

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**9-26**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation And Land Management Agency/Code Enforcement regarding Public Hearing on Statement of Abatement Costs on Case No. CV 10-09396, located at 51909 Maxine Drive, Cabazon; APN: 528-033-011, 5<sup>th</sup> District, is taken off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 15, 2015 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 15, 2015  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.  
9-26

xc: TLMA-Code Enforcement



**JAY E. ORR**  
COUNTY EXECUTIVE OFFICER

# MEMORANDUM

## COUNTY OF RIVERSIDE EXECUTIVE OFFICE

**GEORGE A. JOHNSON**  
CHIEF ASSISTANT COUNTY EXECUTIVE OFFICER

**ROB FIELD**  
ASSISTANT COUNTY EXECUTIVE OFFICER  
ECONOMIC DEVELOPMENT AGENCY

**MICHAEL T. STOCK**  
ASSISTANT COUNTY EXECUTIVE OFFICER  
HUMAN RESOURCES

**ZAREH SARRAFIAN**  
ASSISTANT COUNTY EXECUTIVE OFFICER  
HEALTH SERVICES

**ED CORSER**  
COUNTY FINANCE DIRECTOR

**CHRISTOPHER HANS**  
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

**TO:** Clerk of the Board

**FROM:** George A. Johnson, Chief Assistant CEO

**DATE:** December 11, 2015

**RE:** **AGENDA ITEM OFF-CALENDAR**

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The department requests this item be continued off-calendar:

9-26 TLMA – Code Enforcement Department: Statement of Abatement Costs [Case No. CV10-09396] Subject Property: 51909 Maxine Drive, Cabazon; Palm Inv Group APN: 528-033-011, District 5 [\$7,047.30]  
[http://rivcocob.org/agenda/2015/12\\_15\\_15\\_files/09-26.pdf](http://rivcocob.org/agenda/2015/12_15_15_files/09-26.pdf)

12-15-15  
9-26

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 11/25/15  
 Departmental Concurrence

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

111B



**SUBMITTAL DATE:**  
 December 2, 2015

**FROM:** TLMA – Code Enforcement Department

**SUBJECT:** Statement of Abatement Costs [Case No. CV10-09396]  
 Subject Property: 51909 Maxine Drive, Cabazon; Palm Inv Group  
 APN: 528-033-011  
 District: 5 [\$7,047.30]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Assess the reasonable costs of abatement of a public nuisance (Accumulated Rubbish Expedited, accumulated rubbish) in the above-referenced matter to be **Seven Thousand Forty-Seven Dollars and Thirty Cents (US \$7,047.30)**
2. Assess the costs of abatement against the above-described subject property;
3. Authorize the recordation of a notice of abatement lien;
4. Authorize the abatement costs to be added to the tax roll as a special assessment; and
5. Authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

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

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:** \_\_\_\_\_ **District: 5** **Agenda Number:** \_\_\_\_\_

**9-26**

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

**FORM 11: Statement of Abatement Costs [Case No. CV10-09396]**

**Subject Property: 51909 Maxine Drive, Cabazon; PALM INV GROUP**

**APN: 528-033-011**

**District: 5**

**DATE:** December 2, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary**

Government Code § 25845, Riverside County Ordinance Nos. 541, 541.5, and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation and Administrative Citations were issued. Board of Supervisors approved abatement request. The Finding of Facts were posted and mailed to property owner. Job walk was conducted and subsequently the violation was abated from the property by the county.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

**ATTACHMENTS:**

(Exhibits A – F)

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

**FROM:** TLMA  
Code Enforcement Department  
**SUBJECT:** Statement of Abatement Costs [Case No. CV10-09396]  
Subject Property: 51909 Maxine Drive, Cabazon; PALM INV GROUP  
APN: 528-033-011  
District: 5

**TABLE OF SUPPLEMENTAL DOCUMENTS  
FILED WITH THE CLERK OF THE BOARD**

**Hearing Date December 15, 2015**

FORM APPROVED COUNTY COUNSEL  
BY: Sophia H. Choi 11/24/2015  
DATE  
SOPHIA H. CHOI

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting) .....	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents .....	Exhibit B
Assessment-Roll for Tax Year 2015/2016 And Geographic Information System, 11/10/2015 .....	Exhibit C
Lot Book Report and/or DataQuick .....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment.....	Exhibit E
Request for Hearing.....	Exhibit F

# **EXHIBIT “A”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement  
Official

December 2, 2015

**NOTICE OF HEARING RE:  
STATEMENT OF ABATEMENT COSTS**

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

Subject Property: 51909 Maxine Dr., Cabazon  
Case No.: CV10-09396; PALM INV GROUP  
APN: 528-033-011

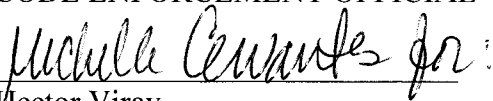
**NOTICE IS HEREBY GIVEN** that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, December 15, 2015, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved accumulated rubbish expedited and accumulated rubbish located on your real property commonly described as 51909 Maxine Drive, Cabazon, Riverside County, California and more particularly described as Assessor's Parcel Number 528-033-011.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **Seven Thousand Forty-Seven Dollars and Thirty Cents, (US \$7,047.30)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the Department will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

**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

Enclosure: Statement of Abatement Costs

# RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 51909 Maxine Drive, Cabazon; Case No.: CV10-09396

APN: 528-033-011; District 5

PALM INV GROUP

Palm Investment Group, LLC

PO Box 24066

Los Angeles, CA 90024



**PROOF OF SERVICE**  
**Case No. CV10-09396 Palm Inv. Group**

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, 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.

That on December 2, 2015, I served the following document(s):

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS  
RE: STATEMENT OF ABATEMENT COSTS**
- **STATEMENT OF ABATEMENT COSTS**
- **RESPONSIBLE / INTERESTED PARTIES LIST**

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

**OWNERS OR INTERESTED PARTIES  
(SEE ATTACHED RESPONSIBLE / INTERESTED PARTIES LIST)**

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

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

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

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

EXECUTED ON December 2, 2015, at Riverside, California.



STACY BAUMGARTNER  
CODE ENFORCEMENT OFFICER III



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

December 3, 2015

RE CASE NO: CV1009396

I, Edward Torres, hereby declare:

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

That on 12/03/2015 at 0955 HOURS, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS, SUMMARY STATEMENT OF ABATEMENT COSTS, STATEMENT OF ABATEMENT COSTS, ADMINISTRATIVE CITATION (9) and RESPONSIBLE OR INTERESTED PARTIES LIST at the property described as:

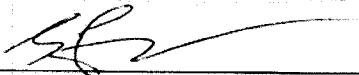
**Property Address:** 51909 MAXINE DR, CABAZON

**Assessor's Parcel Number:** 528-033-011

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

Executed on December 3, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Edward Torres, Code Enforcement Officer

# **EXHIBIT “B”**



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
528-033-011 Palm Inv Group PO Box 24066 Los Angeles CA 90024

Date: 5/27/2015

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
05/27/2015	CV1009396- INV #107064. Orig. Amount \$3,947.30.	3,947.30	3,947.30
12/04/2012	CV1009396:A31238- INV #A31238. Orig. Amount \$500.00. A31238	500.00	4,447.30
05/09/2013	CV1009396:A31250- INV #A31250. Orig. Amount \$500.00. A31250	500.00	4,947.30
07/08/2011	CV1009396:A37296- INV #A37296. Orig. Amount \$100.00. A37296	100.00	5,047.30
09/06/2011	CV1009396:A37300- INV #A37300. Orig. Amount \$200.00. A37300	200.00	5,247.30
12/01/2011	CV1009396:A38355- INV #A38355. Orig. Amount \$500.00. A38355	500.00	5,747.30
06/27/2012	CV1009396:A38725- INV #A38725. Orig. Amount \$500.00. A38725	500.00	6,247.30
09/07/2012	CV1009396:A38864- INV #A38864. Orig. Amount \$200.00. A38864	200.00	6,447.30
01/11/2013	CV1009396:A39083- INV #A39083. Orig. Amount \$500.00. A39083	500.00	6,947.30
08/03/2012	CV1009396:A39239- INV #A39239. Orig. Amount \$100.00. A39239	100.00	7,047.30
		<b>Total Now Due</b>	<b>\$7,047.30</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



# County of Riverside Code Enforcement Department

4080 Lemon St. 12th Floor, Riverside, CA 92502  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 Email: demandsprocessing@rctlma.org

