

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

409B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

11/18/2014

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

Case No: CV14-02173 [KAWAJA]

Subject Property: 31897 Taylors Road, Thousand Palms; APN:650-290-025

District: 4/4 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structures (Mobile Home on Permanent Foundation and Shed) on the real property located at 31897 Taylors Road, Thousand Palms, Riverside County, California, APN: 650-290-025 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Yacoub Elias Kawaja, the owner of the subject real property, be directed to abate the substandard structures on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(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
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: None
Date: December 2, 2014
xc: Co. Co./TLMA-CED, Sheriff

Kecia Harper-Ihem
Clerk of the Board

By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

9-3

FORM APPROVED COUNTY COUNSEL
BY: *Gregory P. Priamos*
DATE: 11/3/14

Departmental Concurrence

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

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

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

Case No: CV14-02173 [KAWAJA]

Subject Property: 31897 Taylors Road, Thousand Palms; APN: 650-290-025

District: 4/4

DATE: 11/18/2014

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 structures 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 31897 Taylors Road, Thousand Palms, 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. Yacoub Elias Kawaja, 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 structures and accumulation of rubbish by removing and disposing of the same from the real property.

7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made on the subject property by Senior Code Enforcement Officer Hector Herrera on June 2, 2014. The inspection revealed substandard structures (Mobile Home of Permanent Foundation and Shed) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: faulty weather protection, general dilapidation or improper maintenance, extensive fire damage, 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: televisions, wood, metal, broken glass, clothing and trash bags.

3. Follow up inspections on the above-described real property on July 7, 2014, July 29, 2014, July 31, 2014, August 27, 2014 and September 25, 2014, revealed the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.

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

FORM 11: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]
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Subject Property: 31897 Taylors Road, Thousand Palms; APN: 650-290-025
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PAGE: 3 of 3

4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structures and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 14-02173
4 [SUBSTANDARD STRUCTURES AND)
5 ACCUMULATED RUBBISH; APN: 650-290-025,) DECLARATION OF CODE
6 31897 TAYLORS ROAD, THOUSAND PALMS,) ENFORCEMENT OFFICER
7 COUNTY OF RIVERSIDE, STATE OF) HECTOR HERRERA
8 CALIFORNIA; YACOUN ELIAS KAWAJA,)
9 OWNER.)
10) [RCO Nos. 457 and 541]
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1 I, Hector Herrera, declare that the facts set forth below are personally known to me except to the
2 extent that certain information is based on information and belief which I believe to be true, and if called
3 as a witness, I could and would competently testify thereof under oath:
4

5 1. I am currently employed by the Riverside County Code Enforcement Department as a
6 Senior Code Enforcement Officer. My current official duties as a Senior Code Enforcement Officer
7 include inspecting property for violations and enforcement of the provisions of Riverside County
8 Ordinances.
9

10 2. On June 2, 2014, I conducted an inspection of the real property described as 31897
11 Taylors Road, Thousand Palms, Riverside County, California, and further described as Assessor's
12 Parcel Number 650-290-025 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
13 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
14 incorporated herein by reference as Exhibit "A."
15

16 3. A review of County records and documents disclosed that THE PROPERTY is owned by
17 Yacoub Elias Kawaja (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
18 Assessment Roll for the 2014-2015 tax year and a copy of the report generated from the County
19 Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as
20 Exhibit "B." The property is approximately 0.42 acres in size and is located within the R-3 (General
21 Residential) zone classification. Accumulated rubbish is not permitted to be located on any property
22 within the County of Riverside.
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26 OFFICER DECLARATION

APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: *Nov 3, 2014*
SOPHIA H. CHOI

1 4. Based on the Lot Book Report from RZ Title Service dated June 16, 2014 it is determined
2 that other parties may potentially hold a legal interest in THE PROPERTY, to wit: Jack B. Shaw and
3 Janice N. Shaw, Trustees of the Shaw Family Trust dated November 16, 1989, Coachella Valley Water
4 District and Citibank (South Dakota) N.A., (hereinafter referred to as "INTERESTED PARTIES"). A true
5 and correct copy of the Lot Book Report is attached hereto and incorporated herein by reference as
6 Exhibit "C."

7 5. On June 2, 2014, I arrived at THE PROPERTY to conduct an inspection. THE
8 PROPERTY was open, accessible, with no signs restricting access. I entered and observed accumulated
9 rubbish on THE PROPERTY including, but not limited to: televisions, wood, metal, broken glass, clothing
10 and trash bags. This condition causes THE PROPERTY to constitute a public nuisance in violation of
11 the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

12 6. I also observed two (2) structures in a state of general dilapidation. I observed the following
13 conditions which cause the structures to be substandard and THE PROPERTY to constitute a public
14 nuisance in violation of the provisions set forth in RCO No. 457.

15 Mobile Home on Permanent Foundation:

- 16 1) Extensive fire damage;
17 2) Public and attractive nuisance – abandoned/vacant.

18 Shed:

- 19 1) Faulty weather protection;
20 2) General dilapidation or improper maintenance
21 3) Public and attractive nuisance – abandoned/vacant.

22 7. On June 2, 2014, Notice of Violations, Notices of Defects and "Danger Do Not Enter"
23 signs were posted on THE PROPERTY. On July 31, 2014, a Notice of Violation was posted on THE
24 PROPERTY.

25 8. On June 3, 2014, Notice of Violation and Notice of Defects was mailed to OWNER by first
26 class mail. On July 9, 2014, Notices of Violation and Notices of Defects were mailed to OWNER and
27 INTERESTED PARTIES by first class mail.

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

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

3 11. Follow up inspections of the above described real property on July 7, 2014, July 29, 2014,
4 and July 31, 2014, August 27, 2014 and September 25, 2014, revealed THE PROPERTY continues to
5 be in violation of RCO Nos. 457 and 541.

6 12. Based upon my experience, knowledge and visual observations, it is my determination
7 that the substandard structures (mobile home on permanent foundation and shed) and accumulated
8 rubbish on THE PROPERTY creates an extreme health, safety, fire and structural hazard to the
9 neighbors and general public and constitutes a public nuisance in violation of the provisions set forth in
10 RCO Nos. 457 and 541.

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

13 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
14 County Recorder, County of Riverside, State of California, on July 16, 2014, as Instrument Number
15 2014-0263455. A true and correct copy of which is attached hereto and incorporated herein by reference
16 as Exhibit "F."

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

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

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

2 (a) the structures (mobile home on permanent foundation and shed) be condemned
3 as substandard buildings, public and attractive nuisance;

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

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

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

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

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

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

7 (h) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
8 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 Nos. 457, 541 and 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 21ST day of OCTOBER, 2014, at PALM DESERT, California.

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16 HECTOR HERRERA
17 Senior Code Enforcement Officer
18 Code Enforcement Department
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**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 14-01735
[ACCUMULATED RUBBISH]; APN: 459-105-001,)
26160 HOMELAND AVENUE, HOMELAND,) DECLARATION OF CODE
COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
CALIFORNIA; VIOLA B. HUTCHINSON, OWNER.) SAMANTHA PHILLIPS
)
) [RCO No. 541]

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

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

2. On May 7, 2014, I conducted an inspection of the real property described as 26160 Homeland Avenue, Homeland, Riverside County, California and further described as Assessor's Parcel Number 459-105-001 (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 Viola B. Hutchinson (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for 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 0.45 in size and is located within the R-R (Rural Residential) zone. Accumulated Rubbish is not permitted to be located on any property within the County of Riverside.

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1 4. Based on the Lot Book Report from RZ Title Service dated July 3, 2014, it is determined
2 that other parties may potentially hold an interest in THE PROPERTY, to wit: Viola B. Hutchinson,
3 Trustee of the Viola B. Hutchinson, Revocable Living Trust dated Mach 7, 2002 and Joan Brashear
4 (hereinafter referred to as "INTERESTED PARTIES"). A true and correct copy of the Lot Book Report is
5 attached hereto and incorporated herein by reference as Exhibit "C." Code Enforcement learned through
6 the Department of Motor Vehicles that OWNER is deceased.

7 5. On May 7, 2014, I arrived at THE PROPERTY to conduct an inspection. I entered through
8 the open front gate and observed accumulated rubbish on THE PROPERTY, including but not limited to:
9 fire damage household items in excess of 1,350 square feet.

10 6. As a result of the accumulated rubbish, THE PROPERTY constituted a public nuisance in
11 violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

12 7. On May 7, 2014, a Notice of Violation for accumulated rubbish was posted on THE
13 PROPERTY.

14 8. On May 7, 2014, a Notice of Violation was mailed to OWNER by certified mail, return
15 receipt requested. On July 30, 2014, a Notice of Violation was mailed to OWNER and INTERESTED
16 PARTIES by certified mail, return receipt requested.

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

19 10. A true and correct copy of each Notice issued in this matter and other supporting
20 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

21 11. Follow up inspections of the above-described real property on July 2, 2014, July 24, 2014,
22 and September 10, 2014, revealed THE PROPERTY remained in violation of RCO No. 541. During each
23 inspection I observed additional rubbish on THE PROPERTY including, but not limited to: household
24 trash, burnt wood, 4 tires, cement pillars, clothing and wooden stairs in excess of 1,800 square feet.

25 12. Based upon my experience, knowledge and visual observations, it is my determination
26 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
27 general public.

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1 13. Furthermore a recent inspection showed THE PROPERTY remained in violation of RCO
2 No. 541.

3 14. I am informed and believe and based upon said information and beliefs allege that the
4 OWNER does not have legal authority or permission to store or accumulate the above described
5 materials on THE PROPERTY.

6 15. A Notice of Pendency of Administrative Proceedings regarding the accumulated rubbish
7 was recorded in the Office of the County Recorder, County of Riverside, State of California, on July 16,
8 2014, as Instrument Number 2014-0264789. A true and correct copy is attached hereto and incorporated
9 herein by reference as Exhibit "F."

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

15 17. Removal of all accumulated rubbish on THE PROPERTY is required to bring THE
16 PROPERTY into compliance with RCO No. 541, and the Health and Safety Code. Under RCO No. 541,
17 no amount of rubbish is allowed to accumulate on THE PROPERTY.

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

19 (a) the accumulation of rubbish on THE PROPERTY be deemed and declared a
20 public nuisance;

21 (b) the OWNER or whoever has possession or control of THE PROPERTY, be
22 required to remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing
23 of the Board's Order to Abate Nuisance, in strict accordance with all Riverside County Ordinances,
24 including but not limited to the provision of RCO No. 541;

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1 (c) in the event the rubbish is not removed and disposed of during the above
2 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinances,
3 including but not limited to RCO No. 541, the rubbish may be abated and disposed of by representatives
4 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
5 receipt of an owner's consent or a Court Order when necessary under applicable law.

