

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

206 B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

June 3, 2015

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

Case No: CV11-07229 [AHMED]

Subject Property: 64580 16TH Avenue, North Palm Springs; APN: 666-070-015

District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (dwelling) on the real property located at 64580 16th Avenue, North Palm Springs, Riverside County, California, APN: 666-070-015 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Jared I. Ahmed, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

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*
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: June 16, 2015
xc: Co. Co./TLMA-CED, Sheriff

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

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

9-4

FORM APPROVED COUNTY COUNSEL 5/16/15
BY: *[Signature]* GREGORY P. PRIAMOS DATE
Departmental Concurrence

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 [Substandard Structure and Accumulated Rubbish]

Case No: CV11-07229 [AHMED]

Subject Property: 64580 16TH Avenue, North Palm Springs; APN: 666-070-015

District: 5

DATE: June 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

4. The accumulation of rubbish on the real property located at 64580 16th Avenue, North Palm Springs, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.

5. Jared I. Ahmed, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.

6. If the owner or whoever has possession of the real property does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.

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

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

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Jamison Cole on June 13, 2014. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration, members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, extensive fire damage, and public and attractive nuisance – abandoned/ vacant.

2. The inspection also revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of but was not limited to the following materials: tires, broken tiles, hoses, plastic buckets, a damaged Jacuzzi, and miscellaneous discarded items.

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

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

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Subject Property: 64580 16TH Avenue, North Palm Springs; APN: 666-070-015

District: 5

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PAGE: 3 of 3

3. There have been approximately five (5) subsequent follow up inspections with the last inspection April 8, 2015. At each of these inspections the substandard structure and accumulated rubbish remained in violation of Riverside County Ordinance Nos. 457 and 541.

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

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

EXHIBITS A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 11-07229
4 [SUBSTANDARD STRUCTURE AND)
5 ACCUMULATED RUBBISH; APN: 666-070-015,) DECLARATION OF CODE
6 64580 16TH AVENUE, NORTH PALM SPRINGS,) ENFORCEMENT OFFICER
7 COUNTY OF RIVERSIDE, STATE OF) JAMISON COLE
8 CALIFORNIA; JARED I. AHMED, OWNER.)
9)
10) [RCO Nos. 457, 541 and 725]

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

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

17 2. On June 13, 2014, I conducted an inspection of the real property described as 64580 16th
18 Avenue, North Palm Springs, Riverside County, California, and further described as Assessor's Parcel
19 Number 666-070-015 (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 Jared I. Ahmed (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
24 Assessment Roll for the 2014-2015 tax year and a copy of the report generated from the County
25 Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as
26 Exhibit "B."

27 4. Based on the Lot Book Report from RZ Title Service dated February 3, 2015, there
28 appears to be no interested parties. A true and correct copy of the Lot Book Report is attached hereto
and incorporated herein by reference as Exhibit "C." THE PROPERTY is approximately 0.24 acres in
size and is located within the W-2 (Controlled Development Areas) zone classification. Accumulated
Rubbish is not permitted to be located on any property within the County of Riverside.

FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi*
6/5/15/2015
DATE

1 5. On June 13, 2014, I arrived at THE PROPERTY to conduct an inspection. I entered THE
2 PROPERTY by unlocking the padlock with the key that was provided by the OWNER. I observed
3 accumulated rubbish on THE PROPERTY including, but not limited to: tires, broken tiles, hoses, plastic
4 buckets, a damaged Jacuzzi and miscellaneous discarded items, in excess of 100 square feet. This
5 condition causes THE PROPERTY to constitute a public nuisance in violation of the provisions set forth
6 in Riverside County Ordinance ("RCO") No. 541.

7 6. I also observed a structure in a state of general dilapidation. I observed the following
8 conditions which cause the structure to be substandard and THE PROPERTY to constitute a public
9 nuisance in violation of the provisions set forth in RCO No. 457.

10 Dwelling:

- 11 1) Members of walls, partition or other vertical supports that split, lean, list or buckle, due to
12 2) Members of ceilings, roof, ceiling and roof supports or other horizontal members which
13 3) Extensive fire damage;
14 4) Public and attractive nuisance – abandoned/vacant.

15 7. On June 13, 2014, a Notice of Violation, Notice of Defect and a "Danger Do Not Enter"
16 signs was posted on THE PROPERTY.

17 8. On August 21, 2014, a Notice of Violation, and a Notice of Defects was mailed to OWNER
18 by first class mail and certified mail, return receipt requested.

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

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

23 11. There have been approximately five (5) subsequent follow up inspections, with the last
24 inspection being April 8, 2015. At each of these inspections accumulated rubbish and a substandard
25 structure remained on THE PROPERTY, which continues to be in violation of RCO Nos. 457 and 541.

