental Health Permits**

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

**Planning Cases**

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

**Code Cases**

Case #	Description	Status
CV1303175	ABATEMENT	OPEN

# **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: CV13-03175 / Senior Officer Palmer  
 IN RE: ABDULKARIM, HALIM

Order Number: **31003**

Order Date: 5/1/2014  
 Dated as of: 4/21/2014

County Name: Riverside

FEE(s):  
 Report: \$60.00

Property Address: 39614 Brookside Ave.

Beaumont

CA 92223

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. : 403-190-007-0

Assessments:	Land Value:	\$41,616.00
	Improvement Value:	\$109,762.00
	Exemption Value:	\$0.00
	Total Value:	\$151,378.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$1,266.35
Penalty	\$126.62
Status	NOT PAID-DELINQUENT
Second Installment	\$1,266.35
Penalty	\$164.12
Status	NOT PAID-DELINQUENT

A Notice of Administrative Proceedings by the

City of	San Jacinto
County of	Riverside
Recorded	10/02/2013



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

Order Number: 31003

Reference: CV13-03175 / Sen

---

Document No.

2013-0475672

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 # 2013-0475672

10/02/2013 01:20P Fee:NC

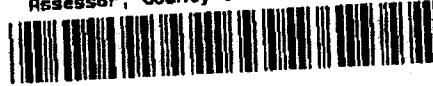
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 030
NCHG CC						T:	CTY	UNI	

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

M  
030

In the matter of the public or other code violation(s) on the property of:  
**HALIM ABDULKARIM** )  
and DOES I through X, Owners)

Case #: CV-1303175

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: 39614 BROOKSIDE AVE, BEAUMONT CA, 92223

PARCEL #: 403-190-007

LEGAL DESCRIPTION: 0.9 acres in LOT 3 of CHERRY VALLEY LAND & WATER CO, recorded in MB 2 page 54

**VIOLATION(S):** Riverside County Code (Ordinance) 15.16.020 (Ord. 457) ,8.120.010 (Ord. 541) 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 9/26/13 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: Jamison D. Cole (Seal)





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

## Lot Book Report

Order Number: **29706**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV13-03175/Officer Palmer

IN RE:

ABDULKARIM, HALIM

Order Date: 9/25/2013

Dated as of: 9/20/2013

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 39614 Brookside Ave

Beaumont

CA 92223

Assessor's Parcel No. : 403-190-007-0

**Assessments:**

Land Value:	\$40,800.00
Improvement Value:	\$107,610.00
Exemption Value:	\$0.00
Total Value:	\$148,410.00

## Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$2,109.34
Status: Paid through	06/30/2013

## Property Vesting

The last recorded document transferring title of said property

Dated 05/06/2011

Recorded 05/23/2011



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

Order Number: 29706  
Reference: CV13-03175/Offic

---

Document No.	2011-0226346
D.T.T.	\$160.05
Grantor	Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005- 3
Grantee	Halim Abdulkarim, a single man

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

## Legal Description

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

THAT PORTION OF LOT 3, BLOCK 14, CHERRY VALLEY LAND AND WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 2, PAGE 54 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DESIGNATED POINT A, WHICH IS DISTANT SOUTHERLY, AND PARALLEL WITH THE WEST LINE OF SAID LOT 3.330 FEET FROM A POINT ON THE NORTH LINE OF SAID LOT, FROM WHICH, THE NORTHWEST CORNER BEARS WESTERLY, 528.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID WEST LINE OF LOT, 300.00 FEET A LITTLE MORE OR LESS TO THE NORTH LINE OF BROOKSIDE AVENUE, POINT B; THENCE EASTERLY ON SAID NORTH LINE OF BROOKSIDE AVENUE, AS SHOWN ON RECORD OF SURVEY, BOOK 17, PAGE 42 OF RIVERSIDE COUNTY RECORDS, 131.91 FEET TO THE EAST LINE OF SAID LOT 3, THENCE NORTHERLY ON SAID EAST LINE, 300.00 FEET A LITTLE MORE OR LESS, TO A POINT DISTANT SOUTHERLY 300.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY AND PARALLEL WITH SAID NORTH LINE OF LOT 3, 131.01 FEET TO THE POINT OF BEGINNING.