6 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
7 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
8 PROPERTY pursuant to Government Code Section 25845 and RCO No. 541.

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

11 Executed this 22 day of OCTOBER, 2014, at MURRIETH, California

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13 Samantha Phillips
14 SAMANTHA PHILLIPS
15 Code Enforcement Officer
16 Code Enforcement Department
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EXHIBIT “A”

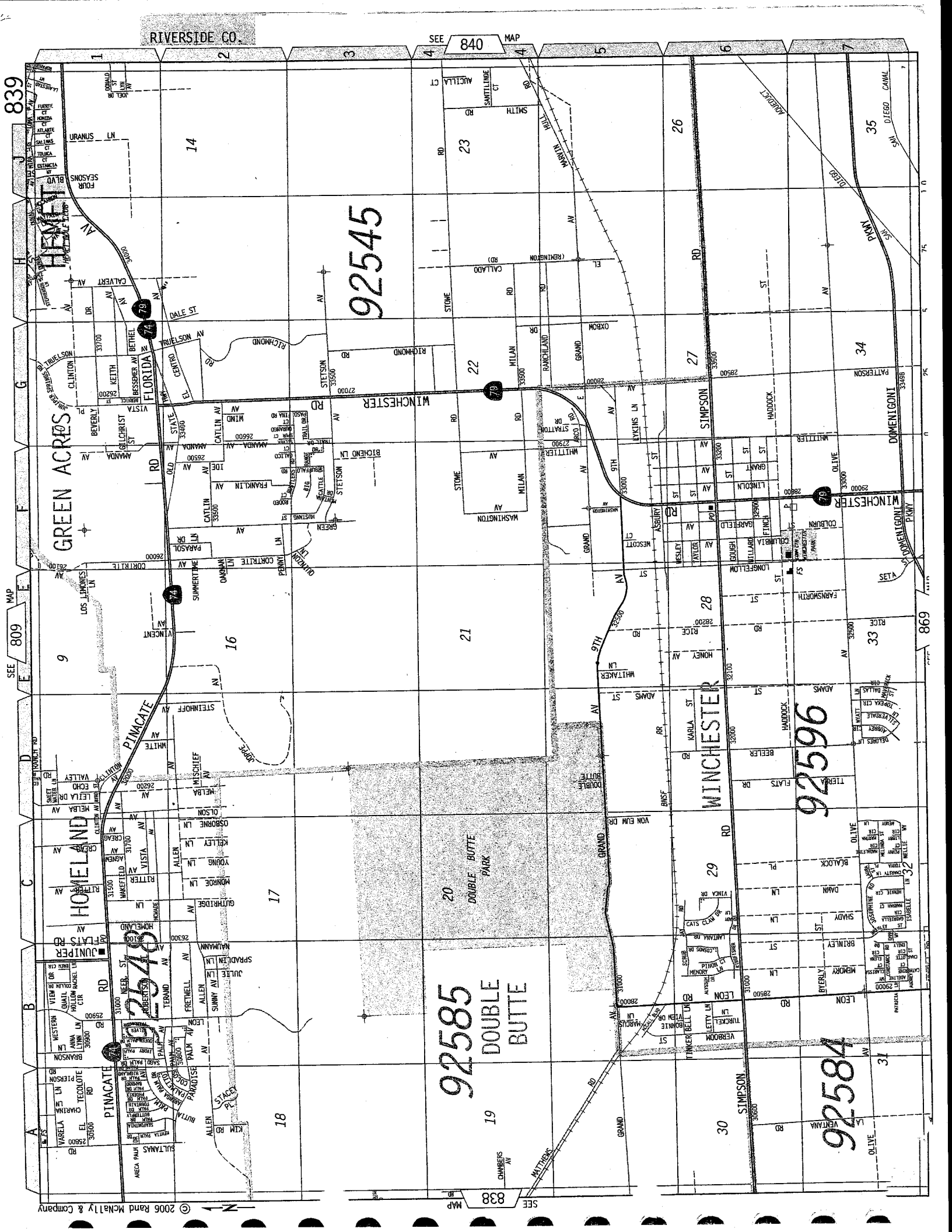


EXHIBIT “B”

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

Assessment #459105001-7		Parcel # 459105001-7	
Assessee:	HUTCHINSON VIOLA B	Land	6,998
Mail Address:	26160 HOMELAND	Structure	15,082
	AVE HOMELAND CA 92548	Full Value	22,080
Real Property Use Code:	MR	Homeowners' Exemption	7,000
Base Year	1977	Total Net	15,080
Conveyance Number:	0251622		
Conveyance (mm/yy):	5/2002		
PUI:	M010000	View Parcel Map	
TRA:	89-050		
Taxability Code:	0-00		
ID Data:	Lot 32 MB 015/048 HOMELAND NO 3		
Situs Address:	26160 HOMELAND AVE HOMELAND CA 92548		

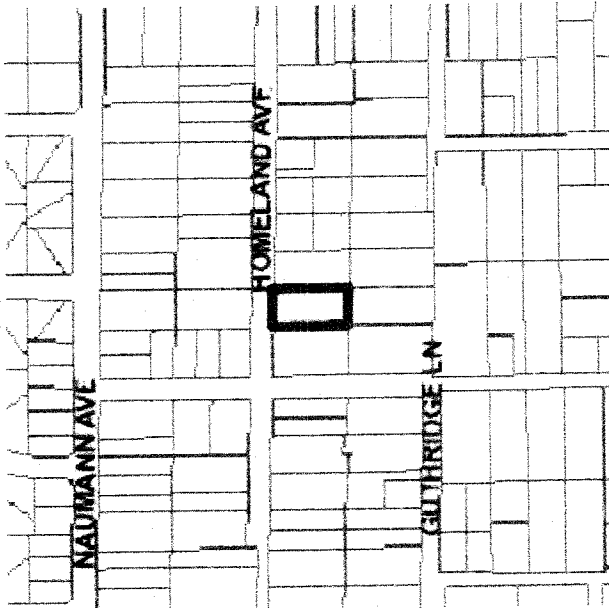


Riverside County Parcel Report

APN 459-105-001

Disclaimer

Report Date: Tuesday, October 07, 2014



APN	<u>459-105-001-7</u>	Supervisory District 2011	JEFF STONE, DISTRICT 3
		Supervisory District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T5SR2W SEC 17
Owner Name	VIOLA B HUTCHINSON	Elevation Range	No Elevation Range available
Address	26160 HOMELAND AVE HOMELAND, CA 92548	Thomas Bros. Map Page/Grid	PAGE: 839 GRID: C1
Mailing Address	See situs address	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 15/48</u> Subdivision Name: HOMELAND NO 3 Lot/Parcel: 32 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.45 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT

POWERS AUTHORITY			
Property Characteristics	Constructed: 1976 Baths: 2.00 Bedrooms: 2 Central Cool: Y Central Heat: Y Const. Type: WOOD FRAME Prop Area: 1560 SqFt Roof Type: COMPOSITION Stories: 1	County Service Area	In or partially within HOMELAND #80 - Street Lighting
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	LDR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: MCPA SUBAREA NAME: Homeland/Green Acres AMENDMENT NUMBER: 1 ADOPTION DATE: 1999-05-11 ACREAGE: 1259.56 ACRES
Area Plan (RCIP)	Harvest Valley / Winchester	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	HIGHWAY 79 POLICY AREA	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: R-R CZNumber: 0	Zoning Districts and Zoning Areas	HOMELAND, AREA
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	WINCHESTER/HOMELAND (MAC)
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</u>	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan)	Not in a Conservation Area	WRMSHCP Cell Number	None

Conservation Area

CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Developed or Disturbed Land
High Fire Area (Ord. 787)	Y	Fire Responsibility Area	Not in a Fire Responsibility Area
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<u>DIF (Development Impact Fee Area Ord. 659)</u>	HIGHWAY 74/79 CORRIDOR
<u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	<u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u>	In or partially within an SKR Fee Area
<u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u>	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	103B
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability)	Not in a CETAP Corridor

Process) Corridors

Flood Plan Review	RCFC	Watershed	SAN JACINTO VALLEY
Water District	EMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	High Sensitivity (High B): SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Low		
Subsidence	Susceptible		
School District	ROMOLAND & PERRIS UNION HIGH	Tax Rate Areas	089050 COUNTY FREE LIBRARY COUNTY SERVICE AREA 80 * COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 146 CSA 152 EASTERN MUN WATER IMP DIST 2 EASTERN MUNICIPAL WATER ERAF RDV FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE METRO WATER EAST 1301999
Communities	Homeland		
Lighting (Ord. 655)	Zone B, 30.08 Miles From Mt. Palomar Observatory		

2010 Census Tract 042723**Farmland** URBAN-BUILT UP
LAND**Special Notes** No Special Notes

MT SAN JACINTO
JUNIOR COLLEGE
PERRIS AREA ELEM
SCHOOL FUND
PERRIS JR HIGH
AREA FUND
PERRIS UNION HIGH
SCHOOL
PERRIS VALLEY
CEMETERY
PROJECT 3-
HOMELAND 2000
AB1290
RIV CO REG PARK &
OPEN SPACE
RIV. CO. OFFICE OF
EDUCATION
ROMOLAND SCHOOL

SAN JACINTO BASIN
RESOURCE CONS
VALLEY HEALTH
SYSTEM HOSP DIST

Building Permits

Case #	Description	Status
299902	DEMO SEPTIC/CONNECT TO SEWER	FINALED
BZ256762	MOBILHOME SITE PREP	FINAL
BZ262241	RENEW TRAILER SITE PREP	FINAL
BZ274895	2 AWNINGS AND PORCH TO M/H	FINAL
BZ288965	REGISTER STORAGE	FINAL
BZH04837	MH INSTALL (24 X 62 SILVERCREST)	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
CV1401735	ABATEMENT	OPEN

EXHIBIT “C”



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

Lot Book Report

Order Number: **31871**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV14-01735/E. Ross

IN RE: HUTCHINSON, VIOLA B.; TRUST

Order Date: 7/2/2014

Dated as of: 7/3/2014

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 26160 Homeland Avenue

Homeland

CA 92548

Assessor's Parcel No.: 459-105-001-7

Assessments:

Land Value:	\$6,967.00
Improvement Value:	\$15,015.00
Exemption Value:	\$7,000.00
Total Value:	\$14,982.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$461.20
Penalty	\$46.09
Status	NOT PAID-DELINQUENT
Second Installment	\$461.20
Penalty	\$83.59
Status	NOT PAID-DELINQUENT



