

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRAMOS  
 DATE: 11/27/14

Departmental Concurrence

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



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
 November 25, 2014

**SUBJECT:** Statement of Abatement Costs [Case No. CV07-10230]  
 Subject Property: 0 Fox Road, Perris; VALENZUELA  
 APN: 322-030-005  
 District: 1/1 [\$1,600.00]

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

1. Assess the reasonable costs of abatement of a public nuisance (unpermitted mobile home) in the above-referenced matter to be **One Thousand Six Hundred Dollars and Zero Cents (US \$1,600.00)**
2. Assess the costs of abatement against the above-described subject property;
3. Authorize the recordation of a notice of abatement lien;
4. Authorize the abatement costs to be added to the tax roll as a special assessment; and
5. Authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

TRACEY TOWNER  
 Code Enforcement  
 Division Manager

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

**SOURCE OF FUNDS:**

Budget Adjustment:

For Fiscal Year:

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

APPROVE

BY:   
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione 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 9, 2014  
 xc: Co. Co./TLMA-CED

Kecia Harper-Ihem  
 Clerk of the Board

By:   
 Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

9-7

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Statement of Abatement Costs [Case No. CV07-10230]**  
**Subject Property: 0 Fox Road, Perris; VALENZUELA**  
**APN: 322-030-005**  
**District: 1/1**  
**DATE: November 25, 2014**  
**PAGE: 2 of 2**

**BACKGROUND:**  
**Summary**

Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation and Administrative Citations were issued. Subsequently, the property was brought into compliance.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

**ATTACHMENTS –**

(Exhibits A – F)

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

**FROM:** TLMA  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case No. CV07-10230]  
Subject Property: 0 Fox Road. Perris; VALENZUELA  
APN: 318-260-043  
District: 1/1

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

**Hearing Date: December 9, 2014**

FORM APPROVED COUNTY COUNSEL  
BY: *Sophia H. Choi* 11/2/14 DATE  
SOPHIA H. CHOI

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting) .....	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents .....	Exhibit B
Assessment-Roll for Tax Year 2014/2015 And Geographic Information System, 7/17/2014.....	Exhibit C
Lot Book Report and/or DataQuick.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment.....	Exhibit E
Request for Hearing.....	Exhibit F

# **EXHIBIT “A”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement  
Official

November 6, 2014

**NOTICE OF HEARING RE:  
STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties  
(See Attached Proof of Service  
and Responsible Parties List)

Subject Property: 0 Fox Road, Perris  
Case No.: CV07-10230; VALENZUELA  
APN: 322-030-005

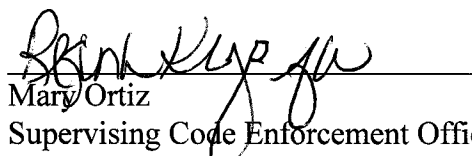
**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, December 9, 2014, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved unpermitted mobile home located on your real property commonly described as 0 Fox Road, Perris, Riverside County, California and more particularly described as Assessor's Parcel Number 322-030-005.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is One Thousand Six Hundred Dollars and Zero Cents, **(US \$1600.00)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the Department will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

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

GREG FLANNERY  
CODE ENFORCEMENT OFFICIAL

  
\_\_\_\_\_  
Mary Ortiz  
Supervising Code Enforcement Officer  
Enclosure: Statement of Abatement Costs

**PROOF OF SERVICE**

Case No. CV07-10230

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Jimenez, 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, 12<sup>th</sup> Floor, Riverside, California 92501.

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

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- **SUMMARY STATEMENT OF ABATEMENT COSTS AND STATEMENT OF ABATEMENT COSTS**
- **RESPONSIBLE PARTIES LIST**

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

**OWNERS OR INTERESTED PARTIES  
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

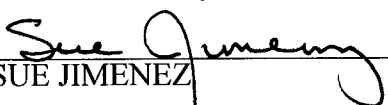
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary 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 November 6, 2014, at Riverside, California.

  
SUE JIMENEZ

# **RESPONSIBLE OR INTERESTED PARTIES LIST**

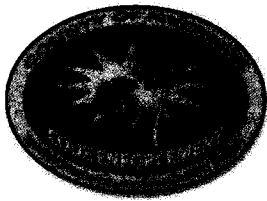
Subject Property: 0 Fox Road, Perris; Case No.: CV07-10230

APN: 322-030-005; District 1/1

THERESA O. VALENZUELA  
GILBERT G. VALENZUELA  
12840 WALTHAM STREET  
BALDWIN PARK, CA 91706

MARC MANDEL AND MILDRED MANDEL, TRUSTEES U/D/T  
DATED: NOVEMBER 14, 1988 F/B/O  
THE MANDEL FAMILY TRUST  
10445 LAKEWOOD BLVD. #104  
DOWNEY, CA 90241

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
SACRAMENTO, CA 95812-2952



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

November 7, 2014

RE CASE NO: CV0710230

I, Sara Cervantes, **hereby declare:**

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
4080 Lemon Street, 12th Floor  
Riverside, California 92501  
Mail Stop #1012.