26 ///

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1 12. Based upon my experience, knowledge and visual observations, it is my determination
2 that the substandard structure (dwelling) and accumulated rubbish on THE PROPERTY creates an
3 extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a
4 public nuisance in violation of the provisions set forth in RCO Nos. 457 and 541.

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

7 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
8 County Recorder, County of Riverside, State of California, on February 24, 2015, as Instrument Number
9 2015-0071348. A true and correct copy of which is attached hereto and incorporated herein by reference
10 as Exhibit "F."

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

15 16. Significant rehabilitation, removal and/or demolition of the substandard structure and
16 removal and disposal of all structural materials, rubbish and debris are required to abate the public
17 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
18 Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal and
19 disposal of all accumulated rubbish is required to abate the nuisance and bring THE PROPERTY into
20 compliance with Riverside County Ordinance No. 541 and the Health and Safety Codes.

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

2 (a) the structure (dwelling) be condemned as a substandard building, public and
3 attractive nuisance;

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

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

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

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

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

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

7 (h) that reasonable costs of abatement, after notice and opportunity for hearing, shall
8 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
9 THE PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457, 541 and 725.

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

12 Executed this 23rd day of April, 2015, at San Jacinto, California.

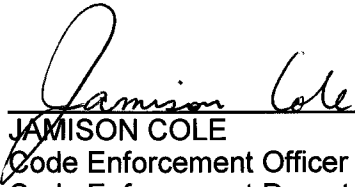
13
14 
15 _____
16 JAMISON COLE
17 Code Enforcement Officer
18 Code Enforcement Department
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EXHIBIT “A”