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

Order Number: 31871

Reference: CV14-01735/E. R

Property Vesting

The last recorded document transferring title of said property

Dated 03/07/2002

Recorded 05/14/2002

Document No. 2002-251622

D.T.T. \$0.00

Grantor Viola B. Hutchinson, an unmarried woman

Grantee Viola B. Hutchinson, Trustee of the Viola B. Hutchinson Revocable Living Trust dated 3/7/2002

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:

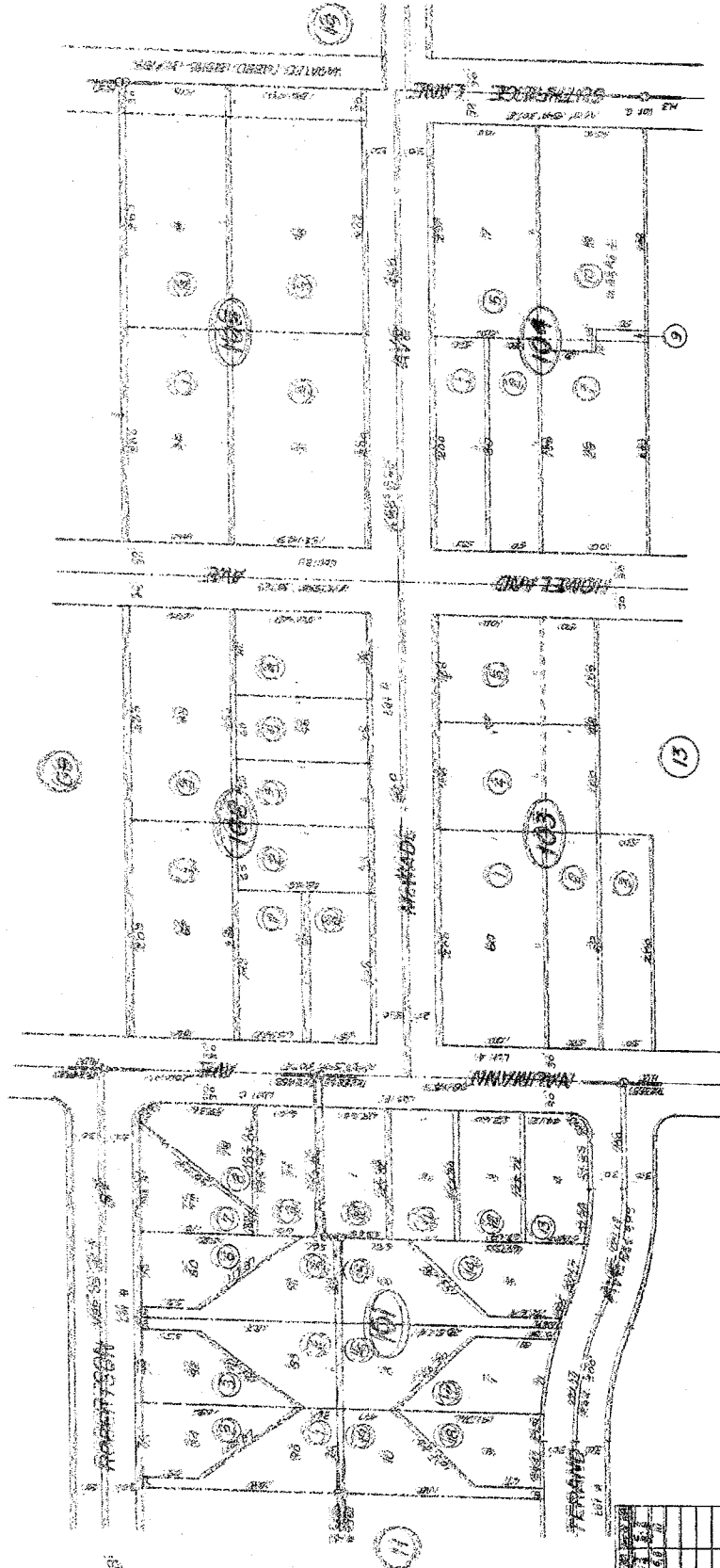
LOT 32 OF HOMELAND TRACT NO. 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

22-4-1

459-10

T.R.A. 059-050

POR NE 1/4 NW 1/4 SEC. 17, T. 55, R. 2W



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Mr. E. N. 18/48 Homestead No. 3
" 44/79-80 Tract No. 2468
" 49/39-40 " 2365

JAN 1971

ASSESSOR'S MAP BK 459 PG. 10
RIVERSIDE COUNTY, CALIF
CW



RECORDING REQUESTED BY:

WESTERN PREPAID LEGAL SERVICES, LLC
1423 South Higley Road, Suite 110
Mesa, Arizona 85206

When Recorded, Mail to:

WESTERN PREPAID LEGAL SERVICES, LLC
1423 South Higley Road, Suite 110
Mesa, Arizona 85206

Mail Tax Statements to:

Viola B. Hutchinson
26160 Homeland Avenue
Homeland, California 92548

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
	1		2			✓			
A	R	L				COPY	LONG	REFUND	NCHG
								EXAM	

Assessor's Parcel No. 459-105-001

TRA 100

GRANT DEED



The undersigned, VIOLA B. HUTCHINSON, an unmarried woman, declares:

DOCUMENTARY TRANSFER TAX IS: NONE - This conveyance transfers the Grantor's interest into her revocable living trust, RT 11911.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VIOLA B. HUTCHINSON, an unmarried woman,

HEREBY GRANTS TO:

VIOLA B. HUTCHINSON, Trustee of the *Viola B. Hutchinson Revocable Living Trust*
dated 3/7, 2002.

The following-described real property situated in the County of Riverside, State of California:

Lot 32 of Homeland Tract No. 3, as per map recorded in
Book 15, page 48 of Maps, in the office of the County Recorder
of Riverside County, State of California.

DATED: 3/7, 2002.

Viola B. Hutchinson
VIOLA B. HUTCHINSON

STATE OF CALIFORNIA)
) ss.
County of Riverside)

On 3/7, 2002, before me, Stewart Willis, the
undersigned, a Notary Public in and for said State, personally appeared VIOLA B.
HUTCHINSON, personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person whose name is subscribed to the within instrument and acknowledged that she
executed the same in her authorized capacity, and that by her signature on the instrument the
person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.

My Commission Expires:

6-16-2004

Stewart Willis
Notary Public



2002-251622
65/14/2002 08:00A
2 of 2

EXHIBIT “D”



Greg Flannery
Code Official

Code Enforcement Department
County Of Riverside
French Valley
37600 Sky Canyon Dr, Suite G
Murrieta, California 92563
(951) 696-1606 – Fax (951) 677-9052

CASES: **CV14-01735**

PROPERTY SITUS: **26160 Homeland Ave. Homeland, CA 92545**

A.P.N.: **459-105-001**

DRAWN ON: **07/24/2014**

DRAWN BY: **S. Phillips #120**

Provide North Arrow

REAR PROPERTY LINE

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↑

S
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Accumulated Rubbish
PILE #2
24 x 24 x 1

Consisting of:
Household debris, all fire damaged items

Accumulated Rubbish
PILE #3
24 x 18 x 2

Consisting of:
Household debris, Burnt wood, clothing

Accumulated Rubbish

PILE #1 –
12 x 12 x 3

Consisting of:
Household debris, 4 tires, burnt wood, approx. 9 cement pillars

Accumulated Rubbish

PILE #4

24 x 9 x 4

Consisting of:
Household debris, burnt items, wooden stairs

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FRONT PROPERTY LINE

NOT TO SCALE

SIT.05 – Code Enforcement 10.07

Photographs

Accumulated Rubbish from debris from barn that was located in this area - all that is left of the barn - Phillips



Accumulated Rubbish from debris from the interior and exterior of mobile home - Phillips



Accumulated Rubbish from debris from the interior and exterior of mobile home - Phillips



Accumulated Rubbish from debris from barn that located in this area - all that is left of the barn Phillips



Accumulated Rubbish from debris from the interior and exterior of mobile home - Phillips



Accumulated Rubbish remains from the fire damage mobile home - Phillips



Accumulated Rubbish remains from the fire damaged mobile home - Phillips



Pile #1 : Accumulated Rubbish - Phillips



Pile #1 : Accumulated Rubbish - Phillips



Pile #1 : Accumulated Rubbish - Phillips



Pile #1 : Accumulated Rubbish - Phillips



Pile #3 : Accumulated Rubbish - Phillips



Pile #2 : Accumulated Rubbish - Phillips



Pile #3 : Accumulated Rubbish - Phillips



Pile #1 : Accumulated Rubbish - Phillips



Pile #4 : Accumulated Rubbish - Phillips



Pile #4 : Accumulated Rubbish - Phillips



Pile #4 : Accumulated Rubbish - Phillips



Pile #1 : Accumulated Rubbish - Phillips



Pile #3 : Accumulated Rubbish - Phillips



Pile #1 : Accumulated Rubbish - Phillips



Pile #2 : Accumulated Rubbish - Phillips



Pile #3 : Accumulated Rubbish - Phillips



Pile #3 : Accumulated Rubbish - Phillips



Pile #4 : Accumulated Rubbish - Phillips



Pile #4 : Accumulated Rubbish - Phillips

EXHIBIT “E”



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 14-01735

THE PROPERTY AT: 26160 HOMELAND AVE. HOMELAND CA 92548 APN#: 459-105-001

WAS INSPECTED BY OFFICER: S. Phillips ID#: 120 ON 05/07/14 AT 10:30 am

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

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

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 05/22/14. 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— AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE PRINT NAME DATE ☐ PROPERTY OWNER ☐ TENANT

CDL/CID# D.O.B. TEL. NO.
WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING

POSTED



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

May 7, 2014

RE CASE NO: CV1401735

I, Samantha Phillips, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155.

That on 05/07/2014 at 10:49 am, I securely and conspicuously posted RCC 15.48.040 (RCO 457) Substandard Mobile Home (Extensive Fire Damage), Notice of Defects for Substandard Mobile Home, Do Not Enter Sign, RCC 8.120.010 (RCO 541) Accumulated Rubbish at the property described as:

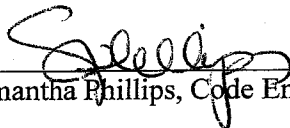
Property Address: 26160 HOMELAND AVE, HOMELAND

Assessor's Parcel Number: 459-105-001

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

Executed on May 7, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: 
Samantha Phillips, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2014

VIOLA B HUTCHINSON
26160 HOMELAND AVE
HOMELAND, CA 92548

RE CASE NO: CV1401735 at 26160 HOMELAND AVE, in the community of HOMELAND, California, Assessor's Parcel Number 459-105-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26160 HOMELAND AVE, in the community of HOMELAND California, Assessor's Parcel Number 459-105-001, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 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) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard. (Extensive Fire Damage)
- 2) Remove all rubbish and dispose of it in an approved, legal landfill. (Debris from Fire Damaged Barn and Mobile Home)

COMPLIANCE MUST BE COMPLETED BY May 22, 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



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2014

Western Prepaid Legal Services, LLC
1423 South Higley Road, Suite 110
Mesa, AZ 85206

RE CASE NO: CV1401735 at 26160 HOMELAND AVE, in the community of HOMELAND, California, Assessor's Parcel Number 459-105-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26160 HOMELAND AVE, in the community of HOMELAND California, Assessor's Parcel Number 459-105-001, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 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) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard. (Extensive Fire Damage)
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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



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1401735

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 7, 2014, I served the following documents(s):

Notice of Violation and Notice of Defects

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

VIOLA B HUTCHINSON 26160 HOMELAND AVE, HOMELAND, CA 92548
Western Prepaid Legal Services, LLC 1423 South Higley Road, Suite 110, Mesa, AZ 85206

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.

