

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRAMOS DATE 5/4/16

Departmental Concurrence

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

703B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 May 11, 2016

SUBJECT: Abatement of Public Nuisance [Substandard Structure, Excessive Outside Storage and Accumulated Rubbish]
 Case No: CV14-04439 [NUNEZ]
 Subject Property: 41315 Johnston Avenue, Hemet; APN: 449-280-005
 District: 3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (accessory building) on the real property located at 41315 Johnston Avenue, Hemet, Riverside County, California, APN: 449-280-005 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. Paul A. Nunez and Laura F. Nunez, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

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*
 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: *Kal Washington*
 Deputy

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

Prev. Agn. Ref.: _____ District: 3 Agenda Number: _____

9-3

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

FORM 11: Abatement of Public Nuisance [Substandard Structure, Excessive Outside Storage and Accumulated Rubbish]

Case No: CV14-04439 [NUNEZ]

Subject Property: 41315 Johnston Avenue, Hemet; APN: 449-280-005

District: 3

DATE: May 11, 2016

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

4. The excessive outside storage and accumulation of rubbish on the real property located at 41315 Johnston Avenue, Hemet, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 which does not permit the excess outside storage of materials and accumulation of rubbish on the property.

5. Paul A. Nunez and Laura F. Nunez, the owners of the subject property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.

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

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

8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure, excess outside storage and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 348, 457 and 541, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. Inspection Warrant MISC 2015-065 was executed on the property by Code Enforcement Officer Brett Pollard on May 13, 2015. The inspection revealed a substandard structure (accessory structure) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: hazardous wiring, members of the ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, faulty weather protection, general dilapidation or improper maintenance, and improper occupancy.

2. The inspection also revealed excess outside storage and accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The excess outside storage and accumulation of rubbish consisted of but was not limited to the following: furniture, signs, shelves, yard tools, wiring, bicycles,

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

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baby toys, furniture, holiday decorations, cases, lumber, boxes, buckets, cans, clothes, electronics, car seats, lattice, aquariums, exercise equipment, ladders, appliances, wheels, tires, bed box, swing set, vehicle parts, hand truck, chipper, card board boxes, extension cords, roofing, hoses, vacuum, tapes, green waste, and miscellaneous items, of about 800 square feet.

3. There have been approximately three (3) subsequent follow up inspections, with the last inspection being February 23, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 348, 457 and 541.

5. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structure, excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration

A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV14-04439
4 [SUBSTANDARD STRUCTURE, EXCESSIVE)
5 OUTSIDE STORAGE AND ACCUMULATED) DECLARATION OF CODE
6 RUBBISH]; APN: 449-280-005, 41315 JOHNSTON) ENFORCEMENT OFFICER
7 AVENUE, HEMET, COUNTY OF RIVERSIDE,) BRETT POLLARD
8 STATE OF CALIFORNIA; PAUL A. NUNEZ AND)
9 LAURA F. NUNEZ, OWNERS.)
10) [RCO Nos. 348, 457, 541 & 725]
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1 I, Brett Pollard, declare that the facts set forth below are personally known to me except to the
2 extent that certain information is based on information and belief which I believe to be true, and if called
3 as a witness, I could and would competently testify thereof under oath:

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

7 2. On May 13, 2015, pursuant to Inspection Warrant MISC 2015-065, I conducted an
8 inspection of the real property described as 41315 Johnston Avenue, Hemet, Riverside County,
9 California, and further described as Assessor's Parcel Number 449-280-005 (hereinafter described as
10 "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of
11 THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

12 3. A review of County records and documents disclosed that THE PROPERTY is owned by
13 Paul A. Nunez and Laura F. Nunez (hereinafter referred to as "OWNERS"). A certified copy of the
14 County Equalized Assessment Roll for the 2015-2016 tax year and a copy of the report generated from
15 the County Geographic Information System ("GIS") is attached hereto and incorporated herein by
16 reference as Exhibit "B." The property is an improved parcel approximately 0.24 acres in size and is
17 located within the R-1-12 (One Family Dwelling) zone classification. The parcel size is less than the
18 minimum size requirements and therefore does not allow any amount of outside storage on THE
19 PROPERTY. Accumulated rubbish is not permitted on any property within the unincorporated areas of
20 the County of Riverside.

OFFICER DECLARATION

FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi* 4/14/2016
DATE
SOPHIA H. CHOI

1 4. Based on the Lot Book Reports from RZ Title Service dated May 8, 2015, and updated on
2 February 22, 2016, there appears to be no other parties that may hold a legal interest in THE
3 PROPERTY. A true and correct copy of the Lot Book Reports is attached hereto and incorporated herein
4 by reference as Exhibit "C."

5 5. On May 13, 2015, pursuant to inspection warrant MISC 2015-065, I conducted an
6 inspection. I observed accumulated rubbish and excess outside storage of materials on THE
7 PROPERTY including but not limited to: furniture, signs, shelves, yard tools, wiring, bicycles , baby toys,
8 furniture, holiday decorations, cases, lumber, boxes, buckets, cans clothes, electronica, car seats, lattice
9 aquariums, exercise equipment, ladders, appliances, wheels, tires, bed box, swing set, vehicle parts,
10 hand truck, chipper, card board boxes, extension cords, roofing, hoses, vacuum, tapes, green waste and
11 miscellaneous items, of about 800 square feet. This condition causes THE PROPERTY to constitute a
12 public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348
13 and 541.

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

17 Accessory Structure:

- 18 1) Hazardous wiring;
19 2) Members of ceilings, roofs, ceiling and other roof supports or other horizontal members
20 3) Faulty weather protection;
21 4) General dilapidation or improper maintenance;
22 5) Improper occupancy.

23 7. On May 15, 2015, a Notice of Violation, Notices of Defects, and a "Danger Do Not Enter"
24 Sign were posted on THE PROPERTY.

25 8. On May 13, 2015, a Notice of Violation and Notice of Defects were mailed to OWNERS by
26 first class mail and on June 3, 2015, by certified mail, return receipt requested.

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

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

3 11. There have been approximately three (3) subsequent follow up inspections, with the last
4 inspection being February 23, 2016. THE PROPERTY continues to be in violation of RCO Nos. 348,
5 457, and 541.