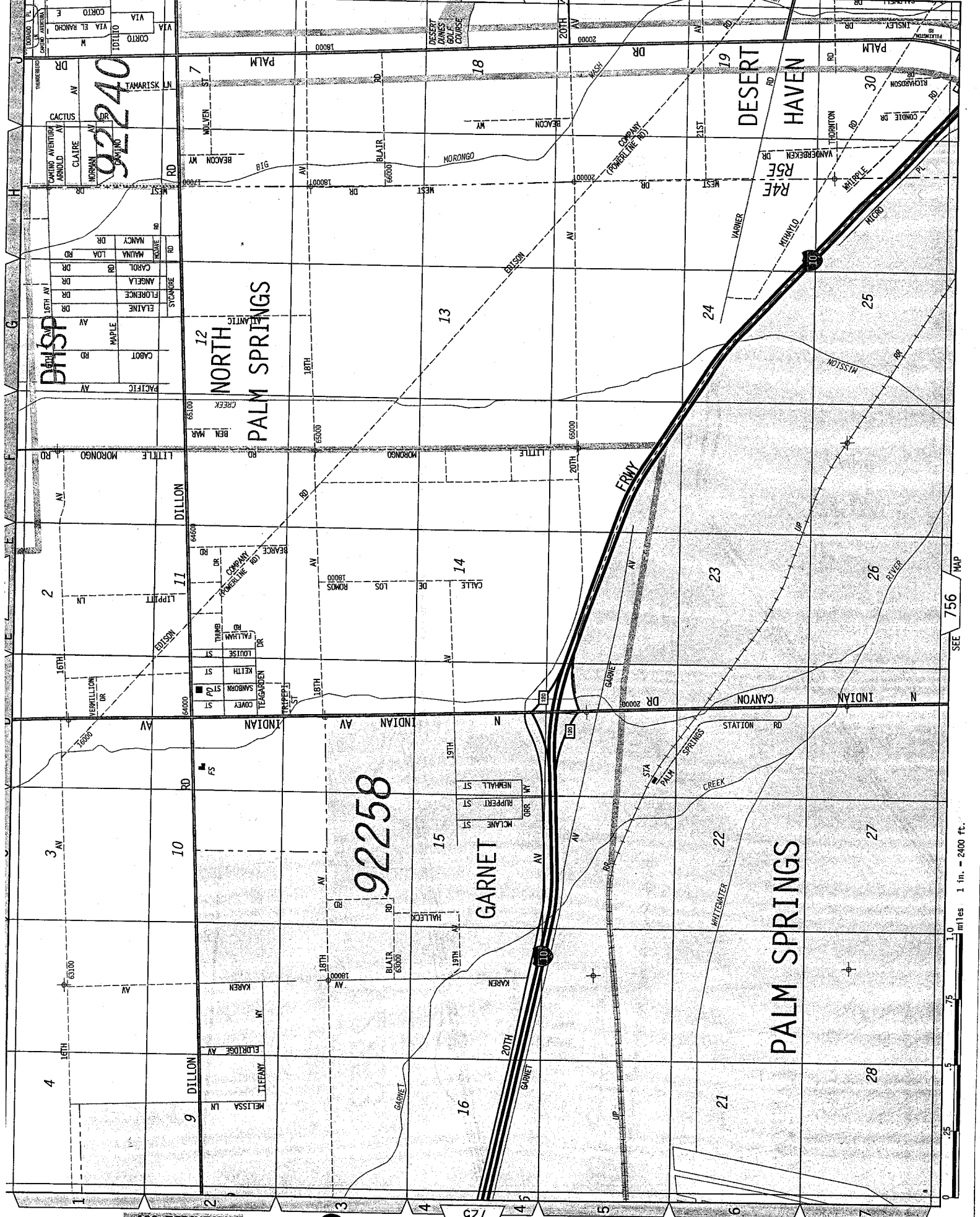
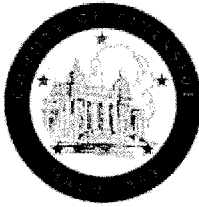
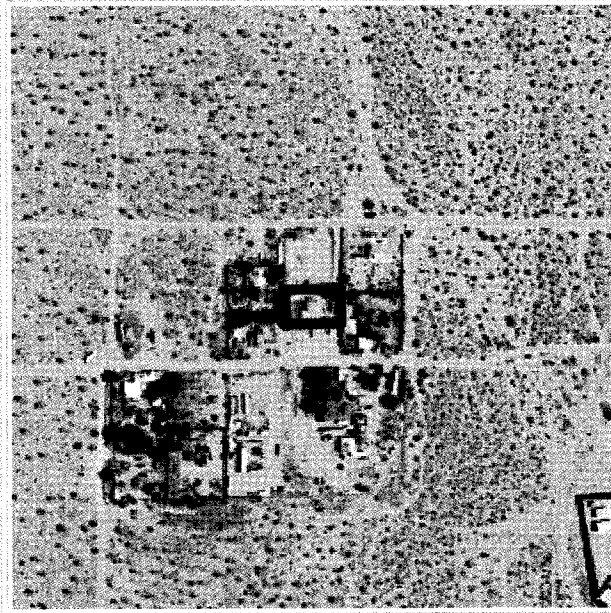
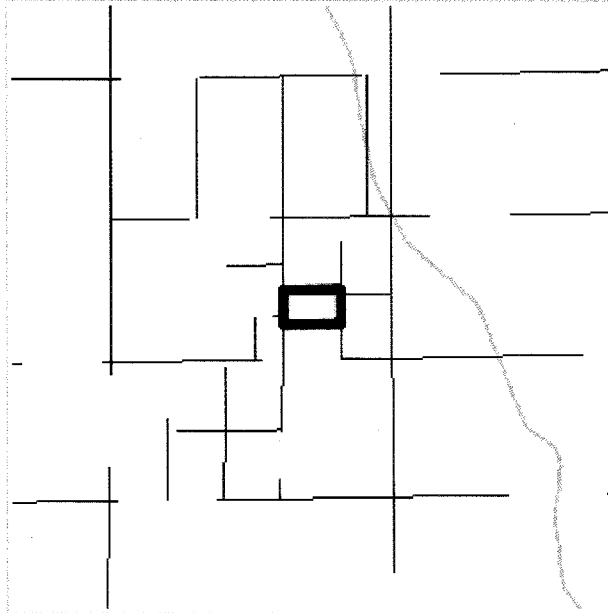


EXHIBIT “B”



Riverside County Parcel Report
APN 666-070-015
Disclaimer

Report Date: Wednesday, January 28, 2015



APN	666-070-015-7	Supervisorial District 2011	MARION ASHLEY, DISTRICT 5
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T3SR4E SEC 2
Owner Name	JARED I AHMED	Elevation Range	No Elevation Range available
Address	64580 16TH AVE N PALM SPG, CA 92258	Thomas Bros. Map Page/Grid	PAGE: 726 GRID: E1
Mailing Address	3554 AUTUMN WALK DR RIVERSIDE CA, CA 92503	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Page: Not Available Subdivision Name: Lot/Parcel: Not Available Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: DESERT HOT SPRINGS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is	March Joint	NOT WITHIN THE

	0.24 acres	Powers Authority	JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	Constructed: 1958 Baths: 0.75 Bedrooms: 1 Const. Type: CONCRETE BLOCK THROUGHOUT Prop Area: 528 SqFt Roof Type: COMPOSITION Stories: 1	County Service Area	Not in a County Service Area
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	LI	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	Western Coachella Valley	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
Zoning Classifications (ORD. 348)	Zoning: W-2 CZNumber: 0	Zoning Districts and Zoning Areas	PASS & DESERT, DIST
Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited	None