*John Witt*  
**LSI TITLE COMPANY**  
 RECORDING REQUESTED BY:  
 LSI Title Company

**DOC # 2011-0226346**  
 05/23/2011 01:27P Fee:28.00  
 Page 1 of 2 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:

Halim Abdulkarim  
 39614 Brookside Avenue  
 Beaumont Area, CA 92223



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

Title Order No.: 100787484 - CM  
 TPA - OSO-04

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is \$160.05  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area [ ] ~~City~~ of Beaumont Area AND

T 28  
 062



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

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-3

hereby GRANT(s) to:

Halim Abdulkarim A single man

the real property in the ~~City of~~ Beaumont Area, County of Riverside, State of California, described as:  
 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF  
 Also Known as: 39614 Brookside Avenue, Beaumont Area, CA 92223  
 AP#: 403-190-007-0

DATED May 6, 2011  
 STATE OF CALIFORNIA  
 COUNTY OF Orange  
 On May 10th 2011  
 before me, Lilibeth Lopez  
 A Notary Public in and for said State personally appeared  
Carey Schupp

Deutsche Bank National Trust Company, as  
 Indenture Trustee, for New Century Home Equity  
 Loan Trust 2005-3  
 By: [Signature]  
 Carrington Mortgage Services, LLC, a  
 Limited Liability Company, as Attorney-  
 in-Fact

who proved to me on the basis of satisfactory evidence to be  
 the person(s) whose name(s) is/are subscribed to the within  
 instrument and acknowledged to me that he/she/they  
 executed the same in his/her/their authorized capacity(ies),  
 and that by his/her/their signature(s) on the instrument the  
 person(s), or the entity upon behalf of which the person(s)  
 acted, executed the instrument.  
 I certify under PENALTY OF PERJURY under the laws of the State  
 of California that the foregoing paragraph is true and correct.  
 WITNESS my hand and official seal.



Signature Lilibeth Lopez

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

Public Record

"EXHIBIT A"  
LEGAL DESCRIPTION

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

THAT PORTION OF LOT 3, BLOCK 14, CHERRY VALLEY LAND AND WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 2, PAGE 54 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DESIGNATED POINT A, WHICH IS DISTANT SOUTHERLY, AND PARALLEL WITH THE WEST LINE OF SAID LOT 3, 330 FEET FROM A POINT ON THE NORTH LINE OF SAID LOT, FROM WHICH, THE NORTHWEST CORNER BEARS WESTERLY, 528 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID WEST LINE OF LOT, 300 FEET A LITTLE MORE OR LESS TO THE NORTH LINE OF BROOKSIDE AVENUE, POINT B; THENCE EASTERLY ON SAID NORTH LINE OF BROOKSIDE AVENUE, AS SHOWN ON RECORD OF SURVEY, BOOK 17, PAGE 42 OF RIVERSIDE COUNTY RECORDS, 131.91 FEET TO THE EAST LINE OF SAID LOT 3; THENCE NORTHERLY ON SAID EAST LINE, 300 FEET A LITTLE MORE OR LESS, TO A POINT DISTANT SOUTHERLY 300 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY AND PARALLEL WITH SAID NORTH LINE OF LOT 3, 131.01 FEET TO THE POINT OF BEGINNING.

