

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 11/13/15

Departmental Concurrence

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

804B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 January 13, 2015

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
 Case No: CV12-00105 [PLACENCIA / GRANADOS]
 Subject Property: 23121 Lopez Street; APN: 326-150-004
 District: 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excess outside storage of materials and accumulation of rubbish on the real property described as 23121 Lopez Street, Perris, Riverside County, California, APN: 326-150-004 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Rodolfo Placencia and Rosalina Granados, the owners of the subject real property, be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

[Signature]
 GREG FLANNERY
 Code Enforcement Official

(Continued)

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

SOURCE OF FUNDS

Budget Adjustment: _____
 For Fiscal Year: _____

C.E.O. RECOMMENDATION:

APPROVE
 BY: *[Signature]*
 Tina Grande
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione and Ashley
 Nays: None
 Absent: Benoit
 Date: January 27, 2015
 xc: Co. Co./TLMA-CED, Sheriff

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

Prev. Agn. Ref.: _____ District: 1 Agenda Number: **9-2**

- A-3C
- Positions Added
- 4/5 Vote
- Change Order

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV12-00105 [PLACENCIA / GRANADOS]
Subject Property: 23121 Lopez Street, Perris; APN: 326-150-004
District: 1/1**

DATE: January 13, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

BACKGROUND:

1. Inspection Warrant MISC 2013-068 was executed on the property by Code Enforcement Officer Jennifer Morris on August 2, 2013. The inspection revealed excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The items included but were not limited to: tires, scrap wood, household trash, plywood, building materials and a fiberglass shower enclosure.
2. There have been approximately 6 subsequent follow up inspections, with the last inspection being August 26, 2014, which revealed that the property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

N/A

Additional Fiscal Information

N/A

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District: 1/1**

DATE: January 13, 2015

PAGE: 3 of 3

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 12-00105
4 [EXCESS OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN: 326-150-004,) DECLARATION OF CODE
6 23121 LOPEZ STREET, PERRIS, COUNTY OF) ENFORCEMENT OFFICER
7 RIVERSIDE, STATE OF CALIFORNIA; RODOLFO) JENNIFER MORRIS
8 PLACENCIA AND ROSALINA GRANADOS,)
9 OWNERS.)
10 [RCO Nos. 348 & 541]

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

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

17 2. On August 2, 2013, pursuant to Inspection Warrant Misc 2013-068, I conducted an
18 inspection on the real property described as 23121 Lopez Street, Perris, Riverside County, California and
19 further described as Assessor's Parcel Number 326-150-004 (hereinafter described as "THE
20 PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE
21 PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Rodolfo Placencia and Rosalina Granados (hereinafter referred to as "OWNERS"). A certified copy of
24 the County Equalized Assessment Roll for 2014-2015 tax year and a copy of the report generated from
25 the County Geographic Information System ("GIS") is attached hereto and incorporated herein by
26 reference as Exhibit "B." The property is approximately 2.50 acres in size and is located within the
27 R-R (Rural Residential) zone classification. This is an unimproved parcel and does not allow any amount
28 of excess outside storage on THE PROPERTY. Accumulated rubbish is not permitted on any property
within the County of Riverside.

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OFFICER DECLARATION

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* Nov. 7, 2014
DATE
SOPHIA H. CHOI

1 4. Based on the Lot Book Report from RZ Title Service dated September 2, 2013, and
2 updated on August 11, 2014, there appear to be no interested parties. True and correct copies of the
3 Look Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

4 5. On August 2, 2013, pursuant to Inspection Warrant Misc 2013-068, I conducted an
5 inspection. I observed excess outside storage and accumulated rubbish on THE PROPERTY. The
6 outside storage of materials and accumulated rubbish consisted of, but was not limited to: tires, scrap
7 wood, household trash, plywood, building materials and a fiberglass shower enclosure, in excess of
8 2,500 square feet. These conditions causes THE PROPERTY to constitute a public nuisance in violation
9 of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348 and 541.

10 6. On August 2, 2013, a Notice of Violation for the excess outside storage of materials and
11 accumulated rubbish was posted on THE PROPERTY.

12 7. On August 13, 2013, and December 10, 2013, a Notice of Violation was mailed to
13 OWNERS by first class mail.

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

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

18 10. There have been approximately 6 subsequent follow up inspections, with the last
19 inspection being August 26, 2014. Each inspection revealed the accumulated rubbish and excess
20 outside storage remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

21 11. Based upon my experience, knowledge and visual observations, it is my determination
22 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
23 general public.

24 12. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
25 Nos. 348 and 541.

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1 13. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
2 County Recorder, County of Riverside, State of California, on August 16, 2013, as Instrument Number
3 2013-0402652. A true and correct copy of which is attached hereto and incorporated herein by reference
4 as Exhibit "F."

