

FORM APPROVED COUNTY COUNSEL 5/5/15
 BY: GREGORY P. PRIAMOS DATE

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

112B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 May 19, 2015

SUBJECT: Abatement of Public Nuisance [Excess Outside Storage & Accumulated Rubbish]
 Case No: CV14-03030 [ESTATE OF CHRIS J. WINEKOFF AND ALBERT W. WINEKOFF]
 Subject Property: 51940 Maxine Avenue, Cabazon;
 APN: 528-032-023
 District: 5 [\$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 51940 Maxine Avenue, Cabazon, Riverside County, California, APN: 528-032-023 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Estate of Chris J. Winekoff and Albert W. Winekoff, the owners of the subject real property, be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from the real property within ninety (90) days.

Greg Flannery
 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: *Tina Grande*
 County Executive Office Signature Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: June 2, 2015
 xc: Co. Co./TLMA-CED, Sheriff

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

Prev. Agn. Ref.: District: 5 Agenda Number:

9-7

A-30 Positions Added Change Order
 4/5 Vote

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: CV14-03030 [ESTATE OF CHRIS J. WINEKOFF AND ALBERT W. WINEKOFF]
Subject Property: 51940 Maxine Avenue, Cabazon;
APN: 528-032-023
District: 5**

DATE: May 19, 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. An inspection was made on the subject property by Code Enforcement Technician Jurden on August 7, 2014. The Inspection revealed excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: burned remains of a frame and contents of a mobile home, in excess of 5,544 square feet.
2. There have been approximately 7 subsequent follow up inspections, with the last inspection occurring on March 6, 2015. 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

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
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APN: 528-032-023
District: 5**

DATE: May 19, 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 14-03030
4 [EXCESS OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN: 528-032-023,) DECLARATION OF CODE
6 51940 MAXINE AVENUE, CABAZON, COUNTY OF) ENFORCEMENT TECHNICIAN
7 RIVERSIDE, STATE OF CALIFORNIA; ESTATE) DAVID JURDEN
8 OF CHRIS J. WINEKOFF AND ALBERT W.)
9 WINEKOFF, OWNERS.)
10 [RCO Nos. 348 & 541]

11 I, David Jurden, 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 Technician. My current official duties as a Code Enforcement Technician include
16 inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.

17 2. On August 7, 2014, I conducted an inspection of the real property described as 51940
18 Maxine Avenue, Cabazon, Riverside County, California and further described as Assessor's Parcel
19 Number 528-032-023 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
21 incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Estate of Chris J. Winekoff and Albert W. Winekoff (hereinafter referred to as "OWNERS"). A certified
24 copy of the County Equalized Assessment Roll for 2014-2015 tax year and a copy of the report
25 generated from the County Geographic Information System ("GIS") is attached hereto and incorporated
26 herein by reference as Exhibit "B." The property is an improved parcel approximately .11 acres in size
27 and is located within the W-2-M (Controlled Development Area with Mobilehomes) zone classification.
28 The zone allows for outside storage of materials on improved lots or parcels of one acre or more
provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.
Due to this size of the parcel no outside storage is allowed. Accumulated rubbish is not permitted on any
property within the County of Riverside.

OFFICER DECLARATION

FORM APPROVED COUNTY COUNSEL
BY: Sophia Choi 4/30/15
DATE
SOPHIA H. CHOI

1 4. Based on the Lot Book Reports from RZ Title Service dated August 19, 2014 and updated
2 on January 29, 2015, it is determined that other parties may potentially hold a legal interest in THE
3 PROPERTY, to wit: Marguereite W. Winekoff, Edward J. Szykowski, Jr. and Cabazon Water District,
4 (hereinafter referred to as "INTERESTED PARTIES"). True and correct copies of the Lot Book Reports
5 are attached hereto and incorporated herein by reference as Exhibit "C."

6 5. On August 7, 2014, I drove to THE PROPERTY to conduct an inspection. I observed
7 excess outside storage and accumulated rubbish on THE PROPERTY. The outside storage of materials
8 and accumulated rubbish were intermingled and consisted of, but was not limited to: burned remains of a
9 frame and contents of a mobile home, in excess of 5,544 square feet. This condition causes THE
10 PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside County
11 Ordinance ("RCO") Nos. 348 and 541.

12 6. On August 7, 2014, a Notice of Violation for the excess outside storage of materials and
13 accumulated rubbish was posted on THE PROPERTY.

14 7. On October 22, 2014, October 23, 2014 and September 18, 2014, a Notice of Violation
15 was mailed to OWNERS and INTERESTED PARTIES, Marguereite W. Winekoff and Edward J.
16 Szykowski, Jr., by certified mail, return receipt requested and was posted on THE PROPERTY on
17 October 28, 2014 and September 23, 2014.

18 8. On February 18, 2015, a Notice of Violation was mailed to INTERESTED PARTY,
19 Cabazon Water District by certified mail, return receipt requested and was posted on THE PROPERTY
20 on February 20, 2015.

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

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

25 11. There have been approximately seven (7) subsequent follow up inspections, with the last
26 inspection being March 6, 2015. Each inspection revealed the accumulated rubbish and excess outside
27 storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

28 ///

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

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

6 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
7 County Recorder, County of Riverside, State of California, on December 12, 2014, as Instrument
8 Number 2014-0475437. A true and correct copy of which is attached hereto and incorporated herein by
9 reference as Exhibit "F."

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

15 16. The removal of all accumulated rubbish and all excess outside storage of materials
16 currently on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348
17 and 541, and the Health and Safety Code.

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

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

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

24 ///

25 ///

26 ///

27 ///

28 ///

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

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

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

12 Executed this 13TH day of APRIL, 2015, at SAN JACINTO, California.

13
14 

15 _____
16 DAVID JURDEN
17 Code Enforcement Technician
18 Code Enforcement Department
19
20
21
22
23
24
25
26
27
28

EXHIBIT “A”