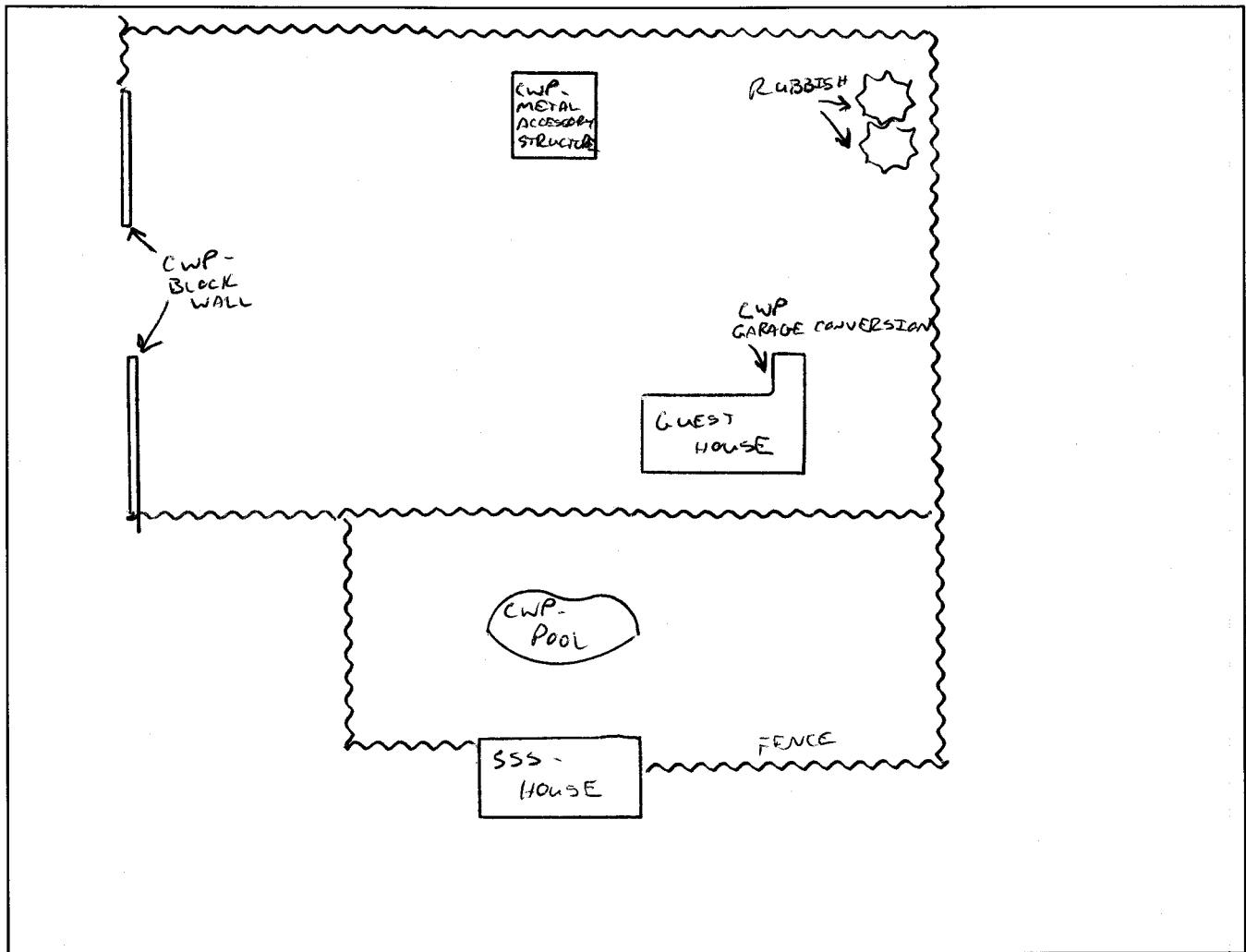
# **EXHIBIT “D”**

### SITE PLAN: Case # CV-1303175

OWNER(S): HALIM ABDULKARIM  
SITE ADDRESS: 39614 BROOKSIDE AVE, BEAUMONT  
ASSESSOR'S PARCEL: 403-190-007  
ACREAGE: 0.9

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 39614 BROOKSIDE AVE, BEAUMONT

