

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

303 B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
June 17, 2015

**SUBJECT:** Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
Case No: CV14-00973 [O'BRIEN]  
Subject Property: 31110 Olive Avenue, Winchester;  
APN: 462-030-009  
District: 3 [\$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 31110 Olive Avenue, Winchester Avenue, Riverside County, California, APN: 462-030-009 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Timothy J. O'Brien, the owner of the subject real property, be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

*Greg Flannery*  
GREG FLANNERY  
Code Enforcement Official

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

|                 |                    |
|-----------------|--------------------|
| 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 Benoit 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 30, 2015  
xc: Co. Co./TLMA-CED, Sheriff

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

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

9-6

**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: CV14-00973 [O'BRIEN]**

**Subject Property: 31110 Olive Avenue, Winchester;**

**APN: 462-030-009**

**District: 3**

**DATE:** June 17, 2015

**PAGE:** 2 of 3

**RECOMMENDED MOTION (continued):**

3. If the owner or whoever has possession of the real property does 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 Officer Nicole Wapner on April 9, 2014. The Inspection revealed the 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: desk, couches, carpet, tires, a toilet, tarps, buckets and other miscellaneous items in excess of 750 square feet.

2. There have been approximately seven (7) subsequent follow up inspections, with the last inspection occurring on April 23, 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]**  
**Case No: CV14-00973 [O'BRIEN]**  
**Subject Property: 31110 Olive Avenue, Winchester;**  
**APN: 462-030-009**  
**District: 3**

**DATE:** June 17, 2015  
**PAGE:** 3 of 3

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Declaration  
Exhibits A-G

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

5 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 14-00973  
6 [EXCESSIVE OUTSIDE STORAGE AND )  
7 ACCUMULATED RUBBISH]; APN: 462-030-009, ) DECLARATION OF CODE  
8 31110 OLIVE AVENUE, WINCHESTER, COUNTY ) ENFORCEMENT OFFICER  
9 OF RIVERSIDE, STATE OF CALIFORNIA; ) CYNTHIA BLACK  
10 TIMOTHY J. O'BRIEN, OWNER. )  
11 )  
12 ) [RCO Nos. 348, 541 & 725]  
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1 I, Cynthia Black, declare that the facts set forth below are personally known to me except to  
the extent that certain information is based on information and belief which I believe to be true, and if  
called as a witness, I could and would competently testify thereof under oath:

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

2. I am informed and believe and thereon allege that on April 9, 2014, Officer Nicole Wapner  
conducted an inspection of the real property described as 31110 Olive Avenue, Winchester, Riverside  
County, California and further described as Assessor's Parcel Number 462-030-009 (hereinafter  
described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating  
the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by  
Timothy J. O'Brien (hereinafter referred to as "OWNER"). A certified copy of the County Equalized  
Assessment Roll for 2014-2015 tax year and a copy of the report generated from the County Geographic  
Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." The  
property is an improved parcel approximately 0.20 acres in size and is located within the R-R (Rural  
Residential) zone classification. Due to the size of the parcel, excess outside storage is not permitted.  
Accumulated Rubbish is not permitted to be located on any property within the County of Riverside.

///

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1           4.     Based on the Lot Book Reports from RZ Title Service dated April 11, 2014 and updated  
2 on November 18, 2014 and March 11, 2015, it is determined that other parties may potentially hold a  
3 legal interest in THE PROPERTY, to wit: Bank of America National Trust and Savings Association, a  
4 National Banking Association, Eastern Municipal Water District, Kenneth M. Olson and Gayle A. Olson,  
5 Trustees of the Kenneth M. and Gayle A. Olson Trust dated September 26, 1991, and Victoria Hartwig  
6 (hereinafter referred to as "INTERESTED PARTIES"). Code Enforcement learned at one the of site  
7 inspections that Sheryl Ann O'Brien (hereinafter referred to as "OCCUPANT") is living on THE  
8 PROPERTY. True and correct copies of the Lot Book Reports are attached hereto and incorporated  
9 herein by reference as Exhibit "C."

10           5.     I am informed and believe and thereon allege that on April 9, 2014, Officer Wagner drove  
11 to THE PROPERTY to conduct an inspection. Officer Wagner observed excess outside storage and  
12 accumulated rubbish on THE PROPERTY. The outside storage of materials and accumulated rubbish  
13 consisted of, but was not limited to: desks, couches carpet, a toilet, tarps, buckets and other  
14 miscellaneous items in excess of 750 square feet. This condition causes THE PROPERTY to constitute  
15 a public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348  
16 and 541.

17           6.     On April 9, 2014, a Notice of Violation for accumulated rubbish was signed by  
18 OCCUPANT.

19           7.     On April 24, 2014, a Notice of Violation was mailed to OWNER and OCCUPANT by  
20 certified mail, return receipt requested and by first class mail.

21           8.     On August 19, 2014, a Notice of Violation was mailed to OWNER and INTERESTED  
22 PARTIES by first class mail and was posted on THE PROPERTY on August 20, 2014.

23           9.     On October 1, 2014, a Notice of Violation was mailed to OWNER by first class mail.

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

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

28    ///

1 12. There have been approximately seven (7) subsequent follow up inspections, with the last  
2 inspection being April 23, 2015. Each inspection revealed the accumulated rubbish and excess outside  
3 storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

4 13. Based upon my experience, knowledge and visual observations, it is my determination that  
5 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general  
6 public.

7 14. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO  
8 Nos. 348 and 541.

9 15. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
10 County Recorder, County of Riverside, State of California, on February 18, 2015 as Instrument Number  
11 2015-0064977. A true and correct copy of which is attached hereto and incorporated herein by reference  
12 as Exhibit "F."

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

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

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

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

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

27 ///

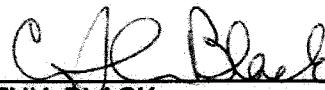
28 ///

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 26<sup>th</sup> day of May, 2015, at Murrieta, California.

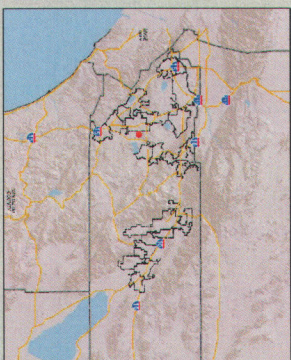
13  
14   
15 CYNTHIA BLACK  
16 Senior Code Enforcement  
Code Enforcement Department  
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26  
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28

# **EXHIBIT “A”**



CV14-00973

31110 Olive Avenue, Winchester APN: 462-030-009



**Legend**

- ☐ RCLIS Parcels
- ☐ TBM Page
- ☐ TBM Grid
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- ☐ counties
- ☐ cities
- hydrographylines
- waterbodies
- ☐ Lakes
- ☐ Rivers

**Notes**

Thomas Bros Page 839  
Grid B7



\*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.

REPORT PRINTED ON.. 6/9/2015 10:02:44 AM

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# **EXHIBIT “B”**



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

| Assessment #462030009-8 |                     | Parcel # 462030009-8            |        |
|-------------------------|---------------------|---------------------------------|--------|
| Assessee:               | OBRIEN TIMOTHY J    | Land                            | 21,714 |
| Mail Address:           | 31110 OLIVE         | Structure                       | 14,289 |
|                         | AVE WINCHESTER CA   | Full Value                      | 36,003 |
|                         | 92596               |                                 |        |
| Real Property Use Code: | MO                  | Total Net                       | 36,003 |
| Base Year               | 1980                |                                 |        |
| Conveyance Number:      | 0078329             | <a href="#">View Parcel Map</a> |        |
| Conveyance (mm/yy):     | 2/2002              |                                 |        |
| PUI:                    | M030000             |                                 |        |
| TRA:                    | 71-290              |                                 |        |
| Taxability Code:        | 0-00                |                                 |        |
| Assessment Description: | CALYPSO             |                                 |        |
| ID Data:                | Lot 22 MB 006/080   |                                 |        |
|                         | AMERICAN EUCALYPTUS |                                 |        |
|                         | ACREAGE SUB 1       |                                 |        |
| Situs Address:          | 31110 OLIVE         |                                 |        |
|                         | AVE WINCHESTER CA   |                                 |        |
|                         | 92596               |                                 |        |







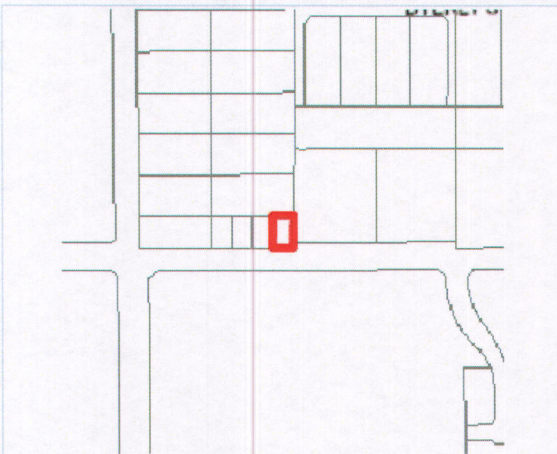
# Riverside County Parcel Report

APN 462-030-009

[Disclaimer](#)

Report Date: Thursday, March 12, 2015

## MAPS/IMAGES



## PARCEL

|                          |   |  |   |
|--------------------------|---|--|---|
| APN                      | <a href="#">462-030-009-8</a>   | Supervisory District 2011<br>Supervisory District 2001 | JEFF STONE, DISTRICT 3<br>JEFF STONE, DISTRICT 3  |
| Previous APN             | 000000000   | Township/Range   | T5SR2W SEC 29   |
| Owner Name               | TIMOTHY J OBRIEN  | Elevation Range  | No Elevation Range available  |
| Address                  | 31110 OLIVEAVE<br>WINCHESTER, CA 92596  | Thomas Bros. Map Page/Grid                             | PAGE 839 GRID: B7   |
| Mailing Address          | See situs address   | Indian Tribal Land                                     | Not in Tribal Land  |
| Legal Description        | Recorded Book/Page: <a href="#">MB 6/80</a><br>Subdivision Name: AMERICAN<br>EUCALYPTUS ACREAGE SUB 1<br>Lot/Parcel: 22<br>Block: Not Available<br>Tract Number: Not Available  | City Boundary/Sphere                                   | Not within a City Boundary<br>Not within a City Sphere<br>Annexation Date: Not Applicable<br>No LAFCO Case # Available<br>Proposals: Not Applicable |
| Lot Size                 | Recorded lot size is 0.20 acres   | March Joint Powers Authority                           | NOT WITHIN THE JURISDICTION OF THE<br>MARCH JOINT POWERS AUTHORITY  |
| Property Characteristics | Constructed: 1971<br>Baths: 1.00<br>Bedrooms: 2<br>Central Cool: Y<br>Central Heat: Y<br>Const. Type: WOOD FRAME<br>Prop Area: 720 SqFt<br>Roof Type: COMPOSITION<br>Stories: 1 | County Service Area                                    | In or partially within<br>LAKEVIEW/NUEVO ROMOLAND/HOMELAND<br>#146 -<br>Library<br>Street Lighting  |

## PLANNING

|  |   |                                   |  |
|--|---|-----------------------------------|--|
| Specific Plans                                   | Not within a Specific Plan                | Historic Preservation Districts   | Not in an Historic Preservation District |
| Land Use Designations                            | VLDR                                      | 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)                                 | Harvest Valley / Winchester               | Airport Influence Areas           | Not in an Airport Influence Area         |
| General Plan Policy Areas                        | HIGHWAY 79 POLICY AREA                    | Airport Compatibility Zones       | Not in an Airport Compatibility Zone     |
| <a href="#">Zoning Classifications (ORD 348)</a> | Zoning: R-R<br>CZNumber: 0                | Zoning Districts and Zoning Areas | WINCHESTER, AREA                         |



|   |   |   |   |
|---|---|---|---|
| <u>Zoning Overlays</u>  | Not in a Zoning Overlay   | Community Advisory Councils   | WINCHESTER/HOMELAND(MAC)  |
| ENVIRONMENTAL   |   |   |   |
| <u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>                     | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area  | WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group | Not in a Cell Group   |
| CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area                    | Not in a Conservation Area  | WRMSHCP Cell Number   | None  |
| CVMSHCP Fluvial Sand Transport Special Provision Areas  | Not in a Fluvial Sand Transport Special Provision Area  | HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)      | None  |
| <u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>             | None  | Vegetation (2005)   | Agricultural Land Developed or Disturbed Land   |
| FIRE  |   |   |   |
| High Fire Area ( <u>Ord. 787</u> )  | Not in a High Fire Area   | Fire Responsibility Area  | Not in a Fire Responsibility Area   |
| DEVELOPMENT FEES  |   |   |   |
| <u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)</u>           | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area   | RBBB (Road & Bridge Benefit District)   | MENFEE VALLEY , E1  |
| WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area ( <u>Ord. 810</u> ) | IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION   | DIF ( <u>Development Impact Fee Area Ord. 659</u> )                                   | HARVEST VALLEY/WINCHESTER   |
| Western TUMF ( <u>Transportation Uniform Mitigation Fee Ord. 824</u> )                                  | IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO   | SKR Fee Area ( <u>Stephen's Kagaroo Rat Ord. 663.10</u> )                             | In or partially within an SKR Fee Area  |
| Eastern TUMF ( <u>Transportation Uniform Mitigation Fee Ord. 673</u> )                                  | NOT WITHIN THE EASTERN TUMF FEE AREA  | DA (Development Agreements)   | Not in a Development Agreement Area   |
| TRANSPORTATION  |   |   |   |
| Circulation Element Ultimate Right-of-Way   | IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA. | Road Book Page  | 113A  |
|   |   | Transportation Agreements   | Not in a Transportation Agreement   |
|   |   | CETAP (Community and Environmental Transportation Acceptability Process) Corridors    | 1   |
| HYDROLOGY   |   |   |   |
| Flood Plan Review   | Not Required  | Watershed   | SAN JACINTO VALLEY  |
| Water District  | BMWD  | California Water Board  | None  |
| Flood Control District  | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT   |   |   |
| GEOLOGIC  |   |   |   |
| Fault Zone  | Not in a Fault Zone   | Paleontological Sensitivity   | High Sensitivity (High B): SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT |
| Faults  | Not within a 1/2 mile of a Fault  |   |   |
| Liquefaction Potential  | Very High   |   |   |
| Subsidence  | Susceptible   |   |   |



OR BELOW FOUR FEET OF DEPTH,  
AND MAY BE IMPACTED DURING  
EXCAVATION BY CONSTRUCTION  
ACTIVITIES.