		Review Process)	
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	No Data Available
High Fire Area (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	<u>DIF (Development Impact Fee Area Ord. 659)</u>	WESTERN COACHELLA VALLEY
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT WITHIN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not within a SKR Fee Area
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. EAST	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	170
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	RCFC	Watershed	WHITEWATER
Water District	DWA	California Water	None

Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT	Board	
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		
Subsidence	Susceptible		
School District	PALM SPRINGS UNIFIED	Tax Rate Areas	061079 CITRUS PEST CONTROL 2 COACHELLA VALLEY RESOURCE CONSER COUNTY FREE LIBRARY COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 CV MOSQ & VECTOR CONTROL DESERT COMMUNITY COLLEGE DESERT HOSPITAL DESERT HOT SPRINGS CO WTR IMP B DESERT HOT SPRINGS COUNTY WATER DESERT WATER AGENCY 1ST FRINGE FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 6 GENERAL GENERAL PURPOSE PALM SPRINGS PUBLIC CEMETERY PALM SPRINGS UNIF B & I 1992-A PALM SPRINGS UNIFIED SCHOOL RIV CO REG PARK &
Communities	North Palm Springs		
Lighting (Ord. 655)	Zone B, 44.01 Miles From Mt. Palomar Observatory		
2010 Census Tract	044507		
Farmland	OTHER LANDS		
Special Notes	No Special Notes		

OPEN SPACE
RIV. CO. OFFICE OF
EDUCATION

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

Environmental Health Permits

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1107229	ABATEMENT	OPEN

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

Assessment #666070015-7		Parcel # 666070015-7	
Assessee:	GARCIA JORGE	Land	6,000
Assessee:	GARCIA ANALIA	Structure	24,000
Mail Address:	3554 AUTUMN WALK DR	Full Value	30,000
City, State Zip:	RIVERSIDE CA 92503	Total Net	30,000
Real Property Use Code:	R1		
Base Year	2007		
Conveyance Number:	0104772	View Parcel Map	
Conveyance (mm/yy):	3/2014		
PUI:	R010012		
TRA:	61-079		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	64580 16TH AVE N PALM SPG CA 92258		



EXHIBIT “C”



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

Lot Book Report

Order Number: **33025**

Customer:

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

Order Date: 2/10/2015
 Dated as of: 2/3/2015
 County Name: Riverside

Attn: Brent Steele
 Reference: CV11-07229 / Regina Keyes
 IN RE: AHMED, JARED I

FEE(s):
 Report: \$120.00

Property Address: 64580 16th Avenue
 North Palm Springs CA 92258

Assessor's Parcel No. : 666-070-015-7

Assessments:

Land Value:	\$6,000.00
Improvement Value:	\$24,000.00
Exemption Value:	\$0.00
Total Value:	\$30,000.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$377.16
Status: Paid through	06/30/2015

Property Vesting

The last recorded document transferring title of said property

Dated	02/04/2014
Recorded	03/21/2014



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

Order Number: 33025
Reference: CV11-07229 / Re

Document No.	2014-0104772
D.T.T.	\$11.55
Grantor	Tax Collector of Riverside County
Grantee	Jared I Ahmed, a single man

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:

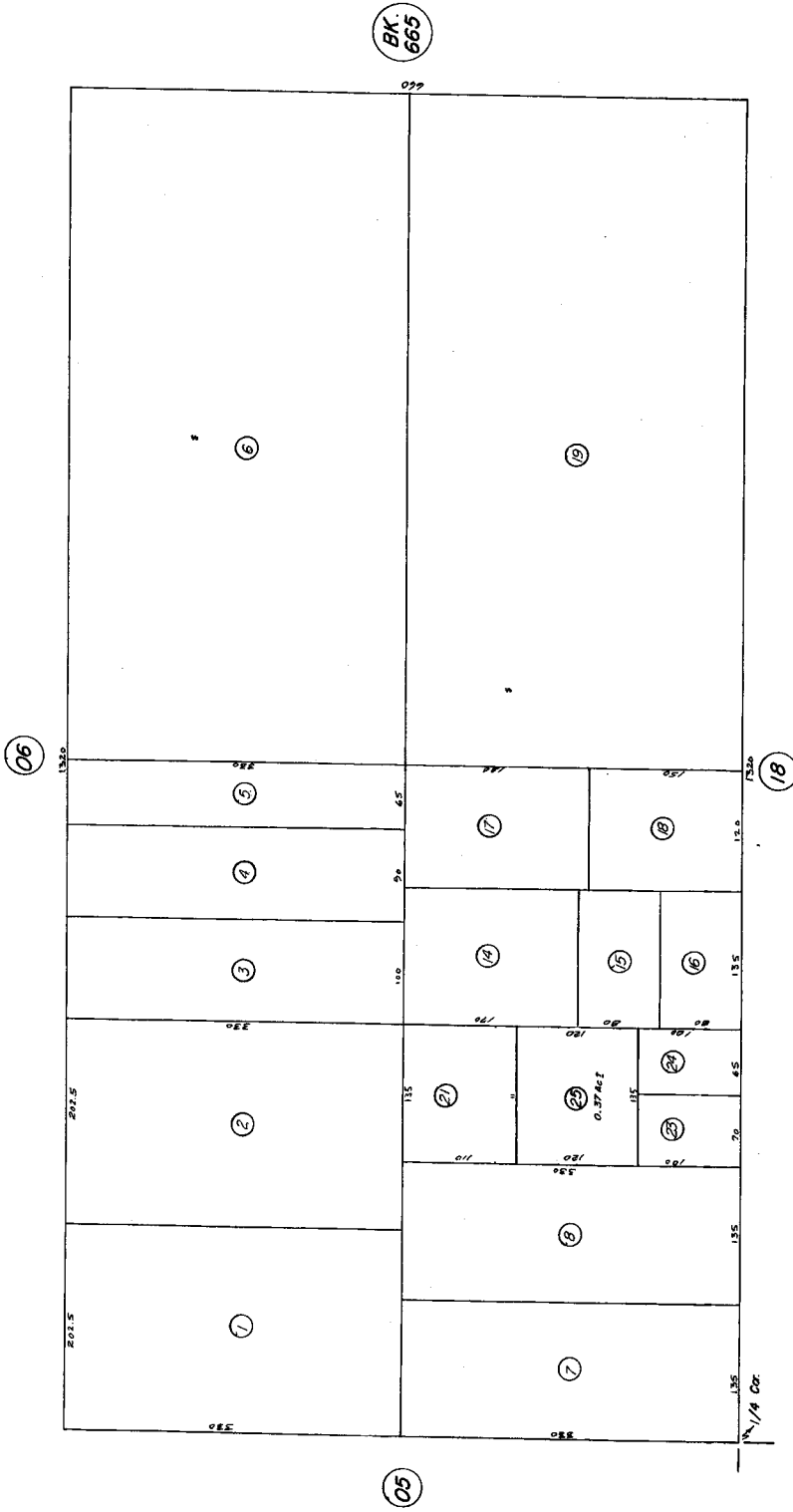
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88° 58' EAST ALONG THE SOUTHLINE OF SAID SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 405.00 FEET; THENCE NORTH 0° 49' EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING HEREIN; THENCE NORTH 0° 49' WEST 80.00 FEET; THENCE NORTH 88° 58' EAST 135.00 FEET; THENCE SOUTH 0° 49' WEST 80.00 FEET; THENCE SOUTH 88° 58' WEST 135.00 FEET TO SAID TRUE POINT OF BEGINNING.

24-39-7
666-07

T.C.A. 6179

S² SW⁴ SE⁴ SEC. 2 T. 3S. R. 4E.



DATE	OLD NO.	NEW NO.
11/22	667-00	661/020
11/22	667-01	663/011
11/22	667-02	663/012
11/22	667-03	663/013
11/22	667-04	663/014
11/22	667-05	663/015
11/22	667-06	663/016
11/22	667-07	663/017
11/22	667-08	663/018
11/22	667-09	663/019
11/22	667-10	663/020
11/22	667-11	663/021
11/22	667-12	663/022
11/22	667-13	663/023
11/22	667-14	663/024
11/22	667-15	663/025
11/22	667-16	663/026
11/22	667-17	663/027
11/22	667-18	663/028
11/22	667-19	663/029
11/22	667-20	663/030
11/22	667-21	663/031
11/22	667-22	663/032
11/22	667-23	663/033
11/22	667-24	663/034
11/22	667-25	663/035

DATA: G.L.O. PLAT (1896)

MARCH 1968

ASSESSOR'S MAP BK. 666 PG. 07
RIVERSIDE COUNTY, CALIF.

REQUESTED BY:
TREASURER-TAX COLLECTOR
STOP 1110 DON KENT TAX COLLECTOR
4080 LEMON ST-4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

JARED I AHMED
3554 AUTUMN WALK DR.
RIVERSIDE, CA 92503

DOC # 2014-0104772
03/21/2014 11:05A Fee: 28.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



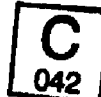
S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	485	428	PCOR	NCOR	SMF	NCHG	EXAM
SMF FEE						T:	CTY	UNI	042

28-

TRA 061-079
Doc. Trans. Tax - computed on full value of property conveyed \$ 11.55

Don Kent, Tax Collector

[Signature]
Signature of Declarant



TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2007-2008
and for nonpayment were duly declared to be in default 2008-666070015-0000
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and JARED I AHMED, A SINGLE MAN ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on FEBRUARY 4, 2014 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$10,100.00.