92220

92230

CABAZON

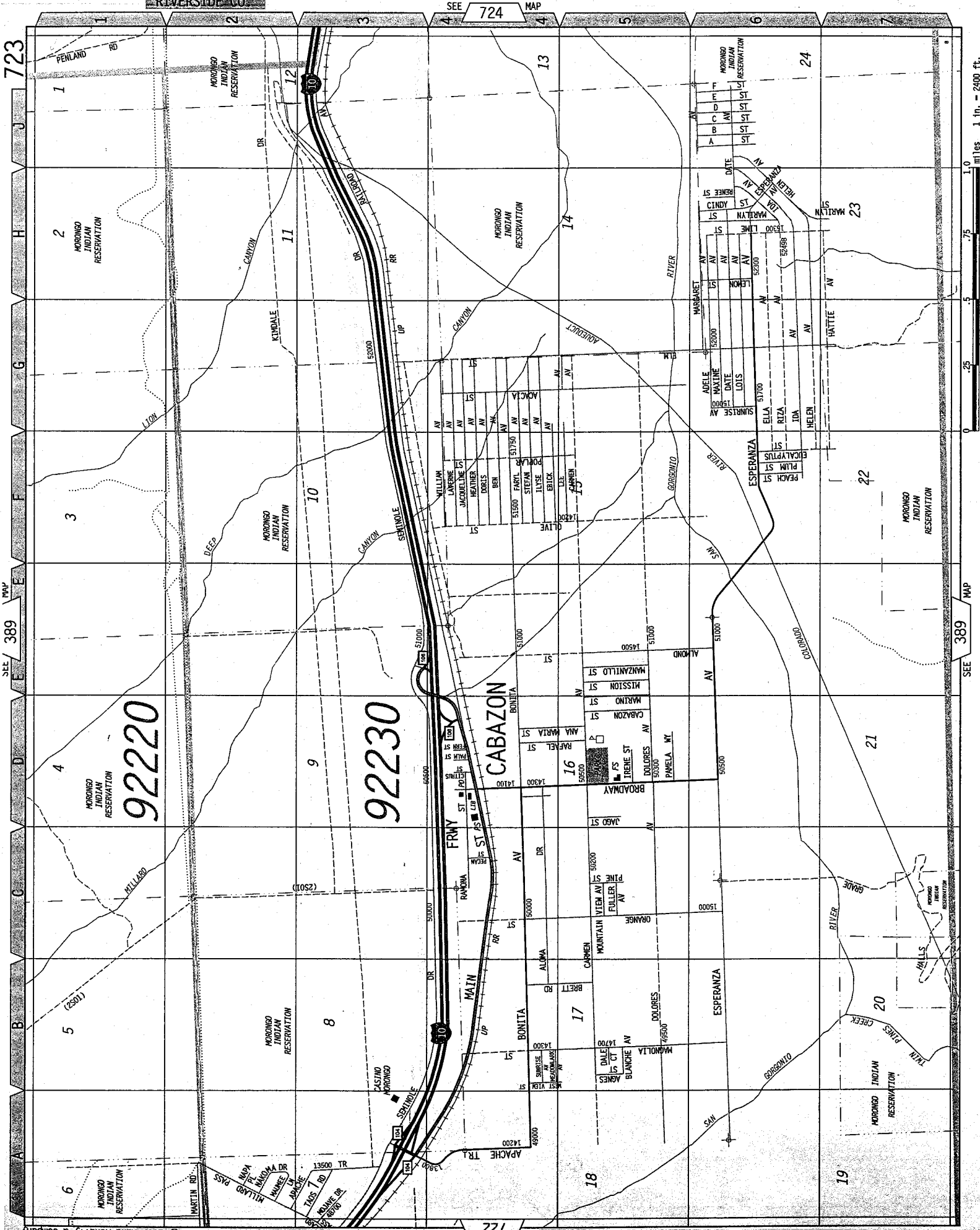


EXHIBIT “B”

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

Assessment #528032023-7	Parcel # 528032023-7
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Assessee:	WINEKOFF CHRIS J ESTATE OF	Land	7,793
Assessee:	WINEKOFF ALBERT W	Structure	7,793
Mail Name:	C/O ALBERT WINEKOFF	Full Value	15,586
Mail Address:	P O BOX 1021	Total Net	15,586
City, State Zip:	CABAZON, CA 92230		
Real Property Use Code:	MR		
Base Year	1990		
Conveyance Number:	0410351		
Conveyance (mm/yy):	11/1989		
PUI:	M010012		
TRA:	55-044		
Taxability Code:	0-00		
ID Data:	Lot 113 MB 047/081 CABAZON ESTATES NO 3		
Situs Address:	51940 MAXINE AVE CABAZON CA 92230		

[View Parcel Map](#)



RIVERSIDE COUNTY GIS



Selected parcel(s):
528-032-023

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

528-032-023-7

OWNER NAME / ADDRESS

WINEKOFF CHRIS J ESTATE OF
ALBERT W WNEKOFF
51940 MAXINE AVE
CABAZON, CA. 92230

MAILING ADDRESS

C/O ALBERT WNEKOFF
P O BOX 1021
CABAZON CA. 92230

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 47/81
SUBDIVISION NAME: CABAZON ESTATES NO 3
LOT/PARCEL: 113, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.11 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 696 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1972 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 723 GRID: G6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

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)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR2E SEC 22

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

THE PASS

COMMUNITY ADVISORY COUNCILS

WEST DESERT (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

W-2-M (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS

CABAZON DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
IN OR PARTIALLY WITHIN 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)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

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.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
THE PASS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

147A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

BANNING UNIFIED

COMMUNITIES

CABAZON

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

CABAZON #85 -
STREET LIGHTING
PARK & RECREATION

LIGHTING (ORD. 655)

ZONE B, 38.17 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

043813

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS

- 055044
- BANNING LIBRARY DISTRICT
- BANNING UNIFIED SCHOOL
- CABAZON COUNTY WATER
- COUNTY SERVICE AREA 85 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RDV PROJECT NO3-1989
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1403030	ABATEMENT	Aug. 5, 2014

REPORT PRINTED ON...Thu Jan 08 13:47:52 2015
Version 131127

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV14-03030/Regina Keyes - #31941
 IN RE: WINEKOFF, CHRIS J. ESTATE OF

Order Number: **33013**

Order Date: 2/5/2015
 Dated as of: 1/29/2015

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 51940 Maxine Ave.
 Cabazon

CA 92230

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 528-032-023-7

Assessments:	Land Value:	\$7,793.00
	Improvement Value:	\$7,793.00
	Exemption Value:	\$0.00
	Total Value:	\$15,586.00

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$146.03
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2015)
Second Installment	\$146.03
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2015)
A Notice of Lien Recorded	10/23/2014
Document No.	2014-0403652
Amount	\$512.20
Owner	Kimmy Winekoff



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

Order Number: 33013
Reference: CV14-03030/Regi

Claimant	Cabazon Water District
A Notice of Administrative Proceedings by the	
City of	San Jacinto
County of	Riverside
Recorded	12/12/2014
Document No.	2014-0475437

NO OTHER EXCEPTIONS

DOC # 2014-0403652

10/23/2014 04:16P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

CABAZON WATER DISTRICT
P.O. Box 297
Cabazon, California 92230
951-849-4442

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

NO RECORDING FEE REQUIRED PER GOVERNMENT CODE, SECTION 27383

C
072

CERTIFICATE AND NOTICE OF LIEN FOR UNPAID WATER BILL
(CALIFORNIA WATER CODE, SECTION 31701.7)

Notice is hereby given by the CABAZON WATER DISTRICT, a public agency ("the District"), by this Certificate and Notice authorized by California Water code, Section 31701.7 that the following unpaid water charges are due and payable to the District:

1. Name of Debtor: Kimmy Winekoff
2. Last known address: P. O. Box 1021, Cabazon, Ca 92230
3. Property address: 51940 Maxine, Cabazon, Ca 92230
4. APN: 528-032-023-7
5. Amount of unpaid water charges: \$512.20

Pursuant to Water Code, Section 31701.7, unpaid water charges constitute a lien on all interests and rights in real property owned by the above-named person(s), including property acquired by him/her or them after the date this instrument is recorded.

A copy of this Certificate and Notice of Lien for Unpaid Water Bill has been mailed, first-class postage pre-paid, to the person(s) at the address set forth above.