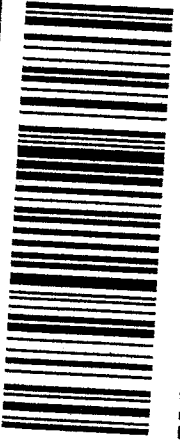
EXECUTED ON May 7, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Elizabeth Ross
By: Elizabeth Ross, Code Enforcement Aide

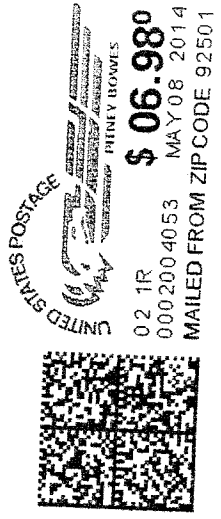
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

COUNTY OF RIVERSIDE
Code Enforcement Dept.
District 3 French Valley Office
37600 Sky Canyon Dr. Ste G #507
Murrieta, CA 92563

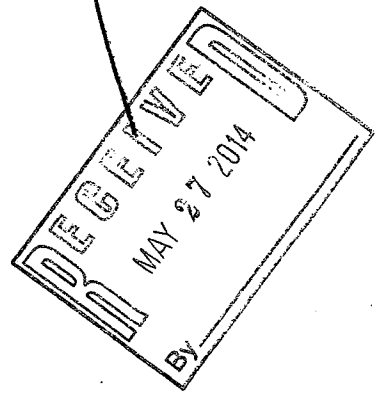


7010 2780 0001 1460 7026

S. Underhill



PO BOX?



VIOLA B HUTCHINSON
26160 HOMELAND AVE
HOMELAND, NIXIE

918 FE 1009 0005/18/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92563269232 *1004-01335-08-44

92563269232

7010 2780 0001 1460 7026

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)	

VIOLA B HUTCHINSON
26160 HOMELAND AVE
HOMELAND, CA 92548
CV14-01735 / 459-105

PS Form 3800, August 2006 See Reverse for Instructions

7010 1060 0002 4990 3181

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

Postmark
Here

Western Prepaid Legal Services, LLC
 1423 South Higley Road, Suite 110
 Mesa, AZ 85206
 CV14-01735 / 459-105

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

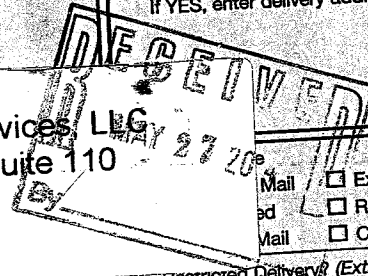
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Western Prepaid Legal Services, LLC
 1423 South Higley Road, Suite 110
 Mesa, AZ 85206
 CV14-01735 / 459-105

COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>[Signature]</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>J. Williams</i>	C. Date of Delivery <i>5-12</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	



Mail	<input type="checkbox"/> Express Mail
ed	<input type="checkbox"/> Return Receipt for Merchandise
Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7010 1060 0002 4990 3181

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 30, 2014

VIOLA B HUTCHINSON, TRUSTEE
VIOLA B HUTCHINSON REVOCABLE LIVING TRUST
26160 HOMELAND AVE
HOMELAND, CA 92548

RE CASE NO: CV1401735 at 26160 HOMELAND AVE, in the community of HOMELAND, California, Assessor's Parcel Number 459-105-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26160 HOMELAND AVE, in the community of HOMELAND California, Assessor's Parcel Number 459-105-001, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 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) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard. (Extensive Fire Damage)
- 2) Remove all rubbish and dispose of it in an approved, legal landfill. (Debris from Fire Damaged Barn and Mobile Home)

COMPLIANCE MUST BE COMPLETED BY September 1, 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



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 30, 2014

Viola B Hutchinson, Trustee
Viola B Hutchinson Revocable Living Trust
246 N Mayflower #1
Hemet, ca 92544

RE CASE NO: CV1401735 at 26160 HOMELAND AVE, in the community of HOMELAND, California, Assessor's Parcel Number 459-105-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26160 HOMELAND AVE, in the community of HOMELAND California, Assessor's Parcel Number 459-105-001, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

37600 SKY CANYON DRIVE SUITE G #507, MURRIETA, CALIFORNIA 92563
(951) 696-1606 • FAX (951) 677-9052



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 30, 2014

Viola B Hutchinson Revocable Living Trust
C/O Western Prepaid Legal Services, LLC
1423 South Higley Road, Suite 110
Mesa, AZ 85206

RE CASE NO: CV1401735 at 26160 HOMELAND AVE, in the community of HOMELAND, California, Assessor's Parcel Number 459-105-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 26160 HOMELAND AVE, in the community of HOMELAND California, Assessor's Parcel Number 459-105-001, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

37600 SKY CANYON DRIVE SUITE G #507, MURRIETA, CALIFORNIA 92563
(951) 696-1606 • FAX (951) 677-9052



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1401735

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 July 30, 2014, I served the following documents(s):

Notice of Violation and Notice of Defects

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

VIOLA B HUTCHINSON, TRUSTEE VIOLA B HUTCHINSON REVOCABLE LIVING TRUST, 26160 HOMELAND AVE, HOMELAND, CA 92548

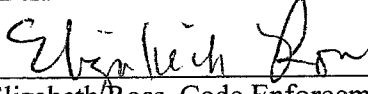
Viola B Hutchinson, Trustee Viola B Hutchinson Revocable Living Trust 246 N Mayflower #1, Hemet, ca 92544
Viola B Hutchinson Revocable Living Trust C/O Western Prepaid Legal Services, LLC 1423 South Higley Road, Suite 110, Mesa, AZ 85206

☒ **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.

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

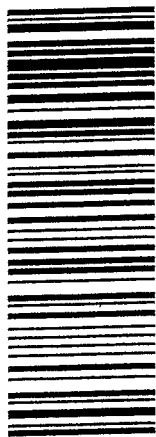
EXECUTED ON July 30, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

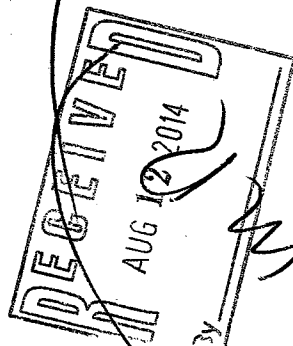

By: Elizabeth Ross, Code Enforcement Aide

COUNTY OF RIVERSIDE
Code Enforcement Dept.
District 3 French Valley Office
37600 Sky Canyon Dr. Ste G #507
Murrieta, CA 92563

CERTIFIED MAIL™



7011 0470 0003 0133 4217



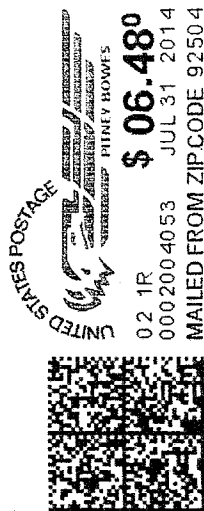
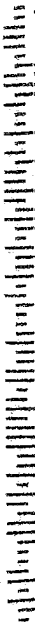
P.O. Box

VIOLA B HUTCHINSON, TRUSTEE
VIOLA B HUTCHINSON REVOCABLE LIVING TRUST
26160 HOMELAND AVE
HOMELAND, CA 92 NIXIE 916 FE 1009 0008/09/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

PC: 92563269232 *1004-00242-31-45

92563269232



7011 0470 0003 0133 4217

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		

VIOLA B HUTCHINSON, TRUSTEE
VIOLA B HUTCHINSON REVOCABLE LIVING TRUST
26160 HOMELAND AVE
HOMELAND, CA 92548
CV14-01735 / 459-105

PS Form 3800, August 2006

See Reverse for Instructions

COUNTY OF RIVERSIDE
Code Enforcement Dept.
District 3 French Valley Office
37600 Sky Canyon Dr. Ste G #507
Murrieta, CA 92563

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

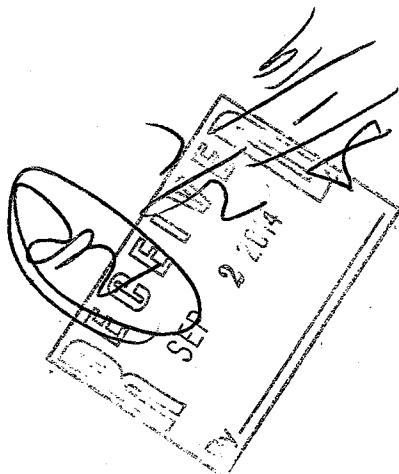


7011 0470 0003 0133 4156



UNITED STATES POSTAGE
02 1R
\$ 06.48⁰
0002004053 JUL 31 2014
MAILED FROM ZIP CODE 92504

Viola B Hutchinson, Trustee
Viola B Hutchinson Revocable Living Trust
246 N Mayflower #1
Hemet, ca 92544



NIXIE 918 DE 1009 0008/26/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

925444769 0058 BC: 92563269232 *1004-01294-31-45
9256302692

7011 0470 0003 0133 4156

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

Postmark
Here

Viola B Hutchinson, Trustee
Viola B Hutchinson Revocable Living Trust
246 N Mayflower #1
Hemet, ca 92544
CV14-01735 / 459-105

PS Form 3800, August 2006

See Reverse for Instructions

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)		

Viola B Hutchinson Revocable Living Trust
 C/O Western Prepaid Legal Services, LLC
 1423 South Higley Road, Suite 110
 Mesa, AZ 85206
 CV14-01735 / 459-105

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:

Viola B Hutchinson Revocable Living Trust
 C/O Western Prepaid Legal Services, LLC
 1423 South Higley Road, Suite 110
 Mesa, AZ 85206
 CV14-01735 / 459-105