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

## Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
12/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/29/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
4/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/2/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
5/30/2012	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
6/18/2012	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
6/27/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/9/2013	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
5/30/2013	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
6/3/2013	Officer Hours	Labor Charges - Officer Time	2	82.00	164.00
6/11/2013	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/24/2013	Officer Hours	Labor Charges - Officer Time	1	82.00	82.00
3/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/2/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
9/22/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/30/2014	Officer Hours	Labor Charges - Officer Time	0.7	82.00	57.40
11/6/2014	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
11/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/13/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/18/2014	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
11/24/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
11/25/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.	<b>Subtotal</b>
	<b>Payments/Credits</b>
	<b>Total</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Qui King  
 Code Enforcement Department



**County of Riverside**  
**Code Enforcement Department**  
 4080 Lemon St. 12th Floor, Riverside, CA 92502  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 Email: demandsprocessing@rctlma.org

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

## Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
11/26/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/30/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/31/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
1/6/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/8/2015	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
2/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
2/19/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/3/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/4/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2015	Officer Hours	Labor Charges - Officer Time	3.2	82.00	262.40
5/27/2015	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,272.70
1/8/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
1/22/2014	Attorney Fees	Attorney Fees - County Counsel	0.3	71.00	21.30
1/23/2014	Attorney Fees	Attorney Fees - County Counsel	1	155.00	155.00
3/19/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
4/1/2014	Attorney Fees	Attorney Fees - County Counsel	0.6	155.00	93.00
3/19/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 January Billing		7.40	7.40
4/9/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 February Billing		407.00	407.00
5/27/2015	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			1,134.60
3/18/2015	Other Services	Environmental Klean-Up: general clean-up and disposal	1	1,300.00	1,300.00
7/8/2013	Lot/Title Report	Lot/Title Report	1	120.00	120.00
1/2/2014	Lot/Title Report	Lot/Title Report: Update	1	60.00	60.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

<b>Subtotal</b>
<b>Payments/Credits</b>
<b>Total</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*Gene King*  
 Code Enforcement Department



**County of Riverside  
Code Enforcement Department**

4080 Lemon St. 12th Floor, Riverside, CA 92502  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 Email: demandsprocessing@rctlma.org

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

## Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/27/2015	Lot Book Report	Lot/Title Report: Update Subtotal Contractor Costs	1	60.00	60.00 1,540.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

<b>Subtotal</b>	\$3,947.30
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$3,947.30

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*Gene King*  
 Code Enforcement Department

	A	B	C	D	E	F
1	RFQ 44-264-2014	51909 MAXINE DRIVE, CABAZON, CA				
2		APN: 528-033-011	CASE# CV10-09396			
3						
4						
5		Demolition of Structures	Removal/Disposal Of Trash, Rubbish, Debris	Removal/Disposal Of Asbestos	Removal/Disposal Of Tires	TOTAL
6						
7	HCI ENVIRONMENTAL		\$ 3,140.00		\$ 60.00	\$ 3,200.00
8	DAKENO		\$ 2,150.00			\$ 2,150.00
9	ENVIRONMENTAL KLEAN UP		\$ 1,300.00			\$ 1,300.00
10	WARREN DUNCAN		\$ 4,900.00			\$ 4,900.00
11						
12						
13						
14	<i>[Signature]</i>					
15	Code Enforcement Approval (signature)					
16						
17						
18	<i>[Signature]</i>					
19	Code Enforcement Budget Approval (Signature)					
			Date			
			10/2/14			
			10-2-14			





**ENVIRONMENTAL  
KLEAN-UP**

DOSH #595 \* Contractor's License #684979  
 19069 Van Buren Blvd. Suite 114 PMB 385,  
 Riverside CA 92508  
 Tel: 951.685.5314 \* Fax 951.681.5559

**Invoice**

INVOICE #
2011-1546

<b>BILL TO</b>				
County of Riverside TLMA-Administration P.O.Box 1605 Riverside, CA 92502				
<b>DATE</b>	<b>TERMS</b>	<b>DUE DATE</b>	<b>PROJECT LOCATION</b>	
3/18/2015	Due on receipt	3/18/2015	APN#528-033-011	
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY</b>	<b>RATE</b>	<b>AMOUNT</b>
004/General Cl...	The general clean-up and disposal of debris, rubbish, tires, green waste and concrete located at:  Vacant Parcel 51909 Maxine Drive Cabazon, CA		1,300.00	1,300.00
APN	APN#528-033-011	<b>PAYMENT APPROVAL</b>		
Purchase Orde...	Purchase Order Number: 0000074454	Fund	10000	
CV-Number	Case Number: CV10-09396	DeptID	31401 06000	
		Account	527950	
		Project	ZCY1009396	
		Amount Paid	\$1,300.00	
		Verified Signature	<i>[Signature]</i>	
		Fiscal Approval	<i>[Signature]</i>	
		Date	3-31-15	
Thank you for your business.			<b>Total</b>	\$1,300.00

# Expenditure Transactions

Criteria: Post On = 7/1/2002 , 5/31/2015

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
<b>Fund 10000 -- General Fund</b>										
<b>Account 518180 -- Other Post Employment Benefits</b>										
9/18/2013	0001631501	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
11/13/2013	0001644130	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
12/24/2013	0001653487	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
1/22/2014	0001659128	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
3/5/2014	0001668198	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
4/2/2014	0001675255	10000	3140106000	518180		ZCV1009396	0.04	0.04	Other Post Employment Benefits	MAESTRO
5/28/2014	0001688319	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
9/3/2014	0001714294	10000	3140106000	518180		ZCV1009396	0.06	0.06	Other Post Employment Benefits	MAESTRO
9/17/2014	0001717183	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
10/15/2014	0001723849	10000	3140106000	518180		ZCV1009396	0.04	0.04	Other Post Employment Benefits	MAESTRO
11/26/2014	0001733271	10000	3140106000	518180		ZCV1009396	0.03	0.03	Other Post Employment Benefits	MAESTRO
12/10/2014	0001736718	10000	3140106000	518180		ZCV1009396	0.02	0.02	Other Post Employment Benefits	MAESTRO
1/21/2015	0001744842	10000	3140106000	518180		ZCV1009396	0.03	0.03	Other Post Employment Benefits	MAESTRO
2/4/2015	0001748322	10000	3140101010	518180		ZCV1009396	0.02	0.02	Other Post Employment Benefits	MAESTRO
2/4/2015	0001748322	10000	3140106000	518180		ZCV1009396	0.03	0.03	Other Post Employment Benefits	MAESTRO
3/4/2015	0001754185	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
3/18/2015	0001757290	10000	3140106000	518180		ZCV1009396	0.01	0.01	Other Post Employment Benefits	MAESTRO
4/1/2015	0001760903	10000	3140106000	518180		ZCV1009396	0.14	0.14	Other Post Employment Benefits	MAESTRO
<b>Total Other Post Employment Benefits</b>										
<b>Account 524700 -- County Counsel</b>										
4/1/2014	0001674152	10000	3140100000	524700		ZCV1009396	304.10	304.10	Invoice # 16581 Jan. 2014	E109549
6/10/2014	0001691797	10000	3140100000	524700		ZCV1009396	127.80	127.80	Invoice # 16952 March 2014	E109549
6/10/2014	0001691846	10000	3140100000	524700		ZCV1009396	93.00	93.00	Invoice # 17244 April 2014	E109549
3/19/2015	0001758181	10000	3140100000	524700		ZCV1009396	7.40	7.40	2015 January Billing	E109549
4/9/2015	0001763299	10000	3140100000	524700		ZCV1009396	407.00	407.00	2015 February Billing	E109549
<b>Total County Counsel</b>										
<b>Account 525400 -- Title Company Services</b>										
7/23/2013	AP01621049	10000	3140100000	525400		ZCV1009396	120.00	120.00	PARTIES OF INTEREST REPORTS IN	E148473
<b>Total Title Company Services</b>										
<b>120.00</b>										

Criteria: Project = ZCV1009396; Transaction Type = Actual

**Expenditure Transactions**

Criteria: Post On = 7/1/2002..5/31/2015

Journal	Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator	
<b>Fund 10000 -- General Fund</b>												
<b>Account 525440 -- Professional Services</b>												
	3/17/2014	AP01672805	10000	3140100000	525440		ZCV1009396		60.00	PARTIES OF INTEREST REPORTS	E148473	
<b>Total Professional Services</b>										60.00		
<b>Account 527950 -- Abatement Services</b>												
	4/10/2015	AP01765118	10000	3140106000	527950		ZCV1009396		1,300.00	ABATEMENT 51909 MAXINE DRIVE C	E120132	
<b>Total Abatement Services</b>										1,300.00		
<b>Total General Fund</b>										3,670.17		

# Vouchers

Criteria: Accounting Date = 7/1/2002 - 5/31/2015

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
<b>Fund 10000 -- General Fund</b>							
7/23/2013	TLARC-00324134	RZ00044	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	0.00
3/17/2014	TLARC-00338012	RZ00046	RIVCO-0000054864	RZ Title Services Inc	60.00	60.00	0.00
4/10/2015	TLARC-00360681	2011-1546	RIVCO-0000098139	Environmental Klean-Up Inc	1,300.00	1,300.00	0.00
<b>Total General Fund</b>					<b>1,480.00</b>	<b>1,480.00</b>	<b>0.00</b>