CABAZON WATER DISTRICT

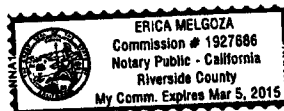
DATE: Oct. 23, 2014 BY: Elizabeth Lemus
Elizabeth Lemus
Administrative Assistant 1

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On October 23, 2014, before me, Erica Melgoza (Notary Public) personally appeared Elizabeth Lemus, 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.



Erica Melgoza
Signature of Notary Public

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

DOC # 2014-0475437

12/12/2014 11:12A Fee:NC

Page 1 of 1

Recorded in Official Records

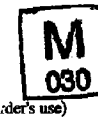
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T:	CTY	UNI	030	



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF)
and DOES I through X, Owners)

Case #: CV-1403030

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: 51940 MAXINE AVE, CABAZON CA, 92230
PARCEL #: 528-032-023
LEGAL DESCRIPTION: 0.11 acres in LOT 113 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

VIOLATION(S): Riverside County Code (Ordinance) 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances)listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS
On 12/3/14 before me, Jamison Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature: Jamison D Cole (Seal)





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

Lot Book Report

Order Number: **31941**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV14-03030/Technician Jurden

IN RE:

WINEKOFF, CHRIS J

Order Date: 8/13/2014

Dated as of: 8/19/2014

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 51940 Maxine Ave

Cabazon

CA 92230

Assessor's Parcel No. : 528-032-023-7

Assessments:

Land Value:	\$7,758.00
Improvement Value:	\$7,758.00
Exemption Value:	\$0.00
Total Value:	\$15,516.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
Total Annual Tax	\$291.68
Status: Paid through	06/30/2014

Property Vesting

The last recorded documents transferring title of said property

Dated 11/09/1977

Recorded 11/10/1977



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

Order Number: 31941

Reference: CV14-03030/Tech

Document No.	225218
D.T.T.	\$0.00
Grantor	Marguereite W. Winekoff, a widow
Grantee	Marguereite W. Winekoff, a widow, and Chris John Winekoff, a single man
Dated	02/23/1989
Recorded	11/22/1989
Document No.	410351
D.T.T.	\$2.75
Grantor	Marguereite W. Winekoff
Grantee	Albert W. Winekoff
Property Now Vested as	Chris John Winekoff, a single man and Albert W. Winekoff
Vesting Subject to Deed Dated	04/13/1988
Recorded	05/17/1988
Document No.	132188
Grantor	Anita Winekoff Rowell
Grantee	Edward J. Szykowski, Jr.

Deeds of Trust

No Deeds of Trust of Record

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Legal Description

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

LOT 113 OF TRACT CABAZON ESTATES #3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47, PAGE 81 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF



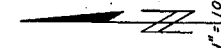
P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 31941

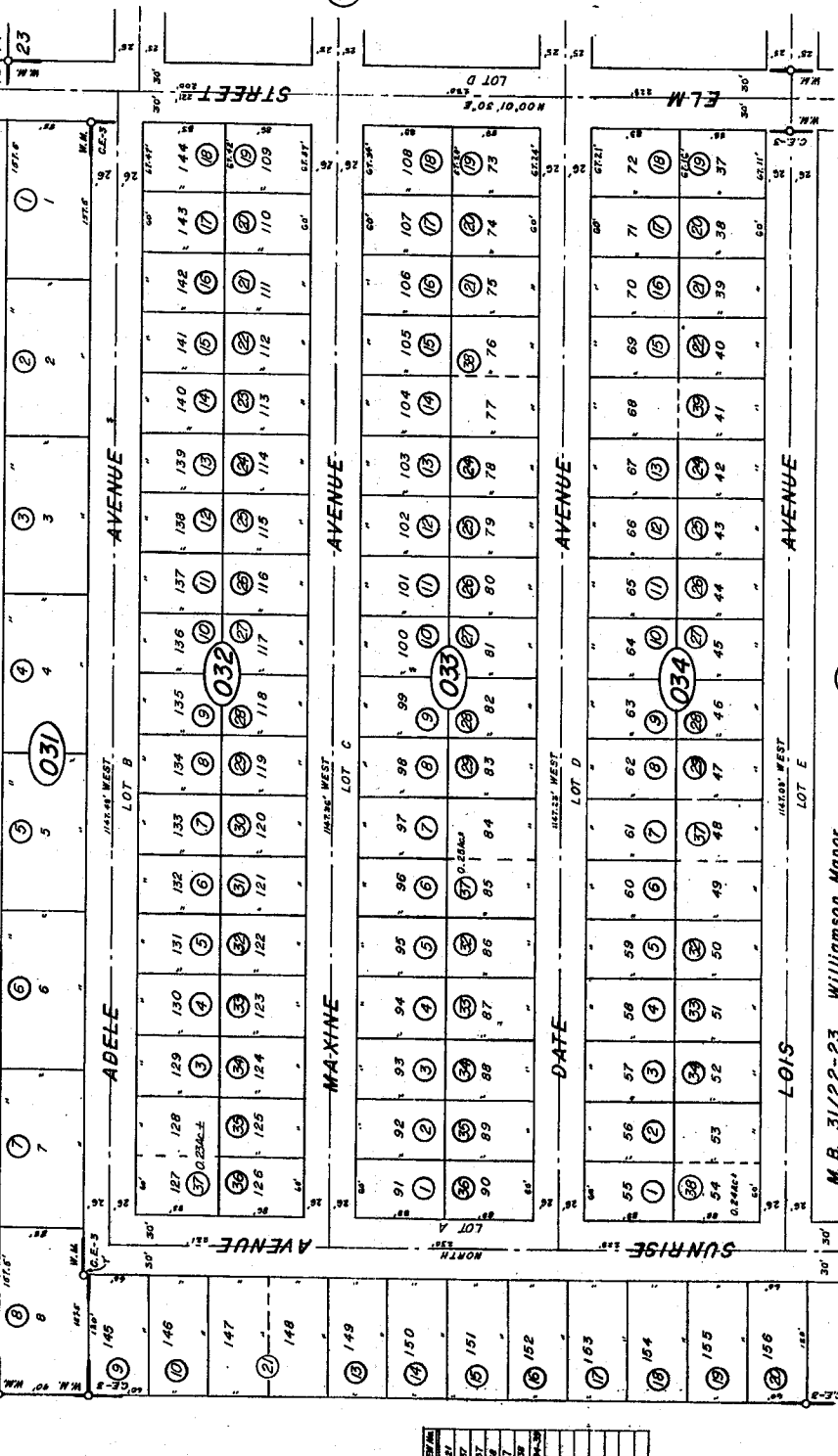
Reference: CV14-03030/Tech

SAID COUNTY.

POR. NE 1/4 SEC. 22, T.3S, R.2 E.



BK 525



DATE	OLD	NEW
3/78	148	51
8/78	148	57
2/80	148	58
7/80	148	57
10/88	148	58
8-92	148	58

ASSESSOR'S MAP BK 528 PG 03 RIVERSIDE COUNTY, CALIF.