PREPARED BY: J. PALMER DATE: 10/11/2013



*Photographs*



08/09/13 - Substandard Structure NOD# 11,13, 17 - Pike



08/09/13 - Substandard Structure NOD# 11,13, 17 - Pike



08/09/13 - Substandard Structure NOD# 11,13, 14, 17 - Pike



08/09/13 - Substandard Structure NOD# 11, 13, 17 - Pike



08/09/13 - Rubbish Pile # 1 - Pike



08/09/13 - Rubbish Pile # 2 - Pike





08/09/13 - Substandard Structure NOD# 17 - Pike



Substandard Structure remains. J. Palmer



Substandard Structure remains. J. Palmer



Substandard Structure remains. J. Palmer



Substandard Structure/Accumulated Rubbish remains. J. Palmer



Substandard Structure/Accumulated Rubbish remains. J. Palmer

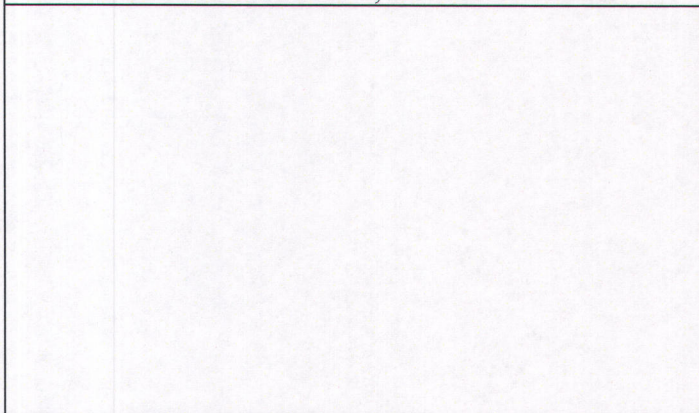




Substandard Structure, interior. J. Palmer



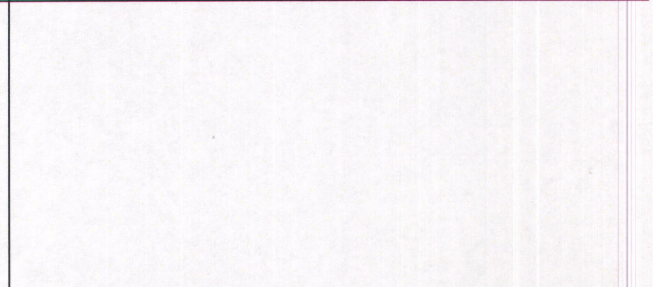
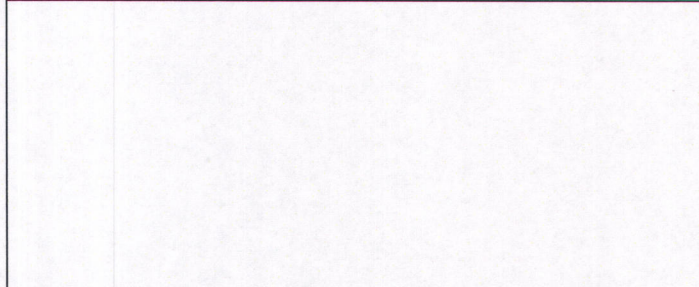
Substandard Structure, interior. J. Palmer



Substandard Structure, interior. J. Palmer



Substandard Structure, interior. J. Palmer







Substandard Structure, interior. J. Palmer



Substandard Structure remains. J. Palmer





Substandard Structure remains. J. Palmer



Accumulated Rubbish remains. J. Palmer



Substandard Structure remains. J. Palmer



Accumulated Rubbish and CWP- Pool remain. Palmer



Accumulated Rubbish and CWP- Metal Accessory Structure, Block Wall remain. J. Palmer



Accumulated Rubbish and CWP- Garage Conversion remain. J. Palmer





Substandard Structure remains. J. Palmer



Substandard Structure remains. J. Palmer



Substandard Structure remains. J. Palmer



Rubbish removed, Substandard Structure remains. J. Palmer



007.JPG Rubbish removed, Substandard Structure remains. J. Palmer



Rubbish removed, Substandard Structure remains. J. Palmer





Rubbish removed, Substandard Structure remains. J. Palmer



Rubbish removed, Substandard Structure remains. J. Palmer

# **EXHIBIT “E”**





# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 13-03175

THE PROPERTY AT: 39614 Brookside Ave. Beaumont APN#: 403-190-007

WAS INSPECTED BY OFFICER: File ID#: 59 ON 08 09 13 AT 1101 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"/>		
			<input type="radio"/>		

COMMENTS: \_\_\_\_\_

**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 09 09 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 \$ 109.92 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.