6 12. Based upon my experience, knowledge and visual observations, it is my determination
7 that the substandard structure (accessory building), accumulated rubbish, and excessive outside storage
8 on THE PROPERTY creates an extreme health, safety, fire and structural hazard to the neighbors and
9 general public and constitutes a public nuisance in violations of the provisions set forth in RCO Nos. 348,
10 457, and 541.

11 13. A recent inspection showed THE PROPERTY remained in violation and constitutes a
12 public nuisance in violation of the provisions set forth of RCO Nos. 348, 457, and 541.

13 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
14 County Recorder, County of Riverside, State of California, on June 11, 2015, as Instrument Number
15 2015-0246845. A true and correct copy of which is attached hereto and incorporated herein by reference
16 as Exhibit "F."

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

21 16. Significant rehabilitation, removal and/or demolition of the substandard structure and
22 removal and disposal of all structural materials, rubbish and debris are required to abate the public
23 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
24 Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal and
25 disposal of all accumulated rubbish and excess outside storage on THE PROPERTY is required to bring
26 THE PROPERTY into compliance with RCO Nos. 348 and 541 and the Health and Safety Codes.

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

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

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

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

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

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

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

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1 (g) if the materials are not removed and disposed of in strict accordance with all
2 Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541, within ninety (90)
3 days after posting and mailing of the Board's Order and Findings, the rubbish and excess outside may be
4 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or the
5 Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under
6 applicable law, authorizing entry onto THE PROPERTY; and

7 (h) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
8 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
9 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 348, 457, 541 and 725.

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

12 Executed this 29th day of March, 2016, at Murrieta, California.

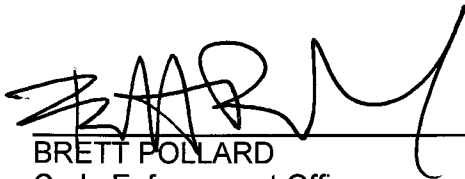
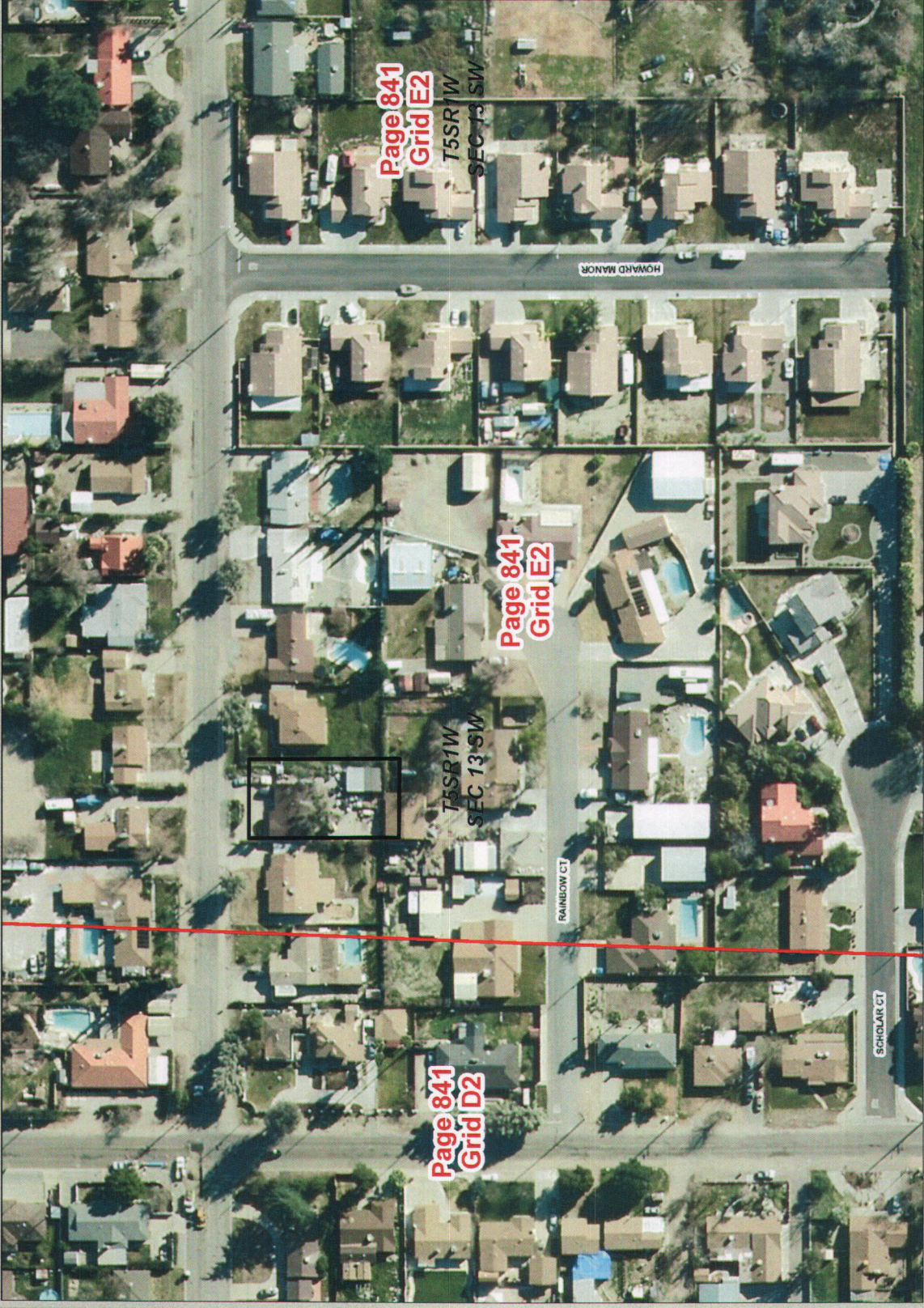
13
14 
15 BRETT POLLARD
16 Code Enforcement Officer
17 Code Enforcement Department
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EXHIBIT “A”

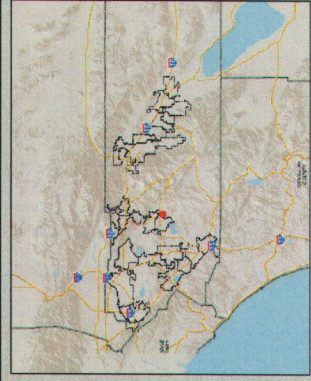
CV14-04439

41315 Johnston Ave., Hemet APN: 449-280-005



Legend

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



Notes
 Thomas Bros Page 841
 Grid E2

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



REPORT PRINTED ON... 3/8/2016 10:51:43 AM

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EXHIBIT “B”