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

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

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

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

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

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

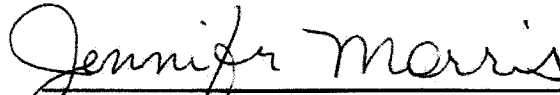
27 ///

28 ///

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

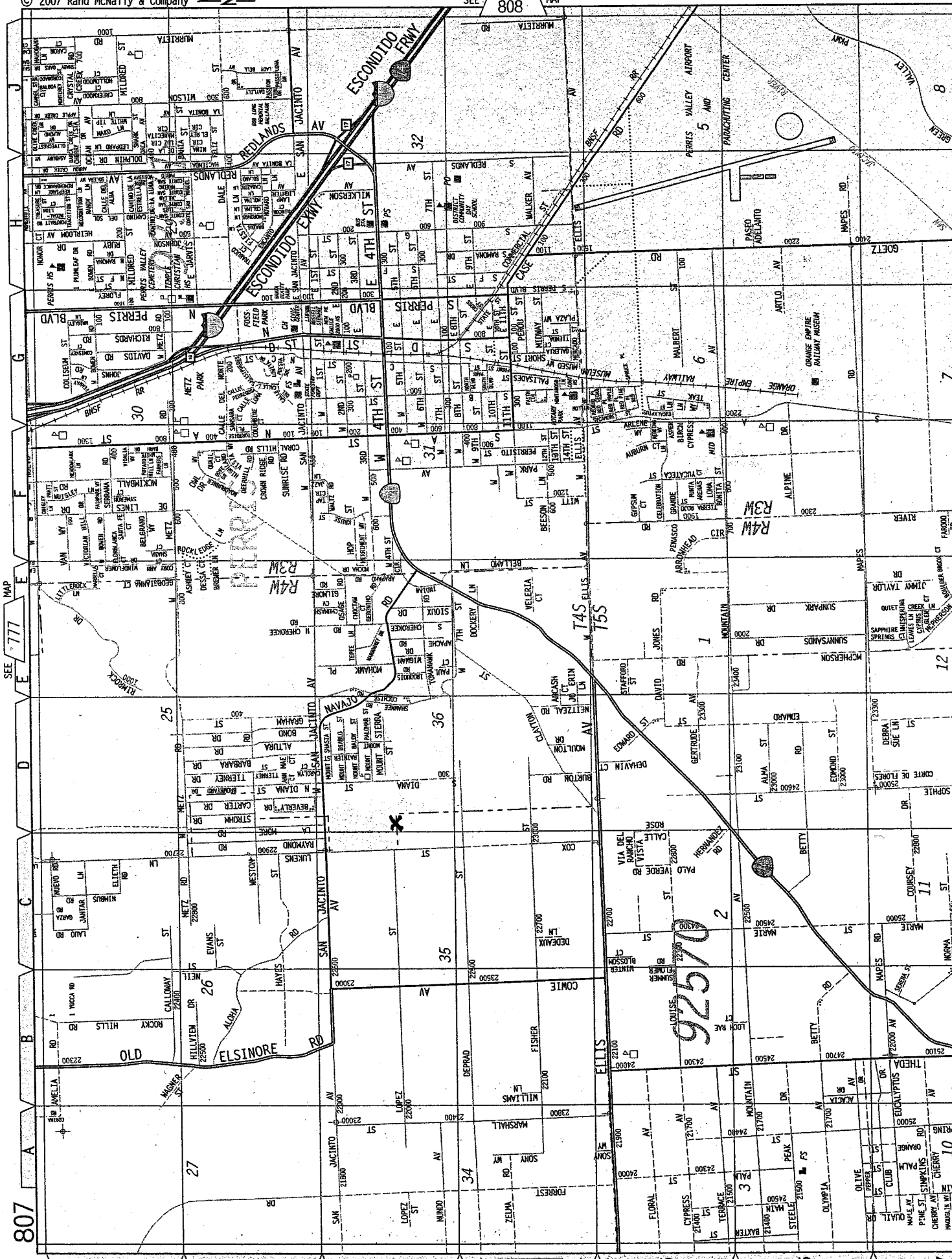
4 I declare under penalty of perjury under the laws of the State of California that the
5 foregoing is true and correct.

6 Executed this 6th day of November, 2014, at Perris, California.

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9 JENNIFER MORRIS
10 Code Enforcement Officer
11 Code Enforcement Department
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EXHIBIT “A”



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EXHIBIT “B”

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

Assessment #326150004-9		Parcel # 326150004-9	
Assessee:	PLACENCIA RODOLFO	Land	29,530
Assessee:	GRANADOS ROSALINA	Full Value	29,530
Mail Address:	306 S POPLAR ST	Total Net	29,530
City, State Zip:	SANTA ANA CA 92703		
Real Property Use Code:	YR		
Base Year	2003		
Conveyance Number:	0464169		
Conveyance (mm/yy):	8/2002		
PUI:	R070000		
TRA:	87-008		
Taxability Code:	0-00		
ID Data:	Lot 125 RS 026/001		
Situs Address:	23121 LOPEZ ST PERRIS CA 92570		

View Parcel Map



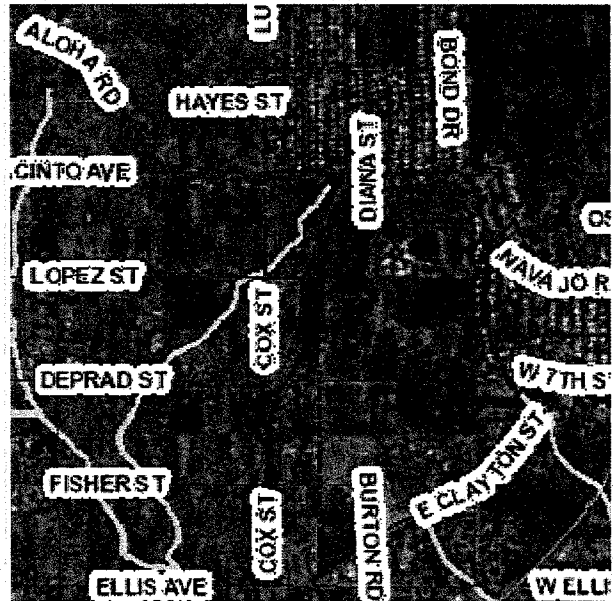
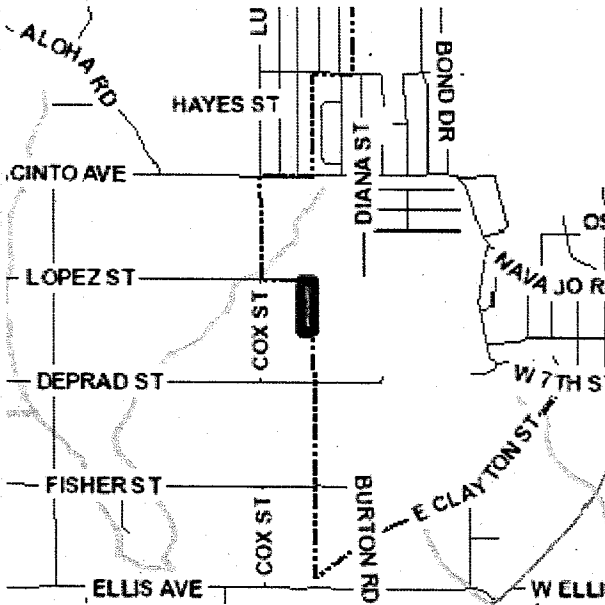