#### MISCELLANEOUS

|                                       |   |                |  |
|---------------------------------------|---|----------------|--|
| School District                       | HEMET UNIFIED                                       | Tax Rate Areas | 071290<br>COUNTY FREE LIBRARY<br>COUNTY STRUCTURE FIRE<br>PROTECTION<br>COUNTY WASTE RESOURCE<br>MGMT DIST<br>CSA 146<br>CSA 152<br>EASTERN MUNICIPAL WATER<br>FLOOD CONTROL<br>ADMINISTRATION<br>FLOOD CONTROL ZONE 4<br>GENERAL<br>GENERAL PURPOSE<br>HEMET UNIFIED SCHOOL<br>METRO WATER EAST 1301999<br>MT SAN JACINTO JUNIOR<br>COLLEGE<br>RIV CO REG PARK & OPEN SPACE<br>RIV. CO. OFFICE OF EDUCATION<br>SAN JACINTO BASIN RESOURCE<br>CONS<br>SAN JACINTO VALLEY CEMETERY<br>VALLEY HEALTH SYSTEM HOSP<br>DIST<br>VALLEY WIDE REC & PARK |
| Communities                           | Winchester  |                |  |
| Lighting ( <a href="#">Ord. 655</a> ) | Zone B, 27.81 Miles From Mt.<br>Palomar Observatory |                |  |
| 2010 Census Tract                     | 042726  |                |  |
| Farmland                              | LOCAL IMPORTANCE<br>OTHER LANDS                     |                |  |
| Special Notes                         | No Special Notes                                    |                |  |

#### PERMITS/CASES/ADDITIONAL

##### Building Permits

| Case #    | Description                         | Status  |
|-----------|-------------------------------------|---------|
| 024546    | *GAS CONVERSION                     | FINALED |
| 310230    | S.I.-ELECTRICAL METER RESET*EXPIRED | ISSUED  |
| BZ211273  | TRAILER HOOKUP                      | FINAL   |
| BZA007961 | MH SET UP (12 X 60 CYPSO)           | FINAL   |

##### Environmental Health Permits

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

##### Planning Cases

| Case #            | Description    | Status         |
|-------------------|----------------|----------------|
| No Planning Cases | Not Applicable | Not Applicable |

##### Code Cases

| Case #    | Description              | Status |
|-----------|--------------------------|--------|
| CV1400973 | NEIGHBORHOOD ENFORCEMENT | OPEN   |



# **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: CV14-00973 / Regina Keyes\32783  
IN RE: OBRIEN, TIMOTHY J., ESTATE

Order Number: **33082**

Order Date: 3/17/2015

Dated as of: 3/11/2015

County Name: Riverside

FEE(s):  
Report: \$60.00

Property Address: 31110 Olive Ave.  
Winchester

CA 92596

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. : 462-030-009-8

|              |                    |             |
|--------------|--------------------|-------------|
| Assessments: | Land Value:        | \$21,714.00 |
|              | Improvement Value: | \$14,289.00 |
|              | Exemption Value:   | \$0.00      |
|              | Total Value:       | \$36,003.00 |

|   |                                     |
|---|-------------------------------------|
| Property Taxes for the Fiscal Year            | 2014-2015                           |
| First Installment                             | \$442.71                            |
| Penalty                                       | \$44.25                             |
| Status  | NOT PAID-DELINQUENT                 |
| Second Installment                            | \$442.71                            |
| Penalty                                       | \$0.00                              |
| Status  | OPEN NOT-PAID (DUE DATE 04/10/2015) |
| Prior Delinquencies for tax defaulted year(s) | 2012-2013                           |
| Redemption Amount                             | \$1,084.52                          |
| If paid by                                    | 03/31/2015                          |





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

Order Number: 33082

Reference: CV14-00973 / Re

A Notice of Administrative Proceedings by the

City of

Murrieta

County of

Riverside

Recorded

02/18/2015

Document No.

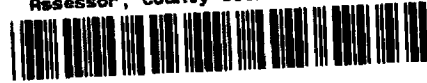
2015-0064977

NO OTHER EXCEPTIONS

RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

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

DOC # 2015-0064977  
02/18/2015 11:10A Fee:NC  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor, County Clerk & Recorder



(space for recorder's use)



## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:  
**TIMOTHY J OBRIEN** )  
and DOES I through X, Owners)

Case #: CV-1400973

**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:** 31110 OLIVE AVE, WINCHESTER CA, 92596  
**PARCEL #:** 462-030-009  
**LEGAL DESCRIPTION:** 0.2 acres in LOT 22 of AMERICAN EUCALYPTUS ACREAGE SUB I

**VIOLATION(S):** Riverside County Code (Ordinance) 17.12.040 (Ord. 348), 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: *Hector Viray*  
Hector Viray, 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 02-04-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)



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

## Updated Lot Book

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street  
Riverside

CA 92501

Attn: Brent Steele  
Reference: CV14-00973 / E. Ross - #30989  
IN RE: OBRIEN, TIMOTHY J.

Order Number: **32783**

Order Date: 11/18/2014

Dated as of: 11/18/2014

County Name: Riverside

FEE(s):  
Report: \$60.00

Property Address: 31110 Olive Ave.  
Winchester

CA 92596

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. : 462-030-009-8

|              |                    |             |
|--------------|--------------------|-------------|
| Assessments: | Land Value:        | \$21,714.00 |
|              | Improvement Value: | \$14,289.00 |
|              | Exemption Value:   | \$0.00      |
|              | Total Value:       | \$36,003.00 |

|   |                                     |
|---|-------------------------------------|
| Property Taxes for the Fiscal Year            | 2014-2015                           |
| First Installment                             | \$442.71                            |
| Penalty                                       | \$0.00                              |
| Status  | OPEN NOT-PAID (DUE DATE 12/10/2014) |
| Second Installment                            | \$442.71                            |
| Penalty                                       | \$0.00                              |
| Status  | OPEN NOT-PAID (DUE DATE 04/10/2015) |
| Prior Delinquencies for tax defaulted year(s) | 2013-2013                           |
| Redemption Amount                             | \$1,039.92                          |
| If paid by                                    | 11/30/2014                          |



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

Order Number: 32783

Reference: CV14-00973 / E.

A Notice of Administrative Proceedings by the

City of

Murrieta

County of

Riverside

Recorded

05/06/2014

Document No.

2014-0164797

NO OTHER EXCEPTIONS

RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

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

DOC # 2014-0164797

05/08/2014 03:42P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



| S      | R | U | PAGE | SIZE | DA   | MISC | LONG | RFD  | COPY |
|--------|---|---|------|------|------|------|------|------|------|
|        |   |   |      |      |      |      |      |      |      |
| M      | A | L | 465  | 428  | PCOR | NCOR | SMF  | NCHG | EXAM |
| nchacc |   |   |      |      | T:   | CTY  | UNI  | 002  |      |

(space for recorder's use)



## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

TIMOTHY J OBRIEN )  
and DOES I through X, Owners)

Case #: CV-1401454

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: 31110 OLIVE AVE, WINCHESTER CA, 92596  
PARCEL #: 462-030-009  
LEGAL 0.2 acres in LOT 22 of AMERICAN EUCALYPTUS ACREAGE SUB 1, recorded in MB 6 page  
DESCRIPTION: 80

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Hector Viray  
Hector Viray, Code Enforcement Department

### ACKNOWLEDGEMENT

State of California )

County of Riverside )SS

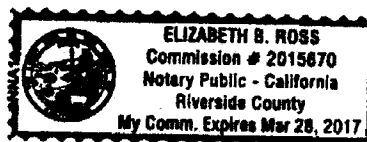
On 04/24/2014 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 2015670 Expires: March 28, 2017

Signature: Elizabeth B. Ross (Seal)





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

## Lot Book Report

Order Number: **30989**

**Customer:**

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

Attn: Brent Steele  
Reference: CV14-01454 / E. Ross  
IN RE: OBRIEN, TIMOTHY J.

Order Date: 4/24/2014

Dated as of: 4/11/2014

County Name: Riverside

FEE(s):  
Report: \$120.00

Property Address: 31110 Olive Ave.  
Winchester CA 92596

Assessor's Parcel No. : 462-030-009-8

**Assessments:**

|                    |             |
|--------------------|-------------|
| Land Value:        | \$21,617.00 |
| Improvement Value: | \$14,225.00 |
| Exemption Value:   | \$0.00      |
| Total Value:       | \$35,842.00 |

## Tax Information

|   |                     |
|---|---------------------|
| Property Taxes for the Fiscal Year            | 2013-2014           |
| First Installment                             | \$216.41            |
| Penalty                                       | \$21.62             |
| Status  | NOT PAID-DELINQUENT |
| Second Installment                            | \$216.41            |
| Penalty                                       | \$59.12             |
| Status  | NOT PAID-DELINQUENT |
| Prior Delinquencies for tax defaulted year(s) | 2012                |
| Redemption Amount                             | \$461.29            |
| If paid by                                    | 04/30/2014          |



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

Order Number: 30989

Reference: CV14-01454 / E.

Redemption Amount

If paid by

## Property Vesting

The last recorded documents transferring title of said property

|                        |   |
|------------------------|---|
| Dated                  | 05/07/1979  |
| Recorded               | 06/02/1979  |
| Document No.           | 128384  |
| D.T.T.                 | \$12.10   |
| Grantor                | Robert A. Huffman and Marlynne K. Huffman, husband and wife   |
| Grantee                | Kenneth M. Olson and Gayle A. Olson, husband and wife as joint tenants  |
| Dated                  | 08/29/1991  |
| Recorded               | 10/21/1991  |
| Document No.           | 362182  |
| D.T.T.                 | \$0.00  |
| Grantor                | Kenneth M. Olson and Gayle A. Olson   |
| Grantee                | Kenneth M. Olson and Gayle A. Olson, Trustees of the Kenneth M. and Gayle A. Olson Trust dated September 26, 1991 |
| Property Now Vested as | Kenneth M. Olson and Gayle A. Olson, Trustees of the Kenneth M. and Gayle A. Olson Trust dated September 26, 1991 |

|                               |                                     |
|-------------------------------|-------------------------------------|
| Vesting Subject to Deed Dated | 03/11/1996                          |
| Recorded                      | 03/14/1996                          |
| Document No.                  | 092246                              |
| Grantor                       | Kenneth M. Olson and Gayle A. Olson |
| Grantee                       | Victoria A. Hartwing                |

|                               |            |
|-------------------------------|------------|
| Vesting Subject to Deed Dated | 02/13/2002 |
| Recorded                      | 02/13/2002 |



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

Order Number: 30989

Reference: CV14-01454 / E.