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

Assessment #449280005-0		Parcel # 449280005-0	
Assessee:	NUNEZ PAUL A	Land	42,414
Assessee:	NUNEZ LAURA F	Structure	42,414
Mail Address:	41315 JOHNSTON AVE HEMET CA 92544	Full Value	84,828
Real Property Use Code:	R1	Homeowners' Exemption	7,000
Base Year	1994	Total Net	77,828
Conveyance Number:	0041679		
Conveyance (mm/yy):	1/1994		
PUI:	R010000		
TRA:	71-078		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 001/014 HEMET LAND CO		
Situs Address:	41315 JOHNSTON AVE HEMET CA 92544		

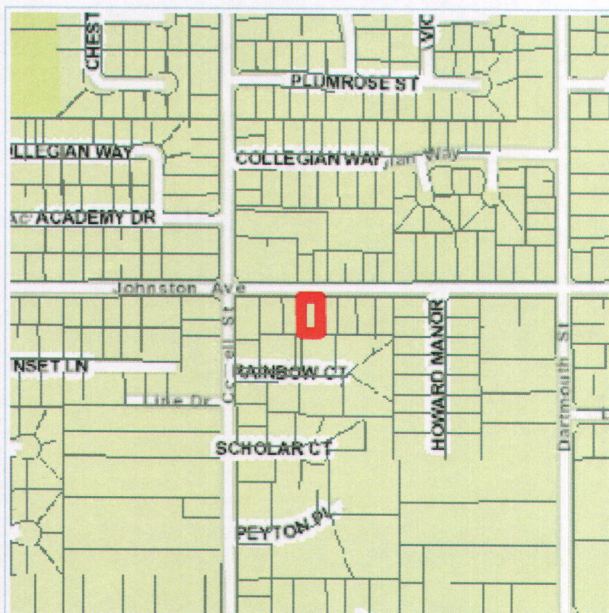
[View Parcel Map](#)





Riverside County Parcel Report
APN 449-280-005
Disclaimer

Report Date: Tuesday, March 08, 2016



APN	<u>449-280-005-0</u>	Supervisorial District 2011	CHUCK WASHINGTON, DISTRICT 3
		Supervisorial District 2001	JEFF STONE, DISTRICT 3
Previous APN	000000000	Township/Range	T5SR1W SEC 13
Owner Name	PAUL A NUNEZ LAURA F NUNEZ	Elevation Range	No Elevation Range available
Address	41315 JOHNSTON AVE HEMET, CA 92544	Thomas Bros. Map Page/Grid	PAGE: 841 GRID: E2
Mailing Address	See situs address	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 1/14</u> Subdivision Name: HEMET LAND CO Lot/Parcel: 2 Block: 208 Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: HEMET Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.24 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

Property Characteristics	Constructed: 1961 Baths: 1.00 Bedrooms: 2 Const. Type: WOOD FRAME Garage Type: A Prop Area: 1009 SqFt Roof Type: COMPOSITION Stories: 1	County Service Area	In or partially within HEMET #69 - 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)	San Jacinto Valley	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: R-1-12000 CZNumber: 3508	Zoning Districts and Zoning Areas	RAMONA, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP</u>	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>	NOT 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)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	DIF (Development Impact Fee Area Ord. 659)	SAN JACINTO VALLEY
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	In or partially within an 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	111A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	Not Required	Watershed	SAN JACINTO VALLEY
Water District	EMWD	California Water Board	None

Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	High Sensitivity (High B): SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		
Subsidence	Susceptible		
School District	HEMET UNIFIED	Tax Rate Areas	071078 CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 152 CSA 69 EMWD EMWD IMP DIST 17 FLOOD CONTROL ADMIN FLOOD CONTROL ZN 4 GENERAL GENERAL PURPOSE HEMET UNIFIED SCHOOL LAKE HEMET MUNICIPAL WATER MT SAN JACINTO JR COLLEGE MWD EAST 1301999 RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN JACINTO BASIN RESOURCE CONS SAN JACINTO VALLEY CEMETERY SO. CALIF, JT (19,30,33,36,37,56) VALLEY HEALTH
Communities	East Hemet		
Lighting (Ord. 655)	Zone B, 26.30 Miles From Mt. Palomar Observatory		
2010 Census Tract	043314		
Farmland	URBAN-BUILT UP LAND		
Special Notes	No Special Notes		

SYSTEM HOSP DIST
VALLEY WIDE REC &
PK

Building Permits

Case #	Description	Status
BME010005	INSTALL WALL FURNACE	FINAL
BZ159438	CONNECT TO SEWER	FINAL

Environmental Health Permits

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

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1404439	ABATEMENT	OPEN
CV1501715	VEHICLE ABATEMENT	OPEN

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside CA 92501

Attn: Brent Steele

Reference: CV14-04439/Regina Keyes / #33201

IN RE: NUNEZ, PAUL AL

Order Number: **35357**

Order Date: 2/25/2016

Dated as of: 2/22/2016

County Name: Riverside

FEE(s):

Report: \$62.40

Property Address: 41315 Johnston Ave

Hemet CA 92544

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. : 449-280-005-0

Assessments:	Land Value:	\$42,414.00
	Improvement Value:	\$42,414.00
	Exemption Value:	\$7,000.00
	Total Value:	\$77,828.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$474.22
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2016)
Second Installment	\$474.22
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)

A Notice of Administrative Proceedings by the

City of	Murrieta
County of	Riverside
Recorded	06/11/2015



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

Order Number: 35357
Reference: CV14-04439/Regi

Document No.

2015-0246845

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **33201**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside CA 92501

Attn: Brent Steele
 Reference: CV14-04439 / E. Ross
 IN RE: NUNEZ, PAUL A.

Order Date: 5/13/2015

Dated as of: 5/8/2015

County Name: Riverside

FEE(s):
 Report: \$120.00

Property Address: 41315 Johnston Ave.
 Hemet CA 92544

Assessor's Parcel No. : 449-280-005-0

Assessments:

Land Value:	\$41,584.00
Improvement Value:	\$41,584.00
Exemption Value:	\$7,000.00
Total Value:	\$76,168.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$905.40
Status: Paid through	06/30/2015

Property Vesting

The last recorded document transferring title of said property

Dated	12/16/1993
Recorded	01/31/1994



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

Order Number: 33201
Reference: CV14-04439 / E.