M. B. 31/22-23 Williamson Manor
M. B. 47/81 Cabazon Estates No. 3

APRIL 1969

225218

RECORDING REQUESTED BY
 Attorney RUTH E. McCLELLAN
 WHEN RECORDED MAIL TO

Name - Marguerite W. Winekoff
 Street Address - P. O. Box 47
 City & State - Cabazon, California
 ZIP - 92230

RECEIVED FOR RECORD
 NOV 10 1977
 At Request of
 ATTORNEY
 Book 1977, Page 225218
 Recorded in Official Records
 of Riverside County, California
 W.D. Balogh
 RECORDER
 FEES \$

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

GRANT DEED
 JOINT TENANCY

DOCUMENTARY TRANSFER TAX \$-0- (Gift)
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
 OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE.
 Signature of Declarant or Agent Determining Tax: Ruth E. McClellan, Attorney
 Firm Name: R. E. McClellan, Attorney at Law

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

Marguerite W. Winekoff, a widow does hereby
 GRANT to Marguerite W. Winekoff, a widow, and Chris John
 Winekoff, a single man

AS JOINT TENANTS,
 the real property in the County of Riverside
 State of California, described as:

Lot 113 of Tract Cabazon Estates #3 as per map
 recorded in Book 47, Page 81 of Maps in the
 Office of the County Recorder of the County of
 Riverside.

- Subject to:
1. Taxes for the fiscal year 1977-78.
 2. Covenants, conditions, restrictions,
 reservations, rights, rights of way, and
 easements of record.

Witness BY hand this 9th day of November, 19 77
 Marguerite W. Winekoff
 (Marguerite W. Winekoff)

State of California,
 County of Riverside } ss.
 On November 9, 1977, before me, the undersigned, a Notary Public in and
 for said State, personally appeared Marguerite W. Winekoff
 known to me to be the person whose name is subscribed to the within instrument and acknowledged that
 she executed the same.

WITNESS my hand and official seal
 OFFICIAL SEAL
 RUTH E. McCLELLAN
 NOTARY PUBLIC CALIFORNIA
 PRINCIPAL OFFICE IN
 RIVERSIDE COUNTY
 My Commission Expires October 12, 1981

(Seal) Ruth E. McClellan
 Notary Public in and for said State.

MAIL TAX
 STATEMENTS TO Marguerite W. Winekoff, P. O. Box 47, Cabazon, CA 92230
 NAME ADDRESS ZIP

DEED-GRANT-JOINT TENANTS
 WOLOTT'S FORM 748-REV. 2-70
 This standard form covers most usual problems in the field indicated. Before you sign, read it, fill in all blanks,
 and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.

END RECORDED DOCUMENT **W. D. BALOGH, COUNTY RECORDER**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

MAIL THE INSTRUMENT TO

ALBERT W. WINEKOFF
P.O. BOX 1021
RIVERSIDE, CALIF.

PAID
Doc. Transfer Tax
WILLIAM E. CHERRELY
SHEL CO. RECORDER

RECORDED FOR RECORD
AT RIVERSIDE, CALIF.

NOV 22 1989

William E. Cherrely
Recorder

7-1-89-11-11

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TD 1022 CA (1-78)

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 2.75
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

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

MARGUERITE W. WINEKOFF

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

ALBERT W. WINEKOFF

the following described real property in the **City of Cabazon** County of **Riverside**
State of California:

Lot 113 of Tract Cabazon Estates #3 as per map recorded
in Book 47, page 81 of Maps in the office of the County
of Riverside

1. Taxes for the fiscal year 1986-87.
2. Covenants, conditions, restrictions, reservations,
rights, rights of way, and easements of record.

ASSESSOR'S PARCEL NO. 528032023-7

Dated Feb. 23, 1989 Marguerite W. Winekoff
MARGUERITE W. WINEKOFF

STATE OF MICHIGAN
COUNTY OF WAYNE } ss.

On _____ before me, the under-
signed, a Notary Public in and for said State, personally appeared
MARGUERITE W. WINEKOFF

_____ known to me
to be the person _____ whose name _____ subscribed to the within
instrument and acknowledged that _____ created the same.
WITNESS my hand and official seal.

Signature Jean M. Wellbeloni



(This area for official notarial use)

No. _____

RECORDING REQUESTED BY
ED SZYNKOWSKI
JACK STOCKMAN

132188

AND WHEN RECORDED MAIL TO

Name **NEW ERA ENTERPRISES**
 Street Address **PO 958**
 City & State **CABAZON, CA 92230**

MAIL TAX STATEMENTS TO

Name **NEW ERA ENTERPRISES**
 Street Address **PO 958**
 City & State **CABAZON, CA 92230**

RECEIVED FOR RECORD
 Min. Post. 7 o'clock M

MAY 17 1988
 Recorded in Official Records
 of Riverside County, California
 With E. J. [Signature]
 RECORDER
 Page 9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

CAT. NO. NN00580
 TO 1922 CA (7-82)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL PTN.	<p>The undersigned grantor(s) declare(s): Documentary transfer tax is \$ <u>- 0 -</u> <input checked="" type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens and encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area: () City of _____, and</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANITA WINEKOFF ROWELL</p> <p>hereby REMISES, RELEASES AND QUITCLAIMS to EDWARD J. SZYNKOWSKI JR the following described real property in the County of RIVERSIDE, State of California: LOT 113 TRACT NO CABAZON ESTATES "3 MAP BOOK 47, PAGE 91, RECORDS OF RIVERSIDE COUNTY ALSO KNOWN AS 51940 MAXINE ST, CABAZON</p> <p>Dated: <u>4-13-88</u> <u>Anita Winekoff Rowell</u></p> <p>STATE OF CALIFORNIA COUNTY OF <u>RIVERSIDE</u> } ss. On <u>April 13, 1988</u> before me, the undersigned, a Notary Public in and for said State, personally appeared <u>ANITA J. WINEKOFF ROWELL</u> personally known to me or proved to me on the basis of sat- isfactory evidence to be the person whose name <u>IS</u> subscribed to the within instrument and acknowledged that <u>she</u> executed the same. WITNESS my hand and official seal.</p> <p>Signature <u>[Signature]</u></p> <p>(This area for official notarial seal)</p>
	<p>Title Order No. _____ Escrow or Loan No. _____</p>

May 17, 1988

Photographed By TICOR

132188

EXHIBIT “D”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Greg Flannery
Code Enforcement
Official

CASE #: CV14-03030
A.P.N.: 528-032-023

PROPERTY SITUS: 51940 Maxine Avenue, Cabazon
DRAWN ON: 8/7/14 DRAWN BY: D Jurden, CET