Criteria: None

# **EXHIBIT “C”**

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

Assessment #528033011-9		Parcel # 528033011-9	
<b>Assessee:</b>	PALM INV GROUP	<b>Land</b>	2,595
<b>Mail Address:</b>	P O BOX 24066	<b>Structure</b>	1,293
<b>City, State Zip:</b>	LOS ANGELES CA 90024	<b>Full Value</b>	3,888
<b>Real Property Use Code:</b>	MO	<b>Total Net</b>	3,888
<b>Base Year</b>	2000		
<b>Conveyance Number:</b>	0194423		
<b>Conveyance (mm/yy):</b>	5/1999		
<b>PUI:</b>	M030012		
<b>TRA:</b>	55-044		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	1984 HILLCREST		
<b>ID Data:</b>	Lot 101 MB 047/081 CABAZON ESTATES NO 3		
<b>Situs Address:</b>	51909 MAXINE DR CABAZON CA 92230		

**View Parcel Map**



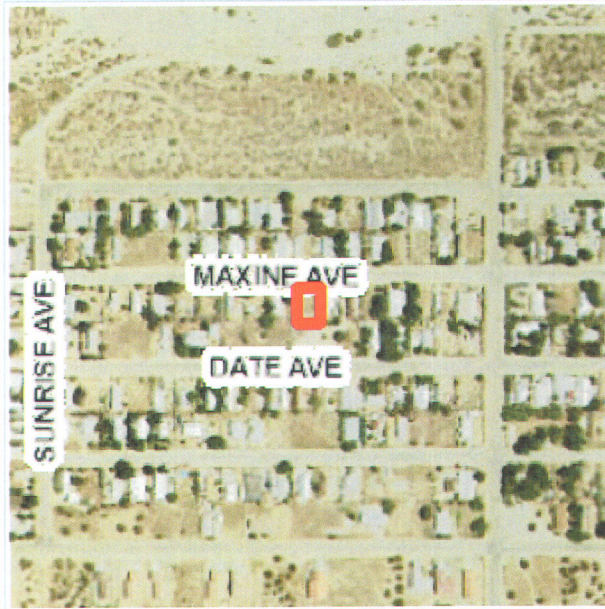


# Riverside County Parcel Report

**APN 528-033-011**

[Disclaimer](#)

Report Date: Tuesday, November 10, 2015



<b>APN</b>	<a href="#">528-033-011-9</a>	<b>Supervisorial District 2011</b>	MARION ASHLEY, DISTRICT 5
<b>Supervisorial District 2001</b>			MARION ASHLEY, DISTRICT 5
<b>Previous APN</b>	000000000	<b>Township/Range</b>	T3SR2E SEC 22
<b>Owner Name</b>	PALM INV GROUP	<b>Elevation Range</b>	No Elevation Range available
<b>Address</b>	51909 MAXINE DR CABAZON, CA 92230	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 723 GRID: G6
<b>Mailing Address</b>	P O BOX 24066 LOS ANGELES CA, CA 90024	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <a href="#">MB 47/81</a> Subdivision Name: CABAZON ESTATES NO 3 Lot/Parcel: 101 Block: Not Available Tract Number: Not Available	<b>City Boundary/Sphere</b>	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 0.12 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT

POWERS AUTHORITY

<b>Property Characteristics</b>	Constructed: 1979 Baths: 1.00 Bedrooms: 2 Central Heat: Y Const. Type: WOOD FRAME Prop Area: 720 SqFt Roof Type: COMPOSITION Stories: 1	<b>County Service Area</b>	In or partially within CABAZON #85 - Parks & Recreation Street Lighting
<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	MDR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	Not in a Redevelopment Area
<b>Area Plan (RCIP)</b>	The Pass	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	CABAZON POLICY AREA	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b>Zoning Classifications (ORD. 348)</b>	Zoning: W-2-M CZNumber: 6293	<b>Zoning Districts and Zoning Areas</b>	CABAZON, DIST
<b>Zoning Overlays</b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	WEST DESERT(MAC)
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</b>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	Not in a Cell Group
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Within the Cabazon Conservation Area	<b>WRMSHCP Cell Number</b>	None
<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Fluvial Sand Transport Only	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	Fluvial Sand Transport Only
<b>WRMSHCP</b>	None	<b>Vegetation (2005)</b>	Developed or



<b><u>(Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b>			Disturbed Land
<b>Fire Hazard Classification (Ord. 787)</b>	Not in a High Fire Area	<b>Fire Responsibility Area</b>	Not in a Fire Responsibility Area
<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBB (Road &amp; Bridge Benefit District)</b>	Not in a District
<b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u></b>	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	<b><u>DIF (Development Impact Fee Area Ord. 659)</u></b>	THE PASS
<b><u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u></b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. PASS	<b><u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u></b>	Not within a SKR Fee Area
<b><u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u></b>	NOT WITHIN THE EASTERN TUMF FEE AREA	<b><u>DA (Development Agreements)</u></b>	Not in a Development Agreement Area
<b><u>Circulation Element Ultimate Right-of-Way</u></b>	Not in a Circulation Element Right-of-Way	<b>Road Book Page</b>	147A
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b>	Not in a CETAP Corridor
<b>Flood Plan Review</b>	RCFC	<b>Watershed</b>	WHITEWATER
<b>Water District</b>	SGPWA	<b>California Water Board</b>	None
<b>Flood Control</b>	RIVERSIDE COUNTY		

<b>District</b>	FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
<b>Faults</b>	Not within a 1/2 mile of a Fault		
<b>Liquefaction Potential</b>	Moderate		
<b>Subsidence</b>	Susceptible		

<b>School District</b>	BANNING UNIFIED	<b>Tax Rate Areas</b>	055044 BANNING LIBRARY DISTRICT BANNING UNIFIED SCHOOL CABAZON COUNTY WATER COUNTY SERVICE AREA 85 * COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 5 GENERAL GENERAL PURPOSE INLAND EMPIRE JT (33,36)RES. MT SAN JACINTO JUNIOR COLLEGE RDV PROJECT NO3-1989 RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION SAN GORGONIO PASS MEM HOSPITAL SAN GORGONIO PASS WTR AG DEBT SV SAN GORGONIO SERIES BOND A SUMMIT CEMETERY DISTRICT
<b>Communities</b>	Cabazon		
<b>Lighting (Ord. 655)</b>	Zone B, 38.14 Miles From Mt. Palomar Observatory		
<b>2010 Census Tract</b>	043813		
<b>Farmland</b>	URBAN-BUILT UP LAND		
<b>Special Notes</b>	No Special Notes		

**Building Permits**

Case #	Description	Status
079027	MOBIL HOME SITE PREP	FINALED
079031	MH INSTALLATION	FINALED
079033	MH INSTALLATION	FINALED
079338	LOW PROFILE TO MOBIL	FINALED
079342	MOBIL HOME INSTALATION	FINALED

**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
No Code Cases	Not Applicable	Not Applicable

# **EXHIBIT “D”**



# INVOICE

<b>Order Number:</b> 35208	<b>Order Date:</b> 11/10/2015
----------------------------	-------------------------------

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV10-09396/Michelle Cervantes - 33223  
IN RE: PALM INV GROUP

Product and/or Service ordered for Property known as:	
<b>51909 Maxine Drive</b> <b>Cabazon, CA 92230</b>	
<b>DESCRIPTION:</b>	<b>FEE:</b>
Updated Lot Book	\$62.40
<b>TOTAL DUE:</b>	<b>\$62.40</b>

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609



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

## Updated Lot Book

**Customer:**  
 RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

Order Number: **35208**

4080 Lemon Street  
 Riverside CA 92501

Order Date: 11/10/2015

Dated as of: 11/9/2015

Attn: Brent Steele  
 Reference: CV10-09396/Michelle Cervantes - 33223  
 IN RE: PALM INV GROUP

County Name: Riverside

FEE(s):  
 Report: \$62.40

Property Address: 51909 Maxine Drive  
 Cabazon CA 92230

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

All exceptions are as follows:

Assessor's Parcel No. : 528-033-011-9

Assessments:	Land Value:	\$2,595.00
	Improvement Value:	\$1,293.00
	Exemption Value:	\$0.00
	Total Value:	\$3,888.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$63.73
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2015)
Second Installment	\$63.73
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
Prior Delinquencies for tax defaulted year(s)	2012
Redemption Amount	\$656.30
If paid by	11/30/2015



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

Order Number: 35208

Reference: CV10-09396/Mich

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NO OTHER EXCEPTIONS





# INVOICE

Order Number: 33223

Order Date: 5/27/2015

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV1009396 / Geri King/ 29754  
IN RE: PALM INV GROUP