Riverside County Parcel Report

APN 326-150-004

Disclaimer

Report Date: Wednesday, August 27, 2014



APN	326-150-004-9	Supervisorial District 2011	KEVIN JEFFRIES, DISTRICT 1
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T4SR4W SEC 36
Owner Name	RODOLFO PLACENCIA ROSALINA GRANADOS	Elevation Range	1,624 - 1,632
Address	23121 LOPEZ ST PERRIS, CA 92570	Thomas Bros. Map Page/Grid	PAGE: 807 GRID: D3
Mailing Address	306 S POPLAR ST SANTA ANA CA, CA 92703	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>RS 26/1</u> Subdivision Name: Lot/Parcel: 125 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: PERRIS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 2.50 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF

THE MARCH JOINT
POWERS AUTHORITY

Property Characteristics	No Property Description Available	County Service Area	In or partially within PERRIS/WAGON WHEEL #70 - Road Maintenance Street Lighting
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	RC-VLDR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: I-215 Corridor SUBAREA NAME: Wagon Wheel AMENDMENT NUMBER: 0 ADOPTION DATE: 2009-02-06 ACREAGE: 778 ACRES
Area Plan (RCIP)	Mead 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-R CZNumber: 0	Zoning Districts and Zoning Areas	GOOD HOPE, AREA
Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	PERRIS VALLEY (MAC)
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	NOT 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	Not in a Fluvial Sand Transport Special	HANS/ERP (Habitat Acquisition and	None

Special Provision Areas	Provision Area	Negotiation Strategy/Expedited Review Process)	
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Grassland
<u>High Fire Area (Ord. 787)</u>	Not in a High Fire Area	Fire Responsibility Area	STATE 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>	MEAD VALLEY
<u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL	<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
<u>Circulation Element Ultimate Right-of-Way</u>	Not in a Circulation Element Right-of-Way	Road Book Page	61
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

Flood Plan Review	Not Required	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	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.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		
School District	PERRIS & PERRIS UNION HIGH	Tax Rate Areas	087008 1-215 CORRIDOR PROJ AMD#2 AB1290 COUNTY FREE LIBRARY COUNTY SERVICE AREA 70 * COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 EASTERN MUN WATER IMP DIST 8 EASTERN MUNICIPAL WATER FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE METRO WATER EAST 1301999 MT SAN JACINTO JUNIOR COLLEGE PERRIS AREA ELEM SCHOOL FUND PERRIS JR HIGH AREA FUND PERRIS SCHOOL PERRIS UNION HIGH
Communities	Good Hope		
Lighting (Ord. 655)	Zone B, 37.07 Miles From Mt. Palomar Observatory		
2010 Census Tract	042901		
Farmland	OTHER LANDS		

Special Notes No Special Notes

SCHOOL
 PERRIS VALLEY
 CEMETERY
 RIV CO REG PARK &
 OPEN SPACE
 RIV. CO. OFFICE OF
 EDUCATION
 SAN JACINTO BASIN
 RESOURCE CONS

Building Permits

Case #	Description	Status
BZ169920	INDUSTRIAL CABANA	EXPIRED
BZ172604	NEW SERVICE 30 & MOTORS	FINAL
BZ176526	INDUSTRIAL BLDG	CANCELED

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
CV1200105	NEIGHBORHOOD ENFORCEMENT	OPEN
CV1200106	ABATEMENT	OPEN

RIVERSIDE COUNTY GIS



Selected parcel(s):
326-150-004

IMPORTANT

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

STANDARD REPORT

APNs

326-150-004-9

OWNER NAME / ADDRESS

RODOLFO PLACENCIA
ROSALINA GRANADOS
23121 LOPEZ ST
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
306 S POPLAR ST
SANTA ANA CA. 92703

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 26/1
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 125, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.5 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 807 GRID: D3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PERRIS
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR4W SEC 36

ELEVATION RANGE

1624/1632 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

GOOD HOPE AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: WAGON WHEEL
AMENDMENT NUMBER: 0
ADOPTION DATE: FEB. 6, 2009
ACREAGE: 778 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
RIPARIAN SCRUB, WOODLAND, FOREST

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

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

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

MEAD VALLEY

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

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
61

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
PERRIS & PERRIS UNION HIGH

COMMUNITIES
GOOD HOPE

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
PERRIS/WAGON WHEEL #70 -
STREET LIGHTING
ROAD MAINTAINANCE

LIGHTING (ORD. 655)
ZONE B, 37.07 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042901

FARMLAND
OTHER LANDS

087008

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 70 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 8
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Fri Jan 06 14:04:49 2012
Version 111212

EXHIBIT “C”



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

Lot Book Report

Order Number: **31920**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV12-00105/Angie Solis

IN RE:

PLACENCIA, RODOLFO

Order Date: 8/11/2014

Dated as of: 8/11/2014

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 23121 Lopez St.