Document No.	041679
D.T.T.	\$0.00
Grantor	Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C.
Grantee	Paul A. Nunez and Laura F. Nunez, husband and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Declaration of Homestead executed by	Paul A. Nunez and Laura F. Nunez
Recorded	05/05/1994
Document No	187469
Document Type	Agreement
Document No.	2001-445993
Recorded	09/13/2001
A Bankruptcy filed by	Laura Nunez
Social Security Number(s)	none shown
Date filed	06/07/2010
Case No.	27468
A Bankruptcy filed by	Laura Nunez
Social Security Number(s)	none shown
Date filed	11/29/2011
Case No.	46059
A Bankruptcy filed by	Laura Nunez
Social Security Number(s)	none shown
Date filed	08/11/2014



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

Order Number: 33201
Reference: CV14-04439 / E.

Case No.	B 20185
A Bankruptcy filed by	Apolonio Nunez
Social Security Number(s)	xxx-xx-1447
Date filed	05/14/2015
Case No.	B 14857

Legal Description

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

THAT PORTION OF LOT 2 IN BLOCK 208 OF THE LANDS OF THE HEMET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF JOHNSTON AVENUE AND CORNELL STREET; THENCE EASTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 285 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY, PARALLEL WITH THE CENTER LINE OF CORNELL STREET, 167 FEET; THENCE EASTERLY, PARALLEL WITH THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OF LESS, TO A POINT 300 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 167 FEET, MORE OR LESS, TO THE CENTER LINE OF JOHNSTON AVENUE; THENCE WESTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OF LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION IN JOHNSTON AVENUE.

Recorded at the request of
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Recording Requested By
First American Title Insurance Company

Return to
PAUL A. NUNEZ AND LAURA F. NUNEZ
315 JOHNSTON AVENUE
HEMET, CA 92543

H-4392 #126
046-673082

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JAN 31 1994

Notary Public
in and for the State of California
My Commission Expires April 28, 1995
[Signature]

State of California

Grant Deed

Tax - 0

For value received, HENRY G. CISNEROS, Secretary of Housing and Urban Development, of Washington, D.C., grants to
PAUL A. NUNEZ AND LAURA F. NUNEZ, HUSBAND AND WIFE AS JOINT TENANTS.

AKA: 41315 JOHNSTON AVENUE, HEMET, CA 92543

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. Sec. 1701) and the Department of Housing and Urban Development Act (42 U.S.C. Sec. 3531).

Said conveyance is made Subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also Subject to any state of facts which an accurate survey of said property would show.

In witness whereof, the undersigned on DECEMBER 16, 1993, has set his/her hand and seal as
DEPUTY MANAGER, HUD Office, Santa Ana, California, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 50 F.R. 42089 (10/17/85).

HENRY G. CISNEROS
Secretary of Housing and Urban Development

Witnesses

[Signature]
[Signature]

By *[Signature]* (Seal)
SAMUEL SANDOVAL, DEPUTY MANAGER (Title)

HUD Office, Santa Ana, California

State of California
County of ORANGE : ss

On DECEMBER 16, 1993, before me, D.K. Pathe, personally appeared SAMUEL SANDOVAL, DEPUTY MANAGER, 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 same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal:
OFFICIAL SEAL
D. K. PATHE
NOTARY PUBLIC - CALIFORNIA
NOTARY BOND FILED IN
RIVERSIDE COUNTY
My Commission Expires April 28, 1995
(Notarial Seal)

[Signature]
Notary Public in and for said County and State
OFFICIAL SEAL
D. K. PATHE
NOTARY PUBLIC - CALIFORNIA
NOTARY BOND FILED IN
RIVERSIDE COUNTY
My Commission Expires April 28, 1995

Mail Tax
Statements To:

1481574-60
1 31 94

THIS MICROFILM COPY DATED 1994
BY SECURITY UNION TITLE INSURANCE COMPANY, ORANGE MICRO-GRAPHICS DIVISION.

CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 208 OF THE LANDS OF THE HEMET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF JOHNSTON AVENUE AND CORNELL STREET;
THENCE EASTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 285 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHERLY, PARALLEL WITH THE CENTER LINE OF CORNELL STREET, 167 FEET;
THENCE EASTERLY, PARALLEL WITH THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OR LESS, TO A POINT 300 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT;
THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 167 FEET, MORE OR LESS, TO THE CENTER LINE OF JOHNSTON AVENUE;
THENCE WESTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION IN JOHNSTON AVENUE.

55-107-07

1 31 94

THIS MICROFILM COPYRIGHTED 1994
BY SECURITY UNION TITLE INSURANCE COMPANY, ORANGE MICRO-GRAPHICS DIVISION.

187469

RECORDING REQUESTED BY

M/M Paul A. Nunez

AND WHEN RECORDED MAIL TO

NAME
STREET ADDRESS
CITY & STATE
ZIP

M/M Paul A. Nunez
41315 Johnston Avenue
Hemet, CA 92544

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY 5 1994

Notary Public
of Riverside County, California
Paul A. Nunez

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DECLARATION OF HOMESTEAD

(HUSBAND AND WIFE AS DECLARED OWNERS)

We Paul A. Nunez and Laura F. Nunez

hereby certify and declare as follows:

(1) We are husband and wife

(2) We are the owners of the land and premises located in the City of Hemet

County of Riverside, State of California, Commonly known as

41315 Johnston Avenue

(Street Address)

and more particularly described as follows:

See legal description attached hereto and made a part hereof

- (3) We claim the land and premises hereinabove described, together with the dwelling house, out-buildings and improvements thereon as a Homestead.
- (4) The above described property is our principal dwelling, and we currently reside in the above described property.
- (5) We have read the declaration and know the contents thereof; the facts stated therein are known to be true as of our own personal knowledge

Husband is disabled Wife is disabled Husband is 65 or older Wife is 65 or older

IN WITNESS WHEREOF, we have hereunto set our hands the 21st day of April, 19 94

Paul A. Nunez
Paul A. Nunez

Laura F. Nunez
Laura F. Nunez

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside ss.

On April 21, 1994 before me, Barbara A. Twombly, Notary Public
personally appeared ****Paul A. Nunez and Laura F. Nunez*****

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

WITNESS my hand and official seal.