Product and/or Service ordered for Property known as:

**51909 Maxine Drive  
Cabazon, CA 92230**

DESCRIPTION:	FEE:
Updated Lot Book	\$60.00
<b>TOTAL DUE:</b>	<b>\$60.00</b>

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609



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: CV1009396 / Geri King/ 29754  
 IN RE: PALM INV GROUP

Property Address: 51909 Maxine Drive  
 Cabazon CA 92230

Order Number: **33223**

Order Date: 5/27/2015  
 Dated as of: 5/28/2015  
 County Name: Riverside

FEE(s):  
 Report: \$60.00

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

All exceptions are as follows:

Assessor's Parcel No. : 528-033-011-09

Assessments:	Land Value:	\$2,546.00
	Improvement Value:	\$1,269.00
	Exemption Value:	\$0.00
	Total Value:	\$3,815.00

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$510.60
Status: Paid through	06/30/2015

Prior Delinquencies for tax defaulted year(s)	2012
Redemption Amount	\$627.81
If paid by	06/30/2015
Redemption Amount	
If paid by	

A Notice of Administrative Proceedings by the  
 City of San Jacinto



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

Order Number: 33223  
Reference: CV1009396 / Geri

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County of	Riverside
Recorded	12/17/2013
Document No.	2013-0584270
Document Type	Findings of Fact, Conclusions and Order to Abate Nuisance
Document No.	2014-0150651
Recorded	04/25/2014

NO OTHER EXCEPTIONS



## INVOICE

Order Number: 29754

Order Date: 10/21/2013

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV10-09396/Regina Keyes  
IN RE: PALM INV GROUP

Product and/or Service ordered for Property known as:

**51909 Maxine Drive  
Cabazon, CA 92230**

DESCRIPTION:	FEE:
Updated Lot Book	\$60.00
<b>TOTAL DUE:</b>	<b>\$60.00</b>

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609



## INVOICE

Order Number: 28700

Order Date: 6/3/2013

**Customer Information:**

Acct No. 1044

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

Attn: Brent Steele  
REF: CV10-09396 / Technician Jurden  
IN RE: PALM INV GROUP

Product and/or Service ordered for Property known as:

**51909 Maxine Dr  
Cabazon, CA 92230**

DESCRIPTION:	FEE:
Lot Book Report	\$120.00
<b>TOTAL DUE:</b>	<b>\$120.00</b>

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.  
P.O. Box 1193  
Whittier, CA 90609

RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

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

DOC # 2013-0584270

12/17/2013 04:48P Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

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:  
**PALM INV GROUP** )  
and DOES I through X, Owners)

Case #: CV-1009396

**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:** 51909 MAXINE DR, CABAZON CA, 92230

**PARCEL #:** 528-033-011

**LEGAL DESCRIPTION:** 0.12 acres in LOT 101 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

**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: [Signature]  
Brian Black, Code Enforcement Department

**ACKNOWLEDGEMENT**

State of California )  
County of Riverside )SS

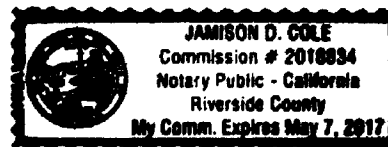
On 12/15/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/they executed the same in ~~his~~/their authorized 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 #: 2013834 Expires: May 7, 2017

Signature: Jamison D. Cole (Seal)





1 RECORDING REQUESTED BY:  
2 Kecia Harper-Ihem, Clerk of the  
3 Board of Supervisors  
4 (Stop #1010)

S	R	U	PAGE	SIZE	MP	MISC	STATUS	...D	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 513
Michelle CC 1/1/14/14					T:	CTY	UNI		

5 WHEN RECORDED PLEASE MAIL TO:  
6 Michelle Cervantes, Code Enforcement Officer  
7 Regina Keyes, Senior Code Enforcement Officer  
8 CODE ENFORCEMENT DEPARTMENT  
9 4080 Lemon Street, Twelfth Floor (Stop #1012)  
10 Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

11 **BOARD OF SUPERVISORS**  
12 **COUNTY OF RIVERSIDE**

13 IN RE ABATEMENT OF PUBLIC NUISANCE: )  
 14 [ACCUMULATION OF RUBBISH]; )  
 15 APN 528-033-011, 51909 MAXINE DRIVE, )  
 16 CABAZON, RIVERSIDE COUNTY, )  
 17 CALIFORNIA; PALM INVESTMENT GROUP, )  
 18 LLC., OWNER. )  
 19 )  
 20 )  
 21 )  
 22 )  
 23 )  
 24 )  
 25 )  
 26 )  
 27 )  
 28 )

CASE NO. CV 10-09396  
FINDINGS OF FACT,  
CONCLUSIONS AND ORDER TO  
ABATE NUISANCE  
R.C.O. Nos. 541 and 725

17 The above-captioned matter came on regularly for hearing on March 18, 2014, before the  
18 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor  
19 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real  
20 property described as 51909 Maxine Drive, Cabazon, Riverside County, and further described as  
21 Assessor's Parcel Number 528-033-011 referred to hereinafter as "THE PROPERTY."

22 Patricia Munroe, Deputy County Counsel, appeared along with Michelle Cervantes, Code  
23 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

24 Owner did not appear.

25 The Board of Supervisors received the Declaration of Code Enforcement Officer together  
26 with the attached exhibits, evidencing the accumulation of rubbish on THE PROPERTY as a public  
27 nuisance and violation of Riverside County Ordinance No. 541.

28 ///

2014-0150651  
04/25/2014 09:18A  
2 of 5



1  
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**SUMMARY OF EVIDENCE**

1. Documents of record in the Riverside County Recorder's Office identify the OWNER of THE PROPERTY as Palm Investment Group, LLC ("OWNER").

2. Documents of title indicate that no other parties potentially hold a legal interest in THE PROPERTY.

3. THE PROPERTY was inspected by Code Enforcement Officers on December 22, 2010, and on 37 subsequent inspections, the last being December 31, 2013.

4. During each inspection, an accumulation of rubbish was observed on THE PROPERTY. The rubbish consisted of, but was not limited to: household trash, spent building materials, green waste, automobile parts, a mattress, and four tires.

5. THE PROPERTY was determined to be in violation of Riverside County Ordinance No. 541 by the Code Enforcement Officer.

6. A Notice of Noncompliance was recorded in the Office of the County Recorder, County of Riverside, State of California on January 28, 2011, as instrument number 2011-0046776. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the County Recorder, County of Riverside, State of California on December 17, 2013 as Instrument Number 2013-0584270.

7. On December 22, 2010, Notice of Violation was posted on THE PROPERTY. On January 27, 2011, May 9, 2011 and March 4, 2013, Notice of Violation was mailed to OWNER by certified mail, return receipt requested.

8. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing notice of the public hearing before the Board of Supervisors on March 18, 2014, was mailed to OWNER and was posted on THE PROPERTY.

**FINDINGS AND CONCLUSIONS**

WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on March 18, 2014, finds and concludes that:

1. WHEREAS, the accumulation of rubbish on the real property located at 51909 Maxine Drive, Cabazon, Riverside County, California, also identified as Assessor's Parcel Number



2014-0150651  
04/25/2014 09:11:18A  
3 of 5



1 528-033-011 violates Riverside County Ordinance No. 541 and constitutes a public nuisance.

2 2. WHEREAS, the OWNER, or any person having possession or control of the premises  
3 shall abate the condition by removing and disposing all accumulated rubbish from the subject real  
4 property in strict accordance with all Riverside County Ordinances, including but not limited to  
5 Riverside County Ordinance No. 541 within ninety (90) days.

6 3. WHEREAS, the OWNER IS HEREBY FURTHER NOTICED that the time within  
7 which judicial review of the administrative determinations made herein must be sought is ninety (90)  
8 days from the posting and mailing of the Findings of Fact, Conclusions and Order to Abate  
9 Nuisance, and is governed by California Code of Civil Procedure Section 1094.6.

10 **ORDER TO ABATE NUISANCE**

11 IT IS THEREFORE ORDERED that the accumulation of rubbish on THE PROPERTY be  
12 abated by OWNER or anyone having possession or control of THE PROPERTY, by removing and  
13 disposing of all rubbish from the subject real property in strict accordance with all Riverside County  
14 Ordinances, including but not limited to Riverside County Ordinance No. 541 within ninety (90)  
15 days of the date of this Order to Abate Nuisance.

16 IT IS FURTHER ORDERED that if the rubbish is not removed and disposed of in strict  
17 accordance with all Riverside County Ordinances, including but not limited to Riverside County  
18 Ordinance No. 541, within ninety (90) days of the date of this Order to Abate Nuisance, the rubbish  
19 may be abated and disposed of by representatives of the Riverside County Code Enforcement, a  
20 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order  
21 authorizing entry onto THE PROPERTY when necessary under applicable law.

