

FORM APPROVED COUNTY COUNSEL 7/19/15
 BY: GREGORY P. PRIAMOS DATE

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

922B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 August 19, 2015

SUBJECT: Abatement of Public Nuisance [Substandard Structure]
 Case No: CV14-01664 [HANELINE]
 Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;
 APN: 381-245-004
 District: 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (shed) on the real property located at Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village, Riverside County, California, APN: 381-245-004 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. Jeff Haneline and Heidi Haneline, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

Greg Flannery
 GREG FLANNERY
 Code Enforcement Official

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

SOURCE OF FUNDS	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
 BY: *Tina Grande*
 Tina Grande
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Disqualify: Jeffries
 Date: September 1, 2015
 xc: Co. Co./TLMA-CED, Sheriff

Kecia Harper-Ihem
 Clerk of the Board

By: *K. Washington*
 Deputy

Prev. Agn. Ref.: District: 1 Agenda Number: **9-3**

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

Departmental Concurrence

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV14-01664 [HANELINE]

Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village,

APN: 381-245-004

District: 1

DATE: August 19, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

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

5. 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.

6. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer John Game on April 24, 2014. The inspection revealed a substandard structure (shed) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: faulty weather protection, general dilapidation or improper maintenance, improper occupancy and unpermitted structure.

2. There have been approximately four (4) subsequent follow up inspections, with the last inspection being July 27, 2015. The property continues to be in violation of Riverside County Ordinance No. 457.

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 substandard structure.

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.

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV14-01664 [HANELINE]

Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village,

APN: 381-245-004

District: 1

DATE: August 19, 2015

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration

Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 14-01664
4 [SUBSTANDARD STRUCTURE]; APN: 381-245-)
5 004, VACANT PARCEL ON RALEY AVENUE AND) DECLARATION OF CODE
6 BLACKWELL, LAKELAND VILLAGE, COUNTY OF) ENFORCEMENT OFFICER
7 RIVERSIDE, STATE OF CALIFORNIA; JEFF) BRIAN BEALER
8 HANELINE AND HEIDI HANELINE, OWNERS.)
9 _____) [RCO Nos. 457 & 725]

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

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

17 2. I am informed and believe and thereon allege that on April 24, 2014, Officer John Game
18 conducted an inspection on the real property described as Vacant Parcel on Raley Avenue and
19 Blackwell, Lakeland Village, Riverside County, California, and further described as Assessor's Parcel
20 Number 381-245-004 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
21 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
22 incorporated herein by reference as Exhibit "A."

23 3. A review of County records and documents disclosed that THE PROPERTY is owned by
24 Jeff Haneline and Heidi Haneline (hereinafter referred to as "OWNERS"). A certified copy of the County
25 Equalized Assessment Roll for the 2015-2016 tax year and a copy of the report generated from the
26 County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference
27 as Exhibit "B."

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FORM APPROVED COUNTY COUNSEL
BY: SOPHIA H. CHOI DATE: 8/18/15

1 4. Based on the Lot Book Reports from RZ Title Service dated July 14, 2015, it is determined
2 that other parties may potentially hold a legal interest in THE PROPERTY, to wit: Internal Revenue
3 Service (hereinafter referred to as "INTERESTED PARTY"). A true and correct copy of the Lot Book
4 Reports is attached hereto and incorporated herein by reference as Exhibit "C."

5 5. I am informed and believe and thereon allege that on April 24, 2014, Officer John Game
6 met with OWNER Heidi Haneline who granted permission to inspect. Officer Game observed the
7 following conditions which cause the structure to be substandard and THE PROPERTY to constitute a
8 public nuisance in violation set forth in Riverside County Ordinance ("RCO") No. 457.

9 Shed:

- 10 1) Faulty weather protection;
11 2) General Dilapidation or improper maintenance;
12 3) Improper occupancy;
13 4) Unpermitted structure.

14 6. On April 24, 2014, a Notice of Violation and Notice of Defects were posted on THE
15 PROPERTY.

16 7. On April 29, 2014 and July 15, 2015, a Notice of Violation and Notice of Defects were
17 mailed to OWNERS by first class mail.

18 8. On July 22, 2015, a Notice of Violation was mailed to INTERESTED PARTY by first class
19 mail.

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

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

24 11. There have been approximately four (4) subsequent follow up inspections, with the last
25 inspection being July 27, 2015. THE PROEPTY continues to be in violation of RCO No. 457.

26 12. Based upon my experience, knowledge and visual observations, it is my determination
27 that the substandard structure (shed) on THE PROPERTY creates an extreme health, safety, fire and
28 structural hazard to the neighbors and general public and constitute a public nuisance in violation of the
provisions set forth in RCO No. 457.

1 13. A recent inspection showed the substandard structure (shed) remains on THE
2 PROPERTY and constitute a public nuisance in violation of the provisions set forth of RCO No. 457.

3 14. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
4 notice of the Board of Supervisors' hearing was mailed to OWNERS and INTERESTED PARTY by first
5 class mail and was posted on THE PROPERTY. A true and correct copy of the Notice, together with
6 Proof of Service and the Affidavit of Posting of Notice are attached hereto and incorporated herein as
7 Exhibit "F."

8 15. Significant rehabilitation, removal and/or demolition of the substandard structure and
9 removal and disposal of all structural materials, rubbish and debris are required to abate the public
10 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
11 Housing, Administrative and Abatement of Dangerous Buildings Codes.

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

13 (a) the structure (shed) be condemned as a substandard building, public and
14 attractive nuisance;

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

18 (c) the OWNERS, or whoever has possession or control of THE PROPERTY, be
19 ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by
20 survey and materials sample testing through the Industrial Hygiene Specialist of the County Health
21 Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to
22 secure the removal and disposal of all asbestos containing materials discovered through such survey
23 and testing by contract with a duly certified and licensed contractor for the handling of such materials to
24 avoid citations and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to
25 SCAQMD Rule NO. 1403;