187469

5 5 94

THIS MICROFILM COPYRIGHTED 1994
BY SECURITY UNION TITLE INSURANCE COMPANY, ORANGE MICRO-GRAPHICS DIVISION.



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Executive Director
Riverside County Redevelopment Agency
P.O. Box 1180
Riverside, CA 92502
ATTN: Home Rehabilitation Program

File: H3.0097.00

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

(Free Recording Requested-Government Code 26103)

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY



This Agreement is made this 4 day of September, (year) 2001 between The "OWNER" and the Redevelopment Agency of the County of Riverside, a public agency organized and existing under the laws of the State of California ("Agency").

RECITALS

1. WHEREAS, the undersigned are the OWNERS (The "OWNER") of that certain real property known as 41315 Johnston Avenue in the unincorporated community of Hemet, within the County of Riverside, California, and more particularly described on page 2 of this Agreement and incorporated herein by this reference (the "PROPERTY"); and
2. WHEREAS, County has determined that Homeowner qualifies for use of Agency's Low and Moderate Income Housing Set-aside funds ("Set-aside Funds"); and
2. WHEREAS, in accordance with Section 33334.3 of the California Health and Safety Code (CHSC), the housing unit will remain affordable, as that term applies in Sections 33334.2 and 50052.5 of the CHSC, for a period not less than 30 years, unless Homeowner fulfills the requirements of Section 1.3 of this Covenant Agreement; and
4. WHEREAS, in connection with the execution of this Agreement, OWNER has received a grant from the County of Riverside (the "County") for improvement of the PROPERTY (the "Grant").
5. WHEREAS, Homeowner has agreed to enter into this Covenant Agreement to meet the requirements of Community Redevelopment Law, specifically CHSC 33334.3; and

5. **WHEREAS**, Homeowner acknowledges that he or she intends to occupy the housing unit as his or her principal place of residence; and

NOW, THEREFORE, in consideration for the Grant, the receipt of which is hereby acknowledged, OWNER covenants and agrees as follows:

"OWNER", Paul A. Nunez and Laura F. Nunez, whose address is:

41315 Johnston Avenue, Hemet, California 92544

OWNER of property located in the unincorporated community of Hemet, California, described as follows:

Lot 2 Block 208 of Hemet Land Co., as shown by map on file in Book 1,
Page 14 of Maps, Records of Riverside County, California.

(Such property hereinafter being referred to as "PROPERTY")
do hereby grant a LIEN to and COVENANT with the Economic Development Agency of the County of Riverside, 3525 14th Street, Riverside, CA 92501, as a covenant running with the land, enforceable by the Economic Development Agency of the County of Riverside, a Public Body Corporate and Politic, as follows:

The OWNER hereby acknowledges the receipt of financial assistance, services, repairs and improvements or other benefits provided or paid for by the Redevelopment Agency for the County of Riverside, which assistance has heretofore been made, or is intended to be made following the execution of this agreement, or both, to PROPERTY occupied by OWNER, as his, her or their primary residence, situated in the, California, known as the PROPERTY and covenant running with the land as the PROPERTY, for the purposes and subject to the terms and conditions set forth hereinafter.

"OWNER" shall include the singular or the plural to represent all owners of the subject PROPERTY.

This agreement may constitute a LIEN on the PROPERTY.



**ARTICLE 1
OCCUPANCY**

The OWNER covenant and agree that the subject PROPERTY shall be used and occupied as the primary residence of himself, herself or themselves, and further agrees that in the event the PROPERTY is transferred or sold, any such transfer shall be subject to the lien and covenant granted to the Redevelopment Agency for the County of Riverside by this agreement. This agreement is intended to assure the Redevelopment Agency for the County of Riverside that the PROPERTY covered hereby shall used as the primary residence of a person or persons of moderate, low, or very low income, as determined by the standards established by the California State Department of Housing and Community Development (HCD).

**ARTICLE 2
SECURITY**

If the PROPERTY is sold or otherwise transferred to a person or persons not so qualifying from the standpoint of income or primary occupancy, Redevelopment Agency for the County of Riverside shall be entitled to recover from OWNER, transferee or buyer, or any or all of them, before the termination of the thirty (30)-year affordability period an amount representing that portion of the sales price or that portion of the value of the PROPERTY transferred representing the amounts contributed by the investment of the Redevelopment Agency for the County of Riverside in repairs and improvements or other financial assistance to the PROPERTY which was paid for from affordable housing funds of Redevelopment Agency for the County of Riverside, including amounts advanced prior to the date of this instrument, on the date of this instrument, and subsequent to the date of this instrument. In the event the amount contributed by the Redevelopment Agency for the County of Riverside exceeds the actual value of the PROPERTY, that factor shall be considered but shall not be determinative of the amount due to the Redevelopment Agency for the County of Riverside from OWNER, the transferee and/or the buyer, or any or all of them. In no case, however, shall the amount to be recovered by the Redevelopment Agency for the County of Riverside be greater than the total amount invested in repairs, improvements and financial assistance to the PROPERTY or its occupant-OWNER by the Redevelopment Agency for the County of Riverside. No interest, fees or administrative costs shall be charged to the consumer.

Security shall be released on the termination of the term of this agreement.

In the event the PROPERTY is sold or otherwise transferred to a person or persons qualifying as a primary resident of moderate, low, or very low income, under HCD standards, no payment need be made to the Redevelopment Agency for the County of Riverside, if such person or persons buying or otherwise receiving the PROPERTY agrees to have the terms of the covenant to continue in full force and effect.



**ARTICLE 3
TERMS OF AFFORDABILITY**

- 1.1 **Occupancy.** The housing unit shall be occupied by *persons and families of low or moderate income*, as that term is defined in Section 50093 of the California Health and Safety Code (CHSC).
- 1.2 **Affordability.** In accordance with Section 33334.3 of the California Redevelopment Law, the housing unit shall remain available at *affordable housing cost*, as that term is defined in Section 50052.5 of the CHSC, for a period not less than 30 years from the date this Covenant Agreement is recorded, unless OWNER fulfills the requirements of Section 1.3
- 1.3 **Sale or Transfer of PROPERTY.** In the event that Homeowner sells or transfers the PROPERTY in less than 30 years and Agency Set-aside Funds granted to OWNER are fully recovered, the housing unit need not remain affordable for the period of time specified in Section 1.2.