That on 11/07/2014 at 10:32 am, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

**Property Address:** 0 FOX RD, Perris

**Assessor's Parcel Number:** 322-030-005

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

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

CODE ENFORCEMENT DEPARTMENT

  
By: Sara Cervantes, Code Enforcement Officer



# **EXHIBIT “B”**



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

INVOICE REPRINTED

On: 5/9/2013

Date: [Signature]

By: [Signature]

Name: \_\_\_\_\_  
Date: 5/9/2013

Property Reference/Mailing Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WATHAM ST BALDWIN PARK, CA 91706

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
	CV0710230-		
08/10/2011	PMT #CDBG FY12Q1. 203454	-10.90	-10.90
09/13/2011	PMT #CDBG FY12Q1. 203454	-21.80	-32.70
10/18/2011	PMT #CDBG FY12Q2. 204199	-12.90	-45.60
11/15/2011	PMT #CDBG FY12Q2. 203454	-32.70	-78.30
01/18/2012	PMT #CDBG FY12Q3. 203454	-32.70	-111.00
04/27/2012	PMT #CDBG FY12Q4. 205889	-87.20	-198.20
01/14/2013	INV #105702.	1,019.50	821.30
05/09/2013	CREDMEM #1026. Costs recovery reduced to \$1,600.00 as agreed and approved by management, wherein CV0710230 total costs of \$821.30 is credited	-821.30	0.00
	CV0710230:A36198-		
03/03/2011	INV #A36198. A36198	500.00	500.00
	CV0710230:A36444-		
10/27/2010	INV #A36444. A36444	200.00	700.00
	CV0710230:A43523-		
04/11/2011	INV #A43523. A43523	500.00	1,200.00
05/09/2013	CREDMEM #1027. A43523 - citation penalty amount reduced from \$500.00 to \$100.00. Issued Credit Memo to write-off \$400.00 per management	-400.00	800.00
	CV0710230:A45955-		
04/27/2012	INV #A45955. A45955	100.00	900.00
	CV0710230:A45980-		
06/26/2012	INV #A45980. A45980	200.00	1,100.00
		<b>Total Now Due</b>	<b>\$1,600.00</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

[Signature]



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

INVOICE REPRINTED

On: 5/9/2013  
Date: [Signature]  
By: [Signature]  
Name: \_\_\_\_\_

Date: 5/9/2013

Property Reference/Mailing Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WATHAM ST BALDWIN PARK, CA 91706

## Summary Statement of Abatement Costs

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

Date	Invoice Number & Amount	Amount	Balance
08/06/2012	CV0710230:A49286- INV #A49286. A49286	500.00	1,600.00
		<b>Total Now Due</b>	<b>\$1,600.00</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

[Signature]  
Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

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

INVOICE REPRINTED

On: 5/9/2013  
Date  
By: [Signature]  
Name



## Statement of Abatement Costs

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WATHAM ST  
BALDWIN PARK, CA 91706

Date	Invoice #
1/14/2013	105702

Case Number	District	Class
CV0710230	1	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

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

Date	Item	Description	Hours/Qty	Rate	Amount
10/27/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/3/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/19/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/27/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/10/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/30/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/18/2011	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
11/15/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/18/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/27/2012	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
6/26/2012	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
6/27/2012	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
8/6/2012	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
8/7/2012	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
8/13/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/14/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/27/2012	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/28/2012	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/5/2012	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/6/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/17/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/14/2013	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			739.90
1/14/2013	Prepare Case for SOAC H... Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing		125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**Subtotal**

**Payments/Credits**

**Total**

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

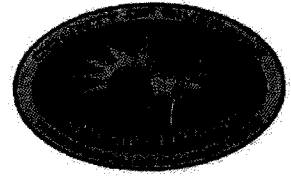
[Signature]

Code Enforcement Department

**County of Riverside**  
**Code Enforcement Department**  
P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680

INVOICE REPRINTED

On: 5/9/2013  
Date  
By: [Signature]  
Name



## Statement of Abatement Costs

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WATHIAM ST  
BALDWIN PARK, CA 91706

Date	Invoice #
1/14/2013	105702

Case Number	District	Class
CV0710230	I	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

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

Date	Item	Description	Hours/Qty	Rate	Amount
6/1/2011	Lot/Title Report	Lot/Title Report	1	65.00	65.00
1/14/2013	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			84.30

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	\$1,019.50
<b>Payments/Credits</b>	\$-198.20
<b>Total</b>	\$821.30

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

[Signature]

Code Enforcement Department

# Credit Memo

Date	Credit No.
5/9/2013	1026

<b>Customer</b>
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WATHAM ST BALDWIN PARK, CA 91706

P.O. No.	Project
	CV0710230

Description	Qty	Rate	Amount
Write-off Labor Charges - Officer Time		476.70	-476.70
Write-off Admin Fees: Prepare Summary of Abatement Costs		65.00	-65.00
Write-off Admin Fees: County Counsel Prepare Case for Statement of Abatement Costs Hearing		125.55	-125.55
Write-off Admin Fees: County Counsel Attend Statement of Abatement Costs Hearing		69.75	-69.75
Write-off Vendor Costs: Lot/Title Report		65.00	-65.00
Write-off Admin Fees: DataQuick Property Finder Reports and Transaction Report		19.30	-19.30
		<b>Total</b>	\$-821.30
		<b>Invoices</b>	\$821.30
		<b>Balance Credit</b>	\$0.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013  
By: [Signature]  
Date: \_\_\_\_\_  
Name: \_\_\_\_\_

## Administrative Citation

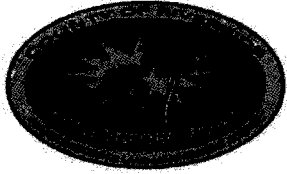
322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
3/3/2011	1/14/2013

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Citation Number	District	Class
A36198	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A36198	1	500.00	500.00
			<b>Subtotal</b>	\$500.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$500.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013  
Date: [Signature]  
By: [Signature]  
Name:

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
4/11/2011	1/14/2013

Citation Number	District	Class
A43523	1	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A43523	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$-400.00
<b>Total</b>	\$100.00





# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013  
Date: [Signature]  
By: [Signature]  
Name: \_\_\_\_\_

