

FORM APPROVED COUNTY COUNSEL 5/19/16
 BY: GREGORY P. PRIAMOS DATE

Departmental Concurrence

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

705B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 May 11, 2016

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.

Albert Brady
 ALBERT BRADY
 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

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: May 24, 2016
 xc: Co. Co./TLMA-CED

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

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

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

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: May 11, 2016

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 April 26, 2016

DATE	
3/8/2016	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, 03/07/2016 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

APPROVED COUNTY COUNSEL

Sophia H. Choi
SOPHIA H. CHOI

EXHIBIT “A”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Tracy Towner
Interim Code
Enforcement Official

May 2, 2016

**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, May 24, 2016, 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.

TRACY TOWER
INTERIM CODE ENFORCEMENT OFFICIAL

Michelle Cervantes for:
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

Palm Investment Group
Attn: Wend Ko Agent for Service
9420 Telstart Ave Ste 101
El Monte, Ca 92731

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, 12th Floor, Riverside, California 92501.

That on May 2, 2016, I served the following document(s):

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- **STATEMENT OF ABATEMENT COSTS**
- **SUMMARY 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 May 2, 2016, at Riverside, California.



STACY BAUMGARTNER
CODE ENFORCEMENT OFFICER III



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

May 11, 2016

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 05/03/2016 at 1210 hours, I securely and conspicuously posted
Notice of Hearing Re: Statement of Abatement Costs 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 May 11, 2016 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
		Total Now Due	\$7,047.30

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.

Subtotal

Payments/Credits

Total

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.

Subtotal

Payments/Credits

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.

Total

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	1	60.00	60.00
		Subtotal Contractor Costs			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.

Subtotal	\$3,947.30
Payments/Credits	\$0.00
Total	\$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.

[Signature]
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 Trees	TOTAL
6						
7	HCI ENVIRONMENTAL		\$ 3,140.00		\$ 60.00	\$ 3,200.00
8	DAKENO		\$ 2,150.00		INCLUDED	\$ 2,150.00
9	ENVIRONMENTAL KLEAN UP		\$ 1,300.00		INCLUDED	\$ 1,300.00
10	WARREN DUNCAN		\$ 4,900.00		INCLUDED	\$ 4,900.00
11						
12						
13						
14	<i>[Signature]</i>					
15	Code Enforcement Approval (signature)					
16						
17	<i>[Signature]</i>					
18	<i>[Signature]</i>					
19	Code Enforcement Budget Approval (Signature)					
			Date			
			10/2/14			
			10-2-14			