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|              |                      |
|--------------|----------------------|
| Document No. | 2002-078329          |
| Grantor      | Victoria A. Hartwing |
| Grantee      | Timothy J. O'brien   |

## Deeds of Trust

|                       |  |
|-----------------------|--|
| Position No.          | 1st  |
| A Deed of Trust Dated | 02/10/1984   |
| Recorded              | 02/14/1984   |
| Document No.          | 28745  |
| Amount                | \$22,500.00  |
| Trustor               | Kenneth M. Olson and Cayle A. Olson, who are married to each other                     |
| Trustee               | Continental Auxiliary Company, a California Corporation                                |
| Beneficiary           | Bank of America National Trust and Savings Association, a National Banking Association |

Consent to Removal of Personal Property Affixed to Real Property

|              |            |
|--------------|------------|
| Document No. | 28746      |
| Recorded     | 02/14/1984 |

## Additional Information

|                             |                                  |
|-----------------------------|----------------------------------|
| A Notice of Lien Recorded   | 10/27/2004                       |
| Document No.                | 2004-0849341                     |
| Amount                      | \$503.76                         |
| Owner                       | Timothy J. O'Brien               |
| Claimant                    | Eastern Municipal Water District |
| A Federal Tax Lien Recorded | 01/11/2005                       |
| Document No                 | 2005-0027789                     |

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

Order Number: 30989

Reference: CV14-01454 / E.

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|                                   |   |
|-----------------------------------|---|
| Amount                            | \$114,105.02  |
| Debtor                            | Kenneth Olson   |
| ID No.                            | 565-06-8934   |
| Creditor                          | Kenneth Olson   |
|                                   |   |
| Abstract of Judgment Filed in the | Superior Court of California, County of Riverside, Hemet Division-Limited Civil |
| Case No.                          | HEC025425   |
| Recorded                          | 06/25/2008  |
| Document No.                      | 2008-0345122  |
| Amount                            | \$2,629.73  |
| Debtor                            | Kenneth Olson   |
| Creditor                          | Arrow Financial Services, LLC   |
|                                   |   |
| A Federal Tax Lien Recorded       | 01/20/2010  |
| Document No                       | 2010-0024080  |
| Amount                            | \$3,694.68  |
| Debtor                            | Kenneth and Lisa J. Olson   |
| ID No.                            | xxx-xx-2025   |
| Creditor                          | Kenneth and Lisa J. Olson   |

### Legal Description

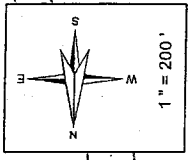
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

LOT 22 OF AMERICA EUCALYPTUS ACREAGE SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 80 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE WEST 220.8 FEET THEREOF.



462-03  
22-21

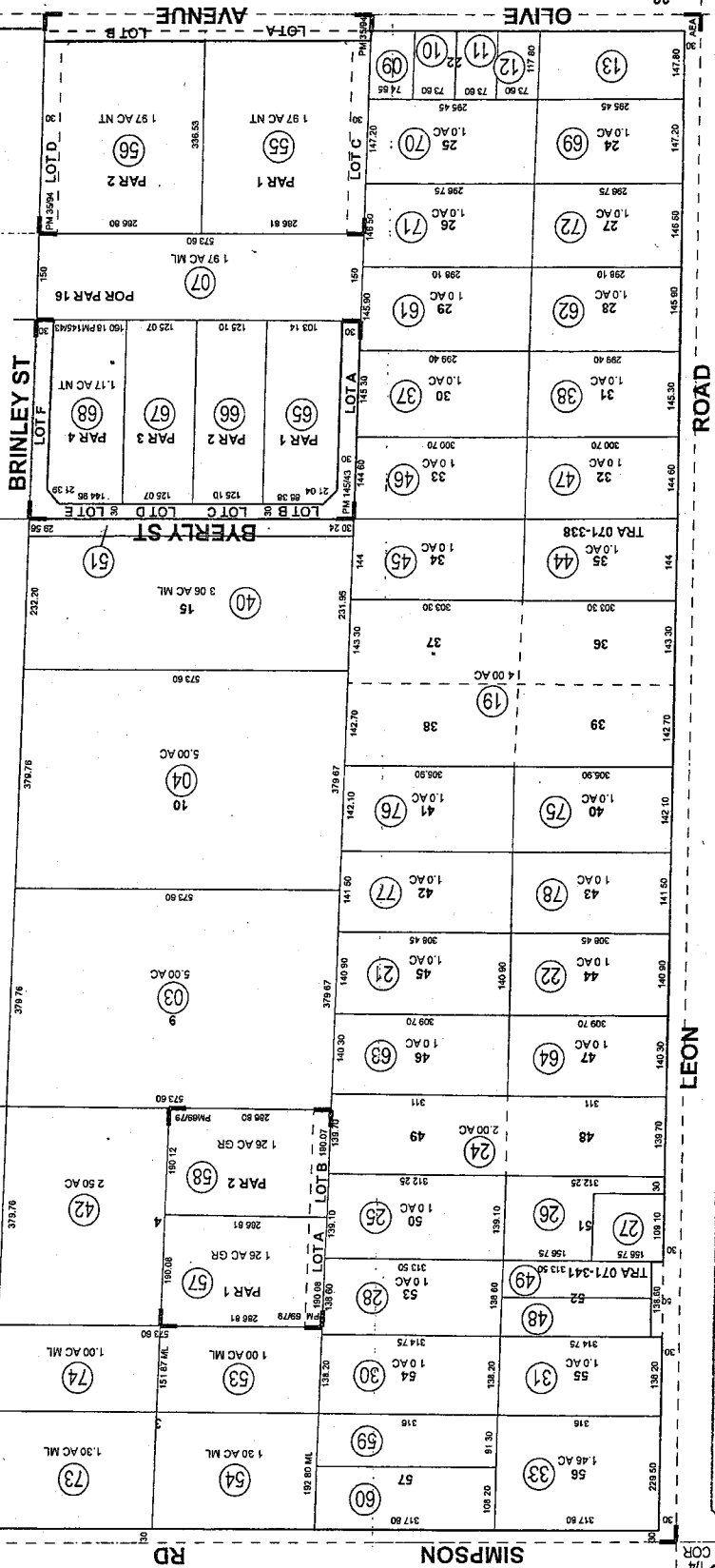


**Legend**  
- Lot Lines  
- Right-Of-Way  
- Old Lot Lines  
- Reference R.O.W.  
- Other Easements  
- Corner Area  
- Subdivision Tie Mark

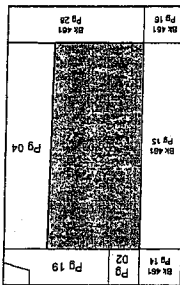
| Date    | Old Number | New Number |
|---------|------------|------------|
| 3/13/92 | 1          | 35, 45     |
| 3/13/92 | 2          | 41, 42     |
| 3/13/92 | 3          | 46, 47     |
| 3/13/92 | 4          | 48, 49     |
| 3/13/92 | 5          | 50, 51     |
| 3/13/92 | 6          | 52         |
| 3/13/92 | 7          | 53, 54     |
| 3/13/92 | 8          | 55, 56     |
| 3/13/92 | 9          | 57, 58     |
| 3/13/92 | 10         | 59, 60     |
| 3/13/92 | 11         | 61, 62     |
| 3/13/92 | 12         | 63, 64     |
| 3/13/92 | 13         | 65, 66     |
| 3/13/92 | 14         | 67, 68     |
| 3/13/92 | 15         | 69, 70     |
| 3/13/92 | 16         | 71, 72     |
| 3/13/92 | 17         | 73, 74     |
| 3/13/92 | 18         | 75, 76     |

TRA 071-290  
071-338  
071-341

SEC 29 T5SR2W



Map Reference  
MB 680 AMERICAN EUCALYPTUS ACREAGE SUR. NO. 1  
PM 3584 PARCEL MAP NO. 7484  
PM 6979 PARCEL MAP NO. 11123  
PM 14543-44 PARCEL MAP NO. 22040



Date  
RS 7/11



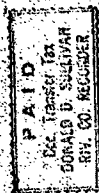
ASSESSOR'S MAP BK462 PG. 03  
Riverside County, Calif.  
5/17/2010

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION OR THE BUILDING SITE UNDERTAKINGS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE UNDERTAKINGS.

RECORDING REQUESTED BY

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

NAME KENNETH M. and GAYLE A. OLSON  
ADDRESS 12581 Kenwood Lane  
CITY & STATE Tustin, CA 92680



RECEIVED FOR RECORD  
AT 9:05 O'CLOCK A.M.  
AS REQUESTED BY  
CHICAGO TITLE INS. CO.

Book 1979, Page 128384  
JUN 2 1979

Recorded in Official Records  
of Riverside County, California  
INDEXED

Title Order No. 50974 Escrow No 23411-N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 12.10 and is  
☒ computed on the full value of the interest or property conveyed, or is  
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in  
☒ unincorporated area ☐ city of \_\_\_\_\_

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

ROBERT A. HUFFMAN AND MARLYNNE K. HUFFMAN, husband and wife,

hereby GRANT(S) to

KENNETH M. OLSON AND GAYLE A. OLSON, husband and wife, as joint tenants

the following described real property in the \_\_\_\_\_ state of California:

Lot 22 of AMERICA EUCALYPTUS ACREAGE SUBDIVISION NO. 1, as shown by Map on file in Book 6 page 80 of Maps, Records of Riverside County, California;

EXCEPTING therefrom the West 220.8 feet thereof.

Dated May 7th, 1979

*Robert A. Huffman*  
Robert A. Huffman

*Marlynn K. Huffman*  
Marlynn K. Huffman

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS.

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

\_\_\_\_\_ known to me to be the person whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.

Signature of Notary

*Lola Hanson* - Witness

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE:

Name

Street Address

City & State

128384

STATE OF CALIFORNIA  
COUNTY OF Riverside  
On May 11, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Louise A. Morgan personally known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, depose and said: That he resides in Hemet, California that he was present and saw Robert A. Huffman and Marlynne K. Huffman personally known to him to be the same persons described in the within instrument, at the In and who executed the said within instrument, at the place the thereto, sign, seal and deliver the same and that the said Robert A. Huffman Marlynne K. Huffman they duly acknowledged in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon at their request, subscribed his name as a witness thereto. WITNESS my hand and official seal.

Signature Lola Hanson  
Name (Typed or Printed)

(This area for affixed notarial seal)

OFFICIAL SEAL  
LOLA HANSON  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Exp. Nov. 10, 1982

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

552182

RECORDING REQUESTED BY

JAMES A. HUMPHREYS, JR., ESQ.

AND WHEN RECORDED MAIL TO

Name James A. Humphreys, Jr., Esq.  
Street HUMPHREYS, BROWN & STREZA  
Address 23061 El Toro Road, 4th Floor  
City & State El Toro, CA 92630

MAIL TAX STATEMENTS TO

Name M/M Kenneth M. Olson  
Street 10961 Arroyo  
Address Santa Ana, CA 92705  
City & State

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK

OCT 21 1991

Recorded in Official Records  
of Riverside County, California  
By *[Signature]* Recorder  
Fees \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00680  
TO 1822 CA (2-83)

Individual Quitclaim Deed

THIS FORM FURNISHED BY TICOR TITLE INSURENS APN#

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ -0- (transfer to revocable Trust) R&T 11911  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
(XXX) Unincorporated area: ( ) City of \_\_\_\_\_, and

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

KENNETH M. OLSON and GAYLE A. OLSON  
hereby REMISES, RELEASES AND QUITCLAIMS to KENNETH M. OLSON and GAYLE A. OLSON,  
Trustees of the KENNETH M. AND GAYLE A. OLSON TRUST dated SEPTEMBER 26,  
1991  
the following described real property in the unincorporated area  
County of Riverside, State of California:

Lot 22 of AMERICA EUCALYPTUS ACREAGE SUBDIVISION NO. 1, as shown by Map  
on file in Book 6, Page 80 of Maps, Records of Riverside County,  
California;

EXCEPTING therefrom the West 220.8 feet thereof.

Dated: Aug 29, 1991

Kenneth M. Olson  
KENNETH M. OLSON

STATE OF CALIFORNIA  
COUNTY OF Orange } ss.  
On August 29, 1991 before  
me, the undersigned, a Notary Public in and for said State,  
personally appeared KENNETH M. OLSON and  
GAYLE A. OLSON

Gayle A. Olson  
GAYLE A. OLSON

personally known to me or proved to me on the basis of sat-  
isfactory evidence to be the person\_s whose name\_s are  
subscribed to the within instrument and acknowledged  
that they executed the same.  
WITNESS my hand and official seal.



Signature Sharon D. Klein

(This area for official notarial seal)

Title Order No. \_\_\_\_\_

552182

OCT. 21, 1991

RECORDING REQUESTED BY

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

NAME Victoria A. Hartwig  
STREET 2244 Montrose Ave. 2  
ADDRESS Montrose, CA 91020  
CITY, STATE & ZIP CODE  
TITLE ORDER NO. ESCROW NO.

