

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

602B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
September 18, 2014

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
Case No: CV12-05805 [GOOD LAND INVESTEMNTS IV AND
AUSPICIOUS INVESTEMENTS CORPORATION]
Subject Property: 1 Parcel South of 30570 Brookstone Lane, Lake Elsinore;
APN: 387-280-001
District: 1/1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property located at 1 Parcel South of 30570 Brookstone Lane, Lake Elsinore, Riverside County, California, APN: 387-280-001 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Good Land Investments IV and Auspicious Investments Corporation, the owners of the subject real property be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

[Signature]
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

[Signature]
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: November 4, 2014
xc: TLMA-CED, Sheriff

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

9-2

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* L. ALEXANDRA FONG
DATE: 9/23/14
Departmental Concurrence

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

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV12-05805 [GOOD LAND INVESTMENTS IV AND
AUSPICIOUS INVESTMENTS CORPORATION]
Subject Property: 1 Parcel South of 30570 Brookstone Lane, Lake Elsinore
APN: 387-280-001
District: 1/1**

DATE: September 18, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

BACKGROUND:

1. An initial inspection was made on the subject property by Senior Code Enforcement Officer Cynthia Black on October 31, 2012. The Inspection revealed the excess outside storage of chairs, containers, tarps, screen door and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: trash, metal, litter, chairs, containers, tarps, screen doors, stacks of wood, panels, discarded items, furniture and other miscellaneous items.
2. Follow up inspections of the above-described real property on February 1, 2013, April 1, 2013, July 23, 2013, February 4, 2014 and March 17, 2014 revealed that the property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

N/A

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
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PAGE: 3 of 3

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

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

5 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 12-05805
6 [EXCESS OUTSIDE STORAGE AND)
7 ACCUMULATED RUBBISH]; APN: 387-280-001, 1) DECLARATION OF CODE
8 PARCEL SOUTH OF 30570 BROOKSTONE LANE,) ENFORCEMENT OFFICER
9 LAKE ELSINORE, COUNTY OF RIVERSIDE,) CYNTHIA BLACK
10 STATE OF CALIFORNIA; GOOD LAND)
11 INVESTMENTS IV AND AUSPICIOUS)
12 INVESTMENTS CORPORATION, OWNERS.) [RCO Nos. 348 & 541]
13)
14)
15)
16)
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8
9 I, Cynthia Black, declare that the facts set forth below are personally known to me except to
10 the extent that certain information is based on information and belief which I believe to be true, and if
11 called as a witness, I could and would competently testify thereof under oath:

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

16 2. On October 31, 2012, I conducted an initial inspection of the real property described as 1
17 Parcel South of 30570 Brookstone Lane, Lake Elsinore, Riverside County, California and further
18 described as Assessor's Parcel Number 387-280-001 (hereinafter described as "THE PROPERTY"). A
19 true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is
20 attached hereto and incorporated herein by reference as Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY is owned by
22 Good Land Investments IV and Auspicious Investment Corporation (hereinafter referred to as
23 "OWNERS"). A certified copy of the County Equalized Assessment Roll for 2013-2014 tax year and a
24 copy of the report generated from the County Geographic Information System ("GIS") is attached hereto
25 and incorporated herein by reference as Exhibit "B." THE PROPERTY is approximately 8.39 acres in
26 size, is unimproved, and is located within the R-R (Rural Residential) zone classification. Since this is an
27 unimproved parcel, no amount of excessive outside storage is allowed on THE PROPERTY.
28 Accumulated rubbish is not permitted to be located on any property within the County of Riverside.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Paydole Sterling

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 9-2 19-5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

1 4. Based on the Lot Book Report from RZ Title Service dated January 28, 2014, there
2 appear to be no interested parties. A true and correct copy of the Lot Book Report is attached hereto and
3 incorporated herein by reference as Exhibit "C."

4 5. On October 31, 2012, I arrived at THE PROPERTY to conduct an initial inspection. From
5 the road right of way, I observed excess outside storage and accumulated rubbish on THE PROPERTY,
6 consisting of aged lumber and other assorted wood. On February 14, 2013, I conducted a follow up
7 inspection. I observed the outside storage of material and accumulated rubbish were intermingled and
8 consisted of, but was not limited to: trash, litter, wood, discarded items, screen doors, furniture and other
9 miscellaneous items in excess of 4,800 square feet.

10 6. As a result of the excess outside storage of materials and accumulated rubbish, THE
11 PROPERTY constituted a public nuisance in violation of the provisions set forth in Riverside County
12 Ordinance ("RCO") Nos. 348 and 541.

13 7. On February 21, 2013, Code Enforcement received a letter from Reed Nichols
14 ("NICHOLS") dated February 19, 2013. In the letter, NICHOLS states that he is a tenant ("TENANT") at
15 THE PROPERTY.

16 8. On February 21, 2013, April 1, 2013 and March 17, 2014, a Notice of Violation for the
17 excess outside storage of materials and accumulated rubbish was posted on THE PROPERTY.

18 9. On February 21, 2013, Notice of Violation was mailed to OWNERS and TENANT by
19 certified mail with return receipt requested. On March 5, 2014, Notice of Violation was mailed to
20 OWNERS by certified mail with return receipt requested.

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

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

25 12. Follow up inspections on the above described real property on April 1, 2013, July 23, 2013
26 February 4, 2014 and March 17, 2014, revealed the accumulated rubbish and excess outside storage
27 observed on February 14, 2013 remains on THE PROPERTY which continues to be in violation of RCO
28 Nos. 348 and 541.

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

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

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

9 16. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
10 County Recorder, County of Riverside, State of California, on March 12, 2013, as Instrument Number
11 2013-0119545. A true and correct copy is attached hereto and incorporated herein by reference as
12 Exhibit "F."