**ARTICLE 4
MAINTENANCE REQUIREMENTS**

- 2.1 **Maintenance of PROPERTY.** OWNER shall, at its sole cost and expense, maintain and repair the PROPERTY and the improvements thereon, including, without limitation, the buildings, fencing, parkways, landscaping, driveways, garages, carports, and lighting, in first class condition and repair, and in decent, safe and sanitary condition.
- 2.2 **Interior Maintenance.** OWNER shall maintain the interior of the dwelling unit(s) located on the PROPERTY in a decent, safe and sanitary condition and shall, immediately upon discovery thereof, correct any health and safety code violations.
- 2.3 **Exterior Maintenance.** The PROPERTY shall be kept free from the accumulation of debris and waste materials. All exterior, painted surfaces shall be maintained at all times in a clean and presentable manner, free from chipping, cracking, peeling and defacing marks.
 - (a) **Exterior.** No building, patio, balcony, wall, fence or yard area, including parkways, may be left in an unmaintained condition so that any of the following exist:
 - (1) Buildings abandoned, boarded up, partially destroyed or left unreasonably in a state of partial construction.



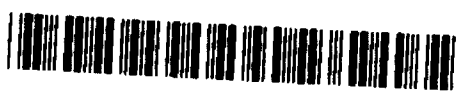
- (2) Unpainted buildings or buildings with peeling paint in such a condition as to:
- (A) Cause dry rot, warping and termite infestation; or
 - (B) Constitute an unsightly appearance that detracts from the aesthetic or property values of neighboring properties.
- (3) Broken windows, constituting hazardous conditions and/or inviting trespassers and malicious mischief.
- (4) Broken or discarded furniture, appliances and other household equipment stored for periods exceeding one (1) week.
- (5) Packing boxes, lumber, trash, dirt and other debris stored for periods exceeding one (1) week.
- (6) Unscreened trash cans, bins or containers stored for unreasonable periods in areas visible from public streets and common areas.
- (b) **Graffiti Removal.** All graffiti, and defacement of any type, including marks, words and pictures, must be removed and any necessary painting or repair completed within the earlier of seventy-two (72) hours of their creation or within forty-eight (48) hours after notice to OWNER from County.
- (c) **Trash.** All trash shall be collected and placed in appropriate areas for pick-up by refuse haulers on normal trash pick-up days.
- (d) **Landscaping.** All exterior areas of the PROPERTY that are not buildings, driveways or walkways shall be adequately and appropriately landscaped and maintained. The landscaping shall meet minimum standards set from time to time by the County. Landscaping on the PROPERTY, including front, back and side yards and parkways shall be absent of the following:
- i. Lawns with grasses in excess of six (6) inches in height.
 - ii. Untrimmed hedges.



- iii. Trees, shrubbery, lawns and other plant life dying from lack of water or other necessary maintenance.
- iv. Trees and shrubbery grown uncontrolled without proper pruning.
 - i. Vegetation so over grown as to be likely to harbor rats or vermin.
 - ii. Dead, decayed or diseased trees, weeds and other vegetation.
 - iii. Inoperative irrigation system(s).
 - iv. Parkways with ground cover in excess of eighteen (18) inches in height.

**ARTICLE 5
NON-DISCRIMINATION**

- 3.1 **Non-discrimination Covenants.** OWNER covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, sex, marital status, familial status, disability, national origin, or ancestry in the sale, lease, sublease, marital status, familial status, disability, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the PROPERTY, nor shall OWNER itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sub-lessee, or vendees in the PROPERTY.
- 3.2 **Non-discrimination Clauses.** OWNER shall refrain from restricting the rental, sale or lease of the PROPERTY on the basis of race, color, creed, religion, sex, marital status, familial status, disability, national origin or ancestry of any person. All such deeds, leases, or contracts shall contain or be subject to substantially the following non-discrimination or non-segregation clauses:



- (1) **In deeds:** "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, familial status, disability, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sub-lessee or vendees in the land herein conveyed. The foregoing covenants shall run with the land."
- (1) **In leases:** "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

"There shall be no discrimination against or segregation of any person or groups of persons on account of race, color, creed, religion, sex, marital status, familial status, disability, ancestry or national origin in the leasing, subleasing, transferring, use occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sub-lessee or vendees in the premises herein leased."

ARTICLE 6 TERM

The term of this Agreement shall be for thirty (30) years from the date of recordation in the Official Records of the County of Riverside, at which time this Agreement shall expire by its own terms. That notwithstanding, the covenants against discrimination set forth in Article 2 shall never expire and shall run in perpetuity.

ARTICLE 7 SUCCESSORS AND ASSIGNS

OWNER hereby declares the express intent that the covenants and restrictions set forth in this Agreement shall run with the land, and shall bind OWNER, its executors, administrators and assigns and all persons claiming under or through OWNER and all successors in title to the PROPERTY. Each and every contract, deed or other instrument hereafter executed covering or conveying the PROPERTY or any portion thereof shall be held conclusively to have been executed, delivered, and accepted subject to such covenants and restrictions,



regardless of whether such covenants or restrictions are set forth in such contract, deed or other instrument.

**ARTICLE 8
DEFAULT AND REMEDIES**

- 6.1 **Event of Default and Remedies.** Failure or delay by OWNER to perform any covenant, condition or provision of this Agreement constitutes a default under this Agreement. In such event, County shall give written notice of default to OWNER, specifying the default complained of by County. Failure or delay by County in giving such notice or asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or change the time of default, or deprive County of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

OWNER shall immediately commence to cure such default upon receipt of the written notice of default and shall complete such cure within thirty (30) days from the date of receipt of the written notice or such longer period if the nature of the default is such that more than thirty (30) days is required to cure such default, but in any event, not longer than ninety (90) days. Failure to cure such default within the prescribed time shall constitute an "Event of Default."

In the Event of Default or breach of any of the terms or conditions of this Agreement by OWNER, or OWNER'S heirs, executors, administrators or assigns, County may pursue the remedy thereof by any and all means of enforcement, both in equity and at law, as provided by the laws of the State of California.