**ENVIRONMENTAL
KLEAN-UP**

Invoice

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 #

2011-1546

BILL TO				
County of Riverside TLMA-Administration P.O.Box 1605 Riverside, CA 92502				
DATE	TERMS	DUE DATE	PROJECT LOCATION	
3/18/2015	Due on receipt	3/18/2015	APN#528-033-011	
ITEM	DESCRIPTION	QTY	RATE	AMOUNT
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	PAYMENT APPROVAL Fund <u>10000</u> DeptID <u>31401 06000</u> Account <u>527950</u> Project <u>ZCY1009396</u> Amount Paid <u>\$1,300.00</u> Verified Signature <u>[Signature]</u> Fiscal Approval <u>[Signature]</u> Date <u>3-31-15</u>		
Purchase Order...	Purchase Order Number: 0000074454			
CV-Number	Case Number: CV10-09396			
Thank you for your business.				
			Total	\$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
Fund 10000 -- General Fund										
Account 518180 -- Other Post Employment Benefits										
9/18/2013	0001631501	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
11/13/2013	0001644130	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
12/24/2013	0001653487	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
1/22/2014	0001659128	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
3/5/2014	0001668198	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
4/2/2014	0001675255	10000	3140106000	518180		ZCV1009396		0.04	Other Post Employment Benefits	MAESTRO
5/28/2014	0001688319	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
9/3/2014	0001714294	10000	3140106000	518180		ZCV1009396		0.06	Other Post Employment Benefits	MAESTRO
9/17/2014	0001717183	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
10/15/2014	0001723849	10000	3140106000	518180		ZCV1009396		0.04	Other Post Employment Benefits	MAESTRO
11/26/2014	0001733271	10000	3140106000	518180		ZCV1009396		0.02	Other Post Employment Benefits	MAESTRO
12/10/2014	0001736718	10000	3140106000	518180		ZCV1009396		0.03	Other Post Employment Benefits	MAESTRO
1/21/2015	0001744842	10000	3140106000	518180		ZCV1009396		0.02	Other Post Employment Benefits	MAESTRO
2/4/2015	0001748322	10000	3140101010	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
2/4/2015	0001748322	10000	3140106000	518180		ZCV1009396		0.03	Other Post Employment Benefits	MAESTRO
3/4/2015	0001754185	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
3/18/2015	0001757290	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
4/1/2015	0001760903	10000	3140106000	518180		ZCV1009396		0.14	Other Post Employment Benefits	MAESTRO
Total Other Post Employment Benefits									2.03	
Account 524700 -- County Counsel										
4/1/2014	0001674152	10000	3140100000	524700		ZCV1009396		304.10	Invoice # 16581 Jan. 2014	E109549
6/10/2014	0001691797	10000	3140100000	524700		ZCV1009396		127.80	Invoice # 16952 March 2014	E109549
6/10/2014	0001691846	10000	3140100000	524700		ZCV1009396		93.00	Invoice # 17244 April 2014	E109549
3/19/2015	0001758181	10000	3140100000	524700		ZCV1009396		7.40	2015 January Billing	E109549
4/9/2015	0001763299	10000	3140100000	524700		ZCV1009396		407.00	2015 February Billing	E109549
Total County Counsel									939.30	
Account 525400 -- Title Company Services										
7/23/2013	AP01621049	10000	3140100000	525400		ZCV1009396		120.00	PARTIES OF INTEREST REPORTS IN	E148473
Total Title Company Services									120.00	

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
Fund 10000 -- General Fund										
Account 525440 -- Professional Services										
3/17/2014	AP01672605	10000	3140100000	525440		ZCV1009396		60.00	PARTIES OF INTEREST REPORTS	E148473
								60.00		
Total Professional Services										
Account 527950 -- Abatement Services										
4/10/2015	AP01765118	10000	3140106000	527950		ZCV1009396		1,300.00	ABATEMENT 51909 MAXINE DRIVE C	E120132
								1,300.00		
								3,670.17		
Total Abatement Services										
Total General Fund										

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
Fund 10000 -- General Fund							
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
Total General Fund					1,480.00	1,480.00	0.00

EXHIBIT “C”

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

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

View Parcel Map





Riverside County Parcel Report
APN 528-033-011
[Disclaimer](#)

Report Date: Monday, March 07, 2016



APN	528-033-011-9	Supervisorial District 2011	MARION ASHLEY, DISTRICT 5
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	00000000	Township/Range	T3SR2E SEC 22
Owner Name	PALM INV GROUP	Elevation Range	No Elevation Range available
Address	51909 MAXINE DR CABAZON, CA 92230	Thomas Bros. Map Page/Grid	PAGE: 723 GRID: G6
Mailing Address	P O BOX 24066 LOS ANGELES CA, CA 90024	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: MB 47/81 Subdivision Name: CABAZON ESTATES NO 3 Lot/Parcel: 101 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.12 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT

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

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

District	FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		
Subsidence	Susceptible		
School District	BANNING UNIFIED	Tax Rate Areas	055044 BANNING UNIFIED SCHOOL CABAZON COUNTY WTR CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 152 CSA 85 * FLOOD CONTROL ADMIN FLOOD CONTROL ZN 5 GENERAL GENERAL PURPOSE INLAND EMPIRE JT (33,36)RES MT SAN JACINTO JR COLLEGE RDV PROJ 3-1989 RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN GORGONIO PASS MEM HOSPITAL SAN GORGONIO PASS WTR AGENCY DS SAN GORGONIO SERIES BOND A SUMMIT CEMETERY DISTRICT
Communities	Cabazon		
Lighting (Ord. 655)	Zone B, 38.14 Miles From Mt. Palomar Observatory		
2010 Census Tract	043813		
Farmland	URBAN-BUILT UP LAND		
Special Notes	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