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

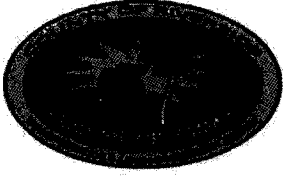
Citation Issue Date	Billing Date
10/27/2010	1/14/2013

<b>Property Address</b>
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Citation Number	District	Class
A36444	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A36444	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013  
Date: [Signature]  
By: [Signature]  
Name: \_\_\_\_\_

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

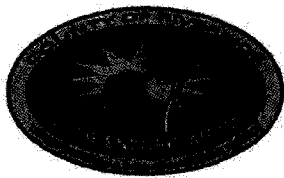
Citation Issue Date	Billing Date
10/27/2010	1/14/2013

<b>Property Address</b>
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Citation Number	District	Class
A36444	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A36444	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013

Date: [Signature]

By: [Signature]

Name

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
4/11/2011	1/14/2013

**Property Address**

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
1 PARCEL N/of (21070 FOX ROAD)  
PERRIS, CA

Citation Number	District	Class
A43523	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A43523	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$-400.00
<b>Total</b>	\$100.00

# Credit Memo

Date	Credit No.
5/9/2013	1027

Customer
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK, CA 91706

P.O. No.	Project
	A43523

Description	Qty	Rate	Amount
Write-off Penalty Amount for Admin Cite A43523  Citation penalty amount reduced from \$500.00 to \$100.00 per management		400.00	-400.00

<b>Total</b>	\$-400.00
<b>Invoices</b>	\$400.00
<b>Balance Credit</b>	\$0.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013  
Date: \_\_\_\_\_  
By: [Signature]  
Name: \_\_\_\_\_

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
4/27/2012	1/14/2013

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Citation Number	District	Class
A45955	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A45955 -- CV0710230	1	100.00	100.00
			<b>Subtotal</b>	\$100.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$100.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013  
Date  
By: [Signature]  
Name

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

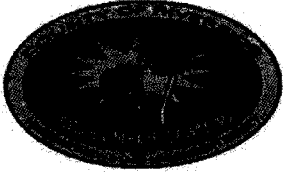
Citation Issue Date	Billing Date
6/26/2012	1/14/2013

Citation Number	District	Class
A45980	1	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A45980--CV0710230	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

INVOICE REPRINTED

On: 5/9/2013  
Date: [Signature]  
By: [Signature]  
Name: \_\_\_\_\_

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
8/6/2012	1/14/2013

Citation Number	District	Class
A49286	1	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A49286--CV0710230	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$500.00

# **EXHIBIT “C”**

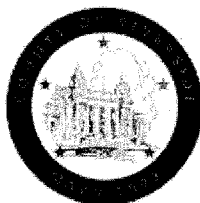


Assessment Roll For the 2014-2015 Tax Year as of January 1,2014

Assessment #322030005-1		Parcel # 322030005-1	
<b>Assessee:</b>	VALENZUELA THERESA O	<b>Land</b>	34,021
<b>Assessee:</b>	VALENZUELA GILBERT G	<b>Full Value</b>	34,021
<b>Mail Address:</b>	12840 WALTHAM ST	<b>Total Net</b>	34,021
<b>City, State Zip:</b>	BALDWIN PARK CA 91706		
<b>Real Property Use Code:</b>	YY		
<b>Base Year</b>	2003		
<b>Conveyance Number:</b>	0747150		
<b>Conveyance (mm/yy):</b>	12/2002		
<b>PUI:</b>	Y040000		
<b>TRA:</b>	98-001		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 30 RS 034/089		

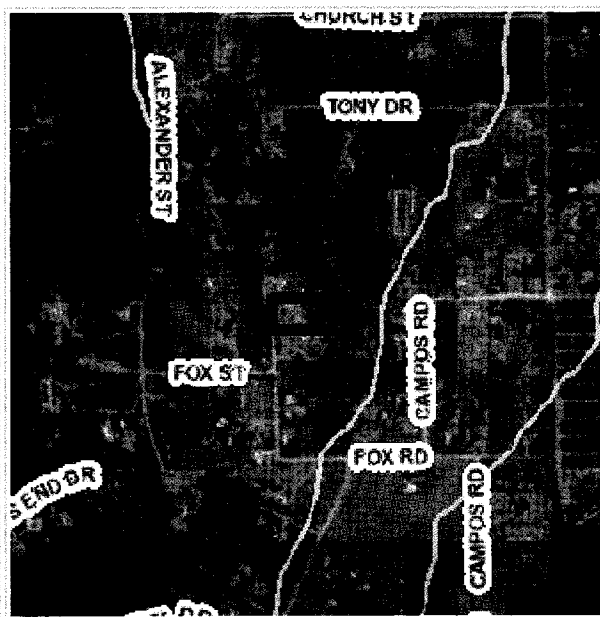
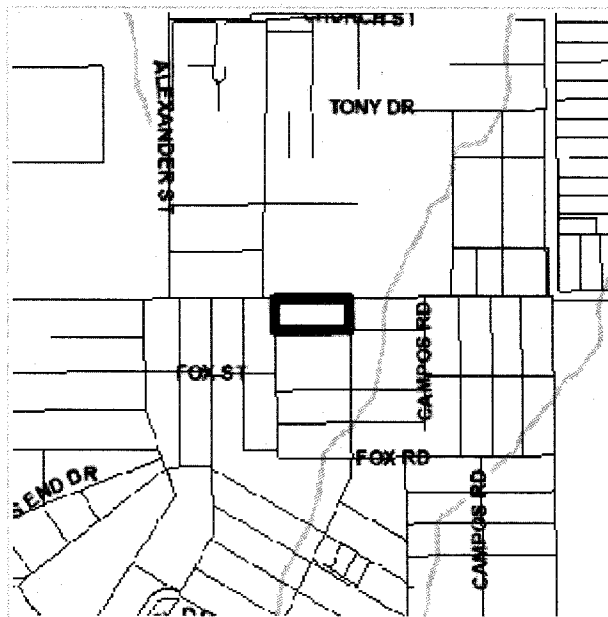
[View Parcel Map](#)