092246

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAR 14 1996

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0  
☐ 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 Firm Name

KENNETH M. Olson and Gayle A. Olson

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to Victoria A. Hartwig

the following described real property in the City of Winchester, County of Riverside, State of CA:

Lot 22 of American Eucalyptus Acreage Sub-division No.1 as shown by Map on file in Book 6 page 80 of Maps, Record of Riverside County, California.

Excepting there from the West 220.8 feet thereof.

Assessor's parcel No. 462030009-8

San Jacinto

Executed on March 11, 1996

at Hemet, CA

STATE OF California

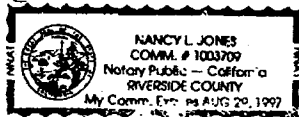
COUNTY OF Riverside

On 3-11-96 before me, Nancy L. Jones, Notary Public

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

WITNESS my hand and official seal.

Nancy L. Jones  
(SIGNATURE OF NOTARY) (SEAL)



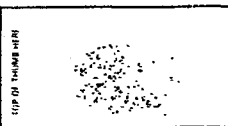
MAIL TAX STATEMENTS TO: Victoria A. Hartwig  
2244 Montrose Apt. 2 Montrose, CA 91020

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary in your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 790 ©1994 WOLCOTTS FORMS, INC.  
QUITCLAIM DEED Rev. 3 94b (price class 3A)



RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)  
INDIVIDUAL(S)  
CORPORATE  
OFFICER(S)

PARTNER(S) LIMITED  
GENERAL

ATTORNEY IN FACT  
TRUSTEE(S)

GUARDIAN-CONSERVATOR

OTHER

SIGNER IS REPRESENTING

Name of Person Represented

092246

3 14 96

THIS MICROFILM COPYRIGHTED  
1996 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROFILMS DIVISION

RIVERSIDE

LF298-04



Timothy J. O'Brien  
 15581 Nadia St  
 Moreno Valley CA  
 92557

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(13)

TRA:021

**QUITCLAIM DEED**

DPT: ①

THIS QUITCLAIM DEED, executed this 13 day of February 2002 (year),

C  
LC

by first party, Grantor, Victoria A. Hantwig  
 whose post office address is P.O. Box 1366-140 Castaline Dr.  
 Shady Cove, OR 97539  
 to second party, Grantee, Timothy J. O'Brien  
 whose post office address is 15581 Nadia St.  
 Moreno Valley, CA 92551

**WITNESSETH**, That the said first party, for good consideration and for the sum of  
 Dollars (\$20,000.00)  
 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release  
 and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first  
 party has in and to the following described parcel of land, and improvements and appurtenances thereto in  
 the County of Riverside, State of California to wit:

Lot 22 of America Eucalyptus Acreage  
 Subdivision No. 1, as shown by map on  
 file in Book 6 page 80 of maps  
 Records of Riverside County, California;  
 Excepting therefrom the West 220.8  
 feet thereof.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print name of Witness

Victoria A. Hartwig  
Signature of First Party

Victoria A. Hartwig  
Print name of First Party

\_\_\_\_\_  
Signature of First Party

\_\_\_\_\_  
Print name of First Party

State of CA

County of RIVERSIDE

On 2/13/02

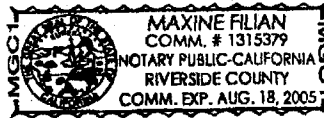
before me, MAXINE FILIAN

appeared

VICTORIA A. HARTWIG

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

Maxine Filian  
Signature of Notary



Affiant \_\_\_\_\_ Known ☒ Produced ID  
Type of ID CA LICENSE  
OR (Seal)

State of \_\_\_\_\_

County of \_\_\_\_\_

On \_\_\_\_\_

before me, \_\_\_\_\_

appeared \_\_\_\_\_

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

\_\_\_\_\_  
Signature of Notary

Affiant \_\_\_\_\_ Known \_\_\_\_\_ Produced ID  
Type of ID \_\_\_\_\_  
(Seal)

\_\_\_\_\_  
Signature of Preparer

\_\_\_\_\_  
Print Name of Preparer

\_\_\_\_\_  
Address of Preparer

Page 2



2002-078329  
02/13/2002 08:08A  
2 of 2

O'Brien

1 4. Based on the Lot Book Reports from RZ Title Service dated April 11, 2014 and updated  
2 on November 18, 2014 and March 11, 2015, it is determined that other parties may potentially hold a  
3 legal interest in THE PROPERTY, to wit: Eastern Municipal Water District, Kenneth M. Olson and Gayle  
4 A. Olson, Trustees of the Kenneth M. and Gayle A. Olson Trust dated September 26, 1991, and Victoria  
5 Hartwig (hereinafter referred to as "INTERESTED PARTIES"). Code Enforcement learned at one the of  
6 site inspections that Sheryl Ann O'Brien (hereinafter referred to as "OCCUPANT") is living on THE  
7 PROPERTY. True and correct copies of the Lot Book Reports are attached hereto and incorporated  
8 herein by reference as Exhibit "C." OK

9 5. I am informed and believe and thereon allege that on April 9, 2014, Officer Wagner drove  
10 to THE PROPERTY to conduct an inspection. Officer Wagner observed excess outside storage and  
11 accumulated rubbish on THE PROPERTY. The outside storage of materials and accumulated rubbish  
12 consisted of, but was not limited to: desks, couches carpet, a toilet, tarps, buckets and other  
13 miscellaneous items in excess of 750 square feet. This condition causes THE PROPERTY to constitute  
14 a public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348  
15 and 541.

16 6. On April 9, 2014, a Notice of Violation for accumulated rubbish was signed by  
17 OCCUPANT.

18 7. On April 24, 2014, a Notice of Violation was mailed to OWNER and OCCUPANT by  
19 certified mail, return receipt requested and by first class mail.

20 8. On August 19, 2014, a Notice of Violation was mailed to OWNER and INTERESTED  
21 PARTIES by first class mail and was posted on THE PROPERTY on August 20, 2014.

22 9. On October 1, 2014, a Notice of Violation was mailed to OWNER by first class mail.

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

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

27 ///

28 ///

Add:  
Bank of America  
National Trust and  
Savings Association, a  
National  
Banking Association

2



28745

Submitted for Recordation  
By and Return to  
13985-55654

**Bank of America**  
National Trust and Savings Association

Anaheim Consumer Loan Center  
300 South Harbor Blvd.  
Anaheim, California 92805  
Lender

Branch  
Address  
City  
State  
Zip

RECEIVED FOR RECORD  
AT 900 O'CLOCK A.M.  
AT REQUEST OF  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1984, Page 28745  
FEB 14 1984  
Recorded & Official Records  
of Riverside County, California  
William R. Pomeroy  
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE: THIS DOCUMENT CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

**This Deed of Trust,** made this 10th day of February, 19 84

BETWEEN **\*Kenneth M. Olson and Gayle A. Olson, Who are married to each other\*** \*\*\*\*\*

\*\*\*\*\* as TRUSTOR

("Trustor" to be interpreted as "Trustors" where context requires), CONTINENTAL AUXILIARY COMPANY, a California corporation, as TRUSTEE, and BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY.

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS and ASSIGNS to TRUSTEE, IN TRUST, WITH POWER OF SALE, the following described

property situate in the City of Winchester

County of Riverside State of California, to-wit:

Lot 22 of American Eucalyptus Acreage Subdivision No. 1, as shown by Map on file  
In Book 6, Page 80 of Maps, records of Riverside County, California.

Excepting therefrom the Westerly 220.8 feet thereof.

Also excepting therefrom the Easterly 10 feet thereof.

Property Address:  
31110 Olive  
Winchester, California 92396

A.P. #462-030-009-8.

Including all appurtenances and easements used in connection therewith, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant) used in connection therewith, all shares of stock evidencing the same, pumping stations, engines, machinery, pipes and ditches, including also all gas, electric, cooking, heating, cooling, air conditioning, refrigeration and plumbing fixtures and equipment which have been or may hereafter be attached in any manner to any building now or hereafter on the said property, or to the said property, and also the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon the Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) Payment of the sum of \$ 22,500.00 with interest thereon according to the terms of a promissory note or notes dated February 10, 1984, made by Trustor, payable to the order of the Beneficiary, and extensions or renewals thereof; (2) payment of any and all obligations and liabilities, whatsoever, whether primary, secondary, direct, indirect, fixed or contingent, which are now due or may hereafter become due from Trustor (or any of them or any successor in interest to Trustor or any of them) whether created directly or acquired by assignment (if the document evidencing any such other obligation or liability or any other writing signed by Trustor (or any of them or any successor in interest to Trustor or any of them) specifically provides that said obligation is secured by this deed of trust); (3) performance of each agreement of Trustor herein contained; and (4) payment of all sums to be made by Trustor pursuant to the terms hereof.

TO PROTECT THE PROPERTY AND SECURITY GRANTED BY THIS DEED OF TRUST, TRUSTOR AGREES:

(a) Properly to care for and keep said property and buildings and improvements situate hereon in good condition and repair; to underpin and support, when necessary, any building or other improvement situate thereon, and otherwise to protect and preserve same; not to remove or demolish any building or improvement situate thereon; to complete or restore, promptly, and in good and workmanlike manner, any building or improvement which may be constructed, damaged or destroyed thereon, and pay in full all costs incurred therefor; not to commit or permit waste of the property; to comply with all laws, covenants, conditions or restrictions affecting the property; in the case of a leasehold estate, to observe and perform all obligations of Trustor under any lease or leases and to take any action required and to refrain from taking any action prohibited, as necessary, to preserve and protect the leasehold estate and the value thereof; to provide and maintain fire (and if required by Beneficiary, earthquake, mortgage guaranty and other) insurance satisfactory to and with loss payable solely to Beneficiary, and to deliver all policies to Beneficiary, which delivery shall constitute assignment to Beneficiary of all return premiums; to appear in and defend, without cost to Beneficiary or Trustee, any action or proceeding purporting to affect the security hereunder, or the rights or powers of Beneficiary or Trustee, and, when required by Trustee or Beneficiary, to commence and maintain any action or proceeding necessary to protect such security and such rights or powers; and should Trustee or Beneficiary elect to appear in, defend, or commence and maintain any such action or proceeding, (including any proceedings under any law relating to insolvency or bankruptcy) to pay all their costs and expenses, including attorney fees; to pay before delinquency, all taxes, assessments and charges affecting the property, including assessments on appurtenant water stock; to pay when due all encumbrances, charges and liens affecting or purporting to affect title to said property; to pay all costs, fees and expenses of this trust; if said property be agricultural, to farm said land in an approved and husbandlike manner; and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed and fumigated; to replace all dead or unproductive vines or trees with new ones; and to keep all buildings, fences, ditches, canals, wells and other farming improvements on said premises in first class condition, order and repair. At the request of Beneficiary, Trustor will monthly pay to Beneficiary an amount equal to one-twelfth (1/12th) of the annual cost of taxes and assessments on the property together with an amount equal to the estimated next fire or fire and earthquake and other required insurance premiums divided by the number of months between the date of computation and the date of payment of the said insurance premium; said accumulated funds will be released to Trustor for payment of taxes, assessments and insurance premiums, or may be so directly applied by Beneficiary, if Beneficiary so elects.

(b) Should Trustor fail to make any payment or do any act as herein provided, then Beneficiary or Trustee (but without obligation so to do, and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereunder) may make or do the same, and may pay, purchase, contract or compromise any encumbrance, charge or lien, which in the judgment of either appears to affect said property; and in exercising any such powers, incur any liability and expend whatever amounts in its absolute discretion it may deem necessary therefor. All sums so incurred or expended by Beneficiary or Trustee shall be secured hereby and, without demand, shall be immediately due and payable by Trustor and shall bear interest at the rate of the indebtedness provided, however, that at the option of Beneficiary or Trustee such sums may be added to the principal balance of any indebtedness secured hereby and shall bear the same interest as such indebtedness and be payable ratably over the remaining term thereof.

IT IS MUTUALLY AGREED THAT:

1. Should the property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire or earthquake, or in any other manner, Beneficiary shall be entitled, at its option, to commence, appear in and prosecute in its own name, any action or proceeding, or to make any compromise or settlement, in connection with such taking or damage, and to obtain all compensation, awards or other relief therefor. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of insurance affecting said property, are hereby assigned to Beneficiary, who may release any money so received by it, or apply the same on any indebtedness secured hereby, in its absolute discretion. In the event that anyone shall establish and exercise any right to develop, bore for or mine for any water, gas, oil or mineral on or under the surface of the property, any sums that may thereafter become due and payable to the Trustor as bonus or royalty shall be considered rent hereunder, and such sums, together with damages and other compensation payable to the Trustor by reason of the exercise of such rights are hereby made subject to this deed of trust and shall be applied in accordance with the provisions hereof. Trustor agrees to execute such further assignments of any compensation, award, damages and rights of action and proceeds, as Beneficiary or Trustee may require. The Trustee of Beneficiary may enter upon the property at any time during the existence of this trust for the purpose of inspection, or for the accomplishment of any of the purposes hereof.