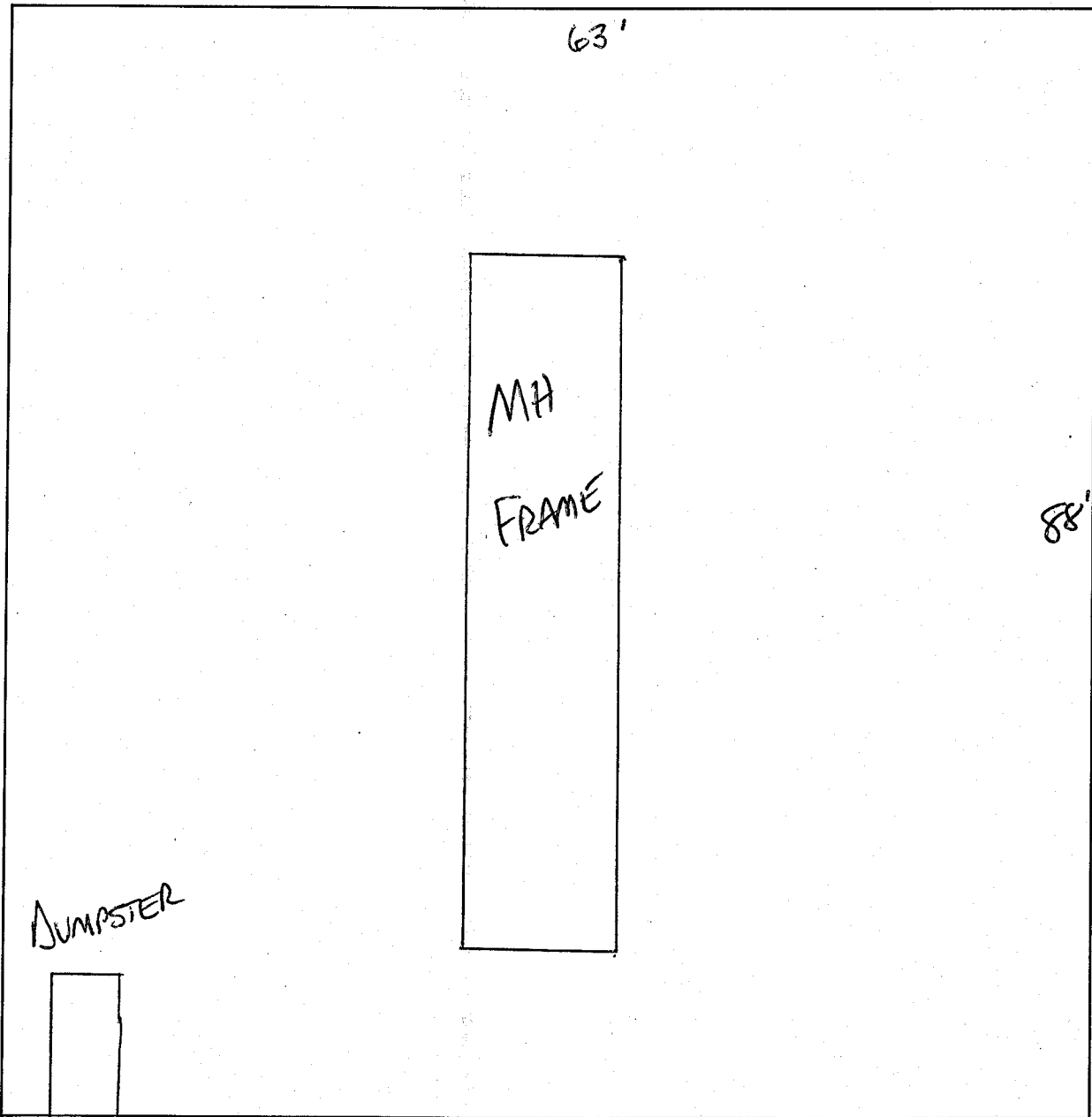
NORTH



PROPERTY LINE

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PROPERTY LINE

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

Photographs

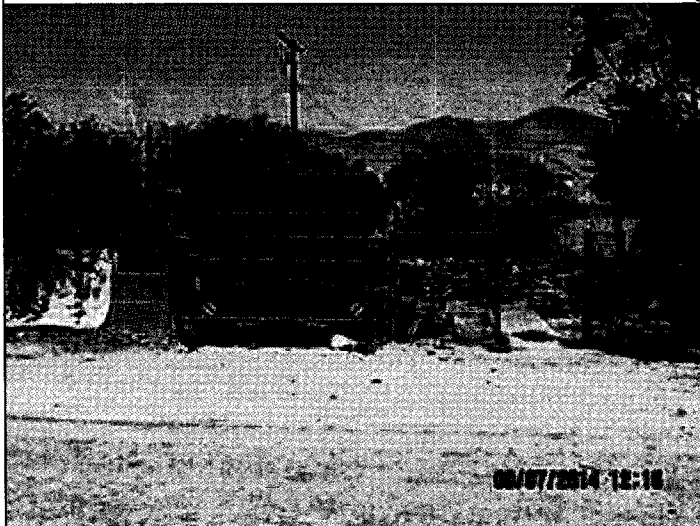


Photo taken from the right of way D Jurden, CET

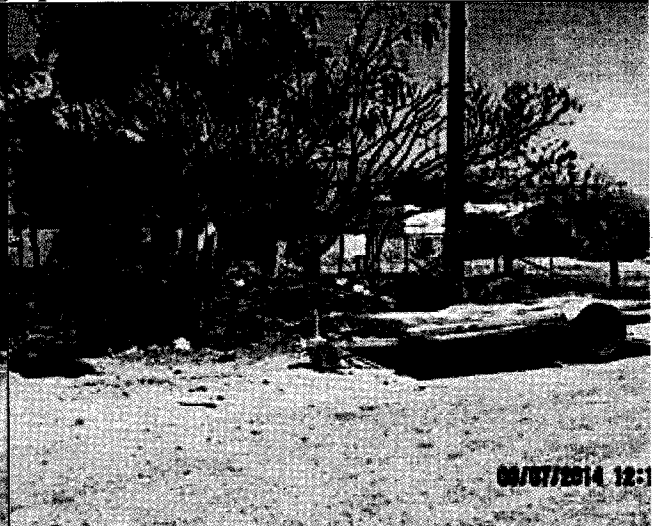


Photo taken from the right of way D Jurden, CE



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CE

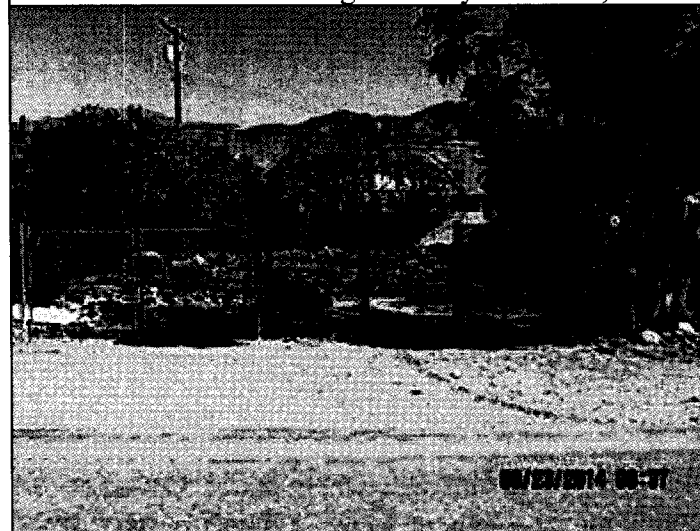


Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CE



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CE



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CE



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CE



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken of the posting D Jurden, CET



Photo taken of the posting D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET

EXHIBIT “E”

Photographs



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 14 - 03030

THE PROPERTY AT: 51940 MAXINE AVENUE, CABAZON APN#: 528-032-023

WAS INSPECTED BY OFFICER: JURDEN ID#: 310 ON 8/7/14 AT 1220 am/pm

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

<input type="checkbox"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="checkbox"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="checkbox"/>	17. <u>156.010</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>ZERO</u> square feet at the rear of the property.
<input checked="" type="checkbox"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>		
			<input type="checkbox"/>		

COMMENTS: REMOVE ALL ACCUMULATED RUBBISH, EXCESSIVE OUTSIDE STORAGE AND MOBILE HOME FRAME FROM THE PROPERTY

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 9/7/14 . FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 82.00 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO.