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to GARCIA, JORGE & ANALIA, described as follows:

Assessor's Parcel Number 666070015-7

OUTSIDE CITY

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on
County of Riverside FEBRUARY 4, 2014 By *[Signature]*
Tax Collector

On March 5, 2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.
Larry W. Ward, Assessor, Clerk Recorder

By: *[Signature]* Seal
Deputy



§§3708 & 3804 R&T Code

TDL 8-19 (6-97)

LEGAL DESCRIPTION

OUTSIDE CITY

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
THENCE NORTH 88°58' EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, 405 FEET;
THENCE NORTH 0°49' EAST, 80 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°49' WEST, 80 FEET;
THENCE NORTH 88°58' EAST, 135 FEET;
THENCE SOUTH 0°49' W, 80 FEET;
THENCE SOUTH 88°58' W, 135 FEET TO SAID TRUE POINT OF BEGINNING.

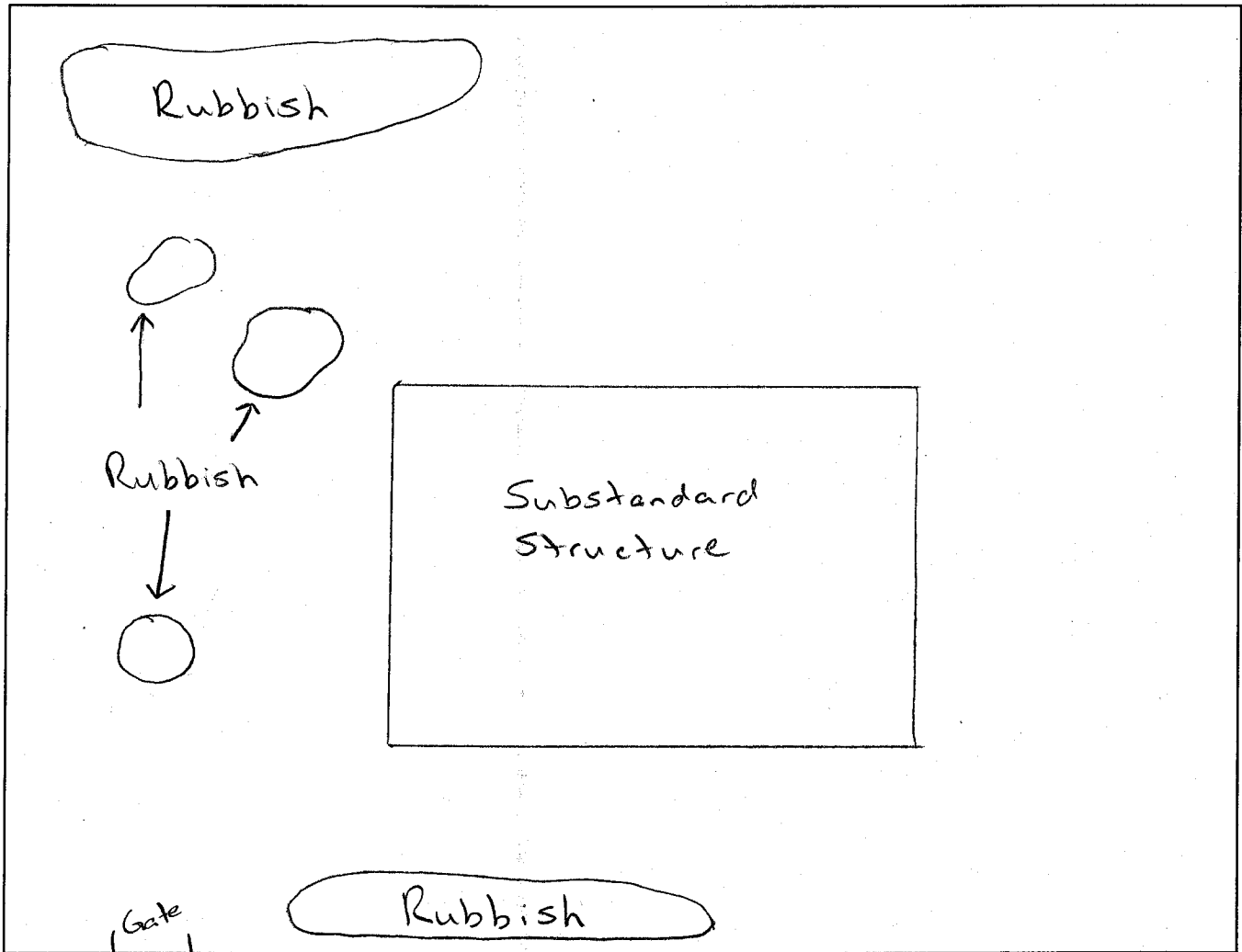
EXHIBIT “D”