**Riverside County Parcel Report**  
**APN 322-030-005**  
 Disclaimer

Report Date: Thursday, July 17, 2014



<b>APN</b>	322-030-005-1	<b>Supervisorial District 2011</b>	KEVIN JEFFRIES, DISTRICT 1
		<b>Supervisorial District 2001</b>	BOB BUSTER, DISTRICT 1
<b>Previous APN</b>	000000000	<b>Township/Range</b>	T4SR4W SEC 21
<b>Owner Name</b>	THERESA O VALENZUELA GILBERT G VALENZUELA	<b>Elevation Range</b>	1,888 - 1,932
<b>Address</b>	No address available	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 776 GRID: G6 PAGE: 776 GRID: H6
<b>Mailing Address</b>	12840 WALTHAM ST BALDWIN PARK CA, CA 91706	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <u>RS 34/89</u> Subdivision Name: Lot/Parcel: 30 Block: Not Available Tract Number: Not Available	<b>City Boundary/Sphere</b>	Not within a City Boundary City Sphere: PERRIS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 2.68 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF

			THE MARCH JOINT POWERS AUTHORITY
<b>Property Characteristics</b>	No Property Description Available	<b>County Service Area</b>	In or partially within MEAD VALLEY #117 Street Lighting
<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	RR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	Not in a Redevelopment Area
<b>Area Plan (RCIP)</b>	Mead Valley	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	None	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b>Zoning Classifications (ORD. 348)</b>	Zoning: W-2-M-1/2 CZNumber: 5086	<b>Zoning Districts and Zoning Areas</b>	MEAD VALLEY, DIST
<b>Zoning Overlays</b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	MEAD VALLEY(MAC)
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	D
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Not in a Conservation Area	<b>WRMSHCP Cell Number</b>	2635
<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None
<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation</b>	None	<b>Vegetation (2005)</b>	Agricultural Land Coastal Sage Scrub

<b>Plan) Plan Area</b>			
<b>High Fire Area (Ord. 787)</b>	Y	<b>Fire Responsibility Area</b>	STATE RESPONSIBILITY AREA
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBD (Road &amp; Bridge Benefit District)</b>	Not in a District
<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</b>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<b>DIF (Development Impact Fee Area Ord. 659)</b>	MEAD VALLEY
<b>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST	<b>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</b>	In or partially within an SKR Fee Area
<b>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</b>	NOT WITHIN THE EASTERN TUMF FEE AREA	<b>DA (Development Agreements)</b>	Not in a Development Agreement Area
<b>Circulation Element Ultimate Right-of-Way</b>	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.	<b>Road Book Page</b>	61
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b>	Not in a CETAP Corridor
<b>Flood Plan Review</b>	Not Required	<b>Watershed</b>	SANTA ANA RIVER
<b>Water District</b>	EMWD	<b>California Water Board</b>	None

<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
<b>Faults</b>	Not within a 1/2 mile of a Fault		
<b>Liquefaction Potential</b>	No potential for Liquefaction exists		
<b>Subsidence</b>	Not in Subsidence Area		
<b>School District</b>	VAL VERDE UNIFIED	<b>Tax Rate Areas</b>	098001 COUNTY FREE LIBRARY COUNTY SERVICES AREA 117 COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 EASTERN MUNICIPAL WATER FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE METRO WATER EAST 1301999 PERRIS AREA ELEM SCHOOL FUND PERRIS JR HIGH AREA FUND PERRIS VALLEY CEMETERY RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION RIVERSIDE CITY COMMUNITY COLLEGE SAN JACINTO BASIN RESOURCE CONS VAL VERDE UNIF WATER
<b>Communities</b>	Mead Valley		
<b>Lighting (Ord. 655)</b>	Zone B, 40.38 Miles From Mt. Palomar Observatory		
<b>2010 Census Tract</b>	042903		
<b>Farmland</b>	LOCAL IMPORTANCE OTHER LANDS		
<b>Special Notes</b>	No Special Notes		

**Building Permits**

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

**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
CV1204415	ABATEMENT	OPEN
CV1204416	VEHICLE ABATEMENT	OPEN

# **EXHIBIT “D”**



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

## Lot Book Report

Order Number: **31893**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV07-10230/Michelle Cervantes

IN RE: VALENZUELA, THERESA O.

Order Date: 7/17/2014

Dated as of: 7/7/2014

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 322-030-005-1

**Assessments:**

Land Value:	\$33,868.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$33,868.00

## Tax Information

Property Taxes for the Fiscal Year	2013-2014
Total Annual Tax	\$421.08
Status: Paid through	06/30/2014

## Property Vesting

The last recorded document transferring title of said property

Dated Grant Deed

Recorded 11/06/2002





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

Order Number: 31893  
Reference: CV07-10230/Mich

---

Document No.	2002-747150
D.T.T.	\$31.90
Grantor	Marc Mandel and Mildred Mandel, Trustees U/D/T Dated: November 14, 1988, F/B/O The Mandel Family Trust
Grantee	Theresa O. Valenzuela and Gilbert G. Valenzuela, wife and husband as joint tenants

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/26/2002
Recorded	12/13/2002
Document No.	2002-747151
Amount	\$24,000.00
Trustor	Theresa O. Valenzuela and Gilbert G. Valenzuela, wife and husband as joint tenants
Trustee	First American Title Insurance Company, a California Corporation
Beneficiary	Marc Mandel and Mildred Mandel, Trustees U/D/T Dated: November 14, 1988 F/B/O The Mandel Family Trust