26 ///

27 ///

28 ///

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

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

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

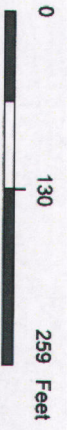
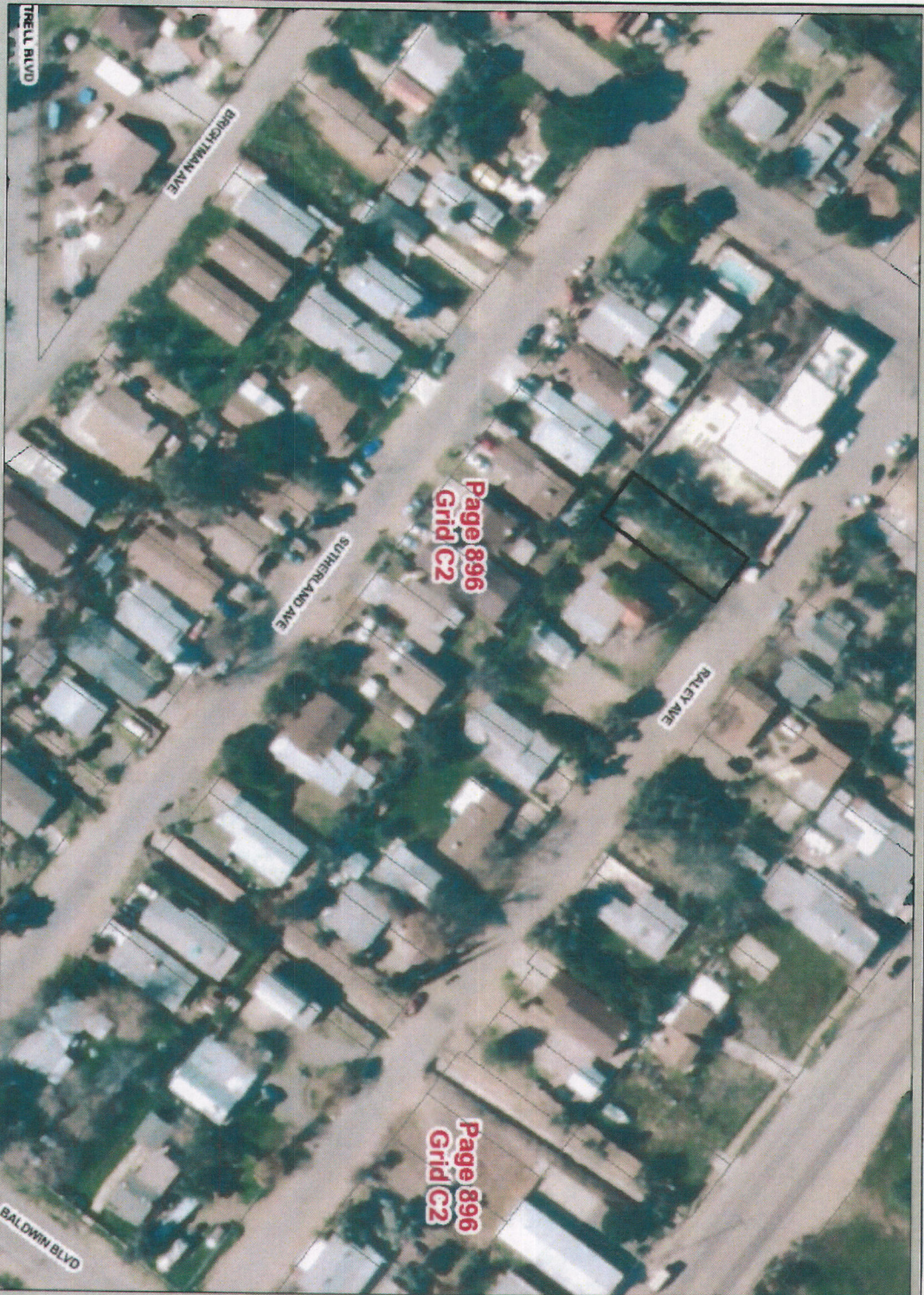
12 Executed this 12th day of August, 2015, at Riverside, California.

13
14 
15 BRIAN BEALER
16 Senior Code Enforcement Officer
17 Code Enforcement Department
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EXHIBIT “A”

CV1401664

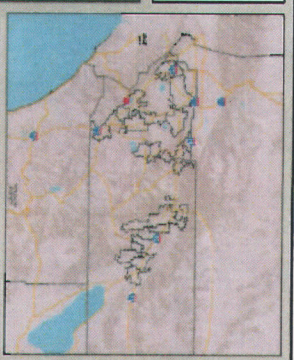
Lot on Raley Avenue and Blackwell, Lake Elsinore, APN: 381-245-004



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

REPORT PRINTED ON... 8/18/2015 9:41:31 AM

© Riverside County TLMA GIS



Legend

- RCLIS Parcels
- TBM Page
- TBM Grid
- City Boundaries
- Cities
- roadsanno
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

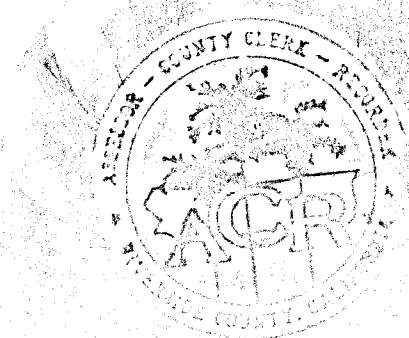
Notes
Thomas Bros Page 896
Grid C2

EXHIBIT “B”

Assessment Roll For the 2015-2016 Tax Year as of January 1, 2015

Assessment #381245004-5		Parcel # 381245004-5	
Assessee:	HANELINE JEFF	Land	9,179
Assessee:	HANELINE HEIDI	Full Value	9,179
Mail Address:	14492 RALEY AVE	Total Net	9,179
City, State Zip:	LAKE ELSINORE CA 92530		
Real Property Use Code:	YR		
Base Year	2014		
Conveyance Number:	0496039		
Conveyance (mm/yy):	10/2013		
PUI:	R070002		
TRA:	65-139		
Taxability Code:	0-00		
ID Data:	Lot 95 MB 017/052 COUNTRY CLUB HEIGHTS LAKELAND UNIT 1		