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

18 12. The removal of all accumulated rubbish and all excess outside storage of materials
19 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348
20 and 541, and the Health and Safety Code. Since the parcel is unimproved, no amount of outside storage
21 is allowed on THE PROPERTY under RCO No. 348. Under RCO No. 541, no amount of rubbish is
22 allowed to be accumulated on THE PROPERTY.

23 13. Accordingly, the following findings and conclusions are recommended:

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

26 (b) the OWNERS, or whoever has possession or control of THE PROPERTY, be
27 required to remove all outside storage of material and accumulated rubbish on THE PROPERTY in strict
28 accordance with the provisions of RCO Nos. 348 and 541.

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

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

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

12 Executed this 12th day of June, 2014, at Murrieta, California.

13
14 

15 CYNTHIA BLACK
16 Senior Code Enforcement Officer
17 Code Enforcement Department
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28

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



9-5

9:30 a.m. being the time set for public hearing on the recommendation from TLMA-Code Enforcement regarding Public Hearing on Abatement of Public Nuisance (Excess Outside Storage & Accumulated Rubbish) on Case No. CV 12-05805, located 1 Parcel South of 30570 Brookstone Lane, Lake Elsinore; APN: 387-280-001, 1st/1st District, the chairman called the matter for hearing.

Sofia Choi, Deputy County Counsel, presented the matter.

The following people spoke on the matter:

Reed Nichols
Raychell Sterling

On motion of Supervisor Jeffries, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, November 4, 2014 at 9:30 a.m.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 30, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 30, 2014
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.

9-5

xc: Co. Co., TLMA-CED, COB

Abatement Exhibit List

Exhibit A – Thomas Bros Map with arrow to situs

Exhibit B – Assessors Roll and GIS report

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

Exhibit D – Site Plan and Photographs

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

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

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

EXHIBIT “A”

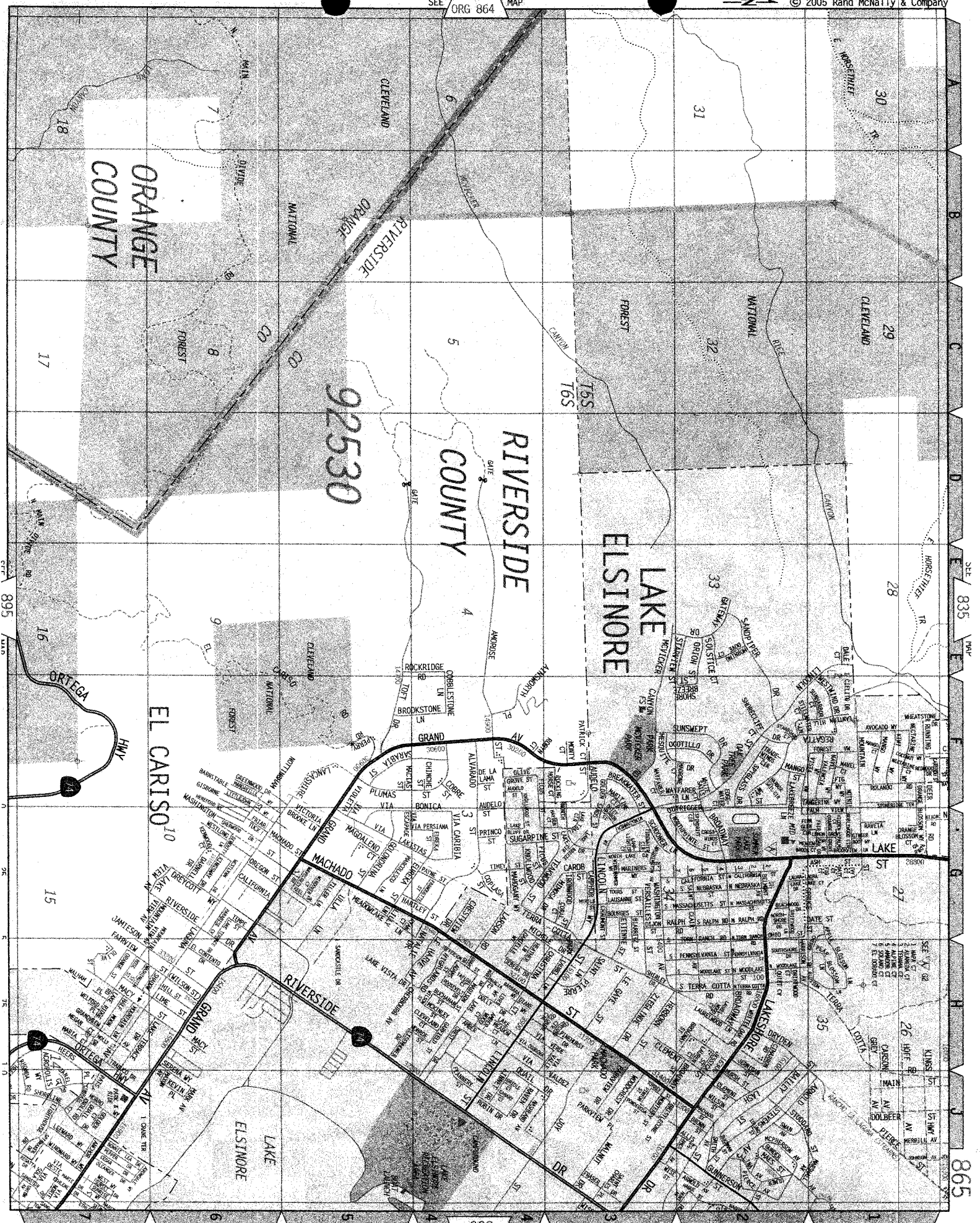
ORANGE COUNTY

RIVERSIDE COUNTY

LAKE ELSINORE

92530

EL CARISO



895

835

15

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EXHIBIT “B”