Perris

CA 92570

Assessor's Parcel No. : 326-150-004-9

Assessments:

Land Value:	\$29,398.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$29,398.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
Total Annual Tax	\$370.24
Status: Paid through	06/30/2014

Property Vesting

The last recorded document transferring title of said property

Dated 05/19/2001

Recorded 08/21/2002



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

Order Number: 31920
Reference: CV12-00105/Angi

Document No.	2002-464169
D.T.T.	\$27.50
Grantor	John K. Hasso and Ruth S. Hasso, Trustees of The Hasso Family Living Trust, dated November 1, 2000
Grantee	Rodolfo Placencia and Rosalina Granados, husband and wife, as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of Administrative Proceedings by the
City of Perris
County of Riverside
Recorded 08/16/2013
Document No. 2013-0402650

A Notice of Administrative Proceedings by the
City of Perris
County of Riverside
Recorded 08/16/2013
Document No. 2013-0402651

A Notice of Administrative Proceedings by the
City of Perris
County of Riverside
Recorded 08/16/2013
Document No. 2013-0402652

Abstract of Judgment Filed in the Superior Court of California, County of Kern -
Metropolitan Division
Case No. S-1500-CL-276268
Recorded 12/11/2013



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

Order Number: 31920

Reference: CV12-00105/Angi

Document No.	2013-0576095
Amount	\$10,272.54
Debtor	Rosa Granado
Creditor	Lobel Financial Corp., a California corporation

Legal Description

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

THE EAST HALF OF PARCEL 125 OF RECORD OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 26 PAGE 1 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Recording Requested By
CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:
Stewart Title Insurance Company
AND WHEN RECORDED MAIL TO:

Rodolfo Placencia
Rosalina Granados
832 S. Sycamore
Santa Ana, CA 92701

DOC # 2002-464169

88/21/2002 08:00A Fee:20.00
Page 1 of 2 Dec 1 Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	RCOR	SMF	MISC.
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									AB
A	R	L	COPY	LONG	REFUND	NOHG	EXAM		

ESCROW NO. 8057-L

TRA 008

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 27.50

- 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 Perris, AND

20
**T
AG**

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

John K. Hasso and Ruth S. Hasso, Trustees of The Hasso Family Living Trust, dated November 1, 2000

hereby GRANT(s) to:

RODOLFO PLACENCIA AND ROSALINA GRANADOS, HUSBAND AND WIFE, AS JOINT TENANTS

of Record of Survey

the real property in the City of Perris, County of Riverside, State of California, described as:
The East half of Parcel 125 ~~located at~~ *located at* on file in Book 26 Page 1 of Maps in the office of the
County Recorder of Riverside County, California.

ALSO KNOWN AS: 23121 Lopez Street, Vacant Land APN 326-150-004-9, Perris, CA
A.P. #

DATED May 19, 2001
STATE OF CALIFORNIA
COUNTY OF NAPA
On JUNE 4, 2001
before me, KATHLEEN M. FLAMSON
a Notary Public in and for said State, personally appeared
JOHN K. HASSO

John K. Hasso and Ruth S. Hasso, Trustees of The
Hasso Family Living Trust, dated November 1,
2000

John K. Hasso

John K. Hasso, Trustee

Ruth S. Hasso

Ruth S. Hasso, Trustee

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 Kathleen M. Flamson

(This area for official notarial seal)

Mail tax statements to: Mr. & Mrs. Rodolfo Placencia, 832 S. Sycamore, Santa Ana, CA 92701

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of NAPA

On JUNE 5, 2001 before me, KATHLEEN M. FLAMSON, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RUTH S. HASSO
Name(s) of Signer(s)

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.

Kathleen M. Flamson
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: INDIVIDUAL GRANT DEED

Document Date: MAY 19, 2001 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

2002-464163
08/21/2002 08:08R
2 of 2



DOC # 2013-0402650

08/16/2013 02:57P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1200104

RODOLFO PLACENCIA / ROSALINA GRANADOS)
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: 23121 LOPEZ ST, PERRIS CA, 92570
PARCEL #: 326-150-004
LEGAL DESCRIPTION: 2.5 acres in LOT 125 of , recorded in RS 26 page 1

VIOLATION(S): Riverside County Code (Ordinance) 10.04.140 (Ord. 520) 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: *Marr Christian*
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside) SS
On 8-13-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Commission #: 1902709 Expires: Sep 3, 2014

Signature: *Rosalva H. Morales* (Seal)



DOC # 2013-0402651

08/16/2013 02:57P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:

County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:

County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1200106

RODOLFO PLACENCIA / ROSALINA GRANADOS)
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: 23121 LOPEZ ST, PERRIS CA, 92570
PARCEL #: 326-150-004
LEGAL DESCRIPTION: 2.5 acres in LOT 125 of , recorded in RS 26 page 1

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

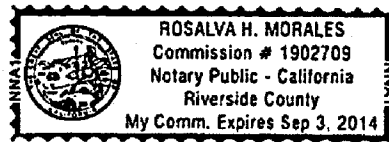
State of California)
County of Riverside)SS

On 8-13-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/his/their authorized capacity(ies), and that by his/his/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 #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



RECORDING REQUESTED BY

GARY DEAN LOBEL
RONALD J. GREEN JR.

WHEN RECORDED MAIL TO

NAME GARY DEAN LOBEL
RONALD J. GREEN JR.

MAILING
ADDRESS P.O. Box 3000

CITY, STATE, ZIP CODE Anaheim CA 92803-3000

DOC # 2013-0576095

12/11/2013 03:40P Fee:31.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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TITLE(S) OF DOCUMENT



ABSTRACT OF JUDGMENT

S-1500-CL-276288

Leadpage.3

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address): TEL NO:
 Recording requested by and return to
 Gary Dean Lobel CBN 105983 714-995-3333
 Ronald J. Green Jr. CBN 177043
 1150 N. Magnolia Avenue, Anaheim CA 92801
 ATTORNEYS JUDGMENT ASSIGNEE OF RECORD
 FOR PLAINTIFF CREDITOR

NAME OF COURT: SUPERIOR COURT OF CALIFORNIA, COUNTY OF
 STREET ADDRESS: 1415 TRUXTUN AVENUE
 MAILING ADDRESS:
 CITY AND ZIP CODE: BAKERSFIELD, CA 93301
 BRANCH NAME: METROPOLITAN DIVISION