View Parcel Map

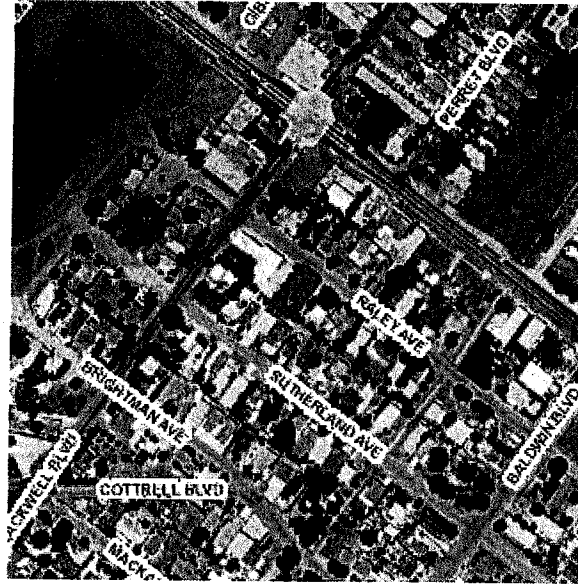
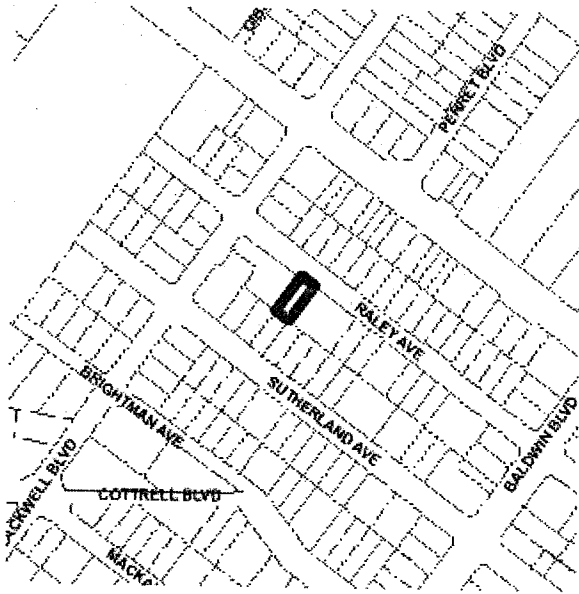




Riverside County Parcel Report
APN 381-245-004
CV1304141
Disclaimer

Report Date: Wednesday, July 15, 2015

MAPS/IMAGES



PARCEL

APN	<u>381-245-004-5</u>	Supervisorial District 2011	KEVIN JEFFRIES, DISTRICT 1
		Supervisorial District 2001	BOB BUSTER, DISTRICT 1
Previous APN	184400237	Township/Range	T6SR5W SEC 24
Owner Name	JEFF HANELINE HEIDI HANELINE	Elevation Range	1,300 - 1,300
Address	No address available	Thomas Bros. Map Page/Grid	PAGE: 896 GRID: C2
Mailing Address	14492 RALEY AVE LAKE ELSINORE CA, CA 92530	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 17/52</u> Subdivision Name: COUNTRY CLUB HEIGHTS LAKELAND UNIT 1 Lot/Parcel: 95 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: LAKE ELSINORE Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.00 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

PARCEL

Property Characteristics	No Property Description Available	County Service Area	Not in a County Service Area
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PLANNING

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	CR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: 1-1986 SUBAREA NAME: Lakeland Village/Wildomar AMENDMENT NUMBER: 1 ADOPTION DATE: 1999-07-20 ACREAGE: 2888.39 ACRES

Area Plan (RCIP)	Elsinore	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
Zoning Classifications (ORD. 348)	Zoning: C-1/C-P CZNumber: 0	Zoning Districts and Zoning Areas	LAKELAND VILLAGE, DIST
Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area

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)	Developed or Disturbed Land

FIRE

High Fire Area (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
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DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
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WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	DIF (Development Impact Fee Area Ord. 659)	ELSINORE
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Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not within a SKR Fee Area
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Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
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TRANSPORTATION

Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	42A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

HYDROLOGY

Flood Plan Review	RCFC	Watershed	SAN JACINTO VALLEY
Water District	WMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Undetermined Potential"
Faults	WITHIN A 1/2 MILE OF Willard Fault		AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND

GEOLOGIC

Liquefaction Potential Moderate

Subsidence Susceptible

UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST. COUNTY FREE LIBRARY COUNTY ORTEGA TRAIL REC & PK COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 ELS MURRIETA ANZA RESOURCE CONS ELSINORE AREA ELEM SCHOOL FUND ELSINORE VALLEY CEMETERY ELSINORE VALLEY MUNICIPAL WATER ELSINORE WATER ERAF RDV FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 3 GENERAL GENERAL PURPOSE LAKE ELSINORE UNIF IMP NO 96-1 LAKE ELSINORE UNIFIED METRO WATER WEST MT SAN JACINTO JUNIOR COLLEGE PROJECT1- LAKELANDRDV AB1290 RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION WESTERN MUNICIPAL WATER

MISCELLANEOUS

School District LAKE ELSINORE UNIFIED

Tax Rate Areas

Communities Lakeland Village

Lighting (Ord. 655) Zone B, 33.93 Miles From Mt. Palomar Observatory

2010 Census Tract 046402

Farmland URBAN-BUILT UP LAND

Special Notes No Special Notes

PERMITS/CASES/ADDITIONAL

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

Environmental Health Permits

Case #	Description	Status
	Not Applicable	Not Applicable

PERMITS/CASES/ADDITIONAL

No Environmental
Health Permits

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1304140	ABATEMENT	OPEN
CV1304141	NEIGHBORHOOD ENFORCEMENT	OPEN
CV1401664	ABATEMENT	OPEN
CV1401665	ABATEMENT	OPEN

EXHIBIT “C”



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

Lot Book Report

Order Number: **33444**

Customer:

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

Order Date: 7/15/2015
 Dated as of: 7/14/2015
 County Name: Riverside

Attn: Brent Steele
 Reference: CV14-01664 / Rosa Morales
 IN RE: HANELINE, JEFF

FEE(s):
 Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 381-245-004-5

Assessments:

Land Value:	\$9,000.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$9,000.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$69.76
Penalty	\$6.97
Status	NOT PAID-DELINQUENT
Second Installment	\$69.76
Penalty	\$45.60
Status	NOT PAID-DELINQUENT



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

Order Number: 33444

Reference: CV14-01664 / Ros

Property Vesting

The last recorded document transferring title of said property

Dated	09/11/2013
Recorded	10/17/2013
Document No.	2013-0496039
D.T.T.	\$9.90
Grantor	Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March, 29 1989 Trust "A"
Grantee	Jeff Haneline and Heidi Haneline, husband and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	01/21/2014
Document No.	2014-0023579

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	01/21/2014
Document No.	2014-0023582

A Federal Tax Lien Recorded	05/07/2010
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P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 33444

Reference: CV14-01664 / Ros

Document No	2010-0213177
Amount	\$44,994.51
Debtor	Jeffrey W. & Heidi L. Haneline
ID No.	xxx-xx-0079
Creditor	Internal Revenue Service
Abstract of Judgment Filed in the	Superior Court of California, County of Riverside, Temecula
Case No.	TES1102316
Recorded	09/18/2012
Document No.	2012-0443905
Amount	\$2,492.50
Debtor	Jeffery W. Haneline and Heidi L. Haneline
Creditor	La Cresta POA

Legal Description

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

THE NORTHWESTERLY HALF OF LOT 95 OF COUNTRY CLUB HEIGHTS LAKELAND UNIT #1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY.