22 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
23 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
24 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside  
25 County Ordinance Nos. 541 and 725. Under Riverside County Ordinance No. 725, "abatement  
26 costs" means "any costs or expenses reasonably related to the abatement of conditions which violate  
27 County Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation,  
28 collection and administrative costs, attorneys fees, and the costs associated with the removal or

1 correction of the violation." Reasonable abatement costs accrued by the Code Enforcement  
2 Department will be recoverable from the property owner(s) even if THE PROPERTY is brought into  
3 compliance within ninety (90) days of the date of this Order to Abate Nuisance.  
4

5 Dated: April 22, 2014

COUNTY OF RIVERSIDE

6  
7 By Jeff Stone  
8 Jeff Stone  
9 Chairman, Board of Supervisors

8 ATTEST:  
9  
10 KECIA HARPER-IHEM  
11 Clerk to the Board

12  
13 By Karen Wagoner  
14 Deputy  
15

16 (SEAL)  
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2014-0150651  
04/25/2014 09:18A  
4 of 5



**LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000**

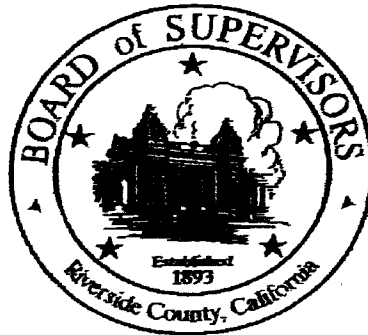
<http://riverside.ascrec.com>

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date: 4-22-14

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board

ACK 601P-AS4RE0 (Rev. 01/2005)



2814-0150651  
04/23/2014 09:18A  
5 of 5



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: CV10-09396/Regina Keyes  
 IN RE: PALM INV GROUP

Property Address: 51909 Maxine Drive  
 Cabazon CA 92230

Order Number: **29754**

Order Date: 10/21/2013

Dated as of: 10/21/2013

County Name: Riverside

FEE(s):  
 Report: \$60.00

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

All exceptions are as follows:

Assessor's Parcel No. : 528-033-011-9

Assessments:	Land Value:	\$2,536.00
	Improvement Value:	\$1,264.00
	Exemption Value:	\$0.00
	Total Value:	\$3,800.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$254.95
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2013)
Second Installment	\$254.95
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)
Prior Delinquencies for tax defaulted year(s)	2012
Redemption Amount	\$513.85
If paid by	10/31/2013



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

Order Number: 29754  
Reference: CV10-09396/Regi

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NO OTHER EXCEPTIONS



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

## Lot Book Report

Order Number: **28700**

**Customer:**

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

Order Date: 6/3/2013  
 Dated as of: 5/27/2013  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV10-09396 / Technician Jurden  
 IN RE: PALM INV GROUP

FEE(s):  
 Report: \$120.00

Property Address: 51909 Maxine Dr  
 Cabazon CA 92230

Assessor's Parcel No. : 528-033-011-9

**Assessments:**

Land Value:	\$2,487.00
Improvement Value:	\$1,240.00
Exemption Value:	\$0.00
Total Value:	\$3,727.00

## Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$189.94
Penalty	\$18.99
Status	NOT PAID-DELINQUENT
Second Installment	\$189.94
Penalty	\$56.49
Status	NOT PAID-DELINQUENT



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

Order Number: 28700  
Reference: CV10-09396 / Tec

---

## Property Vesting

The last recorded document transferring title of said property

Dated	03/16/1999
Recorded	05/06/1999
Document No.	1999-194423
D.T.T.	\$3.30
Grantor	Tax Collector of Riverside County
Grantee	Palm Investment Group, LLC

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Notice of Abatement filed by	County of Riverside Department of Building and Safety
Amount	\$3,500.00
Owner	Jerry and Jerri Luckell
Recorded	02/08/2011
Document No.	2001-054345
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Palm Inv Group
Case No.	CV10-09396
Recorded	01/28/2011
Document No.	2011-0046776

## Legal Description

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

---



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

Order Number: 28700

Reference: CV10-09396 / Tec

---

LOT 101 OF CABAZON ESTATES NO. 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 81 OF MAPS, RECORDS OF SAID COUNTY.

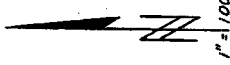


24-29-5

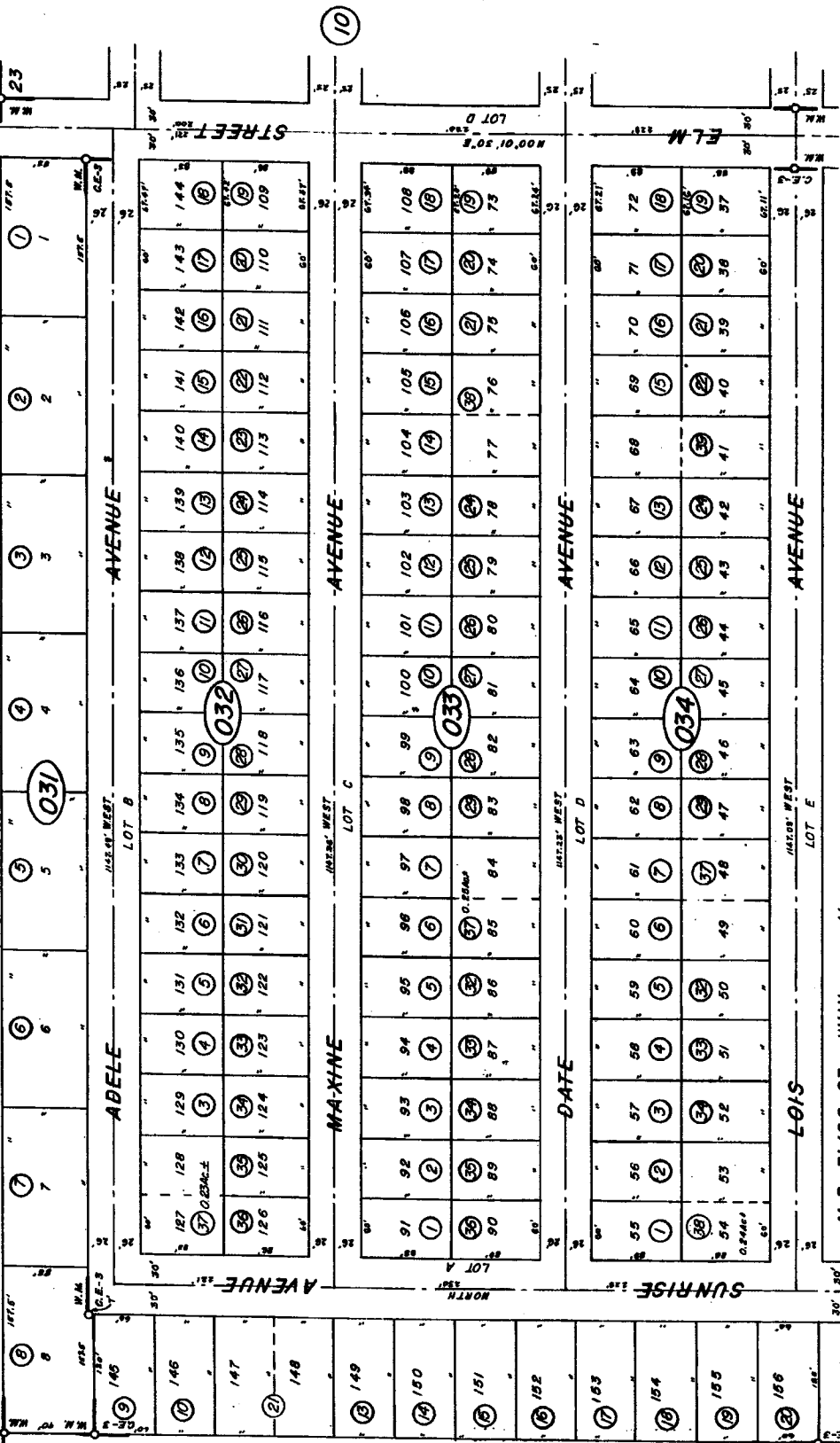
T.C.A. 5544

528-03

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



BK 525



DATE	OWNER	REMARKS
3/78	W. H. H.	ST
6/78	W. H. H.	ST
7/80	W. H. H.	ST
4/80	W. H. H.	ST
10/88	W. H. H.	ST
8-88	W. H. H.	ST

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

ASSESSOR'S MAP BK 525 PG 03  
 RIVERSIDE COUNTY, CALIF.