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

Assessment #387280001-3		Parcel # 387280001-3	
Assessee:	GOOD LAND INV IV	Land	180,000
Assessee:	AUSPICIOUS INV CORP	Structure	15,226
Mail Address:	2142 LIANE LN	Full Value	195,226
City, State Zip:	SANTA ANA CA 92705	Total Net	195,226
Real Property Use Code:	YR		
Base Year	1989		
Conveyance Number:	0431452	View Parcel Map	
Conveyance (mm/yy):	11/1992		
PUI:	R070002		
TRA:	65-017		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		



RIVERSIDE COUNTY GIS



Selected parcel(s):
387-280-001

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

387-280-001-3

OWNER NAME / ADDRESS

GOOD LAND INV IV
AUSPICIOUS INV CORP
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
2142 LIANE LN
SANTA ANA CA. 92705

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 8.39 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 865 GRID: F4, F5

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: LAKE ELSINORE

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: 2005-18-1&5

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T6SR5W SEC 4

ELEVATION RANGE

1408/1496 FEET

PREVIOUS APN

387-020-006

PLANNING

LAND USE DESIGNATIONS

RM

VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

ELSINORE

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

ALBERHILL AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

ELSINORE

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

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

ROAD BOOK PAGE

36

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY**FLOOD PLAIN REVIEW**

NOT REQUIRED

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC**FAULT ZONE**

COUNTY FAULT ZONE

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

FAULTS

WITHIN A 1/2 MILE OF
FAULT IN BASEMENT ROCKS
INDIAN CANYON FAULT
WILDOMAR FAULT
WILLARD FAULT

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

LIQUEFACTION POTENTIAL

LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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.

MISCELLANEOUS**SCHOOL DISTRICT**

LAKE ELSINORE UNIFIED

COMMUNITIES

WEST ELSINORE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 37.64 MILES FROM MT. PALOMAR OBSERVATORY

043008

FARMLANDOTHER LANDS
URBAN-BUILT UP LAND**TAX RATE AREAS**

065017

- COUNTY FREE LIBRARY
- COUNTY ORTEGA TRAIL REC & PK
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUN WATER 1ST FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1205804	VEHICLE ABATEMENT	Oct 31, 2012
CV1205805	NEIGHBORHOOD ENFORCEMENT	Oct 31, 2012

BUILDING PERMITS

Case #	Description	Status
421423	METER RESET - BARN	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Wed Mar 05 11:21:47 2014
Version 131127

EXHIBIT “C”



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

Lot Book Report

Order Number: **30727**

Customer:

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

Order Date: 2/6/2014
 Dated as of: 1/28/2014
 County Name: Riverside

Attn: Brent Steele
 Reference: CV12-05805/Rosa Morales
 IN RE: GOOD LAND INVESTMENT IV

FEE(s):
 Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 387-280-001-3

Assessments:

Land Value:	\$180,000.00
Improvement Value:	\$15,226.00
Exemption Value:	\$0.00
Total Value:	\$195,226.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$1,020.34
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2014)
Second Installment	\$1,020.34
Penalty	\$139.52
Status	NOT PAID-DELINQUENT



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

Order Number: 30727

Reference: CV12-05805/Rosa

Property Vesting

The last recorded document transferring title of said property

Dated	09/28/1992
Recorded	11/12/1992
Document No.	431452
D.T.T.	\$550.00
Grantor	Good Land Investment IV, a California Limited Partnership as to Division I Good Land Investment IV, a California Limited Partnership as to 80% and Wenn S. Chen and Elsie Chen, husband and wife as joint tenants as to 20% interest as to Divisions II and III
Grantee	Good Land Investments IV, a California Limited Partnership, as to an undivided 50% Auspicious Investments Corporation, a California Corporation as to an undivided 50% interest as tenants in common

Affects Property in Question and Other Property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of Administrative Proceedings by the

City of	Lake Elsinore
County of	Riverside
Recorded	03/12/2013
Document No.	2013-0119545