2. By accepting payment of any sum hereby secured after its due date, or after the filing of notice of default and of election to sell, Beneficiary shall not waive its right to require prompt payment when due of all other sums so secured, or to declare default for failure so to pay, or to proceed with the sale under any such notice of default and of election to sell, for any unpaid balance of said indebtedness. If Beneficiary holds any additional security for any obligation secured hereby, it may enforce the sale thereof at its option, either before, contemporaneously with, or after the sale is made hereunder, and on any default of Trustor, Beneficiary may, at its option, offset against any indebtedness owing by it to Trustor, the whole or any part of the indebtedness secured hereby.

3. Without affecting the liability of any person, including Trustor, for the payment of any indebtedness secured hereby, or the lien of this deed of trust on the remainder of the property for the full amount of any indebtedness unpaid, Beneficiary and Trustee are respectively empowered as follows: Beneficiary may from time to time and without notice (a) release any person liable for the payment of any of the indebtedness, (b) extend the time or otherwise alter the terms of payment of any of the indebtedness, (c) accept additional security therefor of any kind, including deeds of trust or mortgages, (d) alter, substitute or release any property securing the indebtedness; Trustee may, at any time, and from time to time, upon the written request of Beneficiary (a) consent to the making of any map or plat of the property, (b) join in granting any easement or creating any restriction thereon, (c) join in any subordination or other agreement affecting this deed of trust or the lien or charge thereon, (d) reconvey, without any warranty, all or any part of the property.

4. Upon payment in full of all sums secured hereby, and performance of all obligations of the Trustor hereunder, the Trustee shall reconvey, without warranty, the estate vested in it hereby. The grantee in any reconveyance made pursuant to this deed of trust may be described as "the person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof.

5. If default be made in the payment when due of any part or installment of principal or interest of the note or notes specifically referred to above or in the payment of any other indebtedness secured hereby or in the event Trustor or any successor in interest to Trustor in the property drills or extracts or enters into any lease for the drilling or extraction of oil, gas, or other hydrocarbon substances or any mineral of any kind or character therefrom or from any part thereof, or upon default by Trustor in the performance of any agreement hereunder, or in the event and at any time after anyone establishes and exercises any right to develop, bore for or mine for any water, gas, oil or mineral on or under the surface of the property, Beneficiary shall have the right, at its option, to declare said note or notes and any other indebtedness or obligation secured hereby, irrespective of the maturity date specified in any note or written agreement evidencing the same, immediately due and payable without notice or demand, and no waiver, or this right shall be effective unless in writing and signed by Beneficiary.

6. Waiver of a right granted to Beneficiary hereunder as to one transaction or occurrence shall not be deemed to be a waiver of the right as to any

subsequent transaction or occurrence. Beneficiary may rescind any notice before Trustee's sale by executing a notice of rescission and recording the same. The recording of such notice shall constitute also a cancellation of any prior declaration of default and demand for sale, and of any acceleration of maturity of indebtedness affected by any prior declaration or notice of default. The exercise by Beneficiary of the right of rescission shall not constitute a waiver of any default then existing or subsequently occurring, nor impair the right of the Beneficiary to execute other declarations of default and demand for sale, or notices of default and of election to cause the property to be sold, nor otherwise affect the note or deed of trust, or any of the rights, obligations or remedies of the Beneficiary or Trustee hereunder.

7. At least three months having elapsed between the recording of the notice of default and the date of sale, Trustee, having first given notice of sale as then required by law, and without demand on Trustor, shall sell the property at the time and place of sale fixed by it in the notice of sale, either as a whole or in separate parcels, and in such order as the Trustee may determine, at public auction to the highest bidder for cash, in lawful money of the United States of America, payable at the time of sale. Trustee may postpone sale of all or any portion of the property by public announcement at the time of sale, and from time to time thereafter may postpone the sale by public announcement at the time fixed by the previous postponement, and without further notice it may make such sale at the time to which the same shall be so postponed. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recital in any such deed of any matters or facts, stated either specifically or in general terms, or as conclusions of law or fact, shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale. After deducting all costs, fees and expenses of Trustee and of this trust, including costs of evidence of title in connection with the sale, the Trustee shall apply the proceeds of the sale to the payment of all sums then secured hereby, in such order and manner as may be required by the Beneficiary; the remainder, if any, to be paid to the person or persons legally entitled thereto. If Beneficiary shall elect to bring suit to foreclose this deed of trust in the manner and subject to the provisions, rights and remedies relating to the foreclosure of a mortgage, Beneficiary shall be entitled to a reasonable sum to be fixed by the court as attorney's fees expended in the prosecution of said action.

8. Trustor hereby gives to and confers upon Beneficiary the right, power and authority during the continuance of these trusts to collect the rents, issues and profits of said property and of any personal property located thereon with or without taking possession of the property affected hereby, and hereby absolutely and unconditionally assigns all such rents, issues and profits to Beneficiary; provided, however, that Beneficiary hereby consents to the collection and retention of such rents, issues and profits as they accrue and become payable only if Trustor is not, at such times, in default with respect to payment of any indebtedness secured hereby or in the performance of any agreement hereunder. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, and in its own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the property; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, harvest, remove, and sell any crops that may be growing upon the premises, and apply the proceeds thereof upon the indebtedness secured hereby. The entering upon and taking possession of said property, the collection of such rents, issues and profits, and the application thereof as aforesaid, shall not waive or cure any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Trustor also assigns to Trustee, as further security for the performance of the obligations secured hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with said Trustor by any lessee of the premises herein described, to secure the payment of any rent, and upon default in the performance of any of the provisions hereof, Trustor agrees to deliver such rents and deposits to the Trustee.

28745

9. Any Trustor who is a married person hereby expressly agrees that recourse may be had against his or her separate property for any deficiency after the sale of the property hereunder.

10. The pleading of any statute of limitations as a defense to any and all obligations secured by this deed of trust is hereby waived to the full extent permissible by law.

11. Beneficiary may, from time to time, substitute another Trustee in the place of the Trustee herein named, to execute this trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all the title, powers and duties conferred upon the Trustee herein named. Each such appointment and substitution shall be made by written instrument executed by the Beneficiary, containing reference to this deed of trust sufficient to identify it, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of the proper appointment of the successor trustee.

12. This deed of trust shall inure to and bind the heirs, devisees, legal representatives, successors and assigns of the parties hereto. All obligations of each Trustor hereunder are joint and several. The rights or remedies granted hereunder, or by law, shall not be exclusive, but shall be concurrent and cumulative.

13. For any statement regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request therefor.

14. (a) On the note referred to at item (i) of the first page of this deed of trust, the interest rate is an adjustable rate, subject to change as herein indicated. (b) The interest rate may be changed on the following dates ("Change Dates"): The first change date shall be 6 months after the date on which the first monthly payment is due, and subsequent change dates shall be every six months thereafter. However, if the first monthly payment is due before February 1, 1982, the first change date shall be the date in July 1982 on which the monthly payment is due, and subsequent change dates shall be every six months thereafter. The interest rate may not be changed on a Change Date by more than one percentage point. Subject to that limitation, the new interest rate is calculated by (i) determining the change that has occurred in an index

figure from the date the loan was made until the Change Date, and (ii) applying the same change to the original interest rate of the note. No change of interest rate of less than one-tenth of one percentage point will be made on any Change Date. The index figure is a six month average of the monthly average of weekly auction rates on six month United States Treasury Bills. There is no maximum interest rate other than the maximum derived from aggregating the maximum Change Date increases for all Change Dates. (c) If the interest rate is changed, the amount of monthly payments of principal and interest will change, effective the first monthly payment following the Change Date, to evenly amortize the loan at maturity.

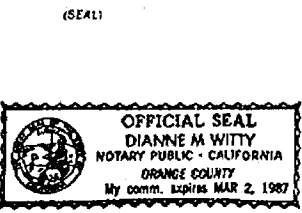
15. If all or any part of said property or an interest therein is sold or transferred by Trustor without Beneficiary's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this deed of trust, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Beneficiary may, at Beneficiary's option, declare all the sums secured by this deed of trust to be immediately due and payable. Beneficiary shall have waived such option to accelerate it, prior to the sale or transfer. Beneficiary and the person to whom said property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Beneficiary, that such person meets Beneficiary's other loan requirements (including such person's becoming a resident of said property), that the interest payable on the sums secured by this deed of trust shall be at such rate as Beneficiary shall request, and that such person execute a written assumption agreement, substitution of liability, or similar agreement, as required by Beneficiary. As a condition of Beneficiary's waiving the option to accelerate provided herein, Beneficiary may require an increase in the current note interest rate, an increase in the note Base Index figure, or both, or may require other changes to the note, this deed of trust, or both. If Beneficiary exercises such option to accelerate, Beneficiary shall mail Trustor notice of acceleration in accordance with the final paragraph of this deed of trust. If Trustor fails to pay such sums in accordance with such notice, Beneficiary may, without further notice or demand on Trustor, invoke any remedies permitted by paragraphs 5 through 7 hereof.

If a mailing address is set forth opposite any Trustor's signature hereto, and not otherwise, the undersigned Trustor shall be deemed to have requested that a copy of any notice of default, and of any notice of sale hereunder, be mailed to said Trustor at said address.

MAILING ADDRESS FOR NOTICES

| Street      | City and State        | Signature of Trustor    |
|-------------|-----------------------|-------------------------|
| 31110 Olive | Winchester, Ca. 92396 | <u>Kenneth M. Olson</u> |
| 31110 Olive | Winchester, Ca. 92396 | <u>Kenneth M. Olson</u> |
|             |                       | <u>Gayle A. Olson</u>   |
|             |                       |                         |
|             |                       |                         |

State of California Orange  
County of Orange  
On this 16 day of February, 1987, before me, The Undersigned,  
a Notary Public in and for the Said County, personally appeared Kenneth M. Olson and Gayle A. Olson,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.



WITNESS my hand and official seal,  
Dianne M. Witty  
Notary Public in and for the Said County and State.  
My commission expires March 2, 1987

28746

Submitted for Recordation  
By and Return to  
13985-55654

**Bank of America**  
National Trust and Savings Association

Anaheim Consumer Loan Center  
300 South Harbor Blvd.  
Anaheim, California 92805  
Lender

Branch  
Address  
City  
State  
Zip

RECEIVED FOR RECORD  
AT 900 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1984, Page 28746  
FEB 14 1984  
Recorded in Official Records  
of Riverside County, California  
William F. Flaherty  
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONSENT TO REMOVAL OF PERSONAL PROPERTY AFFIXED TO REAL PROPERTY**

WHEREAS, the undersigned has an interest either as owner, lessor, mortgage holder, trust deed holder or seller under a conditional contract of sale in the real property situated at 31110 Olive Winchester, California 92396  
County of Riverside State of California, legally described as:  
Lot 22 of American Eucalyptus Acreage Subdivision No. 1, as shown by map on file in Book 6,  
Page 80 of Maps, records of Riverside County, California.  
Excepting therefrom the Westerly 220.8 feet thereof; also excepting therefrom the Easterly  
10 feet thereof.

WHEREAS, Kenneth M. Olson and Gayle A. Olson hereinafter called "Debtor,"  
in order to induce Bank of America NT & SA hereinafter called "Secured Party,"  
to extend credit or financial accommodations to it, has or will execute a Security Agreement granting to Secured Party a security interest  
in and to the following described collateral:

1972 Mobile Home Make: Cylipso Serial #: S0419 License #: SE5757.

which collateral is hereinafter called "the Personal Property"; and

WHEREAS, the Secured Party as a condition to extending credit or financial accommodations to Debtor requires the undersigned's consent to the removal of the Personal Property.