APRIL 1969

PALM INVESTMENT GROUP, LLC  
 PO BOX 24068  
 LOS ANGELES, CA 90024

DOC # 1999-194423

03/06/1999 08:00h Fees 00  
 Page 1 of 1 Doc 1 Tax Paid  
 Recorded in Official Records  
 County of Riverside

Gary L. Orso  
 Assessor, County Clerk & Recorder



M	S	U	DATE	SIZE	DA	FOUR	PROGR	IMP	MRG
A	R	L				COPY	LONG	REFUND	RENTS

TRA 085-044

Doc. Trans. Tax - computed on full value of property conveyed \$ 3.30

*Paul McDonnell* Tax Collector  
 Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 1991-1992  
 and for nonpayment were duly declared to be in default 92-828033011-0000

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and PALM INVESTMENT GROUP, LLC

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on MARCH 16, 1999 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$2,700.00  
 NO TAXING AGENCY objected to the sale.

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

828033011-9  
 Assessor's Parcel Number

LOT 101 OF CABAZON ESTATES NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

1999-194423

5699

SECURITY UNION TITLE INS. CO.  
 RECORDS & AVISOR'S DIVISION  
 5814 North Boulevard, Suite 200  
 Santa Fe Springs, CA 90670

RIVERSIDE

(UNINCORPORATED)

State of California Executed on Be McDonnell  
RIVERSIDE County MARCH 16, 1999 By Be McDonnell  
 Tax Collector



On MARCH 16, 1999, before me, GARY L. ORSO, personally appeared PAUL MCDONNELL, 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, 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.

GARY L. ORSO  
 Assessor/County Clerk-Recorder Smia Belaver  
 Deputy

§§3706 & 3804 R&T Code

TDL 8-19 (8-97)



When recorded please mail to:  
Mail Stop# 2716

DOC # 2001-054345  
02/08/2001 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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**NOTICE OF ABATEMENT LIEN**

In the matter of the Property of  
Jerry & Jerri Luckett

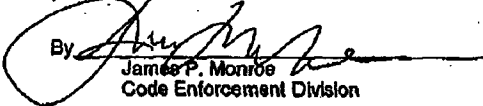
Case No.: CV98-1613

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AS

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Ordinance Nos. 457 and 725 of the County of Riverside, State of California and Section 25845 of the California Government Code, that proceedings have been completed with respect to the removal of a substandard mobile home which constituted violations of Riverside County Ordinance Nos. 457 and 725; that such proceedings were based upon the noncompliance of such real property, located at 51909 Maxine Drive, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-033-011-9, having a legal description of Lot 101, CABAZON ESTATES NO. 3, recorded in Map Book 47, Page 81, records of Riverside County, with the requirements of Ordinance Nos. 457 and 725; and that the expenses incurred by the County, including, but not limited to investigative, administrative, and abatement costs and attorneys' fees have become a lien on said property. The actions taken to abate the subject condition were as follows: The abated property is described as a single wide mobile home; the name and mailing address of the record owner is Jerry and Jerri Luckett, P.O. Box 891, Cabazon, CA 92230 or 937 Orange Street, Beaumont, CA 92223; the date that the Board ordered the abatement was not applicable because the owner did not request a public hearing; and the completion date of the abatement was on or about March 4, 1999.

On January 23, 2001, the Riverside County Board of Supervisors conducted a public hearing and assessed the reasonable costs of abatement to be \$3500.00. The Board also ordered that a lien be imposed on the above-described real property in the amount of the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

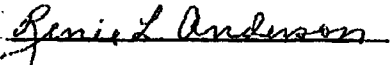
By   
James P. Monroe  
Code Enforcement Division

**ACKNOWLEDGMENT**

State of California }  
County of Riverside }

On 2/7/01 before me, Renee L. Anderson, Notary Public, personally appeared James P. Monroe, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(seal of Notary)



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2011-0046776  
01/28/2011 03:58P Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry M. Ward  
Assessor, County Clerk & Recorder

*Ward*  
M

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )  
Palm Inv Group ) Case No. CV10-09396  
)

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541.5, (RCC Title 8.120.010) described as accumulation of rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 51909 Maxine Drive, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-033-011 and having a legal description of LOT 101 MB 047/081 CABAZON ESTATES NO 3, Records of Riverside County, with the requirements of Ordinance No. 541.5 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Technician David Jurden.

NOTICE IS FURTHER GIVEN in accordance with §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 Mary Overholt  
Mary Overholt  
Code Enforcement Department

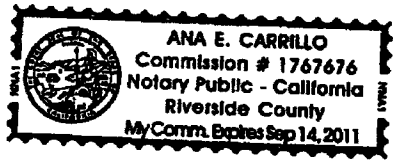
**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 01/11/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, 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.  
Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011



RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

DOC # 2013-0584270  
12/17/2013

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

Customer Copy Label  
The paper to which this label is  
affixed has not been compared  
with the filed/recorded document

Larry W Ward  
County of Riverside  
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:  
**PALM INV GROUP** )  
and DOES I through X, Owners)

Case #: CV-1009396

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: 51909 MAXINE DR, CABAZON CA, 92230  
PARCEL #: 528-033-011

LEGAL DESCRIPTION: 0.12 acres in LOT 101 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

**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: [Signature]  
Brian Black, Code Enforcement Department

COPY

**ACKNOWLEDGEMENT**

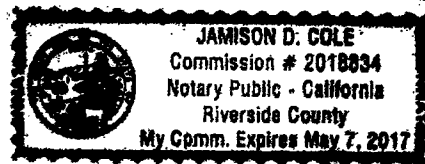
State of California )  
County of Riverside )SS

On 12/15/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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 #: 2018834 Expires: May 7, 2017

Signature: Jamison D. Cole (Seal)



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2011-0046776  
01/28/2011 03:58P Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

*Handwritten initials*  
M

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Palm Inv Group )

Case No. CV10-09396 )

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541.5, (RCC Title 8.120.010) described as accumulation of rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 51909 Maxine Drive, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-033-011 and having a legal description of LOT 101 MB 047/081 CABAZON ESTATES NO 3, Records of Riverside County, with the requirements of Ordinance No. 541.5 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Technician David Jurden.

NOTICE IS FURTHER GIVEN in accordance with §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 *Mary Overholt*  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

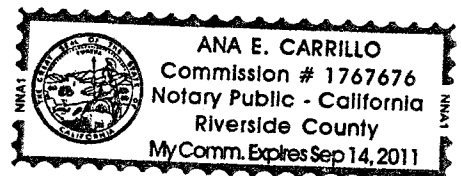
On 01/11/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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.

*Ana E. Carrillo*

Commission # 1767676      Comm. Expires Sep. 14, 2011



PALM INVESTMENT GROUP, LLC  
 PO BOX 24068  
 LOS ANGELES, CA 90024

DOC # 1999-194423

03/02/1999 08:00A Fee:0.00  
 Page 1 of 1 Gen Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Orso  
 Assessor, County Clerk & Recorder

TR	U	PAR	AGE	DA	POST	SECTION	TRF	ASSE
A	B	L						



TRA 055-044

Doc. Trans. Tax - computed on full value of property conveyed \$ 3.30

*Palm McDonnell, Tax Collector*  
*Melissa Johnson*  
 Signature of Deedee

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 1991-1992  
 and for nonpayment were duly declared to be in default 92-626033011-0000

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and  
 PALM INVESTMENT GROUP, LLC

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of NO TAXING AGENCY objected to the sale.

MARCH 16, 1999  
\$2,700.00

in accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to LUCKETT, JERRY & JERRI, described as follows:

626033011-0  
 Assessor's Parcel Number

LOT 101 OF CABAZON ESTATES NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

(UNINCORPORATED)

State of California Executed on MARCH 16, 1999 By Palm McDonnell  
RIVERSIDE County Tax Collector



On MARCH 16, 1999, before me, GARY L. ORSO, personally appeared PALM MCDONNELL, 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, 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.