COMPLETE THIS SECTION ON DELIVERY

A. Signature x <i>[Signature]</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>J. Williams</i>	C. Date of Delivery <i>8-5-14</i>	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below:		<input type="checkbox"/> No

Mail	<input type="checkbox"/> Express Mail
nd	<input type="checkbox"/> Return Receipt for Merchandise
Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

7011 0470 0003 0133 4163

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

DOC # 2014-0264789

07/16/2014 04:50P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1401735

VIOLA B HUTCHINSON)

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: 26160 HOMELAND AVE, HOMELAND CA, 92548

PARCEL #: 459-105-001

LEGAL DESCRIPTION: 0.45 acres in LOT 32 of HOMELAND NO 3, recorded in MB 15 page 48



VIOLATION(S): Riverside County Code (Ordinance) 15.48.040 (Ord. 457) Substandard Structure-Extensive Fire Damage .8.120.010 (Ord. 541) Accumulated Rubbish, that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Hector Viray
Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)

County of Riverside)SS

On 07/03/2014 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Commission #: 2015670 Expires: March 28, 2017

Signature: Elizabeth B. Ross (Seal)

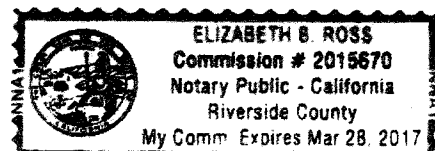


EXHIBIT “G”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Greg Flannery
Code Enforcement Official

October 24, 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.: CV14-01735
APN: 459-105-001
Property: 26160 Homeland Avenue, Homeland

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 541 and 725 to consider the accumulation of rubbish located on the SUBJECT PROPERTY described as 26160 Homeland Avenue, Homeland, Riverside County, California, and more particularly described as Assessor's Parcel Number 459-105-001.

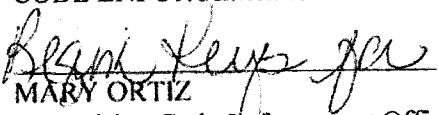
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, December 2, 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 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 Ordinance No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


MARY ORTIZ
Supervising Code Enforcement Officer

PROOF OF SERVICE

Case No. CV14-01735

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Jimenez, the undersigned, 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 4080 Lemon Street, 12th Floor, Riverside, California 92501.

That on October 24, 2014, I served the following document(s):

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

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

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

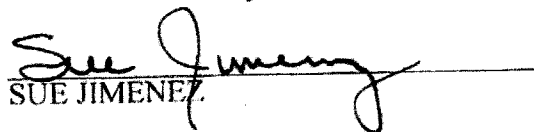
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

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

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

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

EXECUTED ON October 24, 2014, at Riverside, California.


SUE JIMENEZ

NOTICE LIST

Subject Property: 26160 Homeland Avenue, Homeland; Case No.: CV14-01735
APN: 459-105-001; District 3/3

VIOLA B. HUTCHINSON
26160 HOMELAND AVENUE
HOMELAND, CA 92548

VIOLA B. HUTCHINSON,
TRUSTEE OF THE VIOLA B. HUTCHINSON
REVOCABLE LIVING TRUST
246 N. MAYFLOWER #1
HEMET, CA 92544

JOAN BRASHEAR
246 N. MAYFLOWER #1
HEMET, CA 92544



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

October 28, 2014

RE CASE NO: CV1401735

I, Anita Bustillos, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155.

That on 10/24/2014 at 9:57 a.m., 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: 26160 HOMELAND AVE, HOMELAND

Assessor's Parcel Number: 459-105-001

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

Executed on October 28, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

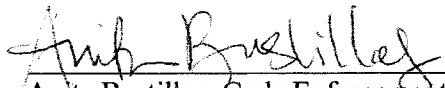

By: Anita Bustillos, Code Enforcement Technician

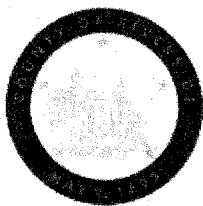
EXHIBIT “A”

EXHIBIT “B”

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

Assessment #650290025-1		Parcel # 650290025-1	
Assessee:	KAWAJA YACoub ELIAS	Land	40,000
Mail Address:	2416 N GLASSELL ST	Structure	55,000
City, State Zip:	ORANGE CA 92865	Full Value	95,000
Real Property Use Code:	MF	Total Net	95,000
Base Year	2009		
Conveyance Number:	0205669		
Conveyance (mm/yy):	4/2008	View Parcel Map	
PUI:	M020012		
TRA:	61-053		
Taxability Code:	0-00		
Assessment Description:	1986 SILVERCREST STRATFORD		
ID Data:	Lot 4 PM 146/064 PM 21753		
Situs Address:	31897 TAYLORS RD THOUSAND PLMS CA 92276		





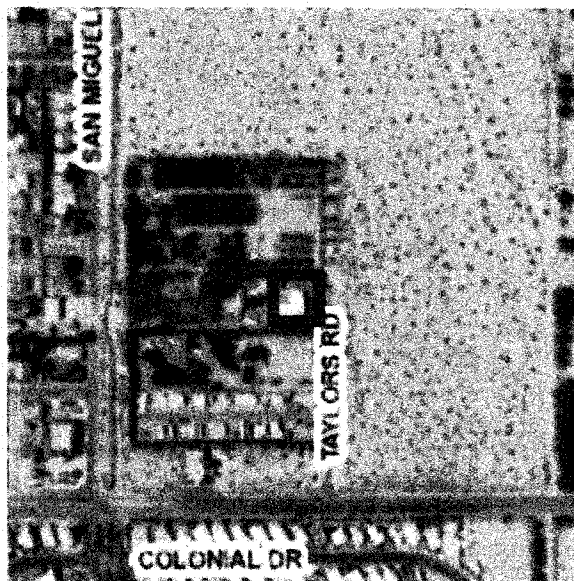
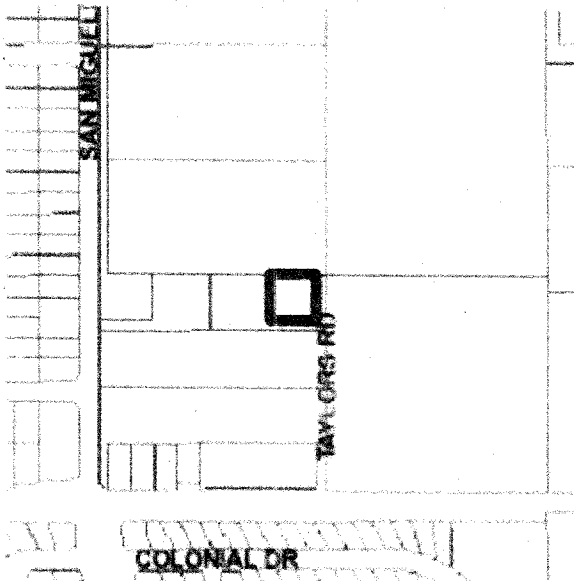
Riverside County Parcel Report

APN 650-290-025

[Disclaimer](#)

Report Date: Monday, June 02, 2014

MAPS/IMAGES



PARCEL

APN	650-290-025-1	Supervisory District 2011	JOHN BENOIT, DISTRICT 4
		Supervisory District 2001	ROY WILSON, DISTRICT 4
Previous APN	650290021	Township/Range	T4SR6E SEC 17
Owner Name	YACoub ELIAS KAWAJA	Elevation Range	236 - 236
Address	31897 TAYLORS RD THOUSAND PLMS, CA 92276	Thomas Bros. Map Page/Grid	PAGE: 788 GRID: E2
Mailing Address	2416 N GLASSELL ST ORANGE CA, CA 92865	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: PM 146/64 Subdivision Name: PM 21753 Lot/Parcel: 4 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: CATHEDRAL CITY Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.42 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

PARCEL**Property Characteristics**

Constructed: 1986
 Baths: 2.00
 Bedrooms: 3
 Central Cool: Y
 Central Heat: Y
 Const. Type: WOOD
 FRAME
 Garage Type: D
 Prop Area: 1749 SqFt
 Roof Type:
 COMPOSITION
 Stories: 1

County Service Area

Not in a County Service
 Area

PLANNING**Specific Plans**

Not within a Specific
 Plan

Historic Preservation Districts

Not in an Historic
 Preservation District

Land Use Designations

MHDR

Agricultural Preserve

Not in an agricultural
 preserve

General Plan Policy Overlays

Not in a General Plan
 Policy Overlay Area

Redevelopment Areas

Not in a
 Redevelopment Area

Area Plan (RCIP)

Western Coachella
 Valley

Airport Influence Areas

Not in an Airport
 Influence Area

General Plan Policy Areas

None

Airport Compatibility Zones

Not in an Airport
 Compatibility Zone

Zoning Classifications (ORD. 348)

Zoning: R-3-6000
 CZNumber: 0

Zoning Districts and Zoning Areas

THOUSAND PALMS,
 DIST

Zoning Overlays

Not in a Zoning Overlay

Community Advisory Councils

THOUSAND PALMS(CC)

ENVIRONMENTAL**CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area**

WITHIN THE
 COACHELLA VALLEY
 MSHCP FEE AREA
 MSHCP Plan Area

WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group

Not in a Cell Group

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area

Not in a Conservation
 Area

WRMSHCP Cell Number

None

CVMSHCP Fluvial Sand Transport Special Provision Areas

Not in a Fluvial Sand
 Transport Special
 Provision Area

HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)

None

WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area

None

Vegetation (2005)

No Data Available

ENVIRONMENTAL**FIRE**

High Fire Area (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
----------------------------------	-------------------------	---------------------------------	-----------------------------------

DEVELOPMENT FEES

<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)</u>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBB (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	<u>DIF (Development Impact Fee Area Ord. 659)</u>	WESTERN COACHELLA VALLEY
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT WITHIN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not within a SKR Fee Area
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. EAST	DA (Development Agreements)	Not in a Development Agreement Area

TRANSPORTATION

Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	183A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

HYDROLOGY

Flood Plan Review	CVWD	Watershed	WHITEWATER
Water District	CVWD	California Water Board	None
Flood Control District	COACHELLA VALLEY WATER DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH,
Faults			

GEOLOGICNot within a 1/2 mile of
a Fault**Liquefaction
Potential**

Moderate

Subsidence

Susceptible

MISCELLANEOUS**School District**PALM SPRINGS
UNIFIED**Tax Rate Areas**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.**Communities**

Thousand Palms

Lighting (Ord. 655)Zone B, 42.19 Miles
From Mt. Palomar
Observatory**2010 Census Tract**