POSTED

WHITE: VIOLATOR

GREEN: CASE FILE

YELLOW: POSTING

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT 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 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 checked="" type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes			<input checked="" 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 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(c)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 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 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. 13-03175 Address 39614 BROOKSIDE AVE BEAUMONT

Date 08/09/13 Officer PIKE #59

SCE # 222012-284915

285-025 (Rev 12/07) No GAS METER

Distribution: WHITE-Case File; CANARY-Property Owner; PINK-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

August 12, 2013

RE CASE NO: CV1303175

I, James Pike, 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 08/09/13 at 1101, I securely and conspicuously posted Notice of Violation, Notice of Defects, and Danger Do Not Enter Sign at the property described as:

**Property Address:** 39614 BROOKSIDE AVE, BEAUMONT

**Assessor's Parcel Number:** 403-190-007

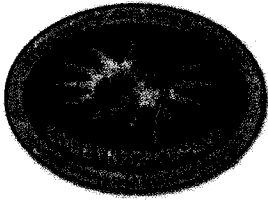
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on August 12, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

 #57

By: James Pike, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

August 19, 2013

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223

RE CASE NO: CV1303175 at 39614 BROOKSIDE AVE, in the community of BEAUMONT, California, Assessor's Parcel Number 403-190-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 39614 BROOKSIDE AVE, in the community of BEAUMONT California, Assessor's Parcel Number 403-190-007, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 15.16.020 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first obtaining all the required permits and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 2) 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.

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

- 1) Obtain permits, conform to current codes, and/or correct the substandard condntions.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY August 27, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

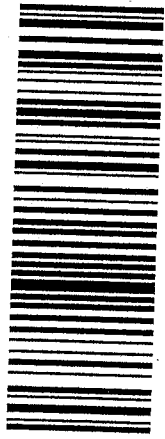
**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

**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: Jim Palmer, Sr. Code Enforcement Officer

**CERTIFIED MAIL™**



7010 0290 0000 7229 4410



02 1R \$06.11<sup>0</sup>  
0002004339 AUG 20 2013  
MAILED FROM ZIP CODE 92504



*N 9/21/13 4/30 alle*

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223  
CV13-03175 / JP 403

NIXIE 918 SE 1009 0009/04/13  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92582383181 \*2794-01201-20-33

County of Riverside

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

*Redel Mar*

RETURN RECEIPT REQUESTED  
RETURN RECEIPT REQUESTED

SEP 09 2013

7010 0290 0000 7229 4410

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

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

Postmark Here

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223  
CV13-03175 / JP 403

Sr. or City



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1303175

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 August 19, 2013, I served the following document(s):

**NOTICE RE: Notice of Violation**

**NOTICE OF DEFECTS**

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

HALIM ABDULKARIM 39614 BROOKSIDE AVE, BEAUMONT, CA 92223

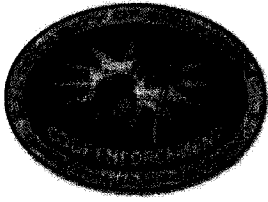
**XX** By First Class Mail. I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 August 19, 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**

October 23, 2013

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223

RE CASE NO: CV1303175 at 39614 BROOKSIDE AVE, in the community of BEAUMONT, California, Assessor's Parcel Number 403-190-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 39614 BROOKSIDE AVE, in the community of BEAUMONT California, Assessor's Parcel Number 403-190-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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.

**COMPLIANCE MUST BE COMPLETED BY October 26, 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: Jim Palmer, Sr. Code Enforcement Officer**





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1303175

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 October 23, 2013, I served the following documents(s):

**Notice of Violation**

NOTICE OF DEFECTS

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

HALIM ABDULKARIM 39614 BROOKSIDE AVE, BEAUMONT, CA 92223

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.

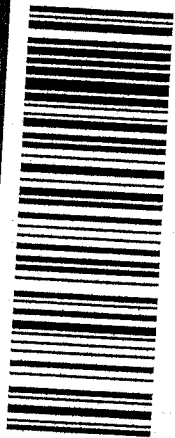
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON October 23, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Amanda Ricks, Code Enforcement Aide

**CERTIFIED MAIL™**



7011 1570 0003 2126 2299

**County of Riverside**

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

**RETURN RECEIPT REQUESTED**

**RETURN RECEIPT REQUESTED**

*MA*

7011 1570 0003 2126 2299



02 1R  
000200 4340  
MAILED FROM ZIP CODE 92504



**\$06.11<sup>0</sup>**

OCT 23 2013

**REC'D OCT 30 2013**

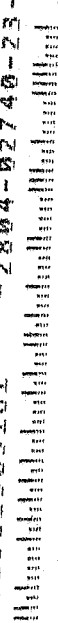
HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223  
CV13-03175 / JP 103