COUNTRY CLUB HEIGHTS LAKELAND UNIT

Subdivision of a Part of Lots 8 and 9 of Block 2 of Division 2 of the City of Berkeley, California, as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

DAVIDSON & FULMER, Engineers
SHEET 1-100

4987

NOV 13 1929
Jas. G. Ross
Frank G. Ross

10 30-00m
Page 5.0

THE CITY ENGINEER, THE CITY OF BERKELEY, CALIFORNIA
I hereby certify that the above is a true and correct copy of the original map of the City of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

RECORDED
I hereby certify that the above is a true and correct copy of the original map of the City of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

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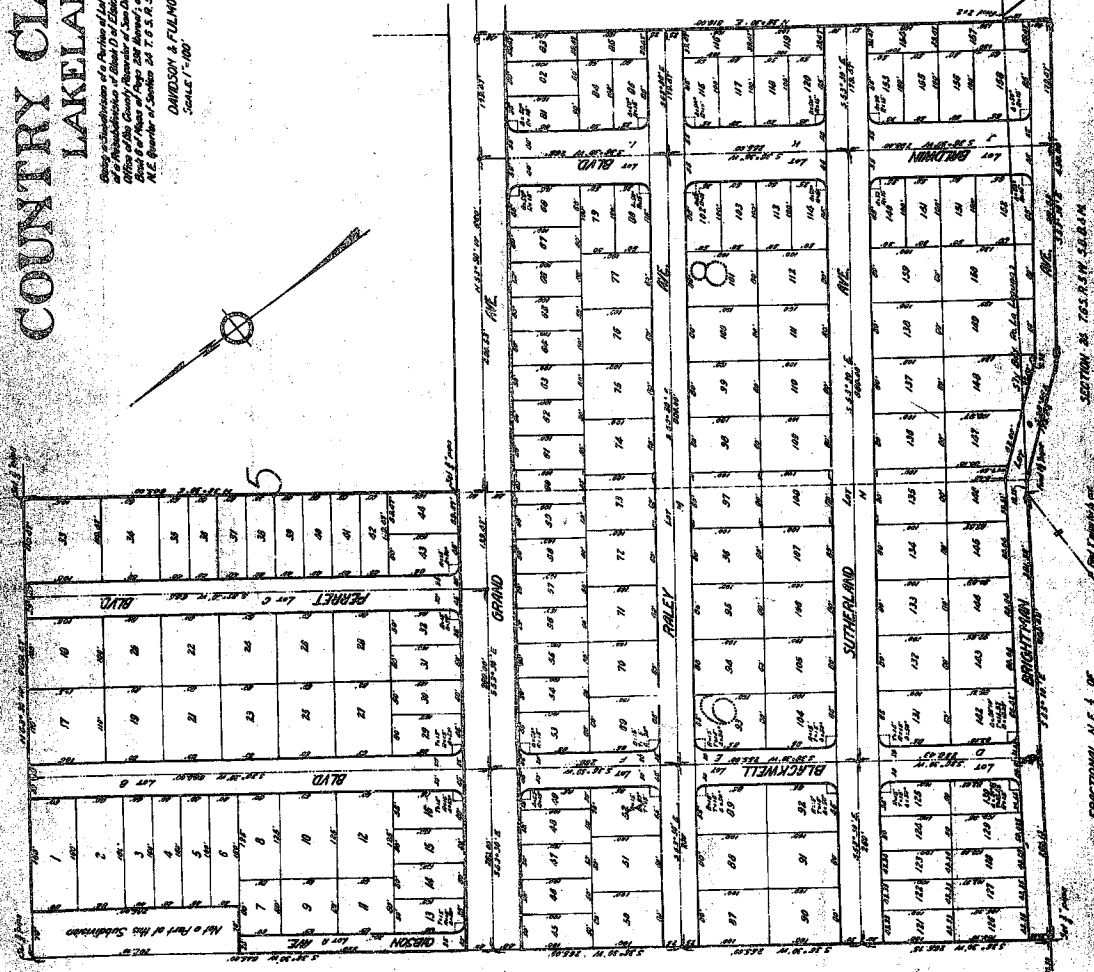
RECORDED
I hereby certify that the above is a true and correct copy of the original map of the City of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

RECORDED
I hereby certify that the above is a true and correct copy of the original map of the City of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

RECORDED
I hereby certify that the above is a true and correct copy of the original map of the City of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

RECORDED
I hereby certify that the above is a true and correct copy of the original map of the City of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

RECORDED
I hereby certify that the above is a true and correct copy of the original map of the City of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.