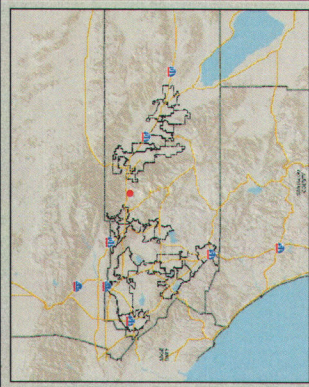
Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
No Code Cases	Not Applicable	Not Applicable

CV10-09396

51909 Maxine Drive, Cabazon APN: 528-033-011



Legend

- TBM Page
- TBM Grid
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes
Thomas Bros Page 723
Grid G6

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

EXHIBIT “D”



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: CV10-09396/Michelle Cervantes - 33223

IN RE: PALM INV GROUP

Order Number: **35208**

Order Date: 11/10/2015

Dated as of: 11/9/2015

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

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
TOTAL DUE:	\$60.00

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 ENFORCEMENT

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

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
TOTAL DUE:	\$60.00

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 INFORCEMENT
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
TOTAL DUE:	\$120.00

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: 
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

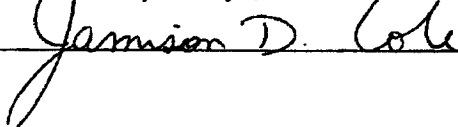
State of California)
County of Riverside)SS

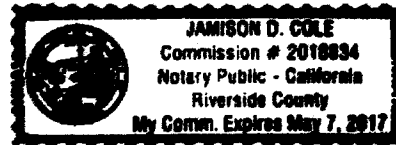
On 12/5/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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:  (Seal)



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



S	R	U	PAGE	SIZE	LN	PROJ	EXT	D	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 513
Wc CC 1/1/14					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.

CASE NO. CV 10-09396

FINDINGS OF FACT,
CONCLUSIONS AND ORDER TO
ABATE NUISANCE

R.C.O. Nos. 541 and 725

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

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

26 Owner did not appear.

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

///

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

1 **SUMMARY OF EVIDENCE**

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

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

6 3. THE PROPERTY was inspected by Code Enforcement Officers on December 22,
7 2010, and on 37 subsequent inspections, the last being December 31, 2013.

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

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

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

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

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

24 **FINDINGS AND CONCLUSIONS**

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

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

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



2014-0150651
04/25/2014 09:18A
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 Wrayton
14 Deputy

15
16 (SEAL)

17
18
19
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28



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

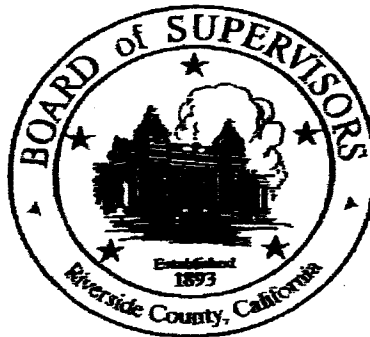
<http://riverside.asrcfisc.com>

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

ACR 601P-AS4KE0 (Rev. 01/2005)



2014-0150651
 04/25/2014 09:18A
 3 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

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 INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV10-09396 / Technician Jurden

IN RE: PALM INV GROUP

Order Date: 6/3/2013

Dated as of: 5/27/2013

County Name: Riverside

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:



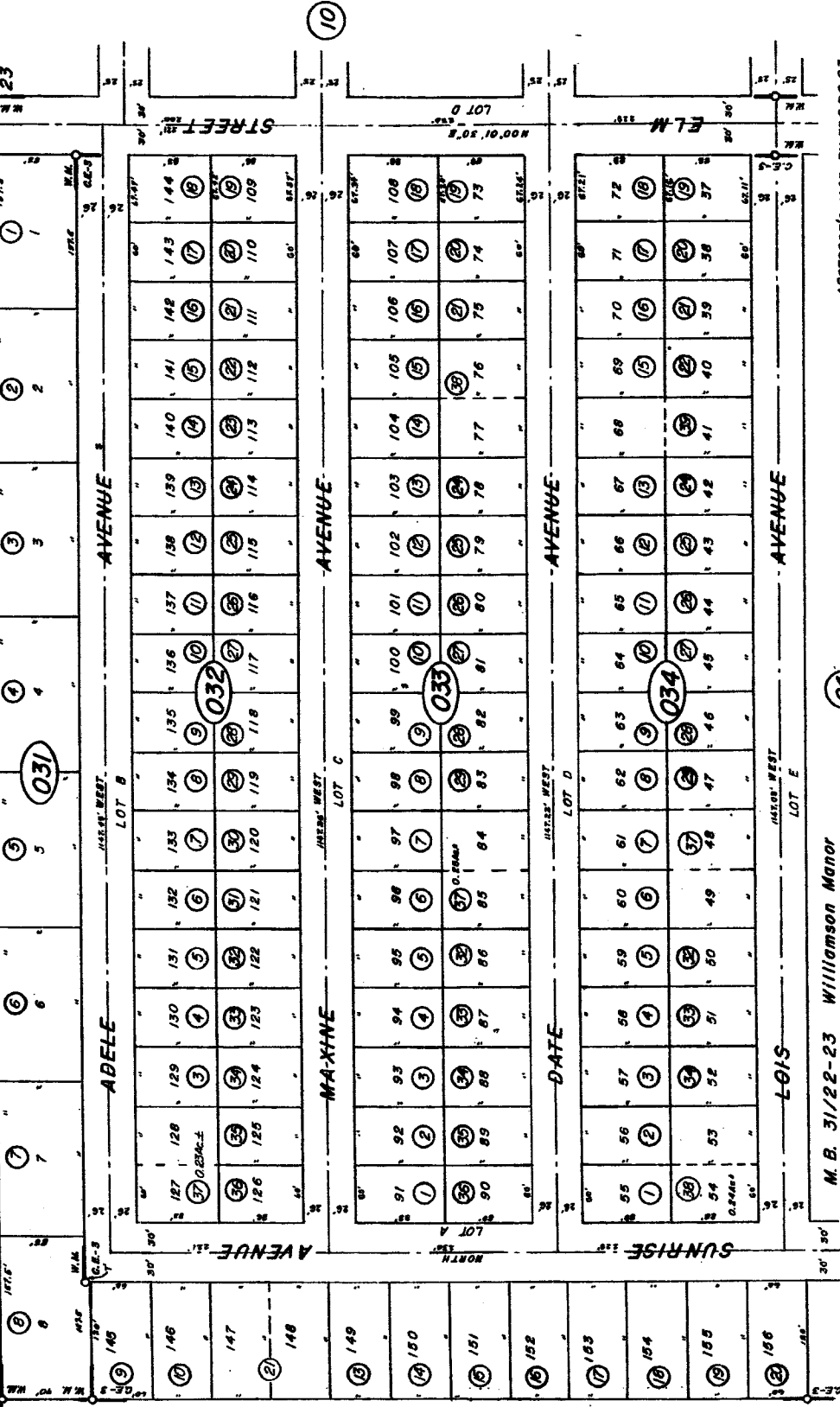
P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

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.

BK. 525



031

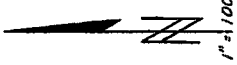
032

033

034

02

04



DATE	OLD	NEW	AREA
3/78	D. E.	81	
8/78	D. E.	37	
4	005-324	37	
2/78	005-325	39	
4/80	007-350	37	
10/88	004-35	39	
8-22	14, 23	004-39	

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 24000
LOS ANGELES, CA 90024

DOC # 1999-194423
03/08/1999 00:00A Fee:0.00
Page 1 of 1 Doc 1 Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder

M	D	U	PAID	REV	EN	PCOR	RECOR	INT	ISSA
A	R	L							



1999-194423

5699

SECURITY UNION TITLE INS. CO.
MORTGAGE SERVICE DIVISION
9214 North Redwood, Suite 200
Van Nuys, CA 91410

RIVERSIDE

TRA 055-044

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

Paul McDonnell
Tax Collector
Signature of Deedmaker

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 92-528033011-0000

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 \$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:

528033011-9
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.