## Additional Information

A Notice of Lien Recorded	01/17/2013
Document No.	2013-0028496
Amount	\$400.00
Owner	Theresa O Valenzuela; Gilbert G Valenzuela
Claimant	County of Riverside Department of Code Enforcement
A Notice of State Tax Lien Recorded	02/27/2009
Document No.	2009-0095179
Amount	\$4,026.46
Account No.	1216802770
Certificate No.	09049308429



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

Order Number: 31893  
Reference: CV07-10230/Mich

---

Debtor	Gilbert Valenzuela Jr
Creditor: State of California,	Franchise Tax Board
Abstract of Support Judgment Filed in the	Superior Court of California, County of Riverside - Hemet Court
Case No.	HEK001601
Recorded	09/01/2009
Document No.	2009-0457075
Debtor	Terri Valenzuela
Creditor	Riverside County Department of Child Support Services
A Bankruptcy filed by	Theresa Valenzuela
Social Security Number(s)	None Shown
Date filed	03/17/2005
Case No.	12450

### Legal Description

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

PARCEL 30 OF RECORD OF SURVEY, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 34, PAGES 89, 90, 91, AND 92 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**STEWART TITLE-Riverside**  
RECORDING REQUESTED BY

**DOC # 2002-747150**

12/13/2002 08:00A Fee:37.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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

Name  
Street Address  
City  
State  
Zip

Theresa O. Valenzuela & Gilbert G. Valenzuela  
12840 Waltham Street  
Baldwin Park, Ca. 91706

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC.
A	R	L							

L 19712-105

ORDER NO. 507214617  
ESCROW NO. 50511-MF

TRA? 008 GRANT DEED  
TAX PARCEL NO. 322-030-005

The undersigned declares that the documentary transfer tax is \$31.90 and is 37  
 computed on the full value of the interest of the property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in \_\_\_\_\_  
unincorporated area  city Perris and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Marc Mandel and Mildred Mandel, Trustees U/D/T Dated: November 14, 1988, F/B/O The Mandel Family Trust  
hereby GRANT(S) to  
Theresa O. Valenzuela and Gilbert G. Valenzuela, wife and husband as Joint Tenants

The following described real property in the City of Perris, County of Riverside, State of California:

Parcel 30 of record of survey, on file in book 34, pages 89, 90, 91 and 92 of records of survey, in the office of the recorder of Riverside County, California.

Dated 11/06/2002

STATE OF CALIFORNIA, )  
COUNTY OF LOS ANGELES )

On Dec 02 2002, before me,

Carlos Alberto Rios, Notary Public

(insert name/title of the officer), personally appeared

MARC MANDEL, Mildred Mandel

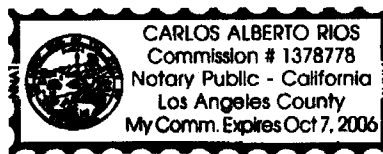
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

WITNESS my hand and official seal.

Signature

Marc Mandel  
Marc Mandel, Trustee

Mildred Mandel  
Mildred Mandel, Trustee



(Notary Seal)

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

Theresa O. Valenzuela & Gilbert G. Valenzuela

12840 Waltham Street

Baldwin Park, Ca. 91706

Name

Street Address

City & State

STEWART TITLE-Riverside

ORDER NO.: 507214617  
ESCROW NO.: 50511-MF  
LOAN NO.:

WHEN RECORDED MAIL TO:

Marc Mandel and Mildred Mandel, Trustees  
10445 Lakewood Blvd. #104  
Downey, Ca. 90241

DOC # 2002-747151

12/13/2002 08:00A Fee:15.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		3		1				
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

DEED OF TRUST

(SHORT FORM)

This Deed of Trust, made this 26th day of November, 2002, between Theresa O. Valenzuela and Gilbert G. Valenzuela, wife and husband as Joint Tenants, herein called TRUSTOR whose address is, City of Perris APN # 322-030-005 (number and street) (city) (state) (zip)

First American Title Insurance Company, a California Corporation, herein called TRUSTEE, and Marc Mandel and Mildred Mandel, Trustees U/D/T Dated: November 14, 1988, F/B/O The Mandel Family Trust, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of APN # of Riverside County, California, described as:

Parcel 30 of record of survey, on file in book 34, pages 89, 90, 91 and 92 of records of survey, in the office of the recorder of Riverside County, California.

For the Purpose of Securing: 1. Payment of the sum of \$24,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of 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 hereon 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: 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 August 18, 1964 in the office of the county recorder of said County where said property is located, noted below, viz.:

COUNTY: Riverside

BOOK: 3778

PAGE: 347

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 page 2 hereof) are by the within referenced 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.

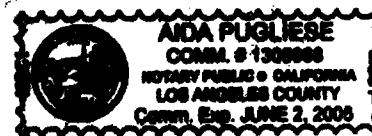
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA, )  
COUNTY OF Los Angeles, )  
On 12-2-02 Theresa O. Valenzuela, before me,  
Gilbert G. Valenzuela  
(insert name/title of the officer), personally appeared

Signature of Trustor  
Theresa O. Valenzuela  
Gilbert G. Valenzuela

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

Signature Aida Pugliese



(This area for official notarial seal)

IF THE TRUSTOR SELLS, CONVEYS OR ALIENATES THE SAID PROPERTY, OR ANY PART THEREOF, OR ANY INTEREST THEREIN, ANY INDEBTEDNESS OR OBLIGATION SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATES EXPRESSED THEREIN, AT THE OPTION OF THE HOLDER HEREOF, AND WITHOUT DEMAND OR NOTICE, SHALL IMMEDIATELY BECOME DUE AND PAYABLE.