PLAINTIFF: LOBEL FINANCIAL CORP., a California corporation
 DEFENDANT: ROSA GRANADO,

ABSTRACT OF JUDGMENT—CIVIL Amended
 AND SMALL CLAIMS

CASE NUMBER: S-1500-CL-276268

FOR COURT USE ONLY
 NOV 12 2013

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:
 a. Judgment debtor's
 Name and last known address
 ROSA GRANADO
 PO BOX 1764
 MECCA, CA 92254

b. Driver's license No. [last 4 digits] and state: unknown
 c. Social Security No. [last 4 digits]: XXX-XX-4895 unknown

Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
 ROSA GRANADO; C/O O M CONTRACTING INC; 88532 58TH AVE; THERMAL, CA 92274

2. Information on additional judgment debtors is shown on page two.
 3. Judgment creditor (name and address):
 LOBEL FINANCIAL CORP., a California corporation,
 1150 N. Magnolia Avenue, Anaheim CA 92801

4. Information on additional judgment creditors is shown on page two.
 5. Original abstract recorded in this county:
 a. Date:
 b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

Date: October 29, 2013
 () Gary Dean Lobel
 (✓) Ronald J. Green Jr.
 (TYPE OR PRINT NAME)

6. Total amount of judgment as entered or last renewed:
 \$10,272.54
 7. All judgment creditors and debtors are listed on this abstract.
 8. a. Judgment entered on (date): 10-02-13
 b. Renewal entered on (date):

10. An execution attachment lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):

9. This judgment is an installment judgment.

SEAL OF SUPERIOR COURT OF CALIFORNIA COUNTY OF KERN
 TERRY MCNALLY
 This abstract issued on (date):
 NOV 14 2013

11. A stay of enforcement has
 a. not been ordered by the court.
 b. been ordered by the court effective until (date):
 12. a. 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.
 Clerk, by [Signature], Deputy

PLAINTIFF: LOBEL FINANCIAL CORP.	CASE NUMBER: S-1500-CL-276268
DEFENDANT: ROSA GRANADO	

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

<p>Driver's license No. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social Security No. [last 4 digits]: XXX-XX- <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>Driver's license No. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social Security No. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
--	--

18. Name and last known address 19. Name and last known address

<p>Driver's license No. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social Security No. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>Driver's license No. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social Security No. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
--	--

20.. Continued on attachment 20.



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

Lot Book Report

Order Number: **29596**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV12-00105/Rosa Morales

IN RE: PLACENCIA, RODOLFO

Order Date: 9/11/2013

Dated as of: 9/2/2013

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 23121 Lopez Street

Perris

CA 92570

Assessor's Parcel No. : 326-150-004-9

Assessments:

Land Value:	\$28,822.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$28,822.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$351.62
Status: Paid through	06/30/2013

Property Vesting

The last recorded document(s) transferring title of said property

Document Type

Individual Grant Deed

Dated

05/19/2001



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

Order Number: 29596
 Reference: CV12-00105/Rosa

Recorded	08/21/2002
Document No.	2002-464169
D.T.T.	\$27.50
Grantor	John K. Hasso and Ruth S. Hasso, Trustees of The Hasso Family Living Trust, dated November 1, 2000
Grantee	Rodolfo Placencia and Rosalina Granados, husband and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of Administrative Proceedings by the
 City of Perris
 County of Riverside
 Recorded 08/16/2013
 Document No. 2013-0402650

A Notice of Administrative Proceedings by the
 City of Perris
 County of Riverside
 Recorded 08/16/2013
 Document No. 2013-0402651

A Notice of Administrative Proceedings by the
 City of Perris
 County of Riverside
 Recorded 08/16/2013
 Document No. 2013-0402652

Legal Description

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



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

Order Number: 29596

Reference: CV12-00105/Rosa

THE EAST HALF OF PARCEL 125 OF RECORD OF SURVEY ON FILE IN BOOK 26, PAGE 1 OF MAPS IN THE
OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**Recording Requested By
CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:
Stewart Title Insurance Company
AND WHEN RECORDED MAIL TO:

Rodolfo Placencia
Rosalina Granados
832 S. Sycamore
Santa Ana, CA 92701

DOC # 2002-464169

08/21/2002 08:00A Fee:20.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



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									OK
A	R	L	COPY		LONG	REFUND	NCHG	EXAM	

ESCROW NO. 8057-L

TRA 008

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 27.50

- 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 Perris, AND

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

John K. Hasso and Ruth S. Hasso, Trustees of The Hasso Family Living Trust, dated November 1, 2000

hereby GRANT(s) to:

RODOLFO PLACENCIA AND ROSALINA GRANADOS, HUSBAND AND WIFE, AS JOINT TENANTS

of Record of Survey

the real property in the City of Perris, County of Riverside, State of California, described as:
 The East half of Parcel 125 ~~as shown by map~~ on file in Book 26 Page 1 of Maps in the office of the
 County Recorder of Riverside County, California.

ALSO KNOWN AS: 23121 Lopez Street, Vacant Land APN 326-150-004-9, Perris, CA
 A.P. #

DATED May 19, 2001
 STATE OF CALIFORNIA
 COUNTY OF NAPA

On JUNE 4, 2001
 before me, KATHLEEN M. FLAMSON
 a Notary Public in and for said State, personally appeared
JOHN K. HASSO

John K. Hasso and Ruth S. Hasso, Trustees of The
 Hasso Family Living Trust, dated November 1,
 2000

John K. Hasso
 John K. Hasso, Trustee

Ruth S. Hasso
 Ruth S. Hasso, Trustee

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 Kathleen M. Flamson

(This area for official notarial seal)

Mail tax statements to: Mr. & Mrs. Rodolfo Placencia, 832 S. Sycamore, Santa Ana, CA 92701

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of NAPA

On JUNE 5, 2001 before me, KATHLEEN M. FLAMSON, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RUTH S. HASSO
Name(s) of Signer(s)

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.