044505

FarmlandOTHER LANDS
URBAN-BUILT UP LAND**Special Notes**

No Special Notes

061053
CITRUS PEST CONTROL
2
COACH VAL CO WTR
STORM WTR UNIT
COACHELLA VALLEY
COUNTY WATER
COACHELLA VALLEY
REC AND PARK
COACHELLA VALLEY
RESOURCE CONSER
COUNTY FREE LIBRARY
COUNTY STRUCTURE
FIRE PROTECTION
COUNTY WASTE
RESOURCE MGMT DIST
CSA 152
CV MOSQ & VECTOR
CONTROL
CVC WTR IMP DST 1
DEBT SV
DESERT COMMUNITY
COLLEGE
DESERT HOSPITAL
GENERAL
GENERAL PURPOSE
PALM SPRINGS PUBLIC
CEMETERY
PALM SPRINGS UNIF B
& I 1992-A
PALM SPRINGS
UNIFIED SCHOOL
RIV CO REG PARK &
OPEN SPACE
RIV. CO. OFFICE OF
EDUCATION
SUPERVISORIAL ROAD
DISTRICT 4**PERMITS/CASES/ADDITIONAL****Building Permits**

Case #	Description	Status
130243	SITE-PREP & PERM FOUNDATION	FINALED
130291	MOBILEHOME INSTALLATION	FINALED

Environmental Health Permits

Case #	Description	Status
EHS080417	SEPTIC VERIFICATION	APPLIED

PERMITS/CASES/ADDITIONAL**Planning Cases**

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
No Code Cases	Not Applicable	Not Applicable

EXHIBIT “C”



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

Lot Book Report

Order Number: **31829**

Customer:

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

Order Date: 6/3/2014

Dated as of: 6/16/2014

County Name: Riverside

Attn: Brent Steele
Reference: CV14-02173 / SNunez/H. Herrera
IN RE: KAWAJA, YACOUB ELIAS

FEE(s):
Report: \$120.00

Property Address: 31897 Taylors Rd
Thousand Palms CA 92276

Assessor's Parcel No. : 650-290-025-1

Assessments:

Land Value:	\$40,000.00
Improvement Value:	\$55,000.00
Exemption Value:	\$0.00
Total Value:	\$95,000.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$621.78
Penalty	\$62.16
Status	NOT PAID-DELINQUENT
Second Installment	\$621.78
Penalty	\$99.66
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2008-2012 and Supplemental Bill#052703838-2
Redemption Amount	\$16,116.23
If paid by	06/30/2014



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

Order Number: 31829

Reference: CV14-02173 / SN

Redemption Amount

If paid by

Property Vesting

The last recorded document transferring title of said property

Dated	03/18/2008
Recorded	04/24/2008
Document No.	2008-0205669
D.T.T.	\$264.00
Grantor	Jack B. Shaw and Janice N. Shaw, Trustees of the Shaw Family Trust dated 11/16/89
Grantee	Yacoub Elias Kawaja, a single man

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	03/18/2008
Recorded	04/24/2008
Document No.	2008-0205670
Amount	\$225,000.00
Trustor	Yacoub Elias Kawaja, a single man
Trustee	First American Title, a California Corporation
Beneficiary	Jack B. Shaw and Janice N. Shaw, Trustees of the Shaw Family Trust dated 11/16/89

Additional Information

Document Type	Notice of Manufactured Home (Mobilehome) or Commercial Modular Installation on a Foundation System
Document No.	2008-0205668
Recorded	04/24/2008



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

Order Number: 31829

Reference: CV14-02173 / SN

A Notice of Lien Recorded	03/14/2014
Document No.	2014-0096457
Amount	\$1,253.17
Owner	Yacoub Elias Kawaja
Claimant	Coachella Valley Water District
Abstract of Judgment Filed in the	Superior Court of California, County of Riverside -
	Riverside Division - Limited Civil
Case No.	RIC10023648
Recorded	05/09/2011
Document No.	2011-0204599
Amount	\$18,132.01
Debtor	Yacoub E Kawaja
Creditor	Citibank (South Dakota) N.A.

Legal Description

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

PARCEL 4 OF PARCEL MAP 21753, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146, PAGES 64 AND 65, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

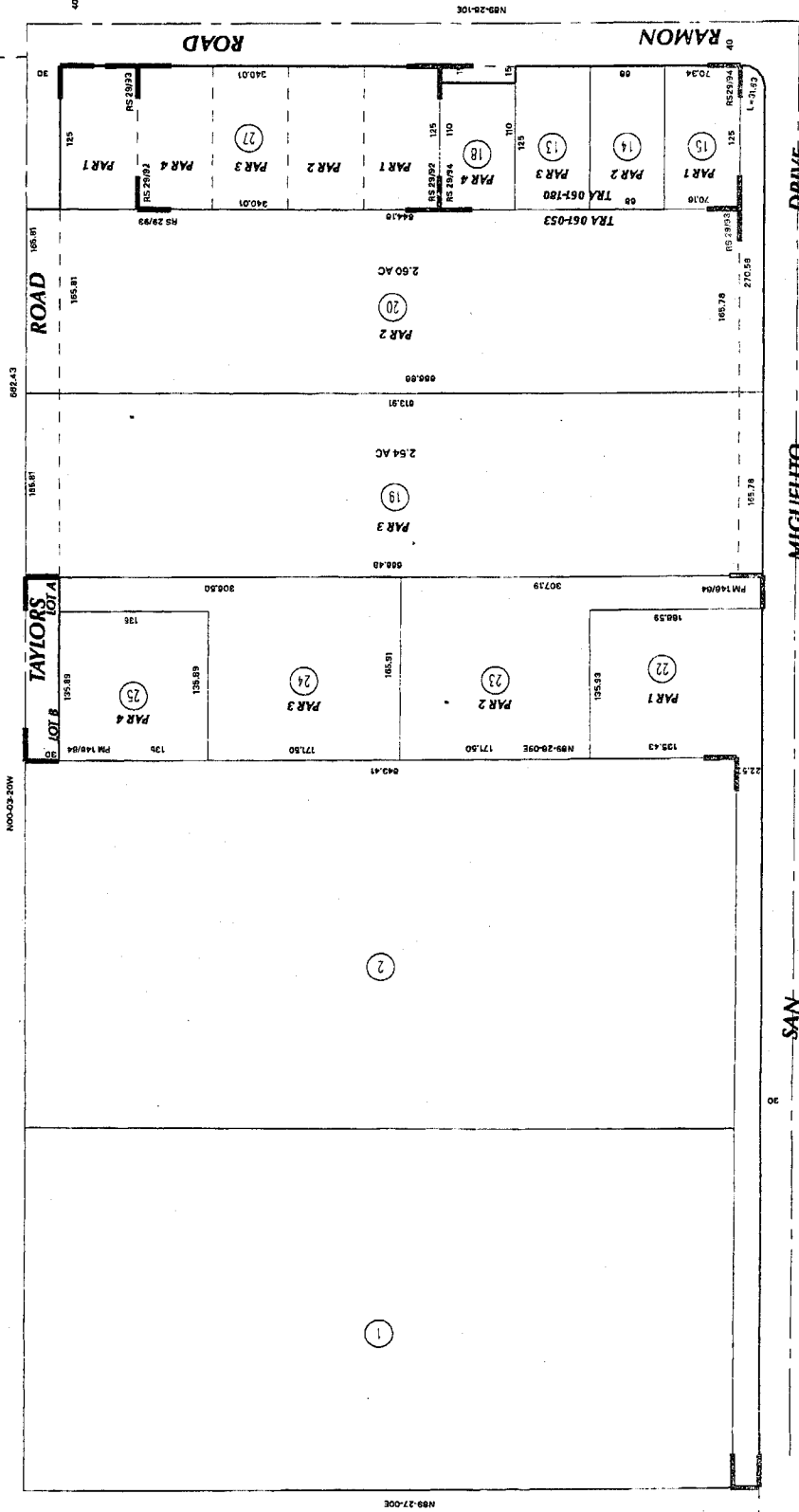
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

AUG 17 2006

POR. SW 17 T. 4S., R. 6E

T. R. A. 061-053
061-180

650-29
24-70-5



FILE	OLD NUMBER	NEW NUMBER
27/05	6	51
27/05	4	17
27/05	5	18
27/05	12	19
27/05	13	20
27/05	14	21
27/05	15	22
27/05	16	23
27/05	17	24
27/05	18	25
27/05	19	26
27/05	20	27

RS 29/92 RECORD OF SURVEY
RS 29/93 RECORD OF SURVEY
RS 29/94 RECORD OF SURVEY
PM 146/84-85 PARCEL MAP NO. 21753

Aug 2006

DATE: 8-17-06
BY: [Signature]
FOR: [Signature]

ASSESSOR'S MAP 86650 PG. 29
Riverside County, Calif.

DOC # 2008-0205669

04/24/2008 08:00A Fee:19.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY
Fidelity National Title IE
AND WHEN RECORDED MAIL TO:
Yacoub Elias Kawaja
3372 FALLENLEAF DRIVE
CORONA, CA 92882

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					U	T	CTY	UNI	39

A.P.N.: 650-290-025-1 TRA #: 061-053

Order No.: 33371985

Escrow No.: 2-52185

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$264.00

- ☒ 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 Thousand Palms, and



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

Jack B. Shaw and Janice N. Shaw, Trustees of the Shaw Family Trust dated 11/16/89

hereby GRANT(S) to

Yacoub Elias Kawaja, a Single Man

the following described property in the unincorporated area of the County of Riverside State of California;

Parcel 4 of Parcel Map 21753, as per Map recorded in Book 146, Pages 64 and 65, of Parcel Maps in the Office of the County Recorder of said County.

The Shaw Family Trust dated 11/16/89

The Shaw Family Trust dated 11/16/89

By:

Jack B. Shaw, Trustee

By:

Janice N. Shaw, Trustee

Document Date: March 18, 2008

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On MARCH 20, 2008 before me, K. RODRIQUEZ, a Notary Publicpersonally appeared JACK B. SHAW AND JANICE N. SHAW

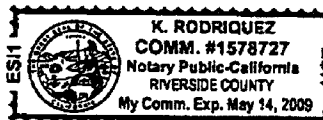
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

The area below is for official notarial seal.

WITNESS my hand and official seal.