Signature of Trustor

*Theresa O. Valenzuela*

Theresa O. Valenzuela

*Gilbert G. Valenzuela*

Gilbert G. Valenzuela



2002-747151  
12/13/2002 08:00A  
2 of 3

**DEED OF TRUST with POWER OF SALE**

**First American Title Insurance Company, TRUSTEE**

Page 2

**DO NOT RECORD**

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 encumbrances, 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 encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

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

B. It is mutually agreed:

- (1) That any award of damages in connection with any condemnation for public use or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the 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 therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (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."
- (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 any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

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

- (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, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular 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 a party unless brought by Trustee.

**DO NOT RECORD**

**REQUEST FOR FULL RECONVEYANCE**

TO First American Title Insurance Company, TRUSTEE:

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness 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 said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated: \_\_\_\_\_

Please mail Deed of Trust, Note and Reconveyance to: \_\_\_\_\_

*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.*

**DEED OF TRUST with POWER OF SALE**

**First American Title Insurance Company, TRUSTEE**



2662-747151  
12/13/2002 08:06A  
3 of 3

County of Riverside  
 Code Enforcement: Administration  
 4080 Lemon St., 12<sup>th</sup> floor  
 Riverside, CA. 92501  
 ATTN: Liens / Releases Dept.

When recorded please mail to:  
 Mail Stop# 1012

DOC # 2013-0028496

01/17/2013 04:14P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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**NOTICE OF LIEN**

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

**APN:** 322-030-005  
**OWNER OF RECORD:** THERESA O VALENZUELA; GILBERT G VALENZUELA  
**SITUS ADDRESS:** 1 Parcel N/of (21070 Fox Road)  
**LEGAL DESCRIPTION:** 2.68 ACRES M/L IN PAR 30 RS 034/089

Case No.	Violation Description	Ordinance No. (RCC Code)
CV07-10229	Excessive outside storage	348 (RCC Title 17)

Pursuant to the Ordinance Nos. listed above and ordinance 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, proceedings have been completed based upon the noncompliance of the subject property with respect to the removal of violations described above; and that the abatement costs incurred by the County, including, but not limited to actual abatement costs, administrative costs and related fines and penalties have become a lien on said property.

The actions taken to abate the subject condition were as follows: Multiple site visits were conducted and Administrative Citations were issued regarding the violation. Subsequently, the property was brought into compliance..

On **September 25, 2012**, the Board of Supervisors conducted a hearing and determined the reasonable costs of abatement to be **\$400.00**. The Board of Supervisors also ordered that a lien be imposed on the above-described real property for the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE  
 DEPARTMENT OF CODE ENFORCEMENT

By:   
 Hector Viray  
 Code Enforcement Administration

**ACKNOWLEDGMENT**

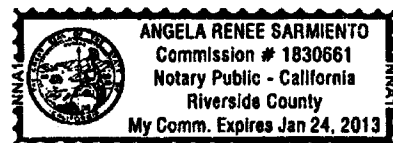
State of California )  
 County of Riverside ) SS.

On 1-17-13 before me, Angela Renee Sarmiento, 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.

Signature (Seal of Notary)





Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952

DOC # 2009-0095179

02/27/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF STATE TAX LIEN

002 **M**  
062

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 09049308429

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : GILBERT VALENZUELA JR

FTB Account Number : 1216802770

Social Security Number(s) : XXX-XX-1585

Last Known Address : 30370 SAN JACINTO ST  
: HEMET CA 92543-9643

For Taxable Years : 2006

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$2,663.00	\$665.75	\$497.71	\$200.00	\$0.00	\$0.00	\$4,026.46

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 02/23/09

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By: *William S. Jones*

\*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 03-2008)

DOC # 2009-0457075

09/01/2009 08:00A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



## PUBLIC RECORD

**RECORDING REQUESTED BY**

RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES

COUNTY CODE: 0606501



**WHEN RECORDED MAIL TO**

RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES

1370 S STATE ST STE A

SAN JACINTO CA 92583-4922

**DOCUMENT TITLE**

**NOTICE OF SUPPORT JUDGMENT**

NOTICE OF SUPPORT JUDGMENT  
OCBS 0239 (09/01/05)

**ABSTRACT OF SUPPORT JUDGMENT**  
(Code of Civil Procedure, §§674, 697.320, 760.100, Family Code § 4506)

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY  
DEPARTMENT OF CHILD SUPPORT SERVICES  
Page 1 of 2

SJ2ENFCSS

<b>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):</b> <input checked="" type="checkbox"/> Recording requested by and return to: <b>JAMES P. FULLMER, CHIEF DEPUTY CHILD SUPPORT ATT</b> RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES 1370 S STATE ST STE A SAN JACINTO CA 92583-4922 20000000195022 TELEPHONE NO. (866) 901-3212 <input type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD	<b>FOR RECORDER'S USE ONLY</b>
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE</b> STREET ADDRESS: 880 N STATE ST MAILING ADDRESS: 880 N STATE ST CITY AND ZIP CODE: HEMET 92543-1459 BRANCH NAME: HEMET COURT	
PETITIONER/PLAINTIFF: COUNTY OF RIVERSIDE RESPONDENT/DEFENDANT: TERRI VALENZUELA	
<b>ABSTRACT OF SUPPORT JUDGMENT</b>	

CASE NUMBER: HEK001601

1. The  judgment creditor  assignee of record applies for an abstract of a support judgment and represents the following:

a. Judgment debtor's Name and last known address

TERRI VALENZUELA  
 255 N VICTORIA AVE  
 SAN JACINTO CA 92583-3924

b. Driver's license No. and state: C3746990 CALIFORNIA  unknown

c. Social Security number: ██████████6387  unknown

d. Birthdate: 06/20/1965  unknown

**FOR COURT USE ONLY**

(This document is a notice under Family Code Section 4506. Court stamp not required.)