Legal Description

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

TITLE
SERVICE

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

Order Number: 30727

Reference: CV12-05805/Rosa

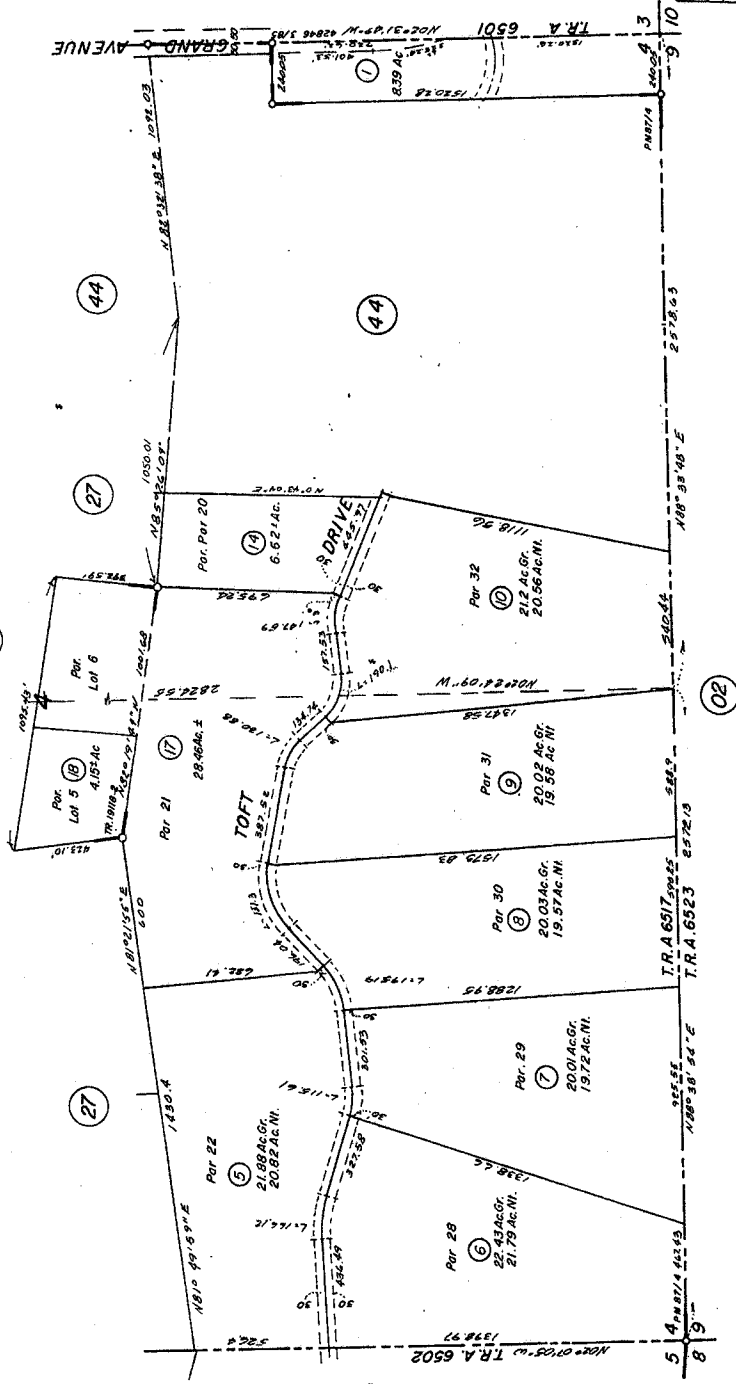
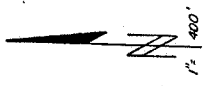
DIVISION II:

THE SOUTHER 1,520.00 FEET OF THE EASTERLY 240.00 FEET OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

387-02
387-28

T.R.A. 6517

POR. S1/2 SEC. 4, T. 6 S. R. 5 W.



DATE	ISSUED	REVISION
7/26/83	3	131.14
8/27/83	4	15.0
11/15/83	5	15.0
1/12/84	6	15.0
3/21/84	7	400.00
6/21/84	8	17.18

ASSASSOR'S MAP BK 387 PG. 28
RIVERSIDE COUNTY, CALIF
R.G.
PM 87/4-7 Parcel Map 13,620
JAN. '81

COMMONWEALTH LAND TITLE
RECORDING REQUESTED BY

NO COR FILED

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN
BELOW MAIL TAX STATEMENT TO:

Auspicious Investment Corp.
853 E. Valley Boulevard #200
San Gabriel, Ca. 91777

PAID
Doc. Transfer Tax
WILLIAM E. CONERY
Riv. Co. Recorder

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

NOV 12 1992

Recorder's Office
of Riverside County, California
William E. Conery
Recorder

RECORDING FUND
TUBAC

MAIL TAX STATEMENTS TO

Auspicious Investment Corp.
853 E. Valley Boulevard #200
San Gabriel, Ca. 91777

TITLE ORDER NO. _____ RECORD NO. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 550⁰⁰

- 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 _____ AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GOOD LAND INVESTMENTS IV, A CALIFORNIA LIMITED PARTNERSHIP AS TO DIVISION I
GOOD LAND INVESTMENT IV, A CALIFORNIA LIMITED PARTNERSHIP AS TO 80% AND
WENN S. CHEN AND ELSIE CHEN, HUSBAND AND WIFE AS JOINT TENANTS AS TO A 20% INTEREST
hereby GRANT(S) to AS TO DIVISIONS II AND III
GOOD LAND INVESTMENT IV, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 50%
AUSPICIOUS INVESTMENTS CORPORATION, A CALIFORNIA CORPORATION AS TO AN
UNDIVIDED 50% INTEREST AS TENANTS IN COMMON

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

Division I: Lot 14, of Tract 19118, as shown by map recorded in Book 158,
pages 26 through 29 inclusive of Maps, records of Riverside County, CA.

Division II: The Souther 1,520.00 feet of the Easterly 240.00 feet of Section 4,
Township 6 South, Range 5 West, San Bernardino Meridian, According to the
official plat thereof.

Division III: Lot 61, of Tract 10828, as shown by map recorded in Book 123,
pages 86 through 90 inclusive of Maps, records of Riverside County, Calif.

AP# 387-443-014-8
AP# 387-280-001-3
AP# 387-364-001-2

177272-5

NOV 12 1992

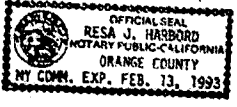
ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange

On October 28, 1992 before me, Resa J. Harbord
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared F.S. CHEN
NAME(S) OF SIGNER(S)

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



Witness my hand and official seal.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: GENERAL PARTNER
OF GOOD LAND INVESTMENT IV

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

COMMONWEALTH LAND TITLE
RECORDING REQUESTED BY

NO COR FILED

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN
SHOW MAIL TAX STATEMENT TO:

[Auspicious Investment Corp.]
853 E. Valley Boulevard #200
San Gabriel, Ca. 91777

PAID
Doc. Transfer Tax
WILLIAM E. CONERY
Riv. Co. Recorder

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

NOV 12 1992

Recorder's Official Seal
of Riverside County, California
William E. Conery, Recorder
Fees \$