Signature



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

DOC # 2008-0205670

04/24/2008 08:00A Fee:29.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
Fidelity National Title **IE**
AND WHEN RECORDED MAIL TO:
Jack B. Shaw, Trustee
Janice N. Shaw, Trustee
73280 Wyconda St.
Thousand Palms, CA 92276

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
2			4		1				
(M)	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
T:						CTY	UNI	09	

A.P.N.: 650-290-025-1

Title Order No. 33371985

Escrow No. 2-52185

DEED OF TRUST WITH ASSIGNMENT OF RENTS (SHORT FORM)

THIS DEED OF TRUST, made this Eighteenth day of March, 2008, between

TRUSTOR: YACoub ELIAS KAWAJA, A SINGLE MAN

whose address is 3372 Fallenleaf Drive, Corona, CA 92882, and

TRUSTEE: First American Title, a California Corporation, and

BENEFICIARY: JACK B. SHAW AND JANICE N. SHAW, TRUSTEES OF THE SHAW FAMILY TRUST DATED 11/16/89

Witnesseth: That Trustor grants to Trustee in trust, with power of sale, that property in the unincorporated area of Riverside County, State of California, described as:

Parcel 4 of Parcel Map 21753, as per Map recorded in Book 146, Pages 64 and 65, of Parcel Maps in the Office of the County Recorder of said County.

This Deed of Trust is given to secure a portion of the purchase price of the herein described property.

In the event of sale or transfer of property covered by this Note and Deed of Trust, all sums secured hereby, may at the option of the holder, become immediately due and payable.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$225,000.00 with interest thereon according to the terms of a promissory Note or Notes of even date herewith made by Trustor, payable to order by Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory Note or Notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in Subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in Subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and page of Official Records in the office of the County Recorder of the county where said property is located, noted below opposite the name of such county, namely:

PAGE 1 OF 4

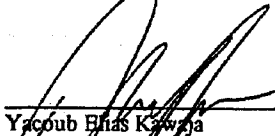
A.P.N.: 650-290-025-1

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lessen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	664	6626	Yola	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 14977				

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

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

Signature of Trustor(s)



Yacoub Elias Kawaja

Document Date: March 18, 2008

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On APRIL 15, 2008 before me, K. RODRIGUEZ, a Notary Public,

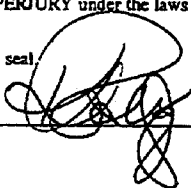
personally appeared YACIOUB ELIAS KAWAJA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

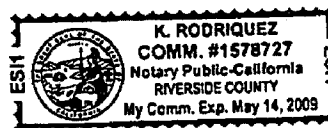
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

The area below is for official notarial seal.

WITNESS my hand and official seal.

Signature





The following is a copy of Subdivisions A and B of the fictitious Deed of Trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

A. To protect the security of this Deed of Trust, Trustor agrees:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

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

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

B. It is mutually agreed:

- (1) That any award of damages in connection with any condemnation for public use or of injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (3) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
- (5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

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

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

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

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

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

-----DO NOT RECORD-----

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid.

To: **First American Title, Trustee**

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

ALL CURRENT BENEFICIARIES SIGN BELOW

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**Short Form
DEED OF TRUST**
WITH POWER OF SALE
(INDIVIDUAL)

First American Title Insurance Co.
AS TRUSTEE

RECORDING REQUESTED BY:

FNT-IE

AND WHEN RECORDED MAIL TO:

NAME JACK B SHAW
STREET 73280 WYCONDA STREET
ADDRESS THOUSAND PALMS, CA 92276
CITY,
STATE
and ZIP

DOC # 2008-0205668

04/24/2008 08:00A Fee:9.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NOTICE OF MANUFACTURED HOME (MOBILEHOME) OR COMMERCIAL MODULAR
INSTALLATION ON A FOUNDATION SYSTEM

Recording of this document at the request of the enforcement agency indicated is in accordance with California Health and Safety Code Section 18551(a). This document is evidence that the enforcement agency has issued a certificate of occupancy for installation of the unit described hereon, upon the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

Jack & Janice Shaw
REAL PROPERTY OWNER
73280 Wyconda St.
MAILING ADDRESS
Thousand Palms Ca 92276
CITY COUNTY STATE ZIP
31897 Taylors Rd
INSTALLATION MAILING ADDRESS IF DIFFERENT
Thousand Palms Ca 92276
CITY COUNTY STATE ZIP
Same
UNIT OWNER (If also property owner, write "SAME")

County of Riverside
ENFORCEMENT AGENCY ISSUING PERMIT AND CERTIFICATE OF OCCUPANCY
4080 Lemon St.
MAILING ADDRESS
Riverside Ca 92502
CITY COUNTY STATE ZIP
292616 951-955-1800
BUILDING PERMIT NO. TELEPHONE NUMBER
D. Shopshire 4-7-2008
SIGNATURE OF ENFORCEMENT AGENCY OFFICIAL DATE

MAILING ADDRESS
CITY COUNTY STATE ZIP

DEALER NAME (If not a dealer sale, write "NONE")

DEALER LICENSE NO.

UNIT DESCRIPTION

Silvercrest 1986 Strat-Ford
MANUFACTURER'S NAME DATE OF MANUFACTURE MODEL NAME/NUMBER
A. B. C. 65C5951CA 60X36 326742, 326743, 326744
SERIAL NUMBER(S) LENGTH X WIDTH INSIGNIA/LABEL NUMBER(S)
650-290-025 8433750
ASSESSOR'S PARCEL NUMBER HCD REGISTRATION DECAL NUMBER MCO NUMBER

REAL PROPERTY LEGAL DESCRIPTION

Parcel 4 of Parcel Map 21753 as per map recorded
in Book 146. Pages 64 & 65 of Parcel Maps, Recorded
of Riverside County, California



HCD FORM 433(A) Rev 3/2006

WHITE—County Recorder CANARY—HCD PINK—Applicant GOLDENROD—Building Dept.

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO

Coachella Valley Water District
P.O. Box 1058
Coachella CA 92236-1058

No Recording Fee Govt.Code §27383

DOC # 2014-0096457

03/14/2014 03:02P Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHG CC					T		CTY	UNI	809

APN: 650-290-025

FILE: 0655.
0658.

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809

CERTIFICATE OF LIEN

In the Matter of the Lien of

COACHELLA VALLEY WATER DISTRICT,
a public agency of the State of California

CERTIFICATE OF LIEN

Pursuant to §31701.7
of the California Water Code

upon the real property of

Yacoub Elias Kawaja, including
but not limited to the certain real property
located in the County of Riverside,
State of California and legally described
on Exhibit "A" attached hereto and by this
reference incorporated herein.

This is to certify, pursuant to Section 31701.7 of the California Water Code that
COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California, claims
a lien upon all real property owned by the following person within the County of Riverside, State
of California, including but not limited to, the property described on Exhibit "A," for delinquent
charges, penalty and interest, in the amounts set forth below:

NAME: Yacoub Elias Kawaja
MAILING ADDRESS: 2416 N. Glassell Street
Orange, CA 92865-2731

Wppool/finance/14/Mar/C of L - Kawaja 650-290-025
Acct. No. 508247-469202

Doc. No. 040617-3-017

SITUS OF PROPERTY

SUBJECT TO

DELINQUENT CHARGES:

31-897 Taylor Road
Thousand Palms, CA 92276-3129

AMOUNT OF DELINQUENCY: \$1,253.17

The above charges, together with interest at the legal rate, remain unpaid and hereby constitute a lien on the real property of the person or persons named herein.

I certify that the foregoing is true and correct.

COACHELLA VALLEY WATER DISTRICT,
a public agency of the State of California

By J. M. Barrett

Name: J. M. Barrett
Its: General Manager

Date: 3.13.14

Wppool/finance/14/Mar/C of L - Kawaja 650-290-025

Doc. No. 040617-3-017

Acct. No. 508247-469202



2014-0096457
03/14/2014 03:02P
2 of 4

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

ALL THAT REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS DESCRIBED IN GRANT DEED RECORDED APRIL 24, 2008, AS DOCUMENT NO. 2008-0205669, OFFICIAL RECORDS OF SAID COUNTY AND STATE, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP 21753, AS PER MAP RECORDED IN BOOK 146, PAGES 64 AND 65, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINS 0.42 ACRES, MORE OR LESS.

APN: 650-290-025

PAGE 1 OF 1

Wppool/finance/14/Mar/C of L - Kawaja 650-290-025

Doc. No. 040617-3-017

Acct. No. 508247-469202



2014-0096457
03/14/2014 03:02P
3 of 4

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

ALL THAT REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS DESCRIBED IN GRANT DEED RECORDED APRIL 24, 2008, AS DOCUMENT NO. 2008-0205669, OFFICIAL RECORDS OF SAID COUNTY AND STATE, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP 21753, AS PER MAP RECORDED IN BOOK 146, PAGES 64 AND 65, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINS 0.42 ACRES, MORE OR LESS.

APN: 650-290-025

PAGE 1 OF 1

Wppool/finance/14/Mar/C of L - Kawaja 650-290-025

Doc. No. 040617-3-017

Acct. No. 508247-469202



2014-0096457
03/14/2014 03:02P
3 of 4

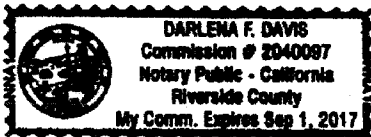
STATE OF CALIFORNIA)

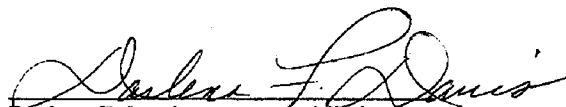
County of Riverside) ss.
)

On March 13, 2014, before me, Darlena F. Davis, Notary Public, personally appeared J. M. Barrett, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.




Darlena F. Davis, Notary Public in
and for said County and State

COMMISSION NO. 2040097

MY COMMISSION EXPIRES SEPTEMBER 1, 2017

CAPACITY CLAIMED BY SIGNER: General Manager

SIGNER IS REPRESENTING: Coachella Valley Water District



2014-0896457
03/14/2014 03:02P
4 of 4

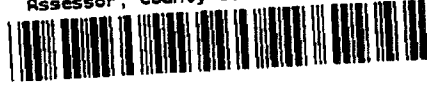
RECORDING REQUESTED BY AND MAIL TO:
(Name and mailing address, including city, state,
and Zip code, of requesting party)

AND WHEN RECORDED MAIL TO:

HUNT & HENRIQUES
ATTORNEYS AT LAW
151 BERNAL RD STE 8
SAN JOSE, CA 95119

DOC # 2011-0204599
05/09/2011 03:42P Fee:26.00
Page 1 of 3

Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder



NOTICE SENT

THIS SPACE FOR RECORDER'S USE ONLY



030
22

ABSTRACT OF JUDGMENT

(PLEASE FILL IN DOCUMENT TITLE(S) ON THIS LINE)

This page added to provide adequate space for recording information
(Additional recording fee applies)

Gov. code 27361.6

EJ-001

MAR 24 2011

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to: (408)362-2270

Michael S. Hunt, ESQ. #99804

Janalie Henriques, ESQ. #111589

151 Bernal Rd. Ste#8

San Jose, CA 95119

[X] ATTORNEY [X] JUDGMENT [] ASSIGNEE OF
FOR CREDITOR RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside

STREET ADDRESS: 4050 Main Street

MAILING ADDRESS:

CITY AND ZIP CODE: Riverside CA 92501

BRANCH NAME: Riverside Division - Limited Civil

FOR RECORDER'S USE ONLY

612064.001 XXXXXXXXXXXXX1119

PLAINTIFF: CITIBANK (SOUTH DAKOTA) N.A.