GARY L. ORSO  
 Assessor/County Clerk/Recorder  
Sonia Belaver  
 Deputy

§§3708 & 3804 R&T Code

TOL 9-10 (9-97)

1-077-27M

5699

SECURITY UNION TITLE INS. CO.  
 MORTGAGE SERVICE DIVISION  
 914 Market Boulevard, Suite 200  
 Santa Ana, California, CA 92701

RIVERSIDE

Owner  
PALM INV GROUP

Address  
51909 MAXINE AVE CABAZON , CA 92230

Parcel/Tax ID  
528-033-011

**Property Profile**

**Ownership Information**

<b>Primary Owner</b>	PALM INV GROUP	<b>Site Address</b>	51909 MAXINE AVE
<b>Secondary Owner</b>		<b>Site City, St Zip</b>	CABAZON, CA 92230
<b>Ownership Description</b>		<b>Mail Address</b>	PO BOX 24066
<b>Telephone Number</b>		<b>Mail City, St Zip</b>	LOS ANGELES, CA 90024
<b>Lot</b>	101	<b>Census Tract</b>	0438.13
<b>Housing Tract / Subdivision Name</b>	/CABAZON ESTATES 3		
<b>Legal Description</b>	LOT 101 MB 047/081 CABAZON ESTATES NO 3		

**Property Details**

<b>Use Code</b>	Mobile home		
<b>State</b>	CA	<b>County/Municipality</b>	RIVERSIDE
<b>RTSQ</b>		<b>Total Rooms</b>	
<b>Zoning</b>	W2M	<b>Bedrooms</b>	2
<b>Number Of Units</b>	1	<b>Bathrooms</b>	2
<b>Year Built</b>	1979	<b>Basement Square Feet</b>	
<b># Of Stories</b>	1	<b>Parking</b>	in Carport
<b>Lot Size</b>	5,227	<b>Parking Square Feet</b>	
<b>Usable Lot Size</b>		<b>View</b>	
<b>Lot Depth</b>		<b>Pool</b>	
<b>Lot Width</b>		<b>Fireplace</b>	Yes
<b>Square Feet</b>	720	<b>HT/AC</b>	Heating Only
<b>Square Ft 1st Flr</b>		<b>Cooling Detail</b>	
<b>Square Ft 2nd Flr</b>		<b>Heating Detail</b>	Central
<b>Square Ft 3rd Flr</b>		<b>Roof Type</b>	Comp Shingle
<b>Additions - Square Feet</b>		<b>Construction Quality</b>	
<b>Building Shape</b>		<b>Construction Type</b>	
<b>New Page Grid</b>	723G6	<b>Exterior</b>	
<b>Old Page Grid</b>	152E6	<b>Foundation</b>	

**Tax Information**

<b>Assessor's Parcel Number/Tax ID</b>	528-033-011	<b>Assessor's Market Value</b>	
<b>Assessed Total</b>	\$3,815	<b>Tax Amount</b>	\$511
<b>Land Total</b>	\$2,546	<b>Status/Yr Delinquent</b>	Delinquent / 2012
<b>Improvement</b>	\$1,269	<b>Tax Rate Area</b>	55044
<b>Percent Improvement</b>	33.26%	<b>HomeOwners Exemption</b>	N

**Sale Information**

<b>Last Sale Date</b>	May 06, 1999	<b>1st Loan Amount / Type</b>	/ Conventional
<b>Document Number</b>	0000194423	<b>2nd Loan Amount</b>	
<b>Sale Value</b>	\$3,000 (Full)	<b>Last Transaction W/O \$</b>	
<b>Cost / Square feet</b>	\$4	<b>Last Transaction W/O \$ Doc</b>	
<b>Title Company</b>			
<b>Lender</b>			



Owner  
PALM INV GROUP

Address  
51909 MAXINE AVE CABAZON , CA 92230

Parcel/Tax ID  
528-033-011

**Transaction History**

**Transaction 3 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	PALM INVESTMENT GROUP LLC	<b>Signature Date</b>	
<b>Recorded Date</b>	May 06, 1999	<b>Multiple/Portion</b>	
<b>Title Company</b>			
<b>Ownership Transfer Information</b>			
<b>Seller</b>	RIVERSIDE COUNTY (CA)	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>	\$3,000 (Full)	<b>Deed In Lieu</b>	N
<b>Document #</b>	0000194423	<b>Deed Type</b>	
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0000194423	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N

**Lender Name**

**Transaction 2 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	LUCKETT JERRY &	<b>Signature Date</b>	
<b>Recorded Date</b>	May 01, 1990	<b>Multiple/Portion</b>	
<b>Title Company</b>	FIRST AMERICAN TITLE		
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0000174894	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N

**Lender Name**

INDIVIDUAL

**Transaction 1 - Transfer**


**Transaction Information**

<b>Buyer / Borrower</b>	LUCKETT JERRY &	<b>Signature Date</b>	
<b>Recorded Date</b>	May 01, 1990	<b>Multiple/Portion</b>	
<b>Title Company</b>	FIRST AMERICAN TITLE		
<b>Ownership Transfer Information</b>			
<b>Seller</b>	VOGT JOSEPHINE H	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>	\$6,000	<b>Deed In Lieu</b>	N
<b>Document #</b>	0000174892	<b>Deed Type</b>	
<b>Loan Information</b>			
<b>Loan Amount</b>	\$14,500	<b>Loan Type</b>	Conventional
<b>Document #</b>	0000174892	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N

**Lender Name**

INDIVIDUAL

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

# **EXHIBIT “E”**



# County of Riverside Code Enforcement Department

Greg Flannery  
Code Enforcement Official

## DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

July 24, 2015

Palm Inv Group  
P.O. Box 24066  
Los Angeles, CA 90024

Subject Property: 51909 Maxine Drive, Cabazon  
Case No(s): CV10-09396  
APN No(s): 528-033-011

Dear Palm Inv Group:

**This NOTICE IS HEREBY PROVIDED** that the County of Riverside Code Enforcement Department has incurred expenses during our efforts to abate the code violation(s) on the Subject Property. This abatement case involved Accumulated Rubbish Expedited, Accumulated Rubbish located on your real property commonly described as 51909 Maxine Drive, Cabazon, and more particularly described as Assessor's Parcel Number 528-033-011.

The total amount due for the abatement actions concerning the above-described dangerous or injurious condition is **Seven Thousand Forty-Seven Dollars and Thirty Cents (\$ 7,047.30)**.

**PLEASE BE AWARE** you have **thirty (30) days** from the date of this letter to pay these expenses at the above remit to address or the total amount due on the enclosed "Summary Statement of Abatement Costs" will be applied as a special tax assessment and abatement lien recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.

**YOU HAVE THE RIGHT TO A HEARING ON THIS MATTER BEFORE AN ADMINISTRATIVE HEARING OFFICER or THE RIVERSIDE COUNTY BOARD OF SUPERVISORS.** This hearing will allow you to contest some or all of the abatement costs and planned special assessment against the subject property. If you choose to exercise your right to a public hearing before the full County Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not elect to request a public hearing before the Board of Supervisors, a public hearing before an independent Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property, adding any amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, or the process discussed above, please contact **Valerie Lam at (951) 955-1836**.



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF HEARING RE: DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

**This NOTICE IS HEREBY PROVIDED** that a hearing will be held before an Administrative Hearing Officer on **Thursday, September 3, 2015, at 1:00 p.m.**, at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department, for the property located at 51909 Maxine Drive, Cabazon and more particularly described as Assessor's Parcel Number 528-033-011.

If you have any objections to the Demand for Payment, also attached, you must address your objections to the Administrative Hearing Officer at the hearing. In the interim, if you have any questions about the Demand for Payment, please contact **Ms. Valerie Lam at (951) 955-1836**. In the event the total amount due is not paid prior to the Hearing, the Code Enforcement Department will seek an order from the Administrative Hearing Officer to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to Code Enforcement will be presented to the Administrative Hearing Officer for their final consideration and deliberation of this matter.

Thank you for your attention to this matter.

Respectfully,

  
\_\_\_\_\_  
Valerie Lam  
TLMA Administration



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## BOARD OF SUPERVISORS REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT

Palm Inv Group  
P.O. Box 24066  
Los Angeles, CA 90024

Subject Property: 51909 Maxine Drive, Cabazon  
Case No(s): CV10-09396  
APN No(s): 528-033-011

I, \_\_\_\_\_, hereby request a public hearing before the Board of  
Supervisors (Please PRINT your name here)

regarding case number(s) \_\_\_\_\_.

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please SIGN your name here)

Print: \_\_\_\_\_  
(Please PRINT your name here)

You may contact me at the following daytime phone number: \_\_\_\_\_

### IMPORTANT

Keep a copy of this form and mail the original to:  
Riverside County Code Enforcement Department Or Fax to: 951-955-8680  
P.O. BOX 1469  
Riverside, CA 92502-1605



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**RESPONSIBLE OR INTERESTED PARTIES LIST**

Case No. CV10-09396

July 24, 2015

- Palm Investment Group, LLC  
PO Box 24066  
Los Angeles, CA 90024



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
528-033-011 Palm Inv Group PO Box 24066 Los Angeles CA 90024