RECORDING FUND
2000

MAIL TAX STATEMENTS TO

[Auspicious Investment Corp.]
853 E. Valley Boulevard #200
San Gabriel, Ca. 91777

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

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- computed on full value of property conveyed, or
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- unincorporated area city of _____ AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
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 GOOD LAND INVESTMENT IV, A CALIFORNIA LIMITED PARTNERSHIP AS TO 80% AND
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AP# 387-443-014-8
AP# 387-280-001-3
AP# 387-364-001-2

GOOD LAND INVESTMENTS IV, ALSO KNOWN AS
GOOD LAND INVESTMENT IV, A CALIFORNIA LIMITED PARTNERSHIP

Dated September 28, 1992

STATE OF CALIFORNIA } ss. By: _____
COUNTY OF LOS ANGELES }
On 10-4-1992 before me, the undersigned, a
Notary Public in and for said state, personally appeared WENN S.
CHEN and ELSIE CHEN

By: _____
K.S. Chen, general partner
WENN S. CHEN
ELSIE CHEN

_____, personally known
to me (or proved to me on the basis of satisfactory evidence) to be the per-
son _____ whose name is _____ subscribed to the within
instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.



Signature _____
NOTARY PUBLIC IN AND FOR SAID STATE

[This area for official notarial seal]

NOV 12 1992

431452

177272-5

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 1 Office)
 227 NORTH D STREET SUITE B PERRIS, CA. 92570
 Mail Stop No. # 5161

DOC # 2013-0119545
 03/12/2013 11:43A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry U. Ward
 Assessor, County Clerk & Recorder



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RCHG CC						T:	CTY	UNI	013

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

GOOD LAND INV.IV/AUSPICIOUS INV COPR)

Case No.: CV12-05805

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: 1 PARCEL SOUTH OF 30570 BROOKSTONE LN. LAKE ELSINORE, CA. 92530

PARCEL #: 387-280-001

LEGAL DESCRIPTION: LEGAL DESCRIPTION NOT AVAILABLE, T6SR5W SEC 4

VIOLATIONS: ORD NO. 348, 547 RCC CODE 17.16.010, 17.16.010 & 8.120.010 - ILLEGAL VEHICLE STORAGE YARD, EXCESSIVE OUTSIDE STORAGE & ACCUMULATED RUBBISH.

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

Dated: February 28, 2013

By: [Signature]
 MARR CHRISTIAN, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 3.4.13 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]

Commission # 1902709 Comm. Expires September 3, 2014



EXHIBIT “D”

SITE PLAN: Case # CV-1205805

OWNER(S): GOOD LAND INV IV / AUSPICIOUS INV CORP

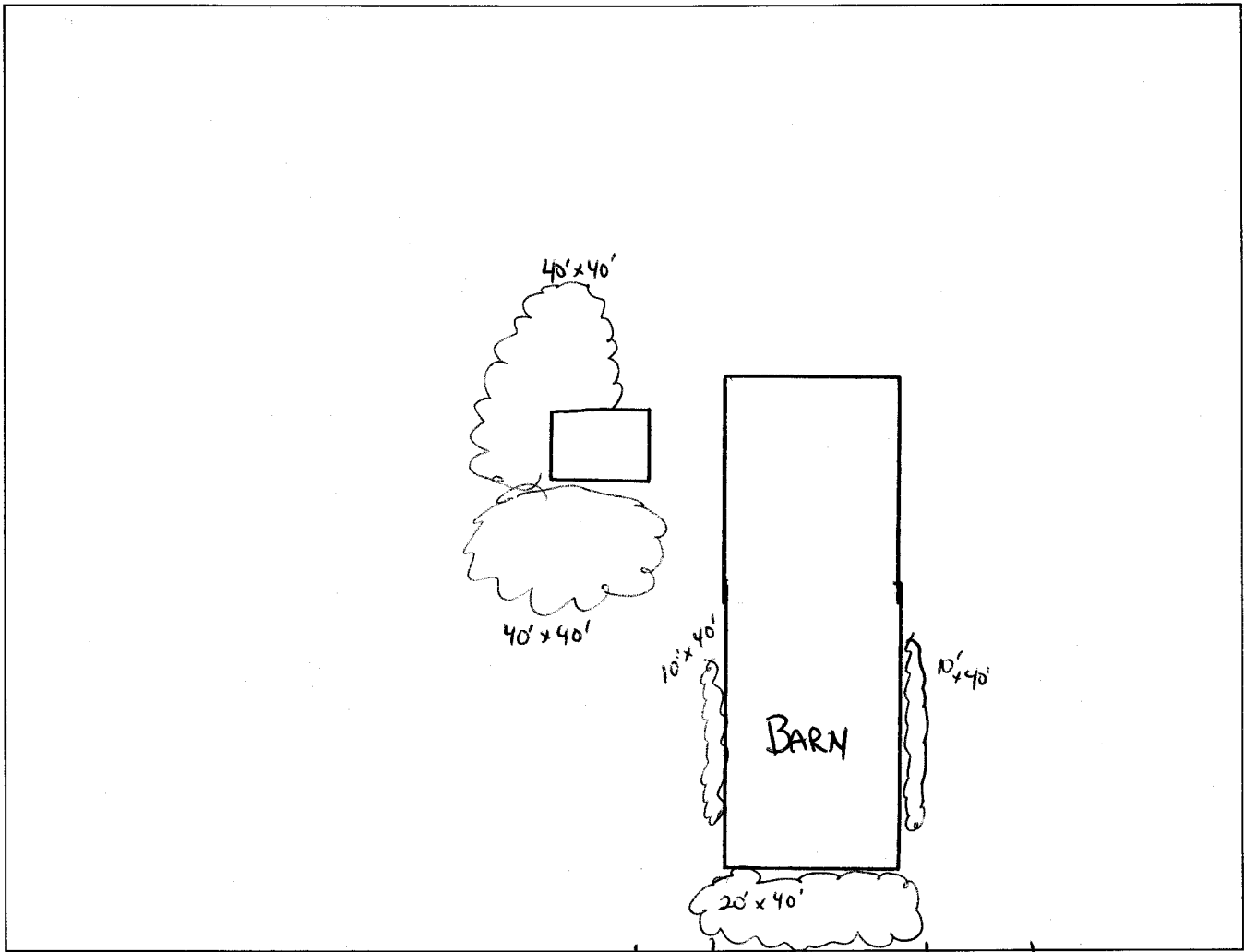
SITE ADDRESS: On Grand Ave 1 par south of 30570 Brookstone Ln, Lake Elsinore