(UNINCORPORATED)

State of California Executed on MARCH 16, 1999 By *Paul McDonnell*
RIVERSIDE County 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 & 3904 RST Code

TOL 8-19 (8-97)



When recorded please mail to:
Mail Stop# 2715

DOC # 2001-054345
02/08/2001 09:00A Fee:HC
Page 1 of 1
Recorded in Official Records
County of Riverside
Gary L. Oras
Assessor, County Clerk & Recorder



M	D	LI	TRAC	SIZE	OR	POOR	RECOR	REF	DESC
A	R	L							

NOTICE OF ABATEMENT LIEN

In the matter of the Property of
Jerry & Jerri Luckett

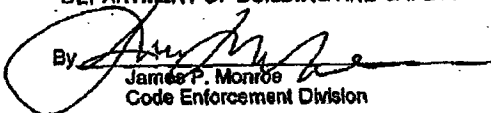
Case No.: CV98-1613



NOTICE IS HEREBY GIVEN to all persons, pursuant to Ordinance Nos. 467 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 726; 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

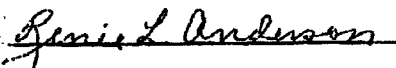
By 
James P. Monroe
Code Enforcement Division

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.

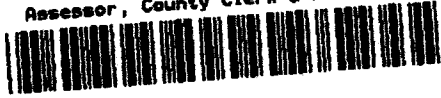


(seal of Notary)



When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 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



Handwritten initials 'LMB' above a box containing the letter 'M'.

NOTICE OF NONCOMPLIANCE

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

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

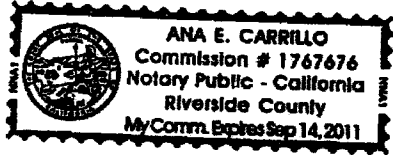
ACKNOWLEDGMENT

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

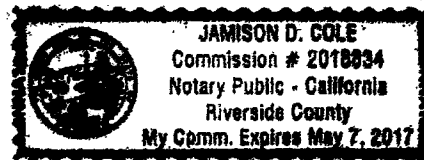
State of California)
County of Riverside)SS

On 12/5/13 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 #: 2013834 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

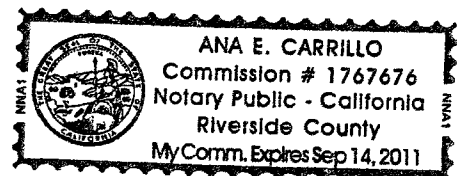
State of California)
County of Riverside)

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



PALM INVESTMENT GROUP, LLC
 PO BOX 24088
 LOS ANGELES, CA 90024

DOC # 1999-194423
 03/16/1999 09:04 Page 00
 Page 1 of 1 Tax Paid
 Recorded in Official Records
 County of Riverside
 Gary L. Orso
 Assessor, County Clerk & Recorder

TR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC

TRA 955-044

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

Gary L. Orso
 Assessor, County Clerk & Recorder

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 92-528033011-0000

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 8,
 Chapter 7 Revenue and Taxation Code, for the sum of

MARCH 16, 1999
\$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:

928033011-9
 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.

(UNINCORPORATED)

State of California Executed on March 16, 1999 By Gary L. Orso
RIVERSIDE County 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



§§3708 & 3804 R&T Code

TDL 8-10 (8-97)

1-0777-2-11-11

5699

SECRETARY/CLERK/TITLE/INSTR. CLERK
 MICHAEL J. BROWN
 501A North Broadway, Suite 200
 San Diego, CA 92101

RIVERSIDE

Owner
PALM INV GROUP

Address
51909 MAXINE AVE CABAZON , CA 92230

Parcel/Tax ID
528-033-011

Property Profile

Ownership Information

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

Property Details

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

Tax Information

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

Sale Information

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

Owner
PALM INV GROUP

Address
51909 MAXINE AVE CABAZON , CA 92230

Parcel/Tax ID
528-033-011

Transaction History

Transaction 3 - Transfer

Transaction Information

Buyer / Borrower PALM INVESTMENT GROUP LLC
Recorded Date May 06, 1999
Title Company