SECTION 21 TASSLEM SLOAN

FRACTIONAL N.E. 1/4

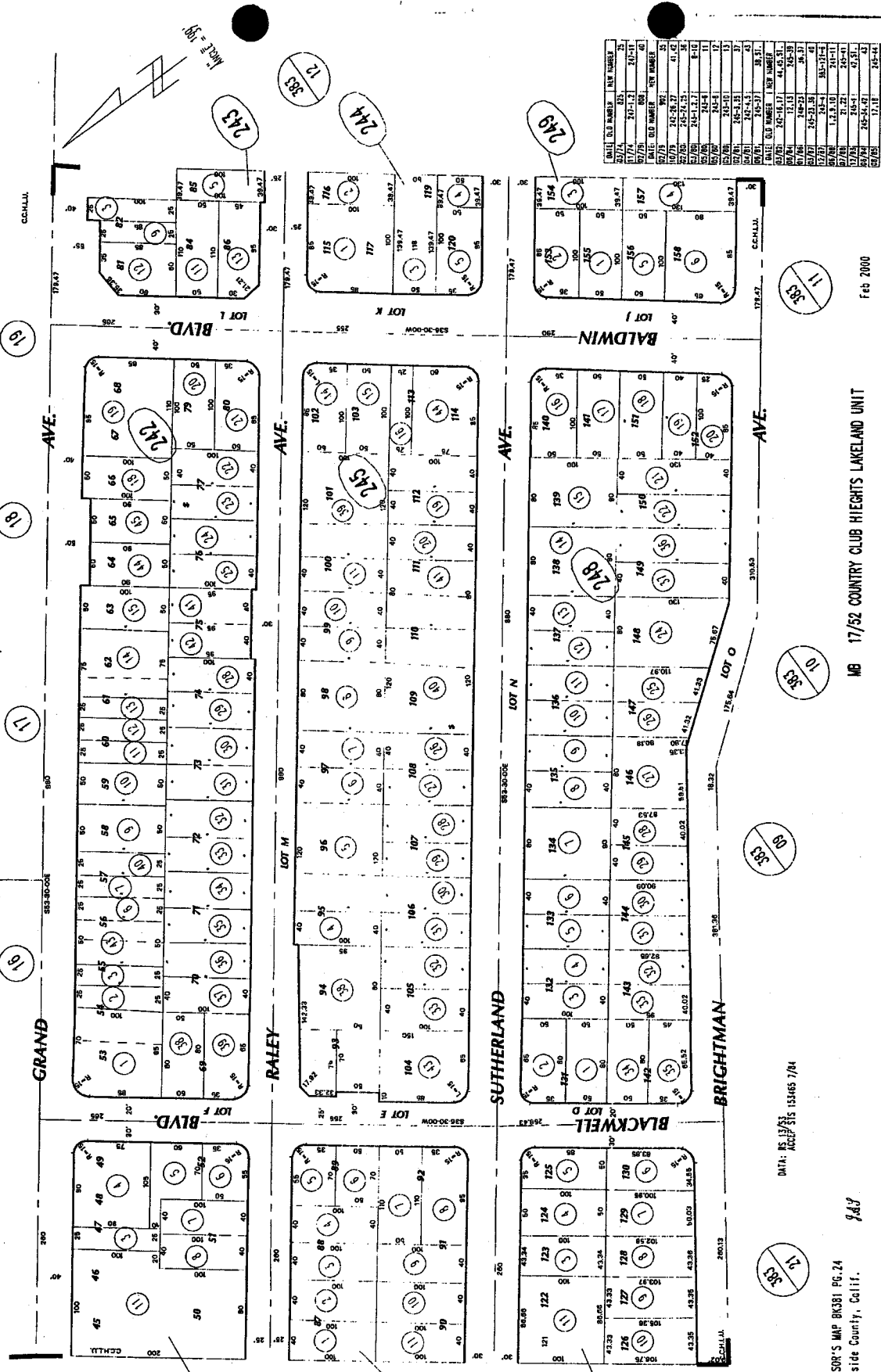
and the map is shown as amended on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended, and as shown on the Official City Map of Berkeley, California, as amended.

381-24
18-44

T. R. A. 085-139

SEC. 24 T. 6S., R. 5W
POR. PROTRACTED SEC. 19 T. 6S., R. 4W

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



LOT	OLD NUMBER	NEW NUMBER
1	100	100
2	101	101
3	102	102
4	103	103
5	104	104
6	105	105
7	106	106
8	107	107
9	108	108
10	109	109
11	110	110
12	111	111
13	112	112
14	113	113
15	114	114
16	115	115
17	116	116
18	117	117
19	118	118
20	119	119
21	120	120
22	121	121
23	122	122
24	123	123
25	124	124
26	125	125
27	126	126
28	127	127
29	128	128
30	129	129
31	130	130
32	131	131
33	132	132
34	133	133
35	134	134
36	135	135
37	136	136
38	137	137
39	138	138
40	139	139
41	140	140
42	141	141
43	142	142
44	143	143
45	144	144
46	145	145
47	146	146
48	147	147
49	148	148
50	149	149
51	150	150
52	151	151
53	152	152
54	153	153
55	154	154
56	155	155
57	156	156
58	157	157
59	158	158
60	159	159
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66	165	165
67	166	166
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96	195	195
97	196	196
98	197	197
99	198	198
100	199	199

Feb 2000

MB 17/52 COUNTRY CLUB HEIGHTS LAKELAND UNIT

DATA: RS 13/33
APR 1995 151465 7/84

ASSESSOR'S MAP BK381 PG. 24
Riverside County, Calif.

21 381

28 383

10 383

11 383

11 383

247 381

246 381

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241 381

249 381

244 381

243 381

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19

**RECORDING REQUESTED BY:
STEWART TITLE OF CALIFORNIA**

DOC # 2013-0496039
10/17/2013 08:00 AM Fees: \$34.00
Page 1 of 4 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

**AND WHEN RECORDED MAIL TO:
Jeff Haneline
14492 Raley Avenue
Lake Elsinore, CA 92530**

****This document was electronically submitted
to the County of Riverside for recording**
Received by: YSEGURA**

ORDER NO: 01180-68048

APN : 391-245-004-5

TRA : 065-139

DTT : \$9.90

**GRANT DEED
TITLE OF DOCUMENT**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 ADDITIONAL RECORDING FEE APPLIES)**

STEWART TITLE-Riverside

RECORDING REQUESTED BY:
EBS Escrow
Order No. 01180-68048
Escrow No. 33010-5W
Parcel No. 381-245-004

AND WHEN RECORDED MAIL TO:

JEFF HANLINE
14492 Raley Ave
Lake Elsinore, Ca
92530

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tra 065-139 GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$9.90 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March, 29, 1989 Trust "A"
hereby GRANT(S) to Jeff Hanline and Heidi Hanline, Husband and Wife as Joint Tenants

the following described real property in the County of , State of California:

Full legal description attached hereto and made a part hereof as Exhibit A.

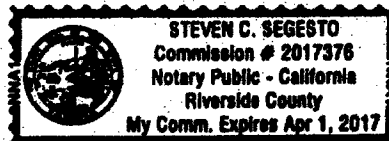
Date September 11, 2013
Bettie Lee Kirk
Bettie Lee Kirk

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On Sept. 11th 2013, before me, Steven C. Segesto, Notary
personally appeared Bettie Lee Kirk who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s)
or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Signature [Signature] (Seal)



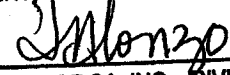
Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

RECORDING REQUESTED BY:
EBS Escrow
Order No.
Escrow No. 33010-SW
Parcel No. 381-245-004

AND WHEN RECORDED MAIL TO:

JEFF HANELINE

I CERTIFY UNDER PENALTY OF PERJURY
THAT THE ATTACHED COPY IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
ATTACHED HERETO, PURSUANT TO
GOVERNMENT CODE 27361.7


STEWART TITLE OF CA, INC. - RIVERSIDE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$9.90 and CITY \$
 computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March 29, 1989, Trust "A"
hereby GRANT(S) to **Jeff Haneline and Heidi Haneline, Husband and Wife as Joint Tenants**

the following described real property in the County of _____, State of California:

Full legal description attached hereto and made a part hereof as Exhibit A.