ASSESSOR'S PARCEL: 387-280-001

ACREAGE: 8.39

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: On Grand Ave 1 par south of 30570 Brookstone Ln, Lake Elsinore

PREPARED BY: CYNTHIA BLACK **DATE:** 3/5/14

 = OUTSIDE STORAGE AND RUBBISH

Code Enforcement Case: CV1205805

Printed on: 03/26/2014

Photographs



Photo #1 - storage yard on undeveloped parcel - 10/31/2012



Photo #2 - stacks of wood panels and engine hoist - 10/31/2012



Photo #3 - vehicles stored on the property - 10/31/2012



Photo #5 - accumulated rubbish/outdoor storage - 04/01/2013



Photo #6 - accumulated rubbish/outdoor storage - 04/01/2013



Photo #2 - accumulated rubbish/outdoor storage - 02/04/2014



Photo #4 - accumulated rubbish/outdoor storage - 02/04/2014



Photo #5 - vehicles and outdoor storage/rubbish - 02/04/2014

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

FIELD NOTICE OF VIOLATION

February 21, 2013

Occupants

1 par s/o 30570 Brookstone Ln
Lake Elsinore, CA 92530

RE CASE NO: CV1205805 at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore, California, Assessor's Parcel Number 387-280-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore California, Assessor's Parcel Number 387-280-001, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) , 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 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.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all outdoor storage
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Discontinue use - vehicle storage yard. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY March 8, 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
COUNTY OF RIVERSIDE**

FIELD NOTICE OF VIOLATION

February 21, 2013

GOOD LAND INV IV / AUSPICIOUS INV CORP
853 E VALLEY BLV NO 200
SAN GABRIEL, CA 91776

RE CASE NO: CV1205805 at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore, California, Assessor's Parcel Number 387-280-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore California, Assessor's Parcel Number 387-280-001, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) , 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

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Service By: Posted Property er Tenant
Signed: _____ Print: _____ Date: _____

(Please SIGN your name here)

(Please PRINT your name here)

CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

February 21, 2013

RE CASE NO: CV1205805

I, Cynthia Black, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 227 North D Street Suite Perris, California 92570 .

That on 02/21/2013 at 1:10 pm, I securely and conspicuously posted Notice of Violation at the property described as:

Property Address: 1 par s/o 30570 Brookstone Ln, Lake Elsinore

Assessor's Parcel Number: 387-280-001

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

Executed on February 21, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

C Black
By: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

February 21, 2013

GOOD LAND INVESTMENT IV
C/O KANG-SHEN CHEN
1230 MAPLE TREE COURT
LA HABRA, CA 90631

RE CASE NO: CV1205805 at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore, California, Assessor's Parcel Number 387-280-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore California, Assessor's Parcel Number 387-280-001, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) , 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

JM for

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

February 21, 2013

GOOD LAND INV IV / AUSPICIOUS INV CORP
853 E VALLEY BLV NO 200
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CODE ENFORCEMENT DEPARTMENT

JM



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

February 21, 2013

AUSPICIOUS VENTURE
C/O ANGELA CHEN SABELLA
853 EAST VALLEY BLVD, STE 200
SAN GABRIEL, CA 91776

RE CASE NO: CV1205805 at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore, California, Assessor's Parcel Number 387-280-001

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- 1) Remove all outdoor storage
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Discontinue use - vehicle storage yard. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY March 8, 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

JM for.

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

February 21, 2013

AUSPICIOUS VENTURE
C/O Kitty Lew
853 EAST VALLEY BLVD, STE 200
SAN GABRIEL, CA 91776

RE CASE NO: CV1205805 at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore, California, Assessor's Parcel Number 387-280-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore California, Assessor's Parcel Number 387-280-001, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 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.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all outdoor storage
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Discontinue use - vehicle storage yard. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY March 8, 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

Am for.