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV14-03030

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **August 7, 2014 at 1228 PM**, I securely and conspicuously posted the **Field Notice of Violation for RCC 8.120.010 (Accumulated Rubbish), RCC 17.156.010 (Excessive Outside Storage, and RCC 15.48.040 (Substandard Mobile Home) with the Notice of Defects and the Danger Do Not Enter or Occupy Signage** at the property described as:

Property Address: 51940 Maxine Avenue, cabazon

Assessor's Parcel Number: 528-032-023

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

Executed on **August 7, 2014** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: 

David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 22, 2014

WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF
C/O ALBERT WINEKOFF
P O BOX 1021
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51940 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-023, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 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.

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

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove or reduce all outside storage to zero square feet.

COMPLIANCE MUST BE COMPLETED BY October 23, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 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

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 22, 2014

MARGUERITE W. WINEKOFF
P.O. BOX 47
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51940 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-023, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 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.

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

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove or reduce all outside storage to zero square feet.

COMPLIANCE MUST BE COMPLETED BY October 23, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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

CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 22, 2014

ED SZYNKOWSKI
NEW ERA ENTERPRISES
P.O. BOX 458
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51940 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-023, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 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.

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

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove or reduce all outside storage to zero square feet.

COMPLIANCE MUST BE COMPLETED BY October 23, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 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

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1403030

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on October 22, 2014, I served the following documents(s):

Notice of Violation

NOTICE OF DEFECTS

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

WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF C/O ALBERT WINEKOFF, P O BOX 1021,
CABAZON, CA 92230

MARGUERITE W. WINEKOFF P.O. BOX 47, CABAZON, CA 92230


ED SZYNKOWSKI NEW ERA ENTERPRISES P.O. BOX 458, CABAZON, CA 92230

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

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

EXECUTED ON October 22, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

English Customer Service USPS Mobile Register / Sign In



USPS Tracking™



Customer Service >
Have questions? We're here to help.

Tracking Number: 7010106000199601793

Product & Tracking Information

Postal Product: Features:
Certified Mail™

Available Actions

- Text Updates
- Email Updates
- Return Receipt After Mailing

DATE & TIME	STATUS OF ITEM	LOCATION
November 3, 2014 2:32 pm	Delivered	CABAZON, CA 92230

Your item was delivered at 2:32 pm on November 3 2014 in CABAZON CA 92230

October 23 2014 7:56 am	Available for Pickup	CABAZON CA 92230
October 23 2014 2:27 am	Departed USPS Facility	SAN BERNARDINO CA 92403
October 22 2014 8:08 pm	Arrived at USPS Facility	SAN BERNARDINO CA 92403

Track Another Package

Tracking (or receipt) number

Track It

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

OFFICIAL USE

7010 1060 0001 9960 1793

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

Postmark
Here

WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF
C/O ALBERT WINEKOFF
P O BOX 1021
CABAZON CA 92230
CV 14-03030 / DJ 528

PS Form 3800, August 2005

See Reverse for Instructions

7010 1060 0001 9960 1809

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

OFFICIAL USE

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

To
 Sent
 Street or P.O. Box
 City, State, ZIP+4®

MARGUERITE W. WINEKOFF
P.O. BOX 47
CABAZON, CA 92230
 CV14-03030 / DJ 528

PS Form 3800, August 2006 See Reverse for Instructions

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

RECEIVED
 OCT 29 2014

BY:



7010 1060 0001 9960 1809

CERTIFIED MAIL™

UNITED STATES POSTAGE
 PITNEY BOWES
 02 1R \$ 06.480
 0002004340 OCT 22 2014
 MAILED FROM ZIP CODE 92501



NC 10/24

MARGUERITE W. WINEKOFF
 P.O. BOX 47
 CABAZON, CA 92230
 CV14-03030 / DJ 528

NIXIE 918 FE 1009 0010/26/14

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

9223080047 80
 9258203831
 EC: 92582383181 9804-00123-22-40

7010 1060 0001 9960 1816

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

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

OFFICIAL USE

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

Postmark
Here

To
 Recipient's Name
 ED SZYNKOWSKI
 NEW ERA ENTERPRISES
 P.O. BOX 458
 CABAZON, CA 92230
 CV14-03030 / DJ 528

PS Form 3800, August 2006

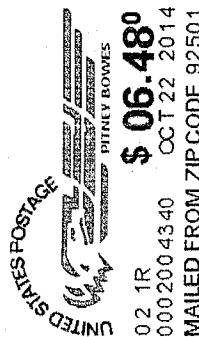
See Reverse for Instructions

County of Riverside

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

RECEIVED
OCT 29 2014

BY:



7010 1060 0001 9960 1816

ED SZYNKOWSKI
 NEW ERA ENTERPRISES
 P.O. BOX 458
 CABAZON, CA 92230
 CV14-03030 / DJ 528

NC 10/23

CERTIFIED MAIL TM

NIXIE 918 FE 1009 0010/26/14 K

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92582383181 *0804-00124-22-40

9258203831



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 23, 2014

WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF
C/O ALBERT WINEKOFF
P O BOX 1021
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51940 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-023, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 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.

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

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove or reduce all outside storage to zero square feet.

COMPLIANCE MUST BE COMPLETED BY November 7, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 23, 2014

MARGUERITE W. WINEKOFF
P.O. BOX 47
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

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CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 23, 2014

ED SZYNKOWSKI
NEW ERA ENTERPRISES
P.O. BOX 458
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

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CODE ENFORCEMENT DEPARTMENT

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1403030

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on October 23, 2014, I served the following documents(s):

Notice of Violation

NOTICE OF DEFECTS

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

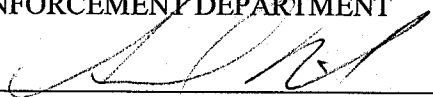
- WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF C/O ALBERT WINEKOFF, P O BOX 1021, CABAZON, CA 92230
- MARGUERITE W. WINEKOFF P.O. BOX 47, CABAZON, CA 92230
- ED SZYNKOWSKI NEW ERA ENTERPRISES P.O. BOX 458, CABAZON, CA 92230

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

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

EXECUTED ON October 23, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

English

Customer Service

USPS Mobile

Register / Sign In



USPS Tracking™



Customer Service ›
Have questions? We're here to help

Tracking Number: 70101060000199602059

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
November 3, 2014, 2:32 pm	Delivered	CABAZON, CA 92230

Your item was delivered at 2:32 pm on November 3, 2014 in CABAZON, CA 92230

October 24, 2014, 7:56 am	Available for Pickup	CABAZON, CA 92230
October 24, 2014, 2:17 am	Departed USPS Facility	SAN BERNARDINO, CA 92403
October 23, 2014, 8:09 pm	Arrived at USPS Facility	SAN BERNARDINO, CA 92403