- 6.2 **Nuisance.** The result of every act or omission whereby any of the covenants contained in this Agreement are violated in whole or in part, is hereby declared to be and constitutes a nuisance, and every remedy allowable at law or equity, against a nuisance, either public or private, shall be applicable against every such result and may be exercised by any OWNER or its successors in interest, without derogation of County's rights under law.
- 6.3 **Right of Entry.** To the extent permitted by law, following thirty (30) days written notice to OWNER specifically outlining the noncompliance with this Agreement, County shall have the right of entry at reasonable hours to enforce compliance and effect the repairs or maintenance which OWNER has failed to perform. If at any time, OWNER fails to maintain the PROPERTY in accordance with the Agreement and such condition is not corrected within five (5) days after written notice from County with respect to graffiti, debris, waste material, and general maintenance, or thirty (30) days after written notice from County with respect to landscaping and building improvements,



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maintenance of a nuisance, or other violation, then County, in addition to whatever remedy it may have at law or at equity, shall have the right to enter upon the applicable portion of the PROPERTY and perform all acts and work necessary to protect, maintain and preserve the improvements and landscaped areas on the PROPERTY.

- 6.4 **Costs of Repair.** The costs borne by County from such acts and work of protection, maintenance and repair pursuant to Section 5.3, including a reasonable administrative charge, shall become a charge which OWNER shall promptly pay upon demand and, if unpaid after fifteen (15) days, shall be assessed as a lien against the PROPERTY.
- 6.5 **Cumulative Remedies.** The remedies herein provided for breach of the covenants contained in this Agreement shall be deemed cumulative, and none of such remedies shall be deemed exclusive.
- 6.6 **Failure to Enforce.** The failure to enforce any of the covenants contained in this Agreement shall be not constituted a waiver of the right to enforce the same thereafter.

**ARTICLE 9
NOTICE**

Notice to OWNER under this Agreement shall be made in writing and shall be served personally or by U.S. Mail, first-class, postage prepaid, to the address of the PROPERTY. Notice served personally shall be effective upon receipt and notice served by mail shall be deemed effective three (3) days after deposit in the U.S. Mail, postage prepaid.

IN WITNESS WHEREOF, Agency and OWNER have executed this Agreement as of the day and year written below.

**RIVERSIDE COUNTY
REDEVELOPMENT AGENCY**

By: *Robin Zempfer*
Title: Managing Director

OWNER(S)

By: *Paul A Nunez* 9-4-01
Signature Date

Printed Name: Paul A. Nunez

By: *Laura F Nunez* 9-4-01
Signature Date

Printed Name: Laura F. Nunez

(THIS DOCUMENT IS TO BE NOTARIZED)

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42283822

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE } ss.

On 9/4/2001, before me, CAROLYN HORSMAN ^{NOTARY PUBLIC}
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared PAUL ALVAREZ NUÑEZ AKA PAUL A. NUÑEZ AND LAURA FRANCISCA NUÑEZ AKA LAURA F. NUÑEZ.
Name(s) of Signer(s)

personally known to me
 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/het/their authorized capacity(ies) and that by his/het/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.

Carolyn Horsman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY
Title or Type of Document

Document Date: 9/4/2001 Number of Pages: 9

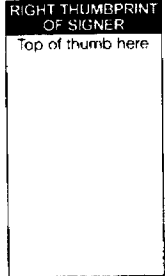
Signer(s) Other Than Named Above: ROBIN ZIMPER

Capacity(ies) Claimed by Signer

Signer's Name: PAUL A. NUÑEZ & LAURA F. NUÑEZ

- Individual HOME OWNERS
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE } ss.

On 9/4/2001, before me CAROLYN HORSMAN, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ROBIN ZIMMER
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) I have subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Carolyn Horsman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

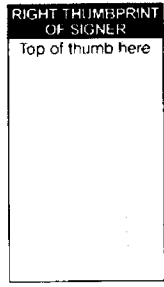
Description of Attached Document AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY
Title or Type of Document:

Document Date: 9/4/2001 Number of Pages: 9

Signer(s) Other Than Named Above: PAULA A. NUNEZ & LAURA E. NUNEZ

Capacity(ies) Claimed by Signer

- Signer's Name: ROBIN ZIMMER
- Individual
- Corporate Officer — Title(s): MANAGING DIRECTOR
- Partner — Limited General RIVERSIDE CO. RAA
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____




Handwritten mark

EXHIBIT “D”

SITE PLAN: Case # CV-1404439

OWNER(S): PAUL A NUNEZ / LAURA F NUNEZ
SITE ADDRESS: 41315 JOHNSTON AVE, HEMET
ASSESSOR'S PARCEL: 449-280-005
ACREAGE: 0.24

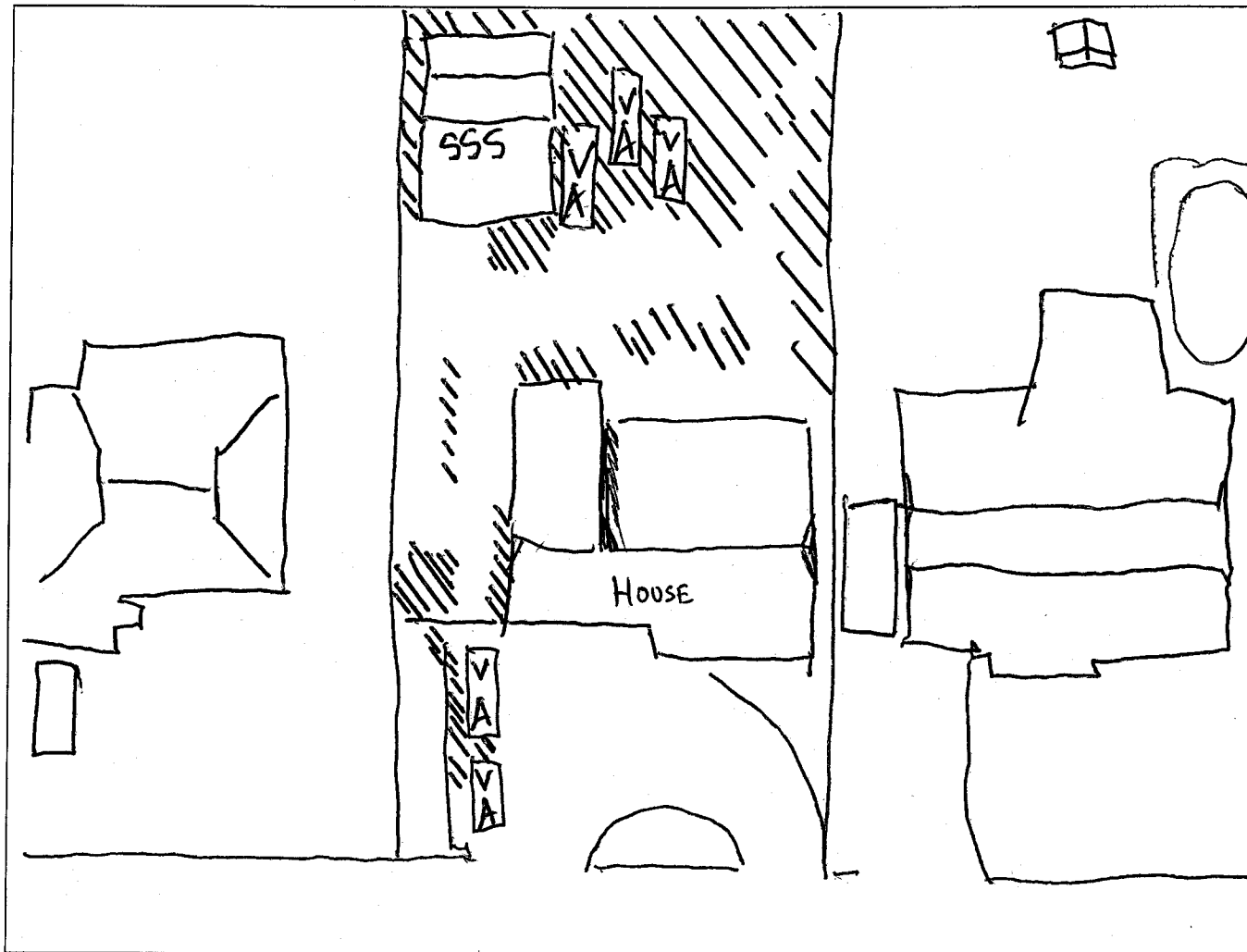
NORTH ARROW: 