Date September 13, 2013

Bettie Lee Kirk

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 01180-68048
Escrow No.: 01180-68048

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

The Northwestern half of Lot 95 of Country Club Heights Lakeland Unit #1, in the County of Riverside, as shown by map on file in book 17 page(s) 52, of Maps, Records of Riverside County, California.

APN: 381-245-004

(End of Legal Description)

DOC # 2014-0023582

01/21/2014 03:34P Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGcc						T:	CTY	UNI	043

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

M
043

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

Case #: CV-1304141

BETTIE LEE KIRK)
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: 0, LAKELAND VILLAGE CA, 0
PARCEL #: 381-245-004
LEGAL DESCRIPTION: 0 acres in LOT 95 of COUNTRY CLUB HEIGHTS LAKELAND UNIT 1, recorded in MB 17 page 52

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

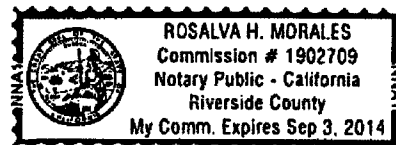
On Jan 14, 2014 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



DOC # 2014-0023579

01/21/2014 03:34P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC						T:	CTY	UNI	043

G
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043

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1304140

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: 0, LAKELAND VILLAGE CA, 0
PARCEL #: 381-245-004
LEGAL: 0 acres in LOT 95 of COUNTRY CLUB HEIGHTS LAKELAND UNIT 1, recorded in MB 17
DESCRIPTION: page 52

VIOLATION(S): Riverside County Code (Ordinance) 15.08.010 (Ord. 457), 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: [Signature]
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

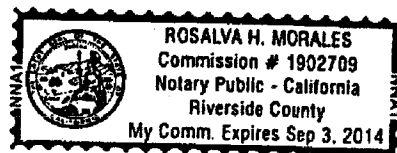
On 1/14/2014 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: [Signature] (Seal)

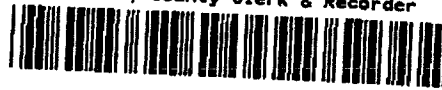


Recording Requested By Internal Revenue Service. When recorded mail to:

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

DOC # 2010-0213177
05/07/2010 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

15
M
026
026

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

1018 Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #7
Lien Unit Phone: (800) 829-3903

Serial Number
647412110

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 JEFFREY W & HEIDI L HANELINE

Residence 21120 VIA GALLEON
MURRIETA, CA 92562-8978

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 (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2006	XXX-XX-0079	06/29/2009	07/29/2019	44994.51

Place of Filing
 COUNTY RECORDER
 RIVERSIDE COUNTY
 RIVERSIDE, CA 92502-0751
 Total \$ 44994.51

This notice was prepared and signed at OAKLAND, CA, on this, the 21st day of April, 2010.

Signature *R. A. Mitchell*
for MICHAEL W. COX
Title ACS
(800) 829-3903
27-00-0008

(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)

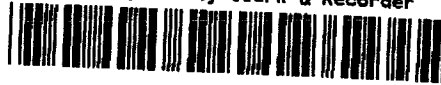
Part 1 - Kept By Recording Office

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

EJ-001

DOC # 2012-0443905
09/18/2012 10:43A Fee:18.00
Page 1 of 2

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



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):
Recording requested by and return to:
La Cresta POA
42430 Winchester Road
Temecula, CA 92590

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**
STREET ADDRESS: **42430 Winchester Road**
MAILING ADDRESS: **Same**
CITY AND ZIP CODE: **Temecula, CA 92591**
BRANCH NAME: **Temecula**

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
								T:	CTY UNI

PLAINTIFF: **La Cresta POA**
DEFENDANT: **Haneline/Parras**

CASE NUMBER:
TES1102316

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

(18)
C
605

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

a. Judgment debtor's
Name and last known address
Jeffery W. Haneline
21120 Via Galleon
Murrieta, CA 92562

b. Driver's license no. [last 4 digits] and state: Unknown
c. Social security no. [last 4 digits]: Unknown
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

2. Information on additional judgment debtors is shown on page 2.
3. Judgment creditor (name and address):
La Cresta POA
42430 Winchester Rd. Temecula, CA 92590
Date: **8/16/2012**
Elizabeth Summerton, Agent

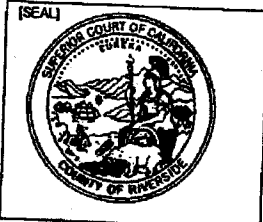
4. Information on additional judgment creditors is shown on page 2.
5. Original abstract recorded in this county:
a. Date:
b. Instrument No.:

[Signature]
(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 2492.50
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): **7/11/12**
b. Renewal entered on (date):
9. This judgment is an installment judgment.

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

11. A stay of enforcement has
a. not been ordered by the court.
b. been ordered by the court effective until (date):
12. a. I certify that this is a true and correct abstract of the judgment entered in this action.
b. A certified copy of the judgment is attached.



This abstract issued on (date):
9-7-12

Clerk, by *[Signature]*, Deputy

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS **J. PRENDERGAST**

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 (Rev. January 1, 2008)

Page 1 of 2
Civil Procedure, §§ 408.460,
674, 700.180

PLAINTIFF: La Cresta POA	CASE NUMBER:
DEFENDANT: Haneline/Parras	TES1102316

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:

<p>16. Name and last known address</p> <p>Heidi L. Parras 21120 Via Galleon Murrieta, CA 92562</p> <p>Driver's license no. [last 4 digits] and state: <input checked="" type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input checked="" type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address): Heidi L. Parras 21120 Via Galleon Murrieta, CA 92562</p>	<p>17. Name and last known address</p> <p>[]</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
--	--

<p>18. Name and last known address</p> <p>[]</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>19. Name and last known address</p> <p>[]</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
--	--

20. Continued on Attachment 20.



EXHIBIT “D”