WIXIE 918 7E 1009 0010/28/13

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92582383181 \*2804-02740-23-39

92582383181



U.S. Postal Service™

**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

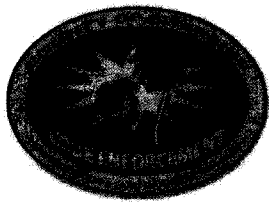
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark  
Here

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223  
CV13-03175 / JP 103



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

December 18, 2013

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223

RE CASE NO: CV1303175 at 39614 BROOKSIDE AVE, in the community of BEAUMONT, California, Assessor's Parcel Number 403-190-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 39614 BROOKSIDE AVE, in the community of BEAUMONT California, Assessor's Parcel Number 403-190-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,15.16.020 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (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) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 4) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 5) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 6) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in

accordance with the Ord. 457 and other applicable laws and regulations.

**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.
- 3) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (GARAGE CONVERSION TO GUEST HOUSE)
- 4) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (METAL ACCESSORY STRUCTURE)
- 5) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (BLOCK WALL WITH PILASTERS)
- 6) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (POOL- EXPIRED PERMIT)

COMPLIANCE MUST BE COMPLETED BY January 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: Jim Palmer, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1303175

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 December 18, 2013, I served the following document(s):

**Notice of Violation**

**NOTICE OF DEFECTS**

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


HALIM ABDULKARIM 39614 BROOKSIDE AVE, BEAUMONT, CA 92223

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.

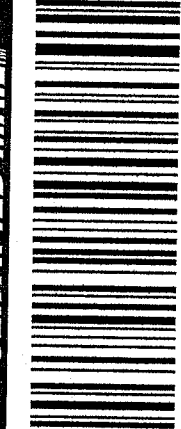
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON December 18, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Amanda Ricks, Code Enforcement Aide

**CERTIFIED MAIL™**



7011 1570 0003 2126 3463



02 1R  
000200 4337  
MAILED FROM ZIP CODE 92504

**\$ 06.11<sup>0</sup>**

DEC 18 2013  
PITNEY BOWES

REC'D DEC 26 2013

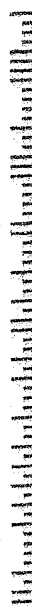
*MCA*

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223  
CV13-03175 / JP 403

NIXIE 918 FE 1009 0012/22/13

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92582383181 \*1004-04116-16-45



County of Riverside

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

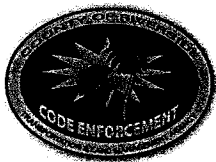
7011 1570 0003 2126 3463

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
To	<b>HALIM ABDULKARIM</b> <b>39614 BROOKSIDE AVE</b> <b>BEAUMONT, CA 92223</b> <b>CV13-03175 / JP 403</b>	
Signature		
Street		
City		



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

May 15, 2014

HALIM ABDULKARIM  
39614 BROOKSIDE AVE  
BEAUMONT, CA 92223

RE CASE NO: CV1303175 at 39614 BROOKSIDE AVE, in the community of BEAUMONT, California, Assessor's Parcel Number 403-190-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 39614 BROOKSIDE AVE, in the community of BEAUMONT California, Assessor's Parcel Number 403-190-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,15.16.020 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (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) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 4) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 5) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 6) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

**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.
- 3) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (GARAGE CONVERSION TO GUEST HOUSE)
- 4) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (METAL ACCESSORY STRUCTURE)
- 5) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (BLOCK WALL WITH PILASTERS)
- 6) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (POOL- EXPIRED PERMIT)

COMPLIANCE MUST BE COMPLETED BY May 23, 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: Jim Palmer, Sr. Code Enforcement Officer



# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

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 checked="" type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 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(c)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 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 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(a)	17920.3(a)
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. 13-03175 Address 39614 BROOKSIDE AVE. BEAUMONT

Date 08/09/13 Officer PIKE #59

SEE # 222012-284915

285-025 (Rev 12/07) No CTAS METER

Distribution: WHITE-Case File; CANARY-Property Owner; PINK-To Be Posted On Structure