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Restricted Delivery Fee (Endorsement Required)	

Postmark
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WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF
C/O ALBERT WINEKOFF
P O BOX 1021
CABAZON CA 92230
CV14-03030 / DJ 528

PS Form 3800, August 2006

See Reverse for Instructions

7010 1060 0001 9960 2066

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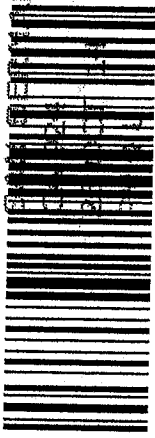
OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
To		
Send	MARGUERITE W. WINEKOFF	
Street or P.O. Box	P.O. BOX 47	
City	CABAZON, CA 92230	
	CV14-03030 / DJ 528	

PS Form 3800, August 2006

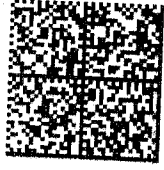
See Reverse for Instructions

CERTIFIED MAIL™



7010 1060 0001 9960 2066

UNITED STATES POSTAGE
PITNEY BOWES
02 1R
000200 4337
\$ 06.48⁰⁰
OCT 23 2014
MAILED FROM ZIP CODE 92501

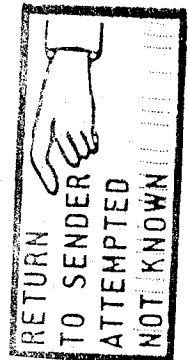


NL 10/24

MARGUERITE W. WINEKOFF
P.O. BOX 47
CABAZON, CA 92230
CV14-03030 / DJ 528

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

RETURN RECEIPT REQUESTED
RETURN RECEIPT REQUESTED



RECEIVED
NOV 07 2014

BY:
[Barcode]

922300004747

7010 1060 0001 9960 2073

U.S. Postal Service™
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Tot
Sent
Street or P.O.
City

ED SZYNKOWSKI
NEW ERA ENTERPRISES
P.O. BOX 458
CABAZON, CA 92230
CV14-03030 / DJ 528

PS Form 3800, August 2006

See Reverse for Instructions

County of Riverside

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL™

SAN BERNARDINO



7010 1060 0001 9960 2073

UNITED STATES POSTAGE
02 1R
\$ 06.48⁰⁰
000200 4337 OCT 23 2014
MAILED FROM ZIP CODE 92501



RECEIVED
OCT 31 2014
BY:

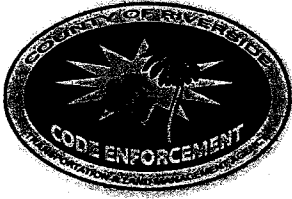
ED SZYNKOWSKI
NEW ERA ENTERPRISES
P.O. BOX 458
CABAZON, CA 92230
CV14-03030 / DJ 528

NIXIE 918 5E 1009 7210/27/14

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92582383181 *2704-03389-23-40





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV14-03030

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **October 28, 2014 at 1033 AM**, I securely and conspicuously posted the **Notice of Violation for RCC 15.48.040 (SSMH), RCC 8.120.010 (AR), & RCC 17.12.040 (EOS)** at the property described as:

Property Address: 51940 Maxine Avenue, Cabazon

Assessor's Parcel Number: 528-032-023

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

Executed on **October 29, 2014** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: _____

David Jurden, Code Enforcement Technician



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

September 18, 2014

WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF
C/O ALBERT WINEKOFF
P O BOX 1021
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

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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 \$82.00 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

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

September 18, 2014

MARGUERITE W. WINEKOFF
P.O. BOX 47
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51940 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-023, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 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.

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

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove or reduce all outside storage to zero square feet.

COMPLIANCE MUST BE COMPLETED BY October 1, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 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

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 18, 2014

ED SZYNKOWSKI
NEW ERA ENTERPRISES
P.O. BOX 458
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51940 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-023, is in violation of Section(s) RCC Section No. 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord. 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 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.

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

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove or reduce all outside storage to zero square feet.

COMPLIANCE MUST BE COMPLETED BY October 1, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$82.00 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

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1403030

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

Notice of Violation

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

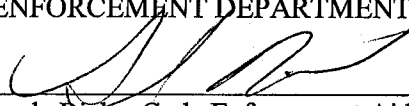
WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF C/O ALBERT WINEKOFF, P O BOX 1021,
CABAZON, CA 92230
MARGUERITE W. WINEKOFF P.O. BOX 47, CABAZON, CA 92230
ED SZYNKOWSKI NEW ERA ENTERPRISES P.O. BOX 458, CABAZON, CA 92230

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 September 18, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Shane Bergman</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Shane Bergman</i> C. Date of Delivery <i>9/29/14</i></p>
<p>1. Article Addressed to:</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF C/O ALBERT WINEKOFF P O BOX 1021 CABAZON, CA 92230 CV14-00843 / LP 455 14-03030 SS 528</p>	<p>Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7010 0290 0000 7228 7689</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

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

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

OFFICIAL USE

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

WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF
 C/O ALBERT WINEKOFF
 P O BOX 1021
 CABAZON, CA 92230
 CV14-00843 / LP 455

PS Form 3800, August 2006 See Reverse for Instructions

7010 0290 0000 7228 7689

7010 0290 0000 7228 7696

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

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

OFFICIAL USE

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

Postmark
Here

MARGUERITE W. WINEKOFF
P.O. BOX 47
CABAZON, CA 92230
CV14-00843 / LP 455

PS Form 3800, August 2006

See Reverse for Instructions

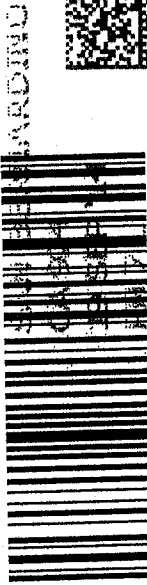
CERTIFIED MAIL™

County of Riverside

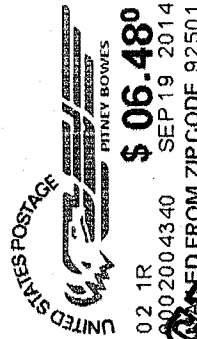
Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED



7010 0290 0000 7228 7696



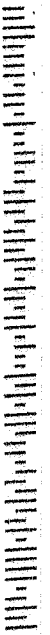
RECEIVED
BY:
SEP 29 2014

MARGUERITE W. WINEKOFF
P.O. BOX 47
CABAZON, CA 92230
CV14-00843 / LP 455
05030 DI 528

NIXIE 918 7E 1009 0009/24/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92582383181 *3004-00272-19-40



9228280200001

7010 0290 0000 7228 7702

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

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

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total	ED SZYNKOWSKI	
Sent To	NEW ERA ENTERPRISES	
Street or PO	P.O. BOX 458	
City, &	CABAZON, CA 92230	
	CV14-00843 / LP 455	

PS Form 3800, August 2006 See Reverse for Instructions

CERTIFIED MAIL™



7010 0290 0000 7228 7702

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

UNITED STATES POSTAGE
02 1R
0002004340 SEP 19 2014
MAILED FROM ZIP CODE 92501

RECEIVED
SEP 29 2014
BT:.....
NLD
grd

ED SZYNKOWSKI
NEW ERA ENTERPRISES
P.O. BOX 458
CABAZON, CA 92230
CV14-00843 / LP 455
92230 DJ 528

NIXIE 918 5E 1009 0009/24/14
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92582383181 *2004-052844-10-40
9258302825E