Date: 5/27/2015

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
05/27/2015	CV1009396- INV #107064. Orig. Amount \$3,947.30.	3,947.30	3,947.30
12/04/2012	CV1009396:A31238- INV #A31238. Orig. Amount \$500.00. A31238	500.00	4,447.30
05/09/2013	CV1009396:A31250- INV #A31250. Orig. Amount \$500.00. A31250	500.00	4,947.30
07/08/2011	CV1009396:A37296- INV #A37296. Orig. Amount \$100.00. A37296	100.00	5,047.30
09/06/2011	CV1009396:A37300- INV #A37300. Orig. Amount \$200.00. A37300	200.00	5,247.30
12/01/2011	CV1009396:A38355- INV #A38355. Orig. Amount \$500.00. A38355	500.00	5,747.30
06/27/2012	CV1009396:A38725- INV #A38725. Orig. Amount \$500.00. A38725	500.00	6,247.30
09/07/2012	CV1009396:A38864- INV #A38864. Orig. Amount \$200.00. A38864	200.00	6,447.30
01/11/2013	CV1009396:A39083- INV #A39083. Orig. Amount \$500.00. A39083	500.00	6,947.30
08/03/2012	CV1009396:A39239- INV #A39239. Orig. Amount \$100.00. A39239	100.00	7,047.30
		<b>Total Now Due</b>	<b>\$7,047.30</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



**County of Riverside**  
**Code Enforcement Department**  
 4080 Lemon St. 12th Floor, Riverside, CA 92502  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 Email: demandsprocessing@rctlma.org

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

## Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
12/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/29/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
4/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/2/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
5/30/2012	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
6/18/2012	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
6/27/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/9/2013	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
5/30/2013	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
6/3/2013	Officer Hours	Labor Charges - Officer Time	2	82.00	164.00
6/11/2013	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/24/2013	Officer Hours	Labor Charges - Officer Time	1	82.00	82.00
3/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/2/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
9/22/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/30/2014	Officer Hours	Labor Charges - Officer Time	0.7	82.00	57.40
11/6/2014	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
11/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/13/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/18/2014	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
11/24/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
11/25/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

<b>Subtotal</b>
<b>Payments/Credits</b>
<b>Total</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*Qui King*  
 Code Enforcement Department





# County of Riverside Code Enforcement Department

4080 Lemon St. 12th Floor, Riverside, CA 92502  
P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
Email: demandsprocessing@rctlma.org

528-033-011  
Palm Inv Group  
PO Box 24066  
Los Angeles CA 90024

## Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
11/26/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/30/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/31/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
1/6/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/8/2015	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
2/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
2/19/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/3/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/4/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2015	Officer Hours	Labor Charges - Officer Time	3.2	82.00	262.40
5/27/2015	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,272.70
1/8/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
1/22/2014	Attorney Fees	Attorney Fees - County Counsel	0.3	71.00	21.30
1/23/2014	Attorney Fees	Attorney Fees - County Counsel	1	155.00	155.00
3/19/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
4/1/2014	Attorney Fees	Attorney Fees - County Counsel	0.6	155.00	93.00
3/19/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 January Billing		7.40	7.40
4/9/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 February Billing		407.00	407.00
5/27/2015	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			1,134.60
3/18/2015	Other Services	Environmental Klean-Up: general clean-up and disposal	1	1,300.00	1,300.00
7/8/2013	Lot/Title Report	Lot/Title Report	1	120.00	120.00
1/2/2014	Lot/Title Report	Lot/Title Report: Update	1	60.00	60.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

<b>Subtotal</b>
<b>Payments/Credits</b>
<b>Total</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Gene King  
Code Enforcement Department



**County of Riverside  
Code Enforcement Department**

4080 Lemon St. 12th Floor, Riverside, CA 92502  
P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
Email: demandsprocessing@rctlma.org

528-033-011  
Palm Inv Group  
PO Box 24066  
Los Angeles CA 90024

## Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

<b>Property Address</b>
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/27/2015	Lot Book Report	Lot/Title Report: Update Subtotal Contractor Costs	1	60.00	60.00 1,540.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

<b>Subtotal</b>	\$3,947.30
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$3,947.30

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*Gene King*  
Code Enforcement Department



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

Citation Issue Date	Billing Date
12/4/2012	5/27/2001

<b>Property Address</b>  528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230
--

Citation Number	District	Class
A31238	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A31238--CV1009396	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$500.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

Citation Issue Date	Billing Date
5/9/2013	5/27/2015

<b>Property Address</b>  528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230
--

Citation Number	District	Class
A31250	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A31250--CV1009396	1	500.00	500.00

	<b>Subtotal</b>	\$500.00
	<b>Payments/Credits</b>	\$0.00
	<b>Total</b>	\$500.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
Palm Inv Group  
PO Box 24066  
Los Angeles CA 90024

Citation Issue Date	Billing Date
7/8/2011	5/27/2015

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Citation Number	District	Class
A37296	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37296:CV1009396	1	100.00	100.00

<b>Subtotal</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$100.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

Citation Issue Date	Billing Date
9/6/2011	5/27/2015

<b>Property Address</b>  528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230
--

Citation Number	District	Class
A37300	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37300: CV1009396	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
Palm Inv Group  
PO Box 24066  
Los Angeles CA 90024

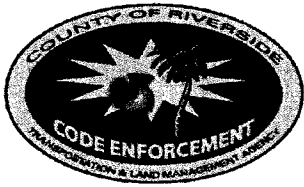
Citation Issue Date	Billing Date
12/1/2011	5/27/2015

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Citation Number	District	Class
A38355	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38355 -- CV1009396	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$500.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

Citation Issue Date	Billing Date
6/27/2012	5/27/2015

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Citation Number	District	Class
A38725	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38725--CV1009396	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$500.00





# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
Palm Inv Group  
PO Box 24066  
Los Angeles CA 90024

Citation Issue Date	Billing Date
9/7/2012	5/27/2015

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Citation Number	District	Class
A38864	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38864--CV1009396	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

Citation Issue Date	Billing Date
1/11/2013	5/27/2015

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Citation Number	District	Class
A39083	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A39083--CV1009396	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$500.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demandsprocessing@rctlma.org

## Administrative Citation

528-033-011  
 Palm Inv Group  
 PO Box 24066  
 Los Angeles CA 90024

Citation Issue Date	Billing Date
8/3/2012	5/27/2015

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Citation Number	District	Class
A39239	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A39239--CV1009396	1	100.00	100.00

<b>Subtotal</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$100.00



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV10-09396

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Denise Gonzalez, 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 24, 2015, I served the following documents(s):

**Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment  
Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment  
Notice of Hearing Re: Demand for Payment  
Summary Statement of Abatement Costs  
Statement of Abatement Costs  
Administrative Citation (9)  
Responsible or Interested Parties List**

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

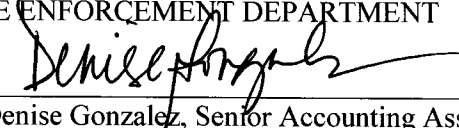
Palm Investment Group, LLC  
PO Box 24066  
Los Angeles, CA 90024

**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 24, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Denise Gonzalez, Senior Accounting Assistant



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code  
Enforcement  
Official

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**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.: CV10-09396**

**I, David Jurden, hereby declare:**

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

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

2. That on **July 28, 2015 at 1011 AM**, I securely and conspicuously posted the **DEMAND FOR PAYMENT, STATEMENT OF ABATEMENT COSTS, NOTICE OF SPECIAL TAX ASSESSMENT, REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT, NOTICE OF HEARING RE: DEMAND FOR PAYMENT, SUMMARY STATEMENT OF ABATEMENT COSTS, STATEMENT OF ABATEMENT COSTS, ADMINISTRATIVE CITATION (9) and RESPONSIBLE OR INTERESTED PARTIES LIST** at the property described as:

**Property Address: 51909 Maxine Drive, Cabazon**

**Assessor's Parcel Number: 528-033-011**

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

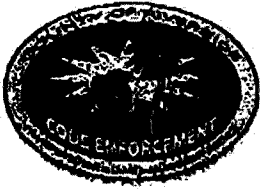
Executed on **July 29, 2015** at San Jacinto, California.

**CODE ENFORCEMENT DEPARTMENT**

By: 

**David Jurden, Code Enforcement Technician**

# **EXHIBIT “F”**



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## BOARD OF SUPERVISORS REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT

Palm Inv Group  
P.O. Box 24066  
Los Angeles, CA 90024

Subject Property: 51909 Maxine Drive, Cabazon  
Case No(s): CV10-09398  
APN No(s): 528-033-011

I, S.K. MADAN, hereby request a public hearing before the Board of Supervisors (Please PRINT your name here)

regarding case number(s) CV10-09398

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: P.O. BOX 24066  
LOS ANGELES CA 90024

Signed: *S.K. Madan* Date: 8/4/2015  
(Please SIGN your name here)

MEMBER, PALM INVESTMENT GROUP LLC

Print: S.K. MADAN  
(Please PRINT your name here)

You may contact me at the following daytime phone number: 310-271-6564

IMPORTANT	
Keep a copy of this form and mail the original to: Riverside County Code Enforcement Department P.O. BOX 1489 Riverside, CA 92502-1605	Or Fax to: 951-955-8680

NOTE: - PLEASE E-MAIL ANY COMMUNICATION AS REGULAR MAIL IS NOT RELIABLE.  
SKMADAN@GMAIL.COM T.T. You