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

May 15, 2014

GEORGES H KARIM  
2553 PORTOLA LOOP  
LOMA LINDA, CA 92354

RE CASE NO: CV1303175 at 39614 BROOKSIDE AVE, in the community of BEAUMONT, California, Assessor's Parcel Number 403-190-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 39614 BROOKSIDE AVE, in the community of BEAUMONT California, Assessor's Parcel Number 403-190-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,15.16.020 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (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) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 4) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 5) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 6) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

**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.
- 3) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (GARAGE CONVERSION TO GUEST HOUSE)
- 4) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (METAL ACCESSORY STRUCTURE)
- 5) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (BLOCK WALL WITH PILASTERS)
- 6) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (POOL- EXPIRED PERMIT)

COMPLIANCE MUST BE COMPLETED BY May 23, 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: Jim Palmer, Sr. Code Enforcement Officer

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**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(e)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 checked="" type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 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(c)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 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 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. 13-03175 Address 39614 BROOKSIDE AVE. BENJAMIN

Date 08/09/13 Officer PIKE #59

SCE # 222012-284915



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

May 15, 2014

GEORGES H KARIM  
25538 PORTOLA LOOP  
LOMA LINDA, CA 92354

RE CASE NO: CV1303175 at 39614 BROOKSIDE AVE, in the community of BEAUMONT, California, Assessor's Parcel Number 403-190-007

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 39614 BROOKSIDE AVE, in the community of BEAUMONT California, Assessor's Parcel Number 403-190-007, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,15.16.020 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (Ord. 457) ,15.08.010 (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) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 4) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 5) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.
- 6) 15.08.010 (Ord. 457) - No person shall erect, alter, demolish, use, or maintain a structure without first completing and satisfying all requirements for permits, conditions and approvals in the unincorporated area of the county in accordance with the Ord. 457 and all other applicable laws and regulations.

**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.
- 3) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (GARAGE CONVERSION TO GUEST HOUSE)
- 4) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (METAL ACCESSORY STRUCTURE)
- 5) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (BLOCK WALL WITH PILASTERS)
- 6) Obtain all required permits and conform to current codes by completing and satisfying all requirements for permits, conditions and approvals or remove the unpermitted construction. (POOL- EXPIRED PERMIT)

COMPLIANCE MUST BE COMPLETED BY May 23, 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: Jim Palmer, Sr. Code Enforcement Officer

# RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

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 checked="" type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 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(c)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 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 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. 13-03175 Address 39614 BROOKSIDE AVE. BEAUMONT  
 Date 08/09/13 Officer PIKE #59

SCE # 222012-284915



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1303175

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 May 15, 2014, I served the following document(s):

**Notice of Violation**

NOTICE OF DEFECTS

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

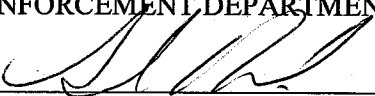
HALIM ABDULKARIM 39614 BROOKSIDE AVE, BEAUMONT, CA 92223  
GEORGES H KARIM 2553 PORTOLA LOOP, LOMA LINDA, CA 92354  
GEORGES H KARIM 25538 PORTOLA LOOP, LOMA LINDA, CA 92354

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 May 15, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Amanda Ricks, Code Enforcement Aide



7004 1160 0007 3463 6493

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark Here

To: **HALIM ABDULKARIM**  
**39614 BROOKSIDE AVE**  
**BEAUMONT, CA 92223**  
 CV13-03175 / JP 403

PS Form 3800, June 2002 See Reverse for Instructions

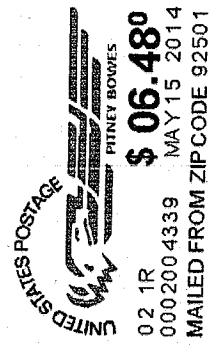
**County of Riverside**  
 Code Enforcement Department  
 581 S. Grand Ave  
 San Jacinto, CA 92582  
**RETURN RECEIPT REQUESTED**  
**RETURN RECEIPT REQUESTED**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**