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV14-03030

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **September 23, 2014 at 0937 AM**, I securely and conspicuously posted the **Notice of Violation for Substandard Mobile Home (RCC 15.48.040), Accumulated Rubbish (RCC 8.120.010), and Excessive Outside Storage (RCC 17.12.040)** at the property described as:

Property Address: 51940 Maxine Avenue, Cabazon

Assessor's Parcel Number: 528-032-023

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

Executed on **September 23, 2014** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: _____

David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

February 18, 2015

CABAZON WATER DISTRICT
P.O. BOX 297
CABAZON, CA 92230

RE CASE NO: CV1403030 at 51940 MAXINE AVE, in the community of CABAZON, California, Assessor's Parcel Number 528-032-023

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 51940 MAXINE AVE, in the community of CABAZON California, Assessor's Parcel Number 528-032-023, is in violation of Section(s) RCC Section No 15.48.040 (Ord 457) ,8 120.010 (Ord. 541) ,17.12 040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 15.48.040 (Ord 457) - You are hereby directed as the property owner and/or last known registered owner that a substandard mobile home, manufactured home, commercial coach (not on permanent foundation systems), recreational vehicle, or mobile home accessory building within or outside of a mobile home or special occupancy park, is declared to be a nuisance as defined in Chapter 4 of the Uniform Housing Code and adopted by Riverside County Code Chapter 15.48.
- 2) 8 120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 3) 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.

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

- 1) You are required to abate this nuisance by repair or rehabilitation per Title 25, removal or demolishing and disposing in an authorized scrap yard.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove or reduce all outside storage to zero square feet.

COMPLIANCE MUST BE COMPLETED BY March 4, 2015. 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 \$82.00 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: David Jurden, Code Enforcement Technician

581 SOUTH GRAND AVENUE, SAN JACINTO, CALIFORNIA, 92582
(951) 791-3900 • FAX (951) 791-3910

SENDER: COMPLETE THIS SECTION

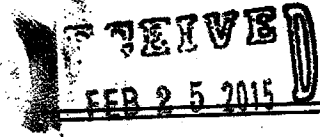
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CABAZON WATER DISTRICT
 P.O. BOX 297
 CABAZON, CA 92230
 CV14-03030 JURDEN 528

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
X Addressee
- B. Received by (Printed Name) C. Date of Delivery
Clay Jurden
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



- Mail Express Mail
 BY: Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7010 1060 0001 9960 0468

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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

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

OFFICIAL USE

Postage \$

Certified Fee

Postmark

CABAZON WATER DISTRICT
 P.O. BOX 297
 CABAZON, CA 92230
 CV14-03030 JURDEN 528

7010 1060 0001 9960 0468

City, State, ZIP+4
 or PO Box No.

PS Form 3800, August 2005

See Reverse for Instructions



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1403030

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 February 18, 2015, I served the following document(s):

Notice of Violation

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

CABAZON WATER DISTRICT P.O. BOX 297, CABAZON, CA 92230

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

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

EXECUTED ON February 18, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines
By: Dean Deines, Sr Accounting Assistant



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV14-03030

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **February 20, 2015 at 1220 PM**, I securely and conspicuously posted the **NOTICE OF VIOLATION FOR RCC 8.120.010 (AR), RCC 15.48.040 (SSMH), and RCC 17.12.040 (EOS)** at the property described as:

Property Address: 51940 Maxine Avenue, Cabazon

Assessor's Parcel Number: 528-032-023

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

Executed on **February 23, 2015** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: _____

A handwritten signature in black ink, appearing to read "DJurden", is written over a horizontal line.

David Jurden, Code Enforcement Technician

EXHIBIT “F”

DOC # 2014-0475437

12/12/2014 11:12A Fee:NC

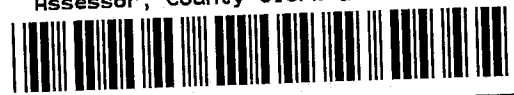
Page 1 of 1

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
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

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



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
WINEKOFF CHRIS J ESTATE OF / ALBERT W WINEKOFF)
and DOES I through X, Owners)

Case #: CV-1403030

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: 51940 MAXINE AVE, CABAZON CA, 92230
PARCEL #: 528-032-023
LEGAL DESCRIPTION: 0.11 acres in LOT 113 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

VIOLATION(S): Riverside County Code (Ordinance) 15.48.040 (Ord. 457) ,8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS
On 12/3/14 before me, Jamison Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature: Jamison D. Cole (Seal)

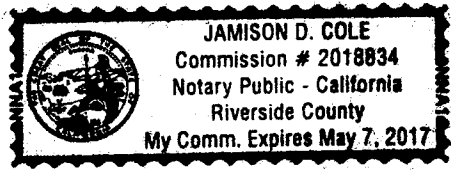


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

April 28, 2015

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

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

Case No.: CV14-03030
APN: 528-032-023
Property: 51940 Maxine Avenue, Cabazon

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 51940 Maxine Avenue, Cabazon, Riverside County, California, and more particularly described as Assessor's Parcel Number 528-032-023.


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, June 2, 2015, 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


HECTOR VIRAY
Supervising Code Enforcement Officer

1 **PROOF OF SERVICE**

2 Case No. CV14-03030

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 April 28, 2015, 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)**

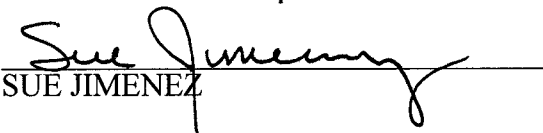
14 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
15 and processing correspondence for mailing. Under that practice it would be deposited with
16 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
17 California, in the 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 April 28, 2015, at Riverside, California.

25
26
27
28

SUE JIMENEZ

NOTICE LIST

Subject Property: 51940 Maxine Avenue, Cabazon

Case No.: CV14-03030

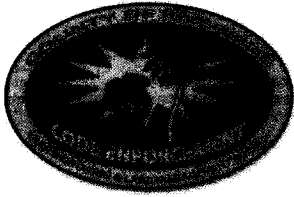
APN: 528-032-023; District 5

ESTATE OF CHRIS J. WINEKOFF AND
ALBERT W. WINEOFF
C/O ALBERT WINEKOFF
P.O. BOX 1021
CABAZON, CA 92230

MARGUERITE W. WINEKOFF
P.O BOX 47
CABAZON, CA 92230

ED SZYNKOWSKI JR.
NEW ERA ENTERPRISES
P.O. BOX 458
CABAZON, CA 92230

CABAZON WATER DISTRICT
P.O. BOX 297
CABAZON, CA 92230



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV14-03030

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **May 1, 2015 at 0948 AM**, I securely and conspicuously posted the **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE and NOTICE LIST** at the property described as:

Property Address: 51940 Maxine Avenue, Cabazon

Assessor's Parcel Number: 528-032-023

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

Executed on **May 4, 2015** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: 

David Jurden, Code Enforcement Technician