Kathleen M. Flamson
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: INDIVIDUAL GRANT DEED

Document Date: MAY 19, 2001 Number of Pages: _____

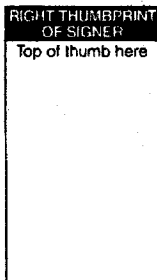
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

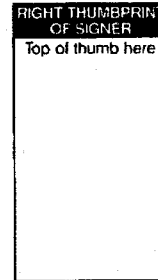
Signer Is Representing:



Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing:



2002-464169 08/21/2002 08:08A 2 of 2



DOC # 2013-0402650

08/16/2013 02:57P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
<i>reference</i>					T:	CTY	UNI	<i>002</i>	

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(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other other code violation(s) on the property of:
RODOLFO PLACENCIA / ROSALINA GRANADOS)
and DOES I through X, Owners)

Case #: CV-1200104

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: 23121 LOPEZ ST, PERRIS CA, 92570
PARCEL #: 326-150-004
LEGAL DESCRIPTION: 2.5 acres in LOT 125 of , recorded in RS 26 page 1

VIOLATION(S): Riverside County Code (Ordinance) 10.04.140 (Ord. 520) 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: *Marr Christian*
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

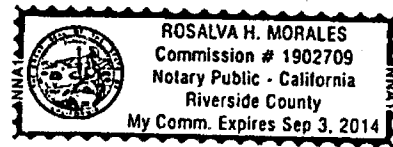
State of California)
County of Riverside) SS

On 8-13-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Commission #: 1902709 Expires: Sep 3, 2014

Signature: *Rosalva H. Morales* (Seal)



DOC # 2013-0402651

08/16/2013 02:57P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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nchgc					T:	CTY	UNI	002	

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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
RODOLFO PLACENCIA / ROSALINA GRANADOS)
and DOES I through X, Owners)

Case #: CV-1200106

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: 23121 LOPEZ ST, PERRIS CA, 92570
PARCEL #: 326-150-004
LEGAL DESCRIPTION: 2.5 acres in LOT 125 of , recorded in RS 26 page 1

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

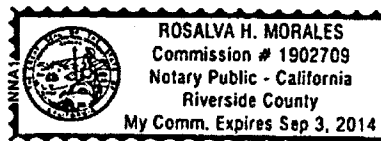
On 8-13-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



DOC # 2013-0402652

08/16/2013 02:57P Fee:NC

Page 1 of 1

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

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
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S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			465	426	PCOR	NCOR	SMF	NCHG	EXAM
nchacc						T:	CTY	UNI	002

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002

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other other code violation(s) on the property of:
RODOLFO PLACENCIA / ROSALINA GRANADOS)
and DOES I through X, Owners)

Case #: CV-1200105

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: 23121 LOPEZ ST, PERRIS CA, 92570
PARCEL #: 326-150-004
LEGAL DESCRIPTION: 2.5 acres in LOT 125 of, recorded in RS 26 page 1

VIOLATION(S): Riverside County Code (Ordinance) 17.12.040 (Ord. 348), 8.120.010 (Ord. 541) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside) SS

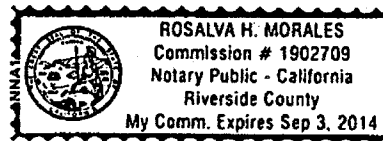
On 8-13-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/his/their authorized capacity(ies), and that by his/his/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 #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



Public Record

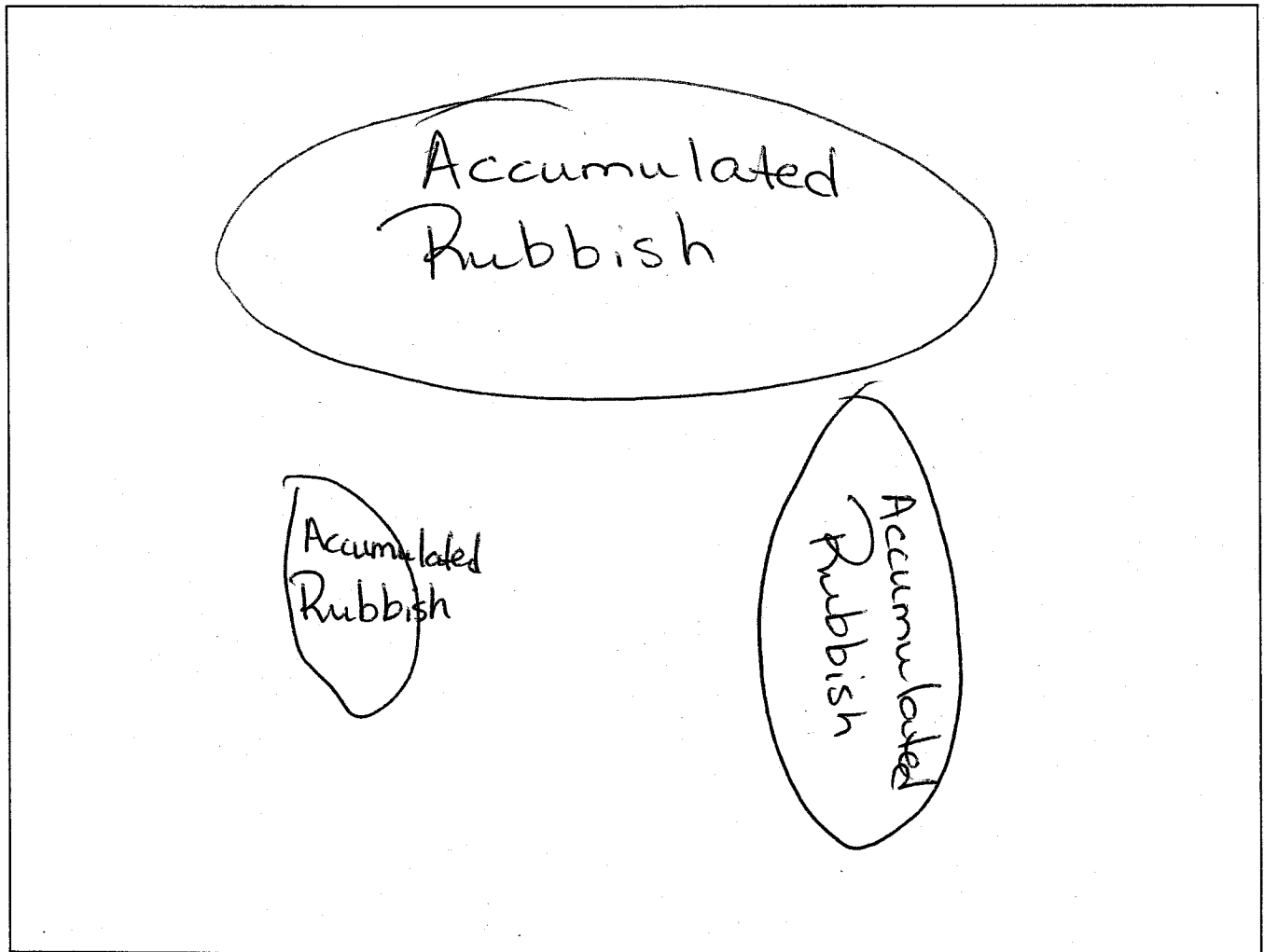
EXHIBIT “D”