SITE PLAN: Case # CV-1401664

OWNER(S): JEFF HANELINE / HEIDI HANELINE

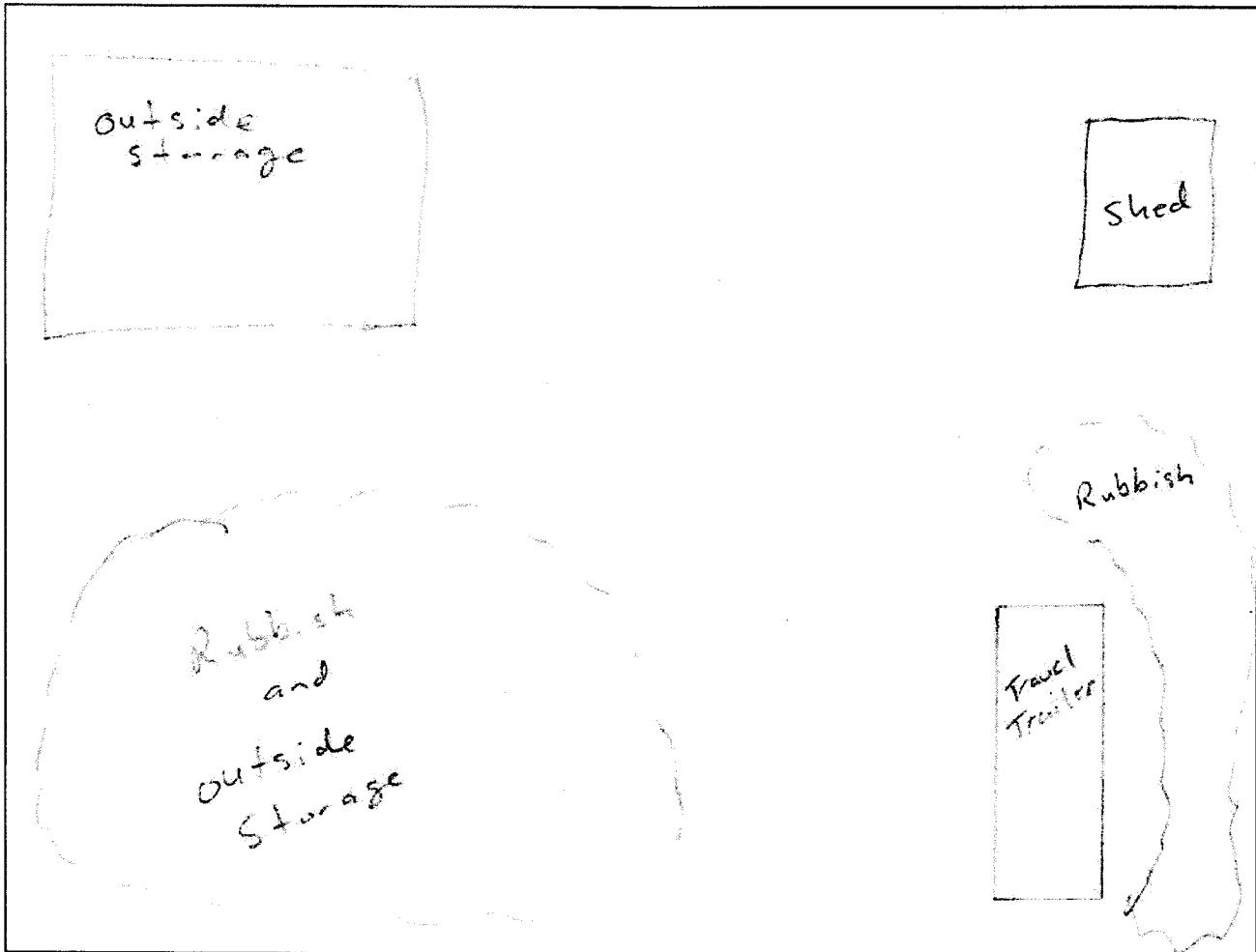
SITE ADDRESS: VACANT PARCEL RALEY AVE AND BLACKWELL, LAKELAND VILLAGE

ASSESSOR'S PARCEL: 381-245-004

ACREAGE: 0

NORTH ARROW: n ↓

REAR PROPERTY LINE



FRONT PROPERTY LINE: VACANT PARCEL RALEY AVE AND BLACKWELL, LAKELAND VILLAGE

PREPARED BY: Bealer

DATE: 07-28-15

Photographs



VIEW OF SHED- GAME



VIEW OF SHED- GAME



VIEW OF INSIDE SHED- GAME



VIEW OF INSIDE SHED- GAME



VIEW OF INSIDE SHED- GAME



VIEW OF INSIDE SHED- GAME



VIEW OF POSTINGS- GAME

By Bealer: Shed still there

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 24, 2014

RE CASE NO: CV1401664

I, John Game, hereby declare:

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

That on 4/24/2014 at 11:30, I securely and conspicuously posted NOTICE OF VIOLATION RCC15.16.020 SUBSTANDARD STRUCTURE(SHED) RCC 15.48.040 SUBSTANDARD RECREATIONAL VEHICLE. NOTICE OF DEFECTS. "DANGER DO NOT ENTER SIGNS" at the property described as:

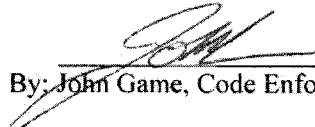
Property Address: VACANT PARCEL RALEY AVE AND BLACKWELL, LAKELAND VILLAGE

Assessor's Parcel Number: 381-245-004

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

Executed on August 12, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: John Game, Code Enforcement Officer

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

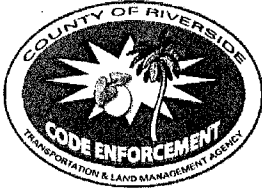
SUBSTANDARD BUILDING CONDITIONS:

	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
11 <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
12 <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
13 <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14 <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15 <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16 <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17 <input type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
18 <input checked="" type="checkbox"/> Improper occupancy.....	1001(n)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
19 <input checked="" type="checkbox"/> <u>NO PERMITS</u>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
20 <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

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

Case No. CV14-01664 Address APN# 381-245-004

Date 4-24-14 Officer J. GAME



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

April 29, 2014

Jeff Haneline / Heidi Haneline
33078 ADELFA APT#B
LAKE ELSINORE, CA 92530

RE CASE NO: CV1401664 at 0 , in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 , in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

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

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

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

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

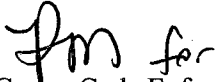
- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the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

COMPLIANCE MUST BE COMPLETED BY May 14, 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

A handwritten signature in cursive script, appearing to read "Jm for".