NOW, THEREFORE, for a good and sufficient consideration, receipt of which is hereby acknowledged, and to induce Secured Party to extend credit or financial accommodations to Debtor, the undersigned agrees with the Secured Party as follows:

1. The Personal Property shall be deemed to be personal property and shall not be considered a part of the Real Property, regardless of whether or by what means it is or may become attached or affixed to the Real Property.
2. The undersigned has not and will not claim any interest in the Personal Property which is superior to that of Secured Party, and the undersigned hereby subordinates its interest in the Personal Property to the security interests which Secured Party now has or may hereafter acquire therein.
3. The undersigned consents to the Secured Party, its agents, employees and invitees entering upon the Real Property for the purpose of exercising any right Secured Party may have under the terms of any security agreement with Debtor or otherwise, and to remove the Personal Property.
4. In the event of a default by Debtor under its present or future agreements with Secured Party, and provided Secured Party is authorized to do so under its agreements with Debtor or has obtained Debtor's consent, the undersigned consents to Secured Party's entering upon the Real Property to do any or all of the following with respect to the Personal Property: assemble, have appraised, display, operate, maintain, remove, repair, prepare for public or private sale, exhibit, and sell.
5. In the event that Debtor fails to make any payment of rent to the undersigned, the undersigned shall notify Secured Party, and Secured Party shall have the right and license, at its discretion, to occupy the Real Property for the purposes described in Paragraph 4 above, for a period of up to ninety (90) days. Secured Party shall, in that event, pay the undersigned, periodically, a daily license fee equivalent to one-thirtieth (1/30th) of the minimum monthly rental provided for in the lease agreement between the undersigned and Debtor, until Secured Party vacates the Real Property. Secured Party shall have seven (7) days from the time it receives notice from the undersigned to decide to exercise its right and license to occupy the Real Property.
6. Should the undersigned for any reason terminate or refuse the right of the Debtor to locate the Personal Property on the Real Property, the undersigned shall give to Secured Party not less than sixty (60) days advance written notice of the termination or refusal to renew.

This agreement shall be interpreted under the laws of the State of California, and shall inure to the benefit of and be binding upon the successors, heirs and assigns of the undersigned and Secured Party.

IN WITNESS WHEREOF, the undersigned has executed this agreement at the city of Anaheim,  
on the 10th day of February, 1984

1st Kenneth M. Olson  
Gayle A. Olson

**INDIVIDUAL ACKNOWLEDGMENT**

State of California  
County of Orange  
On this 10 day of February, in the year 1984, before me, The Undersigned  
a Notary Public in and for the Said County, personally appeared Kenneth M. Olson and Gayle A. Olson  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to this instrument,  
and acknowledged that he (she or they) executed it.

(SEAL)



WITNESS my hand and official seal.

Dianne M. Witty  
Notary Public in and for the Said County and State.  
My commission expires March 2, 1987

TPL-331 8-83

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

EASTERN MUNICIPAL WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CA 92570  
ATTENTION: BILLING DEPARTMENT

NO RECORDING FEE REQUIRED  
PURSUANT TO GOVERNMENT CODE  
SECTION 27383

**DOC # 2004-0849341**

10/27/2004 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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HD

**LIEN AGAINST REAL PROPERTY  
FOR UNPAID SERVICE CHARGES**

BY THIS CERTIFICATE, EASTERN MUNICIPAL WATER DISTRICT, a public agency, has a lien against all real property in the County of Riverside, California, owned by the person identified below at the time of recordation of this Certificate or may hereafter be acquired by him for delinquent and unpaid charges for water service plus interest at the rate of 10 percent per year from the date each such charge was due, until paid.

**TIMOTHY J O'BRIEN**  
**31110 OLIVE AVE**  
**WINCHESTER, CA**

Account Number: 17213-21  
Parcel Number: 462-030-009  
Total Amount Due: \$ 503.76

October 20, 2004

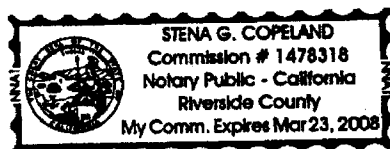
EASTERN MUNICIPAL WATER DISTRICT

By   
Christine Avalos-Thomsen  
Customer Service Manager

State of California )  
County of Riverside )

On Oct 20 2004 before me, **STENA G COPELAND**, Notary Public, personally appeared **CHRISTINE AVALOS-THOMSEN**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(SEAL)



Witness my hand and official seal.

  
SIGNATURE OF NOTARY

Recording Requested By Internal Revenue Service. When recorded mail to:

INTERNAL REVENUE SERVICE  
24000 AVILA ROAD, MAIL STOP 5910  
LAGUNA NIGUEL, CA 92677

DOC # 2005-0027789

01/11/2005 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records  
County of Riverside

Assessor, County Clerk & Recorder



For Optional Use by Recording Office

Form 668 (Y)(c)

(Rev. February 2004)

1872 Department of the Treasury - Internal Revenue Service

### Notice of Federal Tax Lien

Area: WAGE & INVESTMENT AREA #7

Lien Unit Phone: (800) 829-7650

Serial Number

206794604

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer KENNETH OLSON

Residence 140 E STETSON 273  
HEMET, CA 92543-7139

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax<br>(a) | Tax Period<br>Ending<br>(b) | Identifying Number<br>(c) | Date of<br>Assessment<br>(d) | Last Day for<br>Refiling<br>(e) | Unpaid Balance<br>of Assessment<br>(f) |
|--------------------|-----------------------------|---------------------------|------------------------------|---------------------------------|--|
| 1040               | 12/31/1993                  | 565-06-8934               | 07/15/1996                   | 08/14/2006                      | 114105.02                              |

Place of Filing

COUNTY RECORDER  
RIVERSIDE COUNTY  
RIVERSIDE, CA 92502-0751

Total \$ 114105.02

This notice was prepared and signed at LAGUNA NIGUEL, CA, on this, the 24th day of December, 2004.

Signature

for WILLIAM JOHNSON

Title  
ACS

(800) 829-7650

17-00-0000

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

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

AND WHEN RECORDED MAIL TO:

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

DOC # 2008-0345122

06/25/2008 08:00A Fee:20.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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|             |     |   | 3    |      |      |      |      |      | 1    |
| M           | (9) | L | 465  | 426  | PCOR | NCOR | SMF  | NCHG | EXAM |
| NOTICE SENT |     |   |      |      | T:   | CTY  | UNI  | 012  |      |



21

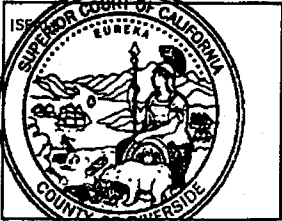
ABSTRACT OF JUDGMENT

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

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

Gov. code 27361.6

MAY 12 2008

|   |  |
|---|--|
| ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):<br>Recording requested by and return to: (408) 362-2270<br>Michael S. Hunt, ESQ. #99804<br>Janalie Henriques, ESQ. #111589<br>151 Bernal Rd. Ste#8<br>San Jose, CA 95119<br><input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD  |  |
| SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE<br>STREET ADDRESS: 880 NO. STATE STREET<br>MAILING ADDRESS:<br>CITY AND ZIP CODE: HEMET, CA 92543<br>BRANCH NAME: HEMET DIVISION-LIMITED CIVIL  |  |
| PLAINTIFF: ARROW FINANCIAL SERVICES, LLC<br><br>DEFENDANT: KENNETH OLSON  | FOR RECORDER'S USE ONLY<br>A0039575 XXXXXXXXXXXXX6080<br><br>CASE NUMBER:<br>HEC025425   |
| <b>ABSTRACT OF JUDGMENT-CIVIL AND SMALL CLAIMS</b> <input type="checkbox"/> Amended   |  |
| 1. The <input checked="" type="checkbox"/> judgment creditor <input type="checkbox"/> assignee of record applies for an abstract of judgment and represents the following:<br>a. Judgment debtor's<br><div style="border: 1px solid black; padding: 5px; margin: 5px 0;">           Name and last known address<br/>           KENNETH OLSON<br/>           855 SEAGULL LN #A102<br/>           Newport Beach, CA 92663         </div> b. Driver's license No. (last 4 digits) and state: <input checked="" type="checkbox"/> Unknown<br>c. Social Security No. (last 4 digits): XXX-XX-6516 <input type="checkbox"/> Unknown<br>d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):<br>KENNETH OLSON<br>855 SEAGULL LN #A102, Newport Beach, CA 92663, |  |
| 2. <input type="checkbox"/> Information on additional judgment debtors is shown on page 2.<br>3. Judgment creditor (name and address):<br>ARROW FINANCIAL SERVICES, LLC<br>C/O H&H, 151 Bernal Rd #8, San Jose, CA 95119<br>Date: May 7, 2008   | 4. <input type="checkbox"/> Information on additional judgment creditors is shown on page 2.<br>5. <input type="checkbox"/> Original abstract recorded in this county:<br>a. Date:<br>b. Instrument No.: |
| MICHAEL S. HUNT/JANALIE HENRIQUES<br>(TYPE OR PRINT NAME)   |  |
| 6. Total amount of judgment as entered or last renewed:<br>\$2,629.73<br>7. All judgment creditors and debtors are listed on this abstract.<br>8. a. Judgment entered on (date): May 5, 2008<br>b. Renewal entered on (date):<br>9. <input type="checkbox"/> This judgment is an installment judgment.  |  |
| 10. <input type="checkbox"/> An <input type="checkbox"/> execution <input type="checkbox"/> attachment lien is endorsed on the judgment as follows:<br>a. Amount: \$<br>b. In favor of (name and address):<br>11. A stay of enforcement has<br>a. <input checked="" type="checkbox"/> not been ordered by the court.<br>b. <input type="checkbox"/> been ordered by the court effective until<br>12. a. <input checked="" type="checkbox"/> I certify that this is a true and correct abstract of the judgment entered in this action.<br>b. <input type="checkbox"/> A certified copy of the judgment is attached.   |  |
|    | This abstract issued on (date):<br><b>MAY 12 2008</b><br><br>Clerk, by <u>[Signature]</u> , Deputy   |

Form Approved by the Judicial Council of California  
 EJ-001 (Rev. January 1, 2008)

**ABSTRACT OF JUDGMENT-CIVIL AND SMALL CLAIMS**

Page 1 of 2  
 Code of Civil Procedure, §§ 488.480, 674, 700.190



|            |              |
|------------|--------------|
| PLAINTIFF: | CASE NUMBER: |
| DEFENDANT: |              |

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address:)

14. Judgment creditor (name and address:)

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address

Driver's license No.(last 4 digits) ☐ Unknown  
and state:

Driver's license No.(last 4 digits) ☐ Unknown  
and state:

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

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

18. Name and last known address

19. Name and last known address

Driver's license No.(last 4 digits) ☐ Unknown  
and state:

Driver's license No.(last 4 digits) ☐ Unknown  
and state:

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

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

20. ☐ Continued on attachment 20.

Recording Requested By Internal Revenue Service. When recorded mail to:

INTERNAL REVENUE SERVICE  
PO BOX 145585, STOP 8420G  
CINCINNATI, OH 45250-5585

DOC # 2010-0024080

01/20/2010 08:00A Fee:15.00

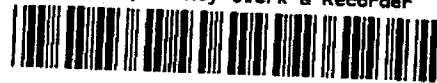
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



For Optional Use by Recording Office

Form 668 (Y)(c)  
(Rev. February 2004)

1018 Department of the Treasury - Internal Revenue Service

### Notice of Federal Tax Lien

Area: WAGE & INVESTMENT AREA #5

Lien Unit Phone: (800) 829-7650

Serial Number

614141910

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer KENNETH & LISA J OLSON

Residence 31505 LOMA LINDA RD  
TEMECULA, CA 92592-1606

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax<br>(a) | Tax Period<br>Ending<br>(b) | Identifying Number<br>(c) | Date of<br>Assessment<br>(d) | Last Day for<br>Refiling<br>(e) | Unpaid Balance<br>of Assessment<br>(f) |
|--------------------|-----------------------------|---------------------------|------------------------------|---------------------------------|--|
| 1040               | 12/31/2006                  | XXX-XX-2025               | 11/17/2008                   | 12/17/2018                      | 945.24                                 |
| 1040               | 12/31/2008                  | XXX-XX-2025               | 06/22/2009                   | 07/22/2019                      | 2749.44                                |

Place of Filing

COUNTY RECORDER  
RIVERSIDE COUNTY  
RIVERSIDE, CA 92502-0751

Total \$ 3694.68

This notice was prepared and signed at OAKLAND, CA, on this, 07th day of January, 2010.