Any electronic signature affixed below has been officially adopted by the requesting governmental agency.

Date: 08/21/2009  
 JAMES P. FULLMER  
 (TYPE OR PRINT NAME)

  
 (SIGNATURE OF APPLICANT OR ATTORNEY)

<p>2. I CERTIFY that the judgment entered in this action contains an order for payment of spousal, family, or child support.</p> <p>3. Judgment creditor (name):          RIVERSIDE County Department of Child Support Services whose address appears on this form above the court's name.</p> <p>4. <input checked="" type="checkbox"/> The support is ordered to be paid to the following county officer (name and address):          RIVERSIDE County Department of Child Support Services          PO BOX 989067          WEST SACRAMENTO CA 95798-9067</p>	<p>5. Judgment debtor (full name as it appears in judgment):          TERRI VALENZUELA</p> <p>6. a. A judgment was entered on (date): 09/29/2008          b. Renewal was entered on (date):          c. Renewal was entered on (date):</p> <p>7. <input type="checkbox"/> An execution lien is endorsed on the judgment as follows:          a. Amount: \$          b. in favor of (name and address):</p> <p>8. A stay of enforcement has          a. <input checked="" type="checkbox"/> not been ordered by the court.          b. <input type="checkbox"/> been ordered by the court effective until (date):</p> <p>9. <input type="checkbox"/> This is an installment judgment.</p>
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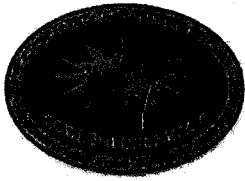
[Seal]

This document is a notice under Family Code Section 4506. No court seal required.

This abstract issued on (date): No date required under FC § 4506

This document is a notice under Family Code section 4506.  
 Clerk, by \_\_\_\_\_ Deputy

# **EXHIBIT “E”**



# County of Riverside Code Enforcement Department

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

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

January 31, 2013

THERESA O VALENZUELA / GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Subject Property: 0 FOX RD, Perris  
Case No(s): CV07-10230  
APN No(s): 322-030-005

Dear Theresa O Valenzuela / Gilbert G Valenzuela:

**NOTICE IS HEREBY GIVEN** that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Unpermitted Mobile Home located on your real property commonly described as 0 FOX RD, Perris, and more particularly described as Assessor's Parcel Number 322-030-005.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Two Thousand Eight Hundred Twenty One Dollars and Thirty Cents (\$2,821.30)**.

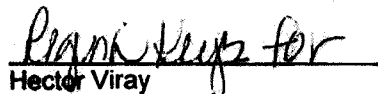
**You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.**

**YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER.** You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

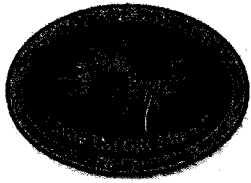
In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact Senior Officer Regina Keyes at (951) 955-2004.

Code Enforcement Department



Hector Viray  
Supervising Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

TERESA O VALENZUELA / GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Subject Property: 0 FOX RD, Perris  
Case No(s): CV07-10230  
APN No(s): 322-030-005

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

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

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

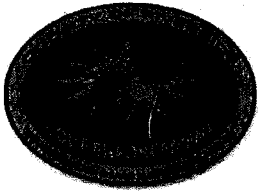
Return Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

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

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

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

**IMPORTANT**  
Keep a copy of this form and mail the original to:  
Riverside County Code Enforcement Department  
P.O. BOX 1469  
Riverside, CA 92502-1469



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**RESPONSIBLE PARTIES**

January 31, 2013

THERESA O VALENZUELA / GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

MARC MANDEL AND MILDRED MANDEL, TRUSTEES  
10445 LAKEWOOD BLVD., #104  
DOWNEY, CA 90241



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

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

Date: 1/14/2013

Property Reference/Mailing Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 12840 WALTHAM ST BALDWIN PARK, CA 91706

## Summary Statement of Abatement Costs

<b>You are liable to the County for the following abatement costs:</b>			
Date	Invoice Number & Amount	Amount	Balance
01/14/2013	CV0710230- INV #105702. Orig. Amount \$1,019.50.	821.30	821.30
03/03/2011	CV0710230:A36198- INV #A36198. Orig. Amount \$500.00. A36198	500.00	1,321.30
10/27/2010	CV0710230:A36444- INV #A36444. Orig. Amount \$200.00. A36444	200.00	1,521.30
04/11/2011	CV0710230:A43523- INV #A43523. Orig. Amount \$500.00. A43523	500.00	2,021.30
04/27/2012	CV0710230:A45955- INV #A45955. Orig. Amount \$100.00. A45955	100.00	2,121.30
06/26/2012	CV0710230:A45980- INV #A45980. Orig. Amount \$200.00. A45980	200.00	2,321.30
08/06/2012	CV0710230:A49286- INV #A49286. Orig. Amount \$500.00. A49286	500.00	2,821.30
<b>Total Now Due</b>			<b>\$2,821.30</b>

**The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.**

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

**Code Enforcement Department**



**County of Riverside  
Code Enforcement Department**

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



## Statement of Abatement Costs

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Date	Invoice #
1/14/2013	105702

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Case Number	District	Class
CV0710230	1	SOAC