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

February 21, 2013

Reed Nichols / Mike Burke
32391 Ortega Highway
Lake Elsinore, CA 92530

RE CASE NO: CV1205805 at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore, California, Assessor's Parcel Number 387-280-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 par s/o 30570 Brookstone Ln, in the community of Lake Elsinore California, Assessor's Parcel Number 387-280-001, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) , 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 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.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all outdoor storage
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Discontinue use - vehicle storage yard. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY March 8, 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

fm for

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1205805

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on February 21, 2013, I served the following documents(s):

NOTICE RE: NOTICE OF VIOLATION

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

GOOD LAND INV IV / AUSPICIOUS INV CORP 853 E VALLEY BLV NO 200, SAN GABRIEL, CA 91776
GOOD LAND INVESTMENT IV C/O KANG-SHEN CHEN 1230 MAPLE TREE COURT, LA HABRA, CA 90631
AUSPICIOUS VENTURE C/O ANGELA CHEN SABELLA 853 EAST VALLEY BLVD, STE 200, SAN GABRIEL, CA 91776
AUSPICIOUS VENTURE C/O Kitty Lew 853 EAST VALLEY BLVD, STE 200, SAN GABRIEL, CA 91776
Reed Nichols / Mike Burke / Denis Blietz 32391 Ortega Highway, Lake Elsinore, CA 92530

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

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

EXECUTED ON February 21, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide

7011 0470 0002 9073 9789

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Total **f** Good Land Inv IV/Auspicious Inv Corp

Sent To 853 E. Valley Blvd. NO 200
San Gabriel, CA. 91776
CV12-05805*CB

PS Form 3800, August 2006 See Reverse for Instructions

7011 0470 0002 9073 9796

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

Total Good Land Investment IV

Sent To C/O Kang-Shen Chen
1230 Maple Tree Court
La Habra, CA. 90631
CV12-05805*CB

PS Form 3800, August 2006 See Reverse for Instructions

7011 0470 0002 9073 9802

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

Total Auspicious Venture

Sent To C/O Angela Chen Sabella
853 East Valley Blvd. STE 200
San Gabriel, CA. 91776
CV12-05805*CB

PS Form 3800, August 2006 See Reverse for Instructions

7011 0470 0002 9073 9819

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

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

OFFICIAL USE

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

Total Auspicious Venture C/O Kitty Lew

Sent To 853 East Valley Blvd, STE 200
San Gabriel, CA. 91776
CV12-05805*CB

PS Form 3800, August 2006 See Reverse for Instructions

7011 0470 0002 9073 9826

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

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

OFFICIAL USE

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

Total Reed Nichols

Sent To 32391 Ortega Highway
Lake Elsinore, CA. 92530
CV12-05805*CB

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Auspicious Venture C/O Kitty Lew
853 East Valley Blvd, STE 200
San Gabriel, CA. 91776
CV12-05805*CB

2. Article Number

(Transfer from service label)

7011 0470 0002 9073 9819

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Joyce Chan Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/25

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

REC'D MAR 06 2013

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Auspicious Venture
C/O Angela Chen Sabella
853 East Valley Blvd. STE 200
San Gabriel, CA. 91776
CV12-05805*CB

2. Article Number

(Transfer from service label)

7011 0470 0002 9073 9802

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Joyce Chan Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/25

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

REC'D MAR 06 2013

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Good Land Inv IV/Auspicious Inv Corp
853 E. Valley Blvd. NO 200
San Gabriel, CA. 91776
CV12-05805*CB

2. Article Number

(Transfer from service label)

7011 0470 0002 9073 9789

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Joyce Chan Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/25

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

REC'D MAR 06 2013

3. Service Type

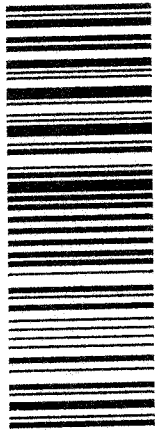
 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

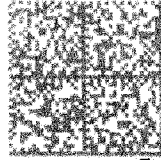
 Yes

Code Enforcement Department
COUNTY OF RIVERSIDE
227 N. D Street Suite B
Perris, CA. 92570

CERTIFIED MAIL™



7011 0470 0002 9073 9796



02 1R \$06.11
0002004053 FEB 22 2013
MAILED FROM ZIP CODE 92501

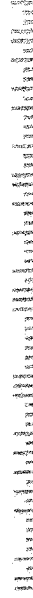
Handwritten: 2/25/13

Stamp: UNCLAIMED

Good Land Investment IV

C/O Kai NIXIE
1730 IV
La Hab
CV12-C

917 521 00 03/19/13
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92570194674 *2804-02463-22-39



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Have questions? We're here to help.

Tracking Number: 70110470000290739826

Requested label is archived.

Restore Archived Details >

Product & Tracking Information

Available Actions

Postal Product:

Features:

Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
February 24, 2013	Depart USPS Sort Facility	SAN BERNARDINO, CA 92403

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**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 1, 2013

RE CASE NO: CV1205805

I, Cynthia Black, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004.

That on 04/01/2013 at 11:55 am, I securely and conspicuously posted copy of the mailed Notice of Violation at the property described as:

Property Address: On Grand Ave 1 par south of 30570 Brookstone Ln, Lake Elsinore

Assessor's Parcel Number: 387-280-001

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

Executed on April 1, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script, appearing to read "C Black", is written over a horizontal line.

By: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

March 17, 2014

RE CASE NO: CV1205805

I, Cynthia Black, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004.

That on 3/17/2014 at 2:20 pm, I securely and conspicuously posted Notice of Violation at the property described as:


Property Address: On Grand Ave 1 par south of 30570 Brookstone Ln, Lake Elsinore

Assessor's Parcel Number: 387-280-001

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

Executed on March 17, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

March 5, 2014

GOOD LAND INV IV / AUSPICIOUS INV CORP
2142 LIANE LN
SANTA ANA, CA 92705

RE CASE NO: CV1205805 at On Grand Ave 1 par south of 30570 Brookstone Ln, in the community of Lake Elsinore, California, Assessor's Parcel Number 387-280-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at On Grand Ave 1 par south of 30570 Brookstone Ln, in the community of Lake Elsinore California, Assessor's Parcel Number 387-280-001, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 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.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all outdoor storage
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Discontinue use - vehicle storage yard. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY March 20, 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

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213

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USPS Tracking™



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Tracking Number: 70110470000336831729

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

Available Actions

Email Updates

DATE & TIME	STATUS OF ITEM	LOCATION
March 8, 2014 , 1:30 pm	Notice Left (No Authorized Recipient Available)	SANTA ANA, CA 92705
March 8, 2014	Depart USPS Sort Facility	SANTA ANA, CA 92799
March 8, 2014 , 12:34 am	Processed through USPS Sort Facility	SANTA ANA, CA 92799
March 7, 2014 , 5:14 pm	Processed through USPS Sort Facility	SANTA ANA, CA 92799
March 6, 2014	Depart USPS Sort Facility	SAN BERNARDINO, CA 92403
March 6, 2014 , 7:54 pm	Processed through USPS Sort Facility	SAN BERNARDINO, CA 92403

Track Another Package

What's your tracking (or receipt) number?