Signature

*R. A. Mitchell*

for SUSAN MEREDITH

Title  
ACS

(800) 829-7650

15-00-0000

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 80025X

# **EXHIBIT “D”**

**SITE PLAN: Case # CV-1400973**

OWNER(S): TIMOTHY J OBRIEN

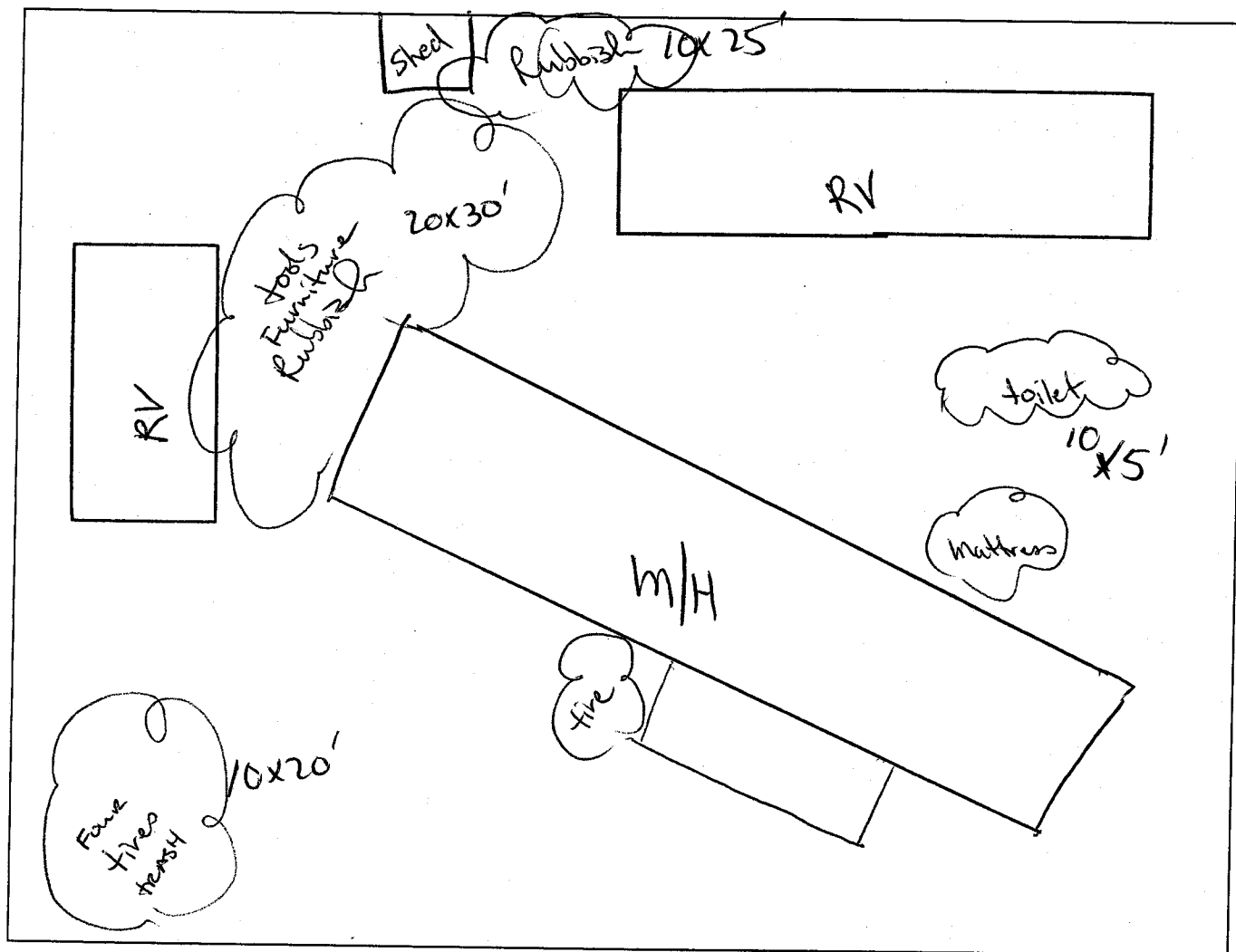
SITE ADDRESS: 31110 OLIVE AVE, WINCHESTER

ASSESSOR'S PARCEL: 462-030-009

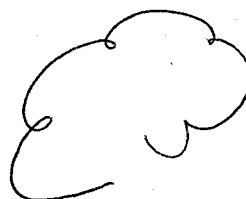
ACREAGE: 0.2

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 31110 OLIVE AVE, WINCHESTER

PREPARED BY: C. Black DATE: 12/30/14 = Accumulated Rubbish  
Excessive Outdoor Storage



*Photographs*

Photo #1 - NW - AR IN FRONT YARD



Photo #2 - NW - AR IN FRONT YARD



Photo #3 - NW - AR IN FRONT YARD



Photo #4 - NW - AR IN FRONT YARD



Photo #6 - NW - AR IN FRONT YARD

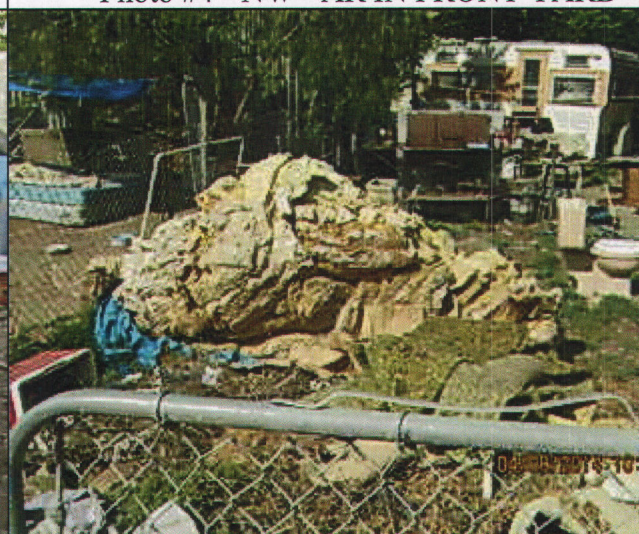


Photo #7 - NW - AR IN BACK YARD





Photo #12 - NW - AR IN BACK YARD



Photo #13 - NW - AR IN BACK YARD



Photo #1 - AR/EOS



Photo #2 - AR/EOS



Photo #3 - AR/EOS



Photo #4 - AR/EOS comingled up against she





Photo #6 - AR - trash



Photo #8 - AR - tires, buckets of paint, and carpe the porch



Photo #9 - AR - tires, plywood and trash



Photo #12 - AR - broken furniture and carpetin



Photo #13 - AR - plywood, barrel of trash, crates etc



Photo #14 - AR - discarded sofa chair



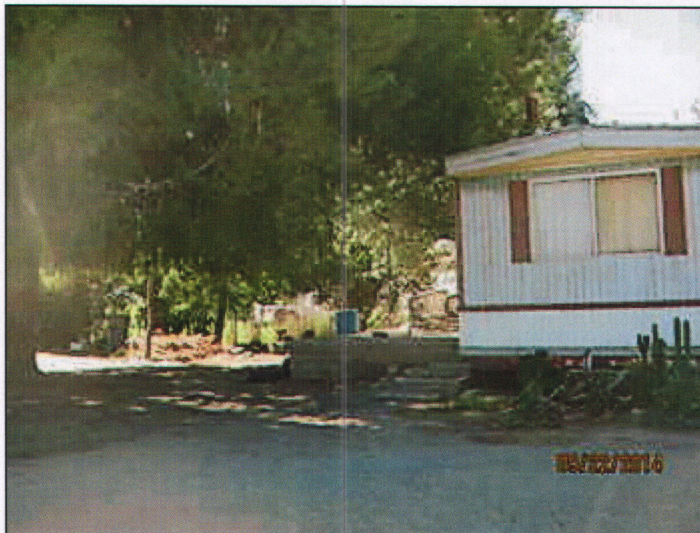


Photo #1 - buckets of paints and a tire are gone



Photo #2 - AR/EOS tires and carpet gone



Photo #3 - AR/EOS - weeds covering broken furniture and trash



Photo #4 - AR/EOS - plywood and storage removed



Photo #1 - AR/EOS - tires, green waste and items stored under a blue tarp



Photo #2 - AR/EOS - tires, plywood and appliances





Photo #4 - AR - mattresses



Photo #5 - AR - dead vegetation, toilet and furniture



Photo #6 - AR/EOS - plywood and items stored under a tarp



Photo #7 - AR/EOS - tools and other items coming with broken furniture etc



Photo #8 - AR - tarp and weeds covering trash



Photo #9 - AR/EOS comingled with broken shelves, tools, and other items





Photo #1 - AR - tires, tarp and green waste remain



Photo #2 - AR - tires, another toilet, and plywood remain



Photo #3 - AR - dead vegetation, shelving, trash among other things



Photo #4 - AR/EOS - plywood, storage under a t among other things



Photo #5 - AR - mattresses, buckets, dead vegetation among other things



Photo #1 - AR - tires, wood, green waste, tarps, t





Photo #2 - AR - mattresses and tree logs



Photo #3 - AR/EOS - toilet, shelving, furniture and other things



Photo #4 - AR/EOS - items under a tarp, and broken chair remain



Photo #1 - front of location - AR/EOS household and tire



Photo #2 - AR/EOS wood, broken chair and tire



Photo #3 - AR/EOS tires, trash and tarps





Photo #4 - AR/EOS toilet, shelving, furniture among other things



Photo #5 - AR/EOS items under a tarp, and broken chair



Photo #6 - AR/EOS trash, washing machine, buckets, trash



Photo #7 - AR/EOS empty plastic buckets, dishes, trash among other things



Photo #8 - AR/EOS metal barrels full of trash, containers, paint cans



# **EXHIBIT “E”**



**COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT**

**NOTICE OF VIOLATION**

CASE No.: CV 14-00973

THE PROPERTY AT: 31110 OLIVE AVE. WINCHESTER CA 92596 APN#: 462-030-009

WAS INSPECTED BY OFFICER: N. WAPNER ID#: 130 ON 4-9-14 AT 10:10 am/pm

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

|   |   |   |   |
|---|---|---|---|
| <input type="radio"/> 5.28.040<br>(RCO 593)             | <b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.  | <input type="radio"/> 17.252.030<br>(RCO 348)                   | <b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.   |
| <input type="radio"/> 8.28.030<br>(RCO 821)             | <b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.  | <input type="radio"/> 17.172.205<br>(RCO 348)                   | <b>Prohibited Fencing</b> - 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="radio"/> 8.120.010<br>(RCO 541) | <b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.   | <input type="radio"/> 17. _____<br>(RCO 348)                    | <b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.                                      |
| <input type="radio"/> 15.08.010<br>(RCO 457)            | <b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.  | <input checked="" type="radio"/> 17. <u>16.010</u><br>(RCO 348) | <b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.  |
| <input type="radio"/> 15.12.020(J)(2)<br>(RCO 457)      | <b>Unapproved Grading/Clearing</b> - 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="radio"/> 17. _____<br>(RCO 348)                    | <b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.   |
| <input type="radio"/> 15.16.020<br>(RCO 457)            | <b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.   | <input type="radio"/> 17. _____<br>(RCO 348)                    | <b>Unpermitted Land Use:</b> _____<br>Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.                                      |
| <input type="radio"/> 15.48.010<br>(RCO 457)            | <b>Unpermitted Mobile Home</b> —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.  | <input type="radio"/> 17. _____<br>(RCO 348)                    | <b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.   |
| <input type="radio"/> 15.48.040<br>(RCO 457)            | <b>Substandard Mobile Home/Trailer/RV</b> - 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="radio"/> _____                                     |   |
|   |   | <input type="radio"/> _____                                     |   |

COMMENTS: \_\_\_\_\_

**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 5-9-14** . 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/hr 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.

*Mrs. Emathy L. O'Brien*  
SIGNATURE

SHERYL ANN O'BRIEN  
PRINT NAME

4-9-14  
DATE

☐ PROPERTY OWNER ☒ TENANT

**MARRIED TO  
PROPERTY OWNER**

N8472736  
CDI/CID#

1-20-59  
D.O.B.

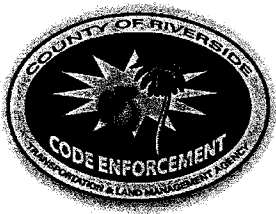
NO PHONE  
TEL. NO.

☐ POSTED

WHITE: VIOLATOR

GREEN: CASE FILE

YELLOW: POSTING



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

April 24, 2014

SHERYL ANN OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA 92596

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
- 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) Vacate the occupied TRAVEL TRAILER and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper). 17.16.010
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 9, 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

By: Nicole Wapner, Code Enforcement Officer



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

April 24, 2014

TIMOTHY J OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA 92596

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

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CODE ENFORCEMENT DEPARTMENT

By: Nicole Wapner, Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1400973

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 24, 2014, I served the following documents(s):

**Notice of Violation**

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:

TIMOTHY J OBRIEN 31110 OLIVE AVE, WINCHESTER, CA 92596  
SHERYL ANN OBRIEN 31110 OLIVE AVE, WINCHESTER, CA 92596

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 April 24, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script, appearing to read "Elizabeth Ross", is written over a horizontal line.