7004 1160 0007 3463 6493



**RECEIVED**  
 MAY 20 2014

**HALIM ABDULKARIM**  
**39614 BROOKSIDE AVE**  
**BEAUMONT, CA 92223**  
 CV13-03175 / JP 403

NIXIE 918 FE 1009 0005/17/14

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

922234604 01 BC: 92582383181 \*1004-01804-15-45  
 92582 03831

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; margin: 5px;">             GEORGES H KARIM              2553 PORTOLA LOOP              LOMA LINDA, CA 92354              CV13-03175 / JP 403           </div>		B. Received by (Printed Name) <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee C. Date of Delivery GEORGES KARIM 5-30-14	
		<input type="checkbox"/> Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, 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? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Article Number (Transfer from service label)		7004 1160 0007 3463 6509	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endors)		
<b>Total</b>		

Postmark Here

Sent To: **GEORGES H KARIM**  
 2553 PORTOLA LOOP  
 LOMA LINDA, CA 92354  
 CV13-03175 / JP 403

Street or PO  
 City, CA

PS Form 3800, June 2002 See Reverse for Instructions

7004 1160 0007 3463 6509

RECEIVED  
 BY: GEORGES KARIM  
 JUN 02 2014

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to:  <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>GEORGES H KARIM  25538 PORTOLA LOOP  LOMA LINDA, CA 92354  CV13-03175 / JP 403</p> </div>		B. Received by (Printed Name) C. Date of Delivery <p>GEORGES H KARIM 5-30-14</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Enter delivery address below:	
		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? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		7004 1160 0007 3463 6516	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

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

Postmark Here

**GEORGES H KARIM**  
25538 PORTOLA LOOP  
LOMA LINDA, CA 92354  
CV13-03175 / JP 403

Sent \_\_\_\_\_  
Street or PO \_\_\_\_\_  
City, \_\_\_\_\_

PS Form 3800, June 2002 See Reverse for Instructions

7004 1160 0007 3463 6516

# **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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 030
NCHG CC						T:	CTY	UNI	

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS



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

Case #: CV-1303175

HALIM ABDULKARIM )  
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: 39614 BROOKSIDE AVE, BEAUMONT CA, 92223

PARCEL #: 403-190-007

LEGAL DESCRIPTION: 0.9 acres in LOT 3 of CHERRY VALLEY LAND & WATER CO, recorded in MB 2 page 54

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

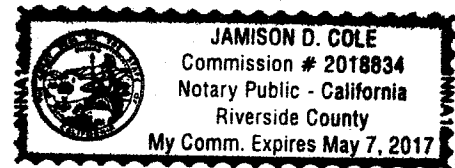
On 9/26/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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: Jamison D. Cole (Seal)



# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement Official

September 17, 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.: CV13-03175  
APN: 403-190-007  
Property: 39614 Brookside Avenue, Beaumont

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 457 and 725 to consider the substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 39614 Brookside Avenue, Beaumont, Riverside County, California, and more particularly described as Assessor's Parcel Numbers 403-190-007.

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

SAID HEARING will be held on **Tuesday, October 28, 2014, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> 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 RCO 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 PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO 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

*Juchille Cervantes for:*  
MARY ORTIZ  
Supervising Code Enforcement Officer

# NOTICE LIST

Subject Property: 39614 Brookside Avenue, Beaumont;

Case No.: CV13-03175

APN: 403-190-007; District 5/5

HALIM ABDULKARIM  
39614 BROOKSIDE AVENUE  
BEAUMONT, CA 92223

GEORGES H. KARIM  
2553 PORTOLA LOOP  
LOMA LINDA, CA 92354



1 **PROOF OF SERVICE**

2 Case No. CV13-03175

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on September 18, 2014, I served the following document(s):

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

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

12 **OWNERS OR INTERESTED PARTIES  
13 NOTICE LIST**

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

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

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

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

24 EXECUTED ON September 18, 2014, at Riverside, California.

25   
26 STACY BAUMGARTNER  
27  
28



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

September 23, 2014

RE CASE NO: CV1303175

I, Jim Palmer, 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 09/23/2014 at 10:00 am, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE AND NOTICE LIST at the property described as:

**Property Address:** 39614 BROOKSIDE AVE, BEAUMONT

**Assessor's Parcel Number:** 403-190-007

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

Executed on September 23, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Jim Palmer, Sr. Code Enforcement Officer

09/23/2014