DEFENDANT: YACOUB E KAWAJA

CASE NUMBER:

RIC10023648

**ABSTRACT OF JUDGMENT-CIVIL
AND SMALL CLAIMS [] Amended**

FOR COURT USE ONLY

1. The [X] judgment creditor [] assignee of record applies for an abstract of judgment and represents the following:
- a. Judgment debtor's

[Name and last known address]
YACOUB E KAWAJA
3372 Fallenleaf Dr
Corona CA 92882-8781

b. Driver's license No.[last 4 digits] and state:

c. Social Security No.[last 4 digits]: ***--**--4071

[X] Unknown

[] Unknown

d. Summons or notice of entry of sister-state judgment was served or mailed to (name and address):

YACOUB E KAWAJA
3372 FALLENLEAF DR CORONA CA 92882-8781

2. [] Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):

CITIBANK (SOUTH DAKOTA) N.A.

C/o Hunt & Henriques

151 Bernal Rd #8, San Jose, CA 95119

Date: March 15, 2011

MICHAEL S. HUNT/JANALIE HENRIQUES

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:

\$18132.01

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): March 3, 2011

b. Renewal entered on (date):

9. [] This judgment is an installment judgment.

10. [] An [] execution [] attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. [X] not been ordered by the court.

b. [] been ordered by the court effective until

12. a. [X] I certify that this is a true and correct abstract of the judgment entered in this action.

b. [] A certified copy of the judgment is attached.

[SEAL]



This abstract issued on (date):

APR 06 2011

Clerk, by

Deputy

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 [Rev. January 1, 2008]**ABSTRACT OF JUDGMENT-CIVIL
AND SMALL CLAIMS**Page 1 of 2
Code of Civil Procedure, §§ 488.480,
674, 700.190

612064.001

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

17. Name and last known address

[]

[]

[]

[]

Driver's license No.[last 4 digits] [] Unknown
and state:

Driver's license No.[last 4 digits] [] Unknown
and state:

Social Security No.[last 4 digits]: [] Unknown
Summons was personally served at or mailed to (address):

Social Security No.[last 4 digits]: [] Unknown
Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

[]

[]

[]

[]

Driver's license No.[last 4 digits] [] Unknown
and state:

Driver's license No.[last 4 digits] [] Unknown
and state:

Social Security No.[last 4 digits]: [] Unknown
Summons was personally served at or mailed to (address):

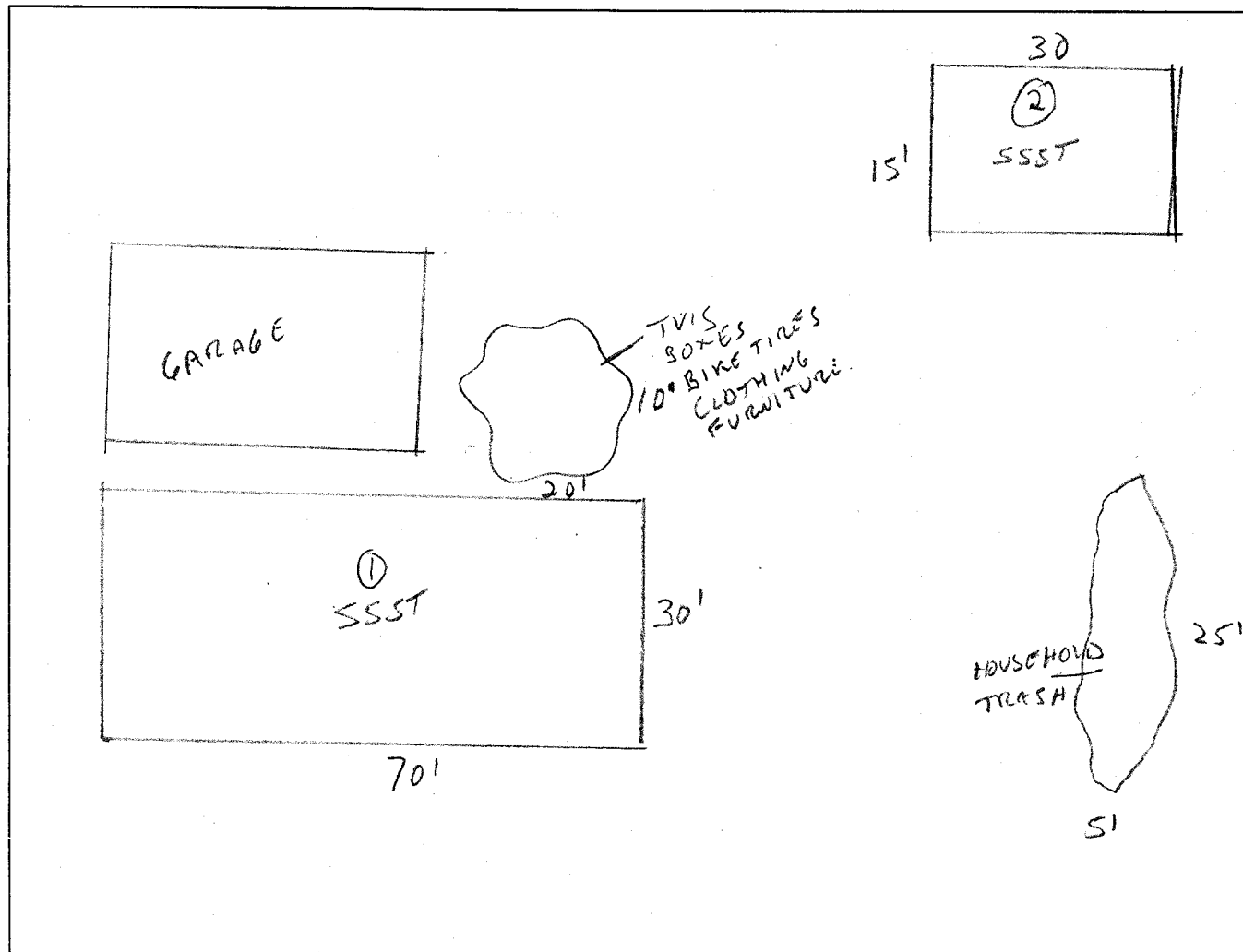
Social Security No.[last 4 digits]: [] Unknown
Summons was personally served at or mailed to (address):

20. ☐ Continued on attachment 20.

EXHIBIT “D”

SITE PLAN: Case # CV-1402173**OWNER(S):** YACOUN ELIAS KAWAJA**SITE ADDRESS:** 31897 TAYLORS RD, THOUSAND PLMS**ASSESSOR'S PARCEL:** 650-290-025**ACREAGE:** 0.42**NORTH ARROW:**

REAR PROPERTY LINE

**FRONT PROPERTY LINE:** 31897 TAYLORS RD, THOUSAND PLMS**PREPARED BY:** H. HERNANDEZ**DATE:** 6/21/14

Photographs



DWELLING



NOTICE OF DEFECTS #17 PUBLIC AND
ATTRACTIVE NUISANCE-VACANT



ACCUMULATED RUBBISH



IMG_1593.JPG



NOTICE OF DEFECTS # 16 FIRE DAMAGE



ACCUMULATED RUBBISH



ACCUMULATED RUBBISH



STORAGE SHED, NOTICE OF DEFECTS #1
FAULTY WEATHER PROTECTION-MISSING
DOOR



ACCUMULATED RUBBISH



NOTICE OF DEFECTS #16 FIRE DAMAGE



NOTICE OF DEFECTS 316 FIRE DAMAGE



SHED, NOTICE OF DEFECTS #14 GENERAL
DILAPIDATION



SHED, NOTICE OF DEFECTS # 14 GENERAL DILAPIDATION-HOLES ON THE WALLS



SHED, NOTICE OF DEFECTS #17 PUBLIC A ATTRACTIVE NUISANCE-ABANDONED



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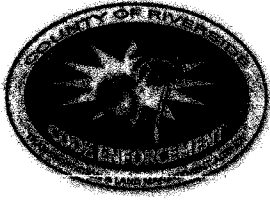


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EXHIBIT “E”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

FIELD NOTICE OF VIOLATION

June 2, 2014

Occupant
31897 TAYLORS RD
THOUSAND PLMS, CA 92276

RE CASE NO: CV1402173 at 31897 TAYLORS RD, in the community of THOUSAND PLMS, California, Assessor's Parcel Number 650-290-025

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 31897 TAYLORS RD, in the community of THOUSAND PLMS California, Assessor's Parcel Number 650-290-025, 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 June 17, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

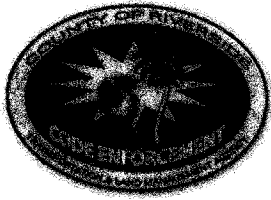
NOTICE IS HEREBY GIVEN AT AT THE CONCLUSION OF THE CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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.

Service By: ☒ Posted ☐ Property Owner ☐ Tenant
Signed: _____ Print: _____ Date: _____
(Please SIGN your name here) (Please PRINT your name here)
CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT


By: Hector Herrera, Sr. Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

FIELD NOTICE OF VIOLATION

June 2, 2014

Occupant
31897 TAYLORS RD
THOUSAND PLMS, CA 92276

RE CASE NO: CV1402173 at 31897 TAYLORS RD, in the community of THOUSAND PLMS, California, Assessor's Parcel Number 650-290-025

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 31897 TAYLORS RD, in the community of THOUSAND PLMS California, Assessor's Parcel Number 650-290-025, 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 June 17, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN AT AT THE CONCLUSION OF THE CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$129.00 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.

Service By: ☒ Posted ☐ Property Owner ☐ Tenant
Signed: _____ Print: _____ Date: _____
(Please SIGN your name here) (Please PRINT your name here)
CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT



By: Hector Herrera, Sr. Code Enforcement Officer

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY

CODE ENFORCEMENT

NOTICE OF DEFECTS

①

SUBSTANDARD BUILDING CONDITIONS: <u>STRUCTURE</u>		UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
5. <input type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
6. <input type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
7. <input type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(e)1	17920.3(b)1	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
11 <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
12 <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
13 <input type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4	
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.			
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure			
14 <input type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13	
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input 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 checked="" type="checkbox"/> Extensive fire damage.....			
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure			
17 <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....			
OBTAIN PERMIT TO: <input 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. CV1402173 Address 31897 TAYLOR RD, 100D PALMS

Date 06-2-14 Officer HERNANDEZ