SITE PLAN: Case # CV-1200105

OWNER(S): RODOLFO PLACENCIA / ROSALINA GRANADOS
SITE ADDRESS: 23121 LOPEZ ST, PERRIS
ASSESSOR'S PARCEL: 326-150-004
ACREAGE: 2.50

NORTH ARROW: _____

REAR PROPERTY LINE



FRONT PROPERTY LINE: 23121 LOPEZ ST, PERRIS

PREPARED BY: J. Morris DATE: 8/27/14

Code Enforcement Case: CV1200105

Printed on: 10/15/2014

Photographs



Excessive outside storage mixed with accumulated rubbish-JMorris 8/2/13 - 08/02/2013



Excessive outside storage-JMorris 8/2/13 - 08/02/2013



Excessive outside storage mixed with accumulated rubbish-JMorris 8/2/13 - 08/02/2013



Accumulated rubbish-JMorris 8/2/13 - 08/02/2013



Accumulated rubbish-JMorris 8/2/13 - 08/02/2013



Excessive outside storage-JMorris 8/2/13 - 08/02/2013



Accumulated rubbish-JMorris 8/2/13 - 08/02/2013



Accumulated rubbish remains-JMorris 8/26/14 - 08/26/2014



Accumulated rubbish remains-JMorris 8/26/14 - 08/26/2014

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 9, 2013

RE CASE NO: CV1200105

I, J. (Jennifer) Morris, hereby declare:

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

That on 8/2/13 at 9:30 hrs, I securely and conspicuously posted Notice of Violation for RCC 8.120.010 (Accumulated Rubbish) and RCC 17.16.010 (Excessive Outside Storage at the property described as:

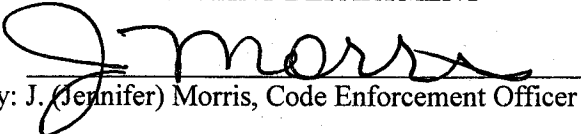
Property Address: 23121 LOPEZ ST, PERRIS

Assessor's Parcel Number: 326-150-004

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

Executed on August 9, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: J. (Jennifer) Morris, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 13, 2013

RODOLFO PLACENCIA / ROSALINA GRANADOS
P.O. BOX 5305
SANTA ANA, CA 92704

RE CASE NO: CV1200105 at 23121 LOPEZ ST, in the community of PERRIS, California, Assessor's Parcel Number 326-150-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 23121 LOPEZ ST, in the community of PERRIS California, Assessor's Parcel Number 326-150-004, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove or reduce all outside storage to meet zoning requirements. (contact officer below for further information)
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

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

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

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

CODE ENFORCEMENT DEPARTMENT

By: J. (Jennifer) Morris, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 13, 2013

RODOLFO PLACENCIA / ROSALINA GRANADOS
23121 LOPEZ ST
PERRIS, CA 92570

RE CASE NO: CV1200105 at 23121 LOPEZ ST, in the community of PERRIS, California, Assessor's Parcel Number 326-150-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 23121 LOPEZ ST, in the community of PERRIS California, Assessor's Parcel Number 326-150-004, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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


- 1) Remove or reduce all outside storage to meet zoning requirements. (contact officer below for further information)
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

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

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

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

CODE ENFORCEMENT DEPARTMENT


By: J. (Jennifer) Morris, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 13, 2013

RODOLFO PLACENCIA / ROSALINA GRANADOS
306 S POPLAR ST
SANTA ANA, CA 92703

RE CASE NO: CV1200105 at 23121 LOPEZ ST, in the community of PERRIS, California, Assessor's Parcel Number 326-150-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 23121 LOPEZ ST, in the community of PERRIS California, Assessor's Parcel Number 326-150-004, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

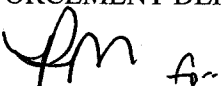
- 1) Remove or reduce all outside storage to meet zoning requirements. (contact officer below for further information)
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

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

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

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

CODE ENFORCEMENT DEPARTMENT


By: J. (Jennifer) Morris, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1200105

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on August 13, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation

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

RODOLFO PLACENCIA / ROSALINA GRANADOS 306 S POPLAR ST, SANTA ANA, CA 92703
RODOLFO PLACENCIA / ROSALINA GRANADOS 23121 LOPEZ ST, PERRIS, CA 92570
RODOLFO PLACENCIA / ROSALINA GRANADOS P.O. BOX 5305, SANTA ANA, CA 92704

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

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

EXECUTED ON August 13, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

December 10, 2013

RODOLFO PLACENCIA/ROSALINA GRANADOS
832 S. SYCAMORE
SANTA ANA, CA 92701

RE CASE NO: CV1200105 at 23121 LOPEZ ST, in the community of PERRIS, California, Assessor's Parcel Number 326-150-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 23121 LOPEZ ST, in the community of PERRIS California, Assessor's Parcel Number 326-150-004, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove or reduce all outside storage to meet zoning requirements. (contact officer below for further information)
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY December 21, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: J. (Jennifer) Morris, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1200105

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on December 10, 2013, I served the following documents(s):

Notice of Violation

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

RODOLFO PLACENCIA/ROSALINA GRANADOS 832 S. SYCAMORE, SANTA ANA, CA 92701

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

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

EXECUTED ON December 10, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Rosalva Morales, Code Enforcement Aide

EXHIBIT “F”

DOC # 2013-0402652

08/16/2013 02:57P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
nehacc						T:	CTY	UNI	002

M
002

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other other code violation(s) on the property of:
RODOLFO PLACENCIA / ROSALINA GRANADOS)
and DOES I through X, Owners)

Case #: CV-1200105

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: 23121 LOPEZ ST, PERRIS CA, 92570
PARCEL #: 326-150-004
LEGAL DESCRIPTION: 2.5 acres in LOT 125 of , recorded in RS 26 page 1

VIOLATION(S): Riverside County Code (Ordinance) 17.12.040 (Ord. 348) ,8.120.010 (Ord. 541) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances)listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: [Signature]
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

On 8-13-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Commission #:1902709 Expires: Sep 3, 2014

Signature: [Signature] (Seal)



EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

November 6, 2014

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

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

Case No.: CV12-00105
APN: 326-150-004
Property: 23121 Lopez Street, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 23121 Lopez Street, Perris, Riverside County, California, and more particularly described as Assessor's Parcel Number 326-150-004.

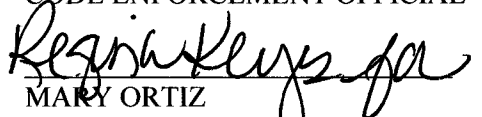
YOU ARE HEREBY DIRECTED as owners of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, December 16, 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 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

1 **PROOF OF SERVICE**

2 Case No. CV12-00105

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

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

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

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


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

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

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

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

24 EXECUTED ON November 6, 2014, at Riverside, California.

25 
26 SUE JIMENEZ

NOTICE LIST

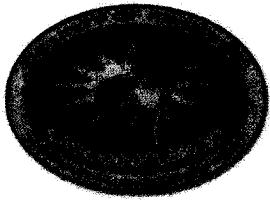
Subject Property: 23121 Lopez Street, Perris

Case No.: CV12-00105

APN: 326-150-004; District 1/1

RODOLFO PLACENCIA
ROSALINA GRANADOS
306 S. POPLAR STREET
SANTA ANA, CA 92703

RODOLFO PLACENCIA
ROSALINA GRANADOS
832 S. SYCAMORE
SANTA ANA, CA 92701



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

November 12, 2014

RE CASE NO: CV1200105

I, John Game, hereby declare:

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

That on 11/7/2014 at 12:00 PM, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

Property Address: 23121 LOPEZ ST, PERRIS

Assessor's Parcel Number: 326-150-004

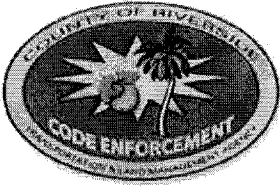
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on November 12, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: John Game, Code Enforcement Officer

Placencia



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement
Official

December 8, 2014

**NOTICE OF RESCHEDULED HEARING
RE: NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS
AND ABATE PUBLIC NUISANCE**

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

Subject Property: 23121 Lopez Street, Perris, CA
Case No.: CV12-00105
APN: 326-150-004

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541, and 723 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 23121 Lopez Street, Perris, Riverside County, California, and more particularly described as Assessor's Parcel Number 326-150-004.

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

SAID HEARING has been rescheduled from Tuesday, December 16, 2014 to **Tuesday, January 27, 2015 at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, CA 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 investigative costs are recoverable by the Department, as allowed under RCO No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


Mary Ortiz
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 23121 Lopez Street, Perris, CA

Case No.: CV12-00105

APN: 326-150-004

RODOLFO PLACENCIA
ROSALINDA GRANADOS
306 S. POPLAR STREET
SANTA ANA, CA 92703

RODOLFO PLACENCIA
ROSALINDA GRANADOS
832 S. SYCAMORE
SANTA ANA, CA 92701

PROOF OF SERVICE

Case No. CV12-00105

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dawn Burnett, 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 December 8, 2014, I served the following listed documents:

**NOTICE OF RESCHEDULED HEARING
RE: 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:

**RESPONSIBLE OR INTERESTED PARTIES
(SEE INCLUDED 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 December 8, 2014, at Riverside, California.



Dawn Burnett
Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

December 9, 2014

RE CASE NO: CV1200105

I, J. (Jennifer) Morris, hereby declare:

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

That on 12/9/14 at 2:15 PM, I securely and conspicuously posted Notice of Rescheduled Hearing Re: Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

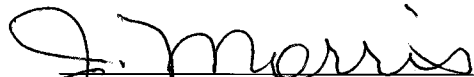
Property Address: 23121 LOPEZ ST, PERRIS

Assessor's Parcel Number: 326-150-004

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

Executed on December 9, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: J. (Jennifer) Morris, Code Enforcement Officer