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller RIVERSIDE COUNTY (CA)
Transfer Value \$3,000 (Full)

Transaction Type Resale
Deed In Lieu N
Deed Type

Document # 0000194423

Loan Information

Loan Amount
Document # 0000194423

Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name

Transaction 2 - Finance

Transaction Information

Buyer / Borrower LUCKETT JERRY &
Recorded Date May 01, 1990
Title Company FIRST AMERICAN TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount
Document # 0000174894

Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name INDIVIDUAL

Transaction 1 - Transfer

Transaction Information

Buyer / Borrower LUCKETT JERRY &
Recorded Date May 01, 1990
Title Company FIRST AMERICAN TITLE

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller VOGT JOSEPHINE H
Transfer Value \$6,000

Transaction Type Resale
Deed In Lieu N
Deed Type

Document # 0000174892

Loan Information

Loan Amount \$14,500
Document # 0000174892

Loan Type Conventional
Interest Rate Type
Seller Carry Back N

Lender Name INDIVIDUAL

Legend

§ Unusually large change in price

31 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.

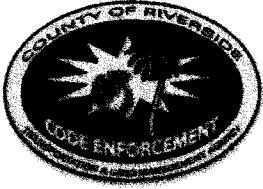
The total amount due for the abatement actions concerning the above-described dangerous or injurious condition is **Seven Thousand Forty-Seven Dollars and Thirty Cents (\$ 7,047.30)**.

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)

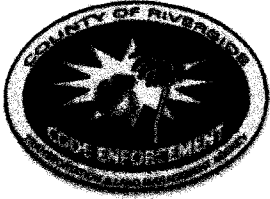
Print: _____
(Please PRINT your name here)

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
P.O. BOX 1469
Riverside, CA 92502-1605

Or Fax to: 951-955-8680



**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

Date: 5/27/2015

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

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
		Total Now Due	\$7,047.30

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

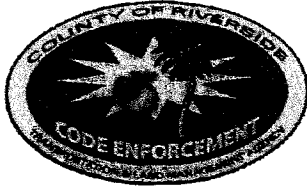
Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

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.	Subtotal
	Payments/Credits
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.	Total

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.

Subtotal
Payments/Credits
Total

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:

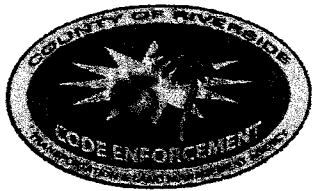
Date	Item	Description	Hours/Qty	Rate	Amount
5/27/2015	Lot Book Report	Lot/Title Report: Update Subtotal Contractor Costs	1	60.00	60.00 1,540.00

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

Subtotal	\$3,947.30
Payments/Credits	\$0.00
Total	\$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.

Paul 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

Property Address
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

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$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

Property Address
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
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$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

Subtotal	\$100.00
Payments/Credits	\$0.00
Total	\$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

Property Address
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

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$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
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$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
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$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

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$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

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$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

Subtotal	\$100.00
Payments/Credits	\$0.00
Total	\$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:

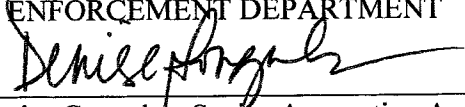
Palm Investment Group, LLC
PO Box 24066
Los Angeles, CA 90024

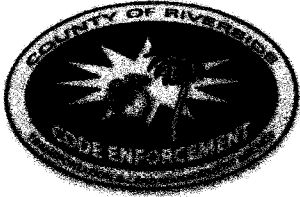
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course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

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

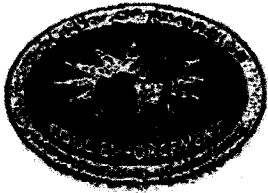
I declare under the penalty of perjury that the foregoing is true and correct.

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): CV10-09396
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) CV10-09396

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 1469
Riverside, CA 92502-1605
Or Fax to: 951-955-8680

NOTE:- PLEASE E-MAIL ANY COMMUNICATION AS REGULAR MAIL
IS NOT RELIABLE.
SK.MADAN@GMAIL.COM