Track It

LEGAL

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CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1205805

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Cynthia Black, 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 March 5, 2014, I served the following documents(s):

Notice of Violation

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

GOOD LAND INV IV / AUSPICIOUS INV CORP 2142 LIANE LN, SANTA ANA, CA 92705

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

CODE ENFORCEMENT DEPARTMENT

C Black
By: Cynthia Black, Sr. Code Enforcement Officer

7011 0470 0003 3683 1729

U.S. Postal Service	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT “F”

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District I Office)
 227 NORTH D STREET SUITE B PERRIS, CA. 92570
 Mail Stop No. # 5161

DOC # 2013-0119545

03/12/2013 11:43A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
RCHG CC						T:	CTY	UNI	03

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

GOOD LAND INV IV/AUSPICIOUS INV COPR)

Case No.: CV12-05805



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: 1 PARCEL SOUTH OF 30570 BROOKSTONE LN. LAKE ELSINORE, CA. 92530

PARCEL #: 387-280-001

LEGAL DESCRIPTION: LEGAL DESCRIPTION NOT AVAILABLE, T6SR5W SEC 4

VIOLATIONS: ORD NO. 348, 547 RCC CODE 17.16.010, 17.16.010 & 8.120.010 - ILLEGAL VEHICLE STORAGE YARD, EXCESSIVE OUTSIDE STORAGE & ACCUMULATED RUBBISH.

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

Dated: February 28, 2013

By: Marr Christian
 MARR CHRISTIAN, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 3.4.13 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN 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.

Rosalva H. Morales
 Commission # 1902709 Comm. Expires September 3, 2014

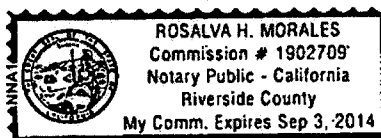
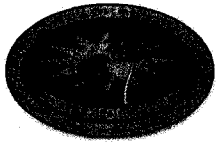


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

August 18, 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.: CV12-05805

APN: 387-280-001

Property: 1 Parcel South of 30570 Brookstone Lane, Lake Elsinore

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348, 541 and 725 to consider the abatement of the excess outside storage and accumulated rubbish located on the SUBJECT PROPERTY described as 1 Parcel South of 30570 Brookstone Lane, Lake Elsinore, Riverside County, California, and more particularly described as Assessor's Parcel Number 387-280-001.

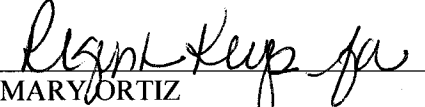
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violation from the real property.

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

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

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


MARYORTIZ
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 1 Parcel South of 30570 Brookstone Lane, Lake Elsinore

Case No.: CV12-05805

APN: 387-280-001; District 1/1

**GOOD LAND INVESTMENTS IV
AUSPICIOUS INVESTMENTS
CORPORATION
2142 LIANE LANE
SANTA ANA, CA 92705**

**GOOD LAND INVESTMENTS IV
AUSPICIOUS INVESTMENTS
CORPORATION
852 E. VALLEY BLVD NO. 200
SAN GABRIEL, CA 91776**

**GOOD LAND INVESTMENTS IV
C/O KANG-SHEN CHEN
1230 MAPLE TREE COURT
LA HABRA, CA 90631**

**AUSPICIOUS VENTURE
C/O KITTY LEW
853 EAST VALLEY BLVD STE. 200
SAN GABRIEL CA . 91776**

**REED NICHOLS
32391 ORTEGA HIGHWAY
LAKE ELSINORE, CA 92530**

1 **PROOF OF SERVICE**

2 Case No. CV12-05805

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on August 19, 2014, I served the following document(s):

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

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

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

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

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

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

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

23 EXECUTED ON August 19, 2014, at Riverside, California.

24 
25 _____
26 STACY BAUMGARTNER
27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 8, 2014

RE CASE NO: CV1205805

I, Edward Torres, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165.

That on 09/05/2014 at 1355 hours, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: On Grand Ave 1 par south of 30570 Brookstone Ln, Lake Elsinore

Assessor's Parcel Number: 387-280-001

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

Executed on September 8, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer

Good
Lanc

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: REED NICHOLS

Address: 32391 ORTEGA HWY
(only if follow-up mail response requested)

City: LA BENSING **Zip:** 92530

Phone #: 951-678-482

Date: 11-4-14 **Agenda #** 9-2
CODE CASE
CV 12-05805 ;

PLEASE STATE YOUR POSITION BELOW: 804

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Susan Thomas

Address: 32391 Ortega Hwy
(only if follow-up mail response requested)

City: Lake Elsinore **Zip:** 92530

Phone #: 951-678-4182

Date: 11-4-2014 **Agenda #** 9-2
11-4-2014 **Agenda #** 11-4-2014 **code case**
(or Case) CV 12-05805 **804**

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Beed Nichols

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