By: John Game, Code Enforcement Officer

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input type="checkbox"/> Lack of adequate heating facilities.....	1001(b)6	17920.3(a)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
11 <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
12 <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
13 <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14 <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15 <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16 <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17 <input type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
18 <input checked="" type="checkbox"/> Improper occupancy.....	1001(a)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
19 <input checked="" type="checkbox"/> <u>NO PERMITS</u>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
20 <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

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

Case No. CV14-01664 Address APN# 381-245-004

Date 4-24-14 Officer J. GAME



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1401664

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 29, 2014, I served the following document(s):

Notice of Violation & Notice of Defects

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

Jeff Haneline / Heidi Haneline 33078 ADELFA APT#B, LAKE ELSINORE, CA 92530

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 29, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 15, 2015

Jeff Haneline / Heidi Haneline
33078 ADELFA APT#B
LAKE ELSINORE, CA 92530

RE CASE NO: CV1401664 at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

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

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY July 30, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

fm for

By: Brian Bealer, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 15, 2015

JEFF HANELINE / HEIDI HANELINE
21120 VIA GALLEON
MURRIETA, CA 92562

RE CASE NO: CV1401664 at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

Brian Bealer

By: Brian Bealer, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 15, 2015

JEFF HANELINE / HEIDI HANELINE
27762 ALISO CREEK ROAD
APT #8308
ALISI VIEJO, CA 92656

RE CASE NO: CV1401664 at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

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CODE ENFORCEMENT DEPARTMENT



By: Brian Bealer, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 15, 2015

JEFF HANELINE / HEIDI HANELINE
14492 RALEY AVE
LAKE ELSINORE, CA 92530

RE CASE NO: CV1401664 at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

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

COMPLIANCE MUST BE COMPLETED BY July 30, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

JB for

By: Brian Bealer, Sr. Code Enforcement Officer

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- | | | |
|--|--------------|-----------------|
| 1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input type="checkbox"/> Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input type="checkbox"/> Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 5. <input type="checkbox"/> Lack of required electrical lighting..... | 1001(b)10 | 17920.3(a)10 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 6. <input type="checkbox"/> Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input type="checkbox"/> Lack of adequate heating facilities..... | 1001(b)6 | 17920.3(a)6 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation..... | 1001(c)1 | 17920.3(b)1 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports..... | 1001(c)2 | 17920.3(b)2 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10 <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle
due to defective material or deterioration..... | 1001(c)4 | 17920.3(b)4 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 11 <input type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members
which sag, split, or buckle due to defective material or deterioration..... | 1001(c)6 | 17920.3(b)6 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12 <input type="checkbox"/> Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13 <input checked="" type="checkbox"/> Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors
including broken windows or doors, lack of paint or other approved wall covering. | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14 <input checked="" type="checkbox"/> General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15 <input type="checkbox"/> Fire hazard..... | 1001(i) | 17920.3(h) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16 <input type="checkbox"/> Extensive fire damage..... | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17 <input type="checkbox"/> Public and attractive nuisance - abandoned/vacant..... | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18 <input checked="" type="checkbox"/> Improper occupancy..... | 1001(n) | 17920.3(n) |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 19 <input checked="" type="checkbox"/> <u>NO PERMITS</u> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 20 <input type="checkbox"/> | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |

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

Case No. CV14-01664 Address APN# 381-245-004

Date 4-24-14 Officer J. GAME



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1401664

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 15, 2015, I served the following documents(s):

Notice of Violation & Notice of Defects

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

JEFF HANELINE / HEIDI HANELINE 14492 RALEY AVE, LAKE ELSINORE, CA 92530

Jeff Haneline / Heidi Haneline 33078 ADELFA APT#B, LAKE ELSINORE, CA 92530

JEFF HANELINE / HEIDI HANELINE 21120 VIA GALLEON, MURRIETA, CA 92562

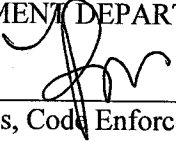
JEFF HANELINE / HEIDI HANELINE 27762 ALISO CREEK ROAD APT #8308, ALISI VIEJO, CA 92656

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 July 15, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 22, 2015

Internal Revenue Service
PO Box 145585
Stop 8420G
Cincinnati, OH. 45250-5585

RE CASE NO: CV1401664 at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at VACANT PARCEL RALEY AVE AND BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

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

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

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

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


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

COMPLIANCE MUST BE COMPLETED BY August 6, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1401664

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on July 22, 2015, 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:

Internal Revenue Service PO Box 145585 Stop 8420G, Cincinnati, OH. 45250-5585

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 July 22, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

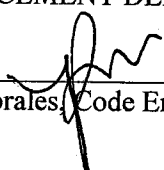
By:  Code Enforcement Aide

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

August 13, 2015

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

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

Case No.: CV14-01664
APN: 381-245-004
Property: Vacant Parcel on Raley Avenue and Blackwell,
Lakeland Village

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 457 and 725 to consider the substandard structure located on the SUBJECT PROPERTY described as Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village, Riverside County, California, and more particularly described as Assessor's Parcel Number 381-245-004.

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

SAID HEARING will be held on **Tuesday, September 1, 2015, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under RCO No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL

Michelle Cervantes for:
HECTOR VIRAY
Supervising Code Enforcement Officer

1 **PROOF OF SERVICE**

2 Case No. CV14-01664

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on August 13, 2015 I served the following document(s):

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

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

11 **OWNERS OR INTERESTED PARTY**
12 **(SEE ATTACHED NOTICE LIST)**

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

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

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

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

22 EXECUTED ON August 13, 2015, at Riverside, California.

23 
24 _____
25 SUE JIMENEZ
26
27
28

NOTICE LIST

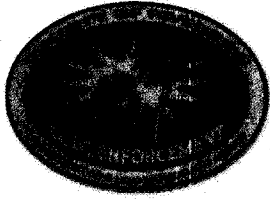
Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;

Case No.: CV14-01664

APN: 381-245-004; District: 1

JEFF HANELINE
HEIDI HANELINE
14492 RALEY AVENUE
LAKE ELSINORE, CA 92530

INTERNAL REVENUE SERVICE
P.O. BOX 145585, STOP 8420G
CINCINNATI, OH 45250-5585



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 17, 2015

RE CASE NO: CV1304141 & CV14- 01664

I, Britt Starkweather, hereby declare:

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

That on 08/13/15 at 9:41 am, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

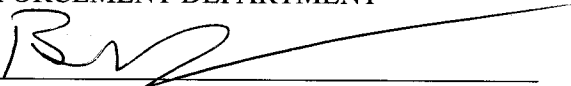
Property Address: VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

Assessor's Parcel Number: 381-245-004

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

Executed on August 17, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Britt Starkweather , Code Enforcement