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

Date	Item	Description	Hours/Qty	Rate	Amount
10/27/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/3/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
4/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/19/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/27/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/10/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/30/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/18/2011	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
11/15/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/18/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/27/2012	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
6/26/2012	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
6/27/2012	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
8/6/2012	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
8/7/2012	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
8/13/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/14/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/27/2012	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
8/28/2012	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/5/2012	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/6/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/17/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/14/2013	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			739.90
1/14/2013	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
<b>Subtotal</b>					
<b>Payments/Credits</b>					
<b>Total Now Due</b>					

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

**County of Riverside  
Code Enforcement Department**

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



# Statement of Abatement Costs

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Date	Invoice #
1/14/2013	105702

<b>Property Address</b>
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Case Number	District	Class
CV0710230	1	SOAC

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

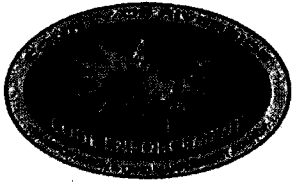
Date	Item	Description	Hours/Qty	Rate	Amount
6/1/2011 1/14/2013	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing Subtotal County Counsel Costs		69.75	69.75 195.30
	Lot/Title Report DataQuick	Lot/Title Report Property Finder Reports & Transaction Report Subtotal Contractor Costs	1	65.00 19.30	65.00 19.30 84.30

<b>Subtotal</b>	<b>\$1,019.50</b>
<b>Payments/Credits</b>	<b>\$-198.20</b>
<b>Total Now Due</b>	<b>\$821.30</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

  
Code Enforcement Department



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
3/3/2011	1/14/2013

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Citation Number	District	Class
A36198	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A36198	1	500.00	500.00
			<b>Subtotal</b>	<b>\$500.00</b>
			<b>Payments/Credits</b>	<b>\$0.00</b>
			<b>Total</b>	<b>\$500.00</b>



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
10/27/2010	1/14/2013

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Citation Number	District	Class
A36444	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A36444	1	200.00	200.00

<b>Subtotal</b>	<b>\$200.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$200.00</b>



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

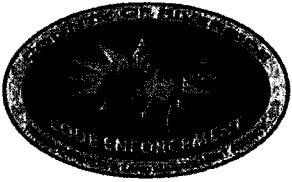
Citation Issue Date	Billing Date
4/11/2011	1/14/2013

Citation Number	District	Class
A43523	1	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0710230:A43523	1	500.00	500.00

<b>Subtotal</b>	<b>\$500.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$500.00</b>



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
4/27/2012	1/14/2013

Citation Number	District	Class
A45955	1	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A45955 -- CV0710230	1	100.00	100.00
			<b>Subtotal</b>	<b>\$100.00</b>

<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$100.00</b>



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

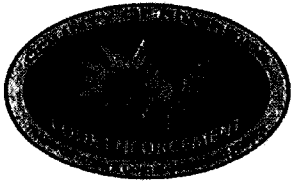
Citation Issue Date	Billing Date
6/26/2012	1/14/2013

Citation Number	District	Class
A45980	1	SOAC

Property Address
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A45980--CV0710230	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rectlma.org

## Administrative Citation

322030005  
THERESA O VALENZUELA  
GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Citation Issue Date	Billing Date
8/6/2012	1/14/2013

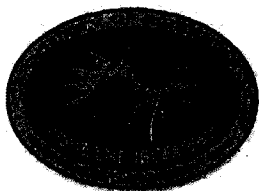
<b>Property Address</b>
322030005 THERESA O VALENZUELA GILBERT G VALENZUELA 1 PARCEL N/of (21070 FOX ROAD) PERRIS, CA

Citation Number	District	Class
A49286	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A49286--CV0710230	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$500.00





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV0710230

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on January 31, 2013, I served the following documents(s):

**Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment  
Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment**

**Invoices**

**Notice List**

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

THERESA O VALENZUELA / GILBERT G VALENZUELA 12840 WALTHAM ST, BALDWIN PARK, CA 91706  
MARC MANDEL AND MILDRED MANDEL, TRUSTEES 10445 LAKEWOOD BLVD., #104 DOWNEY, CA 90241

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 January 31, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines  
By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

February 8, 2013

RE CASE NO: CV0710230

I, Samantha Phillips, hereby declare:

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

That on 02/08/2013 at 09:20am, I securely and conspicuously posted Demand for Payment Statement of Abatement Costs Notice of Special Special Tax Assessment at the property described as:


**Property Address:** 0 FOX RD, Perris

**Assessor's Parcel Number:** 322-030-005

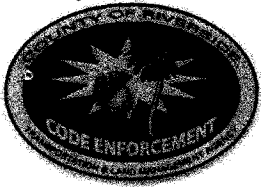
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on February 8, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Samantha Phillips, Code Enforcement Officer

# **EXHIBIT “F”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

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

THERESA O VALENZUELA / GILBERT G VALENZUELA  
12840 WALTHAM ST  
BALDWIN PARK, CA 91706

Subject Property: 0 FOX RD, Perris  
Case No(s): CV07-10230  
APN No(s): 322-030-005

I, THERESA O. VALENZUELA hereby request a public hearing before the Board of  
Supervisors (Please PRINT your name here)

regarding case number(s) CV07-10230 = CV07-10230

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

Return Mailing Address: 12840 WALTHAM ST  
BALDWIN PARK CA 91706

Signed: Theresa Ortiz Valenzuela Date: Feb. 5, 2013  
(Please SIGN your name here)

Print: THERESA ORTIZ VALENZUELA  
(Please PRINT your name here)

You may contact me at the following daytime phone number: 626 589-5944

**IMPORTANT**  
Keep a copy of this form and mail the original to:  
Riverside County Code Enforcement Department  
P.O. BOX 1469  
Riverside, CA 92502-1469

'13 FEB 13 RCVD