By: Elizabeth Ross, Code Enforcement Aide

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

|   |    |
|---|----|
| Postage   | \$ |
| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |

Postmark  
Here

**TIMOTHY J OBRIEN**  
 31110 OLIVE AVE  
 WINCHESTER, CA 92596  
 Cv14-00973 / 462-030

PS Form 3800, August 2006

See Reverse for Instructions

62TE 0664 2000 0901 0T02

**CERTIFIED MAIL™**

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

7010 1060 0002 4990 3129

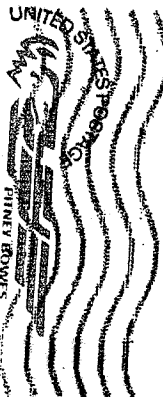


BERNARDINO CA 924

25 APR 2014



02 1R  
 0002004340  
 APR 25 2014  
 MAILED FROM ZIP CODE 92504



**TIMOTHY J OBRIEN**  
 31110 OLIVE AVE  
 WINCHESTER, CA 92596



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QAR CE 1000

MADE 144/14

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

BC: 92563269232

92563269232

\*2504-23579-25-36

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

|  |    |                  |
|--|----|------------------|
| Postage                                      | \$ | Postmark<br>Here |
| Certified Fee                                |    |                  |
| Return Receipt Fee<br>(Endorsement Required) |    |                  |
| Restricted Delivery Fee                      |    |                  |

SHERYL ANN OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA 92596  
CV14-00973 / 462-030

PS Form 3800, August 2006

See Reverse for Instructions

9ETE 0664 2000 0901 0702

**CERTIFIED MAIL™**

SAV BERNARDINO

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

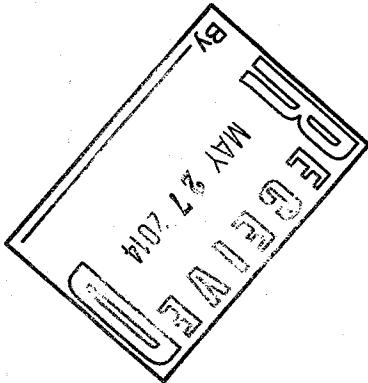
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CA 924  
25 APR '14  
PM 3 L



UNITED STATES POSTAGE  
02 1R  
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APR 25 2014  
MAILED FROM ZIP CODE 92504  
**\$ 06.48**  
PRIMEV BOWES



SHERYL ANN OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA 92596

RTVTE

Q1R CE 1000

00000114/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

*W. M.*

9505 9505 9505 9505

BC: 92563269232

\*2604-00076-25-37



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

TIMOTHY J OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA 92596

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

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- 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) Vacate the occupied TRAVEL TRAILER and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper). 17.16.010
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove all outdoor storage

COMPLIANCE MUST BE COMPLETED BY September 18, 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 \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

KENNETH M. OLSON  
GAYLE A. OLSON  
12581 KENWOOD LANE  
TUSTIN, CA 92680

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

M/M KENNETH M. OLSON  
10961 ARROYO  
SANTA ANA, CA 92705

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

JAMES A HUMPHREYS, JR ESQ  
HUMPHREYS, BROWN & STREZA  
23061 EL TORO RD 4TH FLOOR  
EL TORO, CA 92630

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

VICTORIA A HARTWIG  
2244 MONTROSE AVE #2  
MONTROSE, CA 91020

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

Timothy J. O'Brien  
15581 Nadia St  
Moreno Valley, CA 92551

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

Victoria A. Hartwig  
P.O. Box 1366  
140 Castaline Dr  
Shady Cove, OR 97539

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

Bank of America  
Anaheim Consumer Loan Center  
300 South Harbor Blvd  
Anaheim, CA 92805

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

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

CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

Eastern Municipal Water District  
Attention: Billing Department  
P O Box 8300  
Perris, CA 92570

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
- 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) Vacate the occupied TRAVEL TRAILER and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper). 17.16.010
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove all outdoor storage

COMPLIANCE MUST BE COMPLETED BY September 18, 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 \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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

CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

Internal Revenue Service  
24000 Avila Rd. STOP # 5910  
Laguna Niguel, CA 92677

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
- 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) Vacate the occupied TRAVEL TRAILER and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper). 17.16.010
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove all outdoor storage

COMPLIANCE MUST BE COMPLETED BY September 18, 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 \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

HUNT & HENRIQUES

Michael S Hunt, Esq and Janalie Henriques Esq  
151 BERNAL ROAD, SUITE 8  
SAN JOSE, CA 95119-1306

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
- 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) Vacate the occupied TRAVEL TRAILER and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper). 17.16.010
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove all outdoor storage

COMPLIANCE MUST BE COMPLETED BY September 18, 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 \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

INTERNAL REVENUE SERVICE  
PO BOX 145585, STOP 8420G  
CINCINNATI, OH 45250-5585

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
- 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) Vacate the occupied TRAVEL TRAILER and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper). 17.16.010
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove all outdoor storage

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CODE ENFORCEMENT DEPARTMENT  
By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

SHERYL ANN OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA 92596

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
- 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:**

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

COMPLIANCE MUST BE COMPLETED BY September 18, 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 \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

TIMOTHY J OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA 92596

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

VICTORIA A OBRIEN  
KENNETH M OLSON  
31110 OLIVE AVE  
WINCHESTER, CA 92396-9704

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

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

By: Cynthia Black, Sr. Code Enforcement Officer





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

ALETTA GAYLE  
31110 OLIVE AVE  
WINCHESTER, CA 92396-9704

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

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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 \$129.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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CODE ENFORCEMENT DEPARTMENT  
By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

August 19, 2014

BANK OF AMERICA  
300 SOUTH HARBOR BLVD  
ANAHEIM, CA 92805-0231

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## PROOF OF SERVICE

Case No. CV1400973

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Cynthia Black, 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 19, 2014, I served the following documents(s):

### Notice of Violation

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

TIMOTHY J OBRIEN 31110 OLIVE AVE, WINCHESTER, CA 92596  
KENNETH M. OLSON GAYLE A. OLSON 12581 KENWOOD LANE, TUSTIN, CA 92680  
M/M KENNETH M. OLSON 10961 ARROYO, SANTA ANA, CA 92705  
JAMES A HUMPHREYS, JR ESQ HUMPHREYS, BROWN & STREZA 23061 EL TORO RD 4TH FLOOR, EL TORO, CA 92630  
VICTORIA A HARTWIG 2244 MONTROSE AVE #2, MONTROSE, CA 91020  
Timothy J. O'Brien 15581 Nadia St, Moreno Valley, CA 92551  
Victoria A. Hartwig P.O. Box 1366 140 Castaline Dr, Shady Cove, OR 97539  
Bank of America Anaheim Consumer Loan Center 300 South Harbor Blvd, Anaheim, CA 92805  
Eastern Municipal Water District Attention: Billing Department P O Box 8300, Perris, CA 92570  
Internal Revenue Service 24000 Avila Rd. STOP # 5910, Laguna Niguel, CA 92677  
HUNT & HENRIQUES Michael S Hunt, Esq and Janalie Henriques Esq 151 BERNAL ROAD, SUITE 8, SAN JOSE, CA 95119-1306  
INTERNAL REVENUE SERVICE PO BOX 145585, STOP 8420G, CINCINNATI, OH 45250-5585  
SHERYL ANN OBRIEN 31110 OLIVE AVE, WINCHESTER, CA 92596

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 19, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Cynthia Black, Sr. Code Enforcement Officer

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



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1400973

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Cynthia Black, 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 19, 2014, I served the following documents(s):

**Notice of Violation**

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

TIMOTHY J OBRIEN 31110 OLIVE AVE, WINCHESTER, CA 92596  
VICTORIA A OBRIEN KENNETH M OLSON 31110 OLIVE AVE, WINCHESTER, CA 92396-9704  
ALETTA GAYLE 31110 OLIVE AVE, WINCHESTER, CA 92396-9704  
BANK OF AMERICA 300 SOUTH HARBOR BLVD, ANAHEIM, CA 92805-0231

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 19, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

December 30, 2014

RE CASE NO: CV1400973

I, Cynthia Black, hereby declare:

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

That on 08/20/2014 at 11:50 am, I securely and conspicuously posted Notice of Violation at the property described as:

**Property Address:** 31110 OLIVE AVE, WINCHESTER

**Assessor's Parcel Number:** 462-030-009

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

Executed on December 30, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

C. Black  
By: Cynthia Black, Sr. Code Enforcement Officer



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### NOTICE OF VIOLATION

October 1, 2014

TIMOTHY J OBRIEN  
ESTATE  
31110 OLIVE AVE  
WINCHESTER, CA 92596

RE CASE NO: CV1400973 at 31110 OLIVE AVE, in the community of WINCHESTER, California, Assessor's Parcel Number 462-030-009

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 31110 OLIVE AVE, in the community of WINCHESTER California, Assessor's Parcel Number 462-030-009, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
- 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.
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- 1) Vacate the occupied TRAVEL TRAILER and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper). 17.16.010
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.
- 3) Remove all outdoor storage

COMPLIANCE MUST BE COMPLETED BY October 16, 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  
By: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1400973

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Cynthia Black, 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 1, 2014, I served the following documents(s):

**Notice of Violation**

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

TIMOTHY J OBRIEN ESTATE, 31110 OLIVE AVE, WINCHESTER, CA 92596

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 1, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

CBlack  
By: Cynthia Black, Sr. 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  
37600 Sky Canyon Drive, Suite G  
Murrieta, California 92563  
Mail Stop #5155

DOC # 2015-0064977

02/18/2015 11:10A Fee:NC

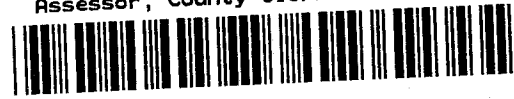
Page 1 of 2

Recorded in Official Records

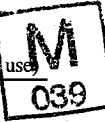
County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder



(space for recorder's use)



**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case #: CV-1400973

**TIMOTHY J OBRIEN** )  
and DOES I through X, Owners)

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

**ADDRESS:** 31110 OLIVE AVE, WINCHESTER CA, 92596

**PARCEL #:** 462-030-009

**LEGAL DESCRIPTION:** 0.2 acres in LOT 22 of AMERICAN EUCALYPTUS ACREAGE SUB 1

**VIOLATION(S):** Riverside County Code (Ordinance) 17.12.040 (Ord. 348), 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: Hector Viray  
Hector Viray, 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.

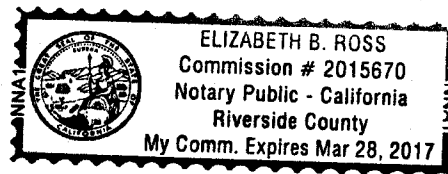
State of California )  
County of Riverside )

On 02-04-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)



# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement Official

May 15, 2015

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

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

Case No.: CV14-00973  
APN: 462-030-009  
Property: 31110 Olive Avenue, Winchester

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 31110 Olive Avenue, Winchester, Riverside County, California, and more particularly described as Assessor's Parcel Number 462-030-009.

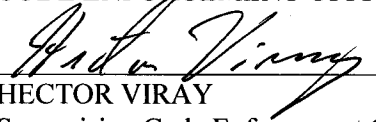
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, June 30, 2015, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> 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

Case No. CV14-00973

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

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

EXECUTED ON May 15, 2015, at Riverside, California.

  
SUE JIMENEZ



## **NOTICE LIST**

Subject Property: 31110 Olive Avenue, Winchester

Case No.: CV14-00973

APN: 462-030-009; District 3

**TIMOTHY J. O'BRIEN  
31110 OLIVE AVENUE  
WINCHESTER, CA 92596**

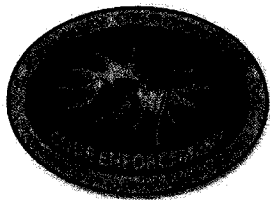
**SHERYL ANN O'BRIEN  
31110 OLIVE AVENUE  
WICHESTER, CA 92596**

**EASTERN MUNICIPAL  
WATER DISTRICT  
P.O. BOX 8300  
PERRIS, CA 92570**

**KENNETH M. OLSON  
GAYLE A. OLSON  
12581 KENWOOD LANE  
TUSTIN, CA 92650**

**VICTORIA HARTWIG  
P.O. BOX 1366  
140 CASTALINE DRIVE  
SHADY COVE, OR 97539**

**BANK OF AMERICA NATIONAL TRUST  
AND SAVINGS ASSOCIATION,  
A NATIONAL BANKING ASSOCIATION  
300 S HARBOR BLVD  
ANAHEIM, CA 92805**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

May 19, 2015

RE CASE NO: CV1400973

I, Anita Bustillos, hereby declare:

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

That on 05/19/2015 at 8:50 a.m., I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 31110 OLIVE AVE, WINCHESTER

**Assessor's Parcel Number:** 462-030-009

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

Executed on May 19, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script, appearing to read "Anita Bustillos", is written over a horizontal line.

By: Anita Bustillos, Code Enforcement Technician