SITE PLAN: Case # CV-1107229

OWNER(S): JARED I AHMED
SITE ADDRESS: 64580 16TH AVE, N PALM SPG
ASSESSOR'S PARCEL: 666-070-015
ACREAGE: 0.24

NORTH ARROW: ↑

REAR PROPERTY LINE



FRONT PROPERTY LINE: 64580 16TH AVE, N PALM SPG

PREPARED BY: Jamison Cole DATE: 11/5/14

Photographs



Rubbish 6/13/14 J. Cole



Substandard Structure 6/13/14 J. Cole



Substandard Structure 6/13/14 J. Cole



Substandard Structure 6/13/14 J. Cole



No Electric Meter 6/13/14 J. Cole



Substandard Structure 6/13/14 J. Cole



Substandard Structure 6/13/14 J. Cole



Substandard Structure and Rubbish Remain 8/18/ Cole



Substandard Structure and Rubbish Remain 8/18/14 J. Cole



Substandard Structure and Rubbish Remain 8/18/ Cole



Substandard Structure and Rubbish Remain 9/12/14 J. Cole



Substandard Structure and Rubbish Remain 9/12/ Cole



Substandard Structure and Rubbish Remain 9/12/14 J. Cole



Substandard Structure and Rubbish Remain 10/17/14 J. Cole



Substandard Structure and Rubbish Remain 10/17/14 J. Cole



Rubbish 2/11/15 J. Cole



Substandard Structure 2/11/15 J. Cole



Substandard Structure 4/8/15 J. Cole



Rubbish 4/8/15 J. Cole



Rubbish 4/8/15 J. Cole



Substandard Structure 4/8/15 J. Cole

EXHIBIT “E”



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 11-07229

THE PROPERTY AT: 64580 16th Ave, NORTH PALM SPRINGS APN#: 666-070-015

WAS INSPECTED BY OFFICER: J. Cole ID#: 108 ON 6/3/14 AT 1:00 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 checked="" type="checkbox"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="checkbox"/>	17. _____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input 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"/>		

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 7/13/14 . FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO **\$500.00** PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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

POSTED

SIGNATURE PRINT NAME

6/13/14 PROPERTY OWNER TENANT
DATE

CDL/CID# D.O.B.

TEL. NO.

POSTED

WHITE: VIOLATOR GREEN: CASE FILE YELLOW: POSTING

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

***** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. CV11-07229 Address 64580 16th Ave. NORTH PALM SPRINGS

Date 6/13/14 Officer J. Cole



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 21, 2014

RE CASE NO: CV1107229

I, Jamison Cole, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 6/13/14 at 1:10 p.m., I securely and conspicuously posted Notice of Violation for RCC 15.16.020 - Substandard Structure, Notice of Defects, Danger/Do Not Enter Sign at the property described as:

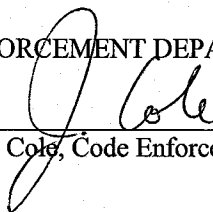
Property Address: 64580 16TH AVE, N PALM SPG

Assessor's Parcel Number: 666-070-015

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

Executed on August 21, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jamison Cole, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 21, 2014

JARED I AHMED
3554 AUTUMN WALK DR
RIVERSIDE, CA 92503

RE CASE NO: CV1107229 at 64580 16TH AVE, in the community of N PALM SPG, California, Assessor's Parcel Number 666-070-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 64580 16TH AVE, in the community of N PALM SPG California, Assessor's Parcel Number 666-070-015, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

- 2) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY September 5, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

August 21, 2014

Mission Springs Water District
66575 Second Street
Desert Hot Springs, Ca 92240

RE CASE NO: CV1107229 at 64580 16TH AVE, in the community of N PALM SPG, California, Assessor's Parcel Number 666-070-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 64580 16TH AVE, in the community of N PALM SPG California, Assessor's Parcel Number 666-070-015, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY September 5, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jamison Cole, Code Enforcement Officer

**RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT NOTICE OF DEFECTS**

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

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV11-07229 Address 64580 16th Ave. NORTH PALM SPRINGS

Date 6/13/14 Officer J. Cole

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1107229

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 August 21, 2014, I served the following document(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 AND FIRST CLASS MAIL** addressed as follows:

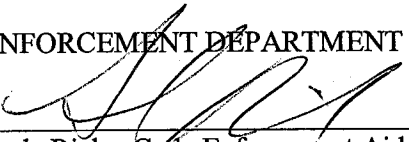
JARED I AHMED 3554 AUTUMN WALK DR, RIVERSIDE, CA 92503
Mission Springs Water District 66575 Second Street, Desert Hot Springs, Ca 92240

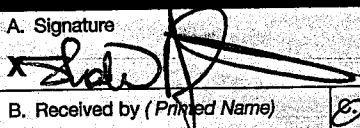


XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course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

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

EXECUTED ON August 21, 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 type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  Date of Delivery </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>JARED I AHMED 3554 AUTUMN WALK DR RIVERSIDE, CA 92503 CV11-07229 / COLE 666</p> </div>	<p>3. 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>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number: 7009 2250 0001 6634 7022 (Transfer from service label)</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

<table style="width: 100%;"> <tr> <td style="width: 80%;">Postage</td> <td style="width: 20%;">\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		<p>Postmark Here</p>
Postage	\$								
Certified Fee									
Return Receipt Fee (Endorsement Required)									
Restricted Delivery Fee (Endorsement Required)									
<p>To: JARED I AHMED</p> <p>Street: 3554 AUTUMN WALK DR</p> <p>City/State/Zip: RIVERSIDE, CA 92503</p> <p>City: CV11-07229 / COLE 666</p>									

PS Form 3800, August 2006

See Reverse for Instructions

7009 2250 0001 6634 7022

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

7009 2250 0001 6634 7039

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
To:	Mission Springs Water District	
Sent	66575 Second Street	
Street or Pt	Desert Hot Springs, Ca 92240	
City	CV11-07229 / COLE 666	

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to

RECEIVED
 AUG 26 2014

Mission Springs Water District
 66575 Second Street
 Desert Hot Springs, Ca 92240
 CV11-07229 / COLE 666

2. Article Number

(Transfer from service label)

7009 2250 0001 6634 7039

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Nancy Merquida Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

Nancy Merquida

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

Yes

**RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT NOTICE OF DEFECTS**

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

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. CV11-07229 Address 64580 16th Ave. North Palm Springs

Date 6/13/14 Officer J. Cole

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jamison Cole, Code Enforcement Officer

EXHIBIT “F”

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 # 2015-0071348

02/24/2015 08:00A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
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<i>Newell</i>						T:	CTY	UNI	026

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
JARED I AHMED)
and DOES I through X, Owners)

Case #: CV-1107229

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: 64580 16TH AVE, N PALM SPG CA, 92258

PARCEL #: 666-070-015

LEGAL DESCRIPTION: 0.24 ACRES POR SEC 2 T3S R4E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS



VIOLATION(S): Riverside County Code (Ordinance) 15.16.020 (Ord. 457), 8.120.010 (Ord. 541) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: *Brian Black*
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

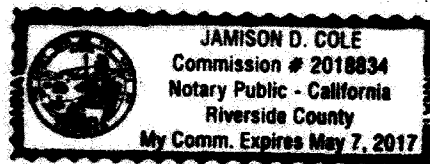
State of California)
County of Riverside)

On 2/4/15 before me, Jamison D. 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 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2018834 Expires: May 7, 2017



Signature: Jamison D. Cole (Seal)

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

April 30, 2015

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

TO: Owner
(See Attached Proof of Service)

Case No.: CV11-07229
APN: 666-070-015
Property: 64580 16th Avenue, North Palm Springs

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 457, 541 and 725 to consider the substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 64580 16th Avenue, North Palm Springs, Riverside County, California, and more particularly described as Assessor's Parcel Number 666-070-015.

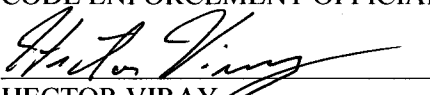
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, June 16, 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. CV11-07229

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 30, 2015 I served the following document(s):

- 8
- 9 • **NOTICE TO CORRECT COUNTY ORDINANCE 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 **OWNER**

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


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

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

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

23 EXECUTED ON April 30, 2015, at Riverside, California.

24
25
26
27
28


SUE JIMENEZ

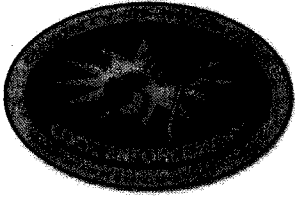
NOTICE LIST

Subject Property: 64580 16TH Avenue, North Palm Springs;

Case No.: CV11-07229

APN: 666-070-015; District 5

JARED I. AHMED
3554 AUTUMN WALK DRIVE
RIVERSIDE, CA 92503



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV11-07229

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 1129 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:

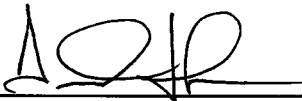
Property Address: 64580 16th Avenue, North Palm Springs

Assessor's Parcel Number: 666-070-015

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