 = ACCUMULATED RUBBISH & EXCESSIVE OUT-SIDE STORAGE

SSS = Substandard Structure

VA = inoperable vehicle

REAR PROPERTY LINE



FRONT PROPERTY LINE: 41315 JOHNSTON AVE, HEMET

PREPARED BY: B. POLLARD DATE: 05/13/15

Photographs



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



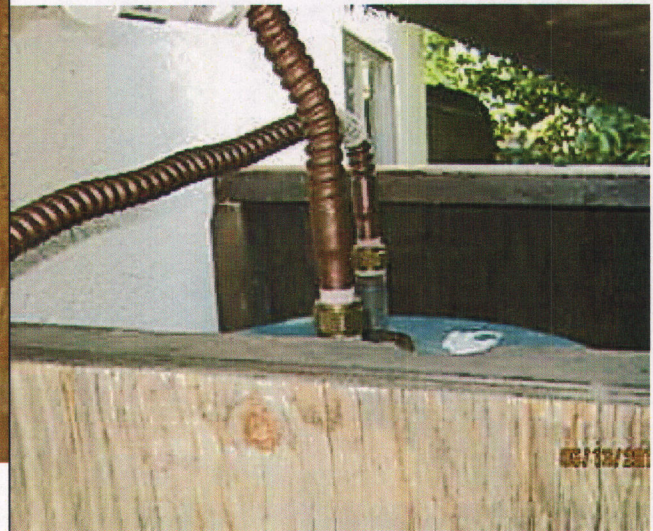
b pollard 051315 SSS-accessory structure-NOD #'s



b pollard 051315 SSS-NOD #'s : #11-Members ceiling, roofs,.....which sag, split or buckle, #, 1 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 SSS, NOD's #11-Members of ceiling, roofs,.....which sag, split or buckle, #, 13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, # Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, , #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #11-Members of ceilir roofs,.....which sag, split or buckle, #13 Faulty Weather Protection, #14 General dilapidation c improper maintenance, and #18 Improper Occupa



b pollard 051315 NOD's #11-Members of ceiling, roofs,.....which sag, split or buckle, #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, # Members of ceiling, roofs,.....which sag, split c buckle, #13 Faulty Weather Protection, #14 Gene dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 071615 SSS



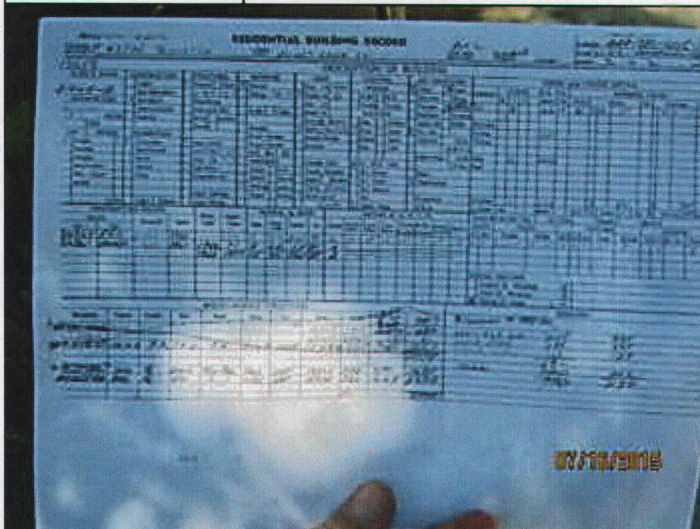
b pollard 071615 039.JPG



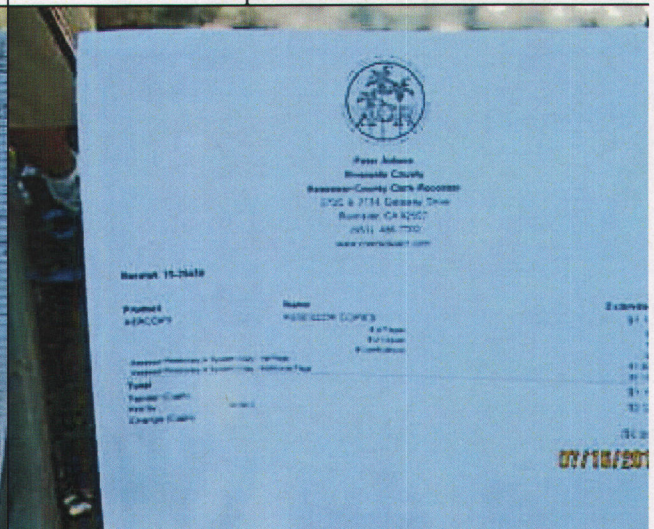
b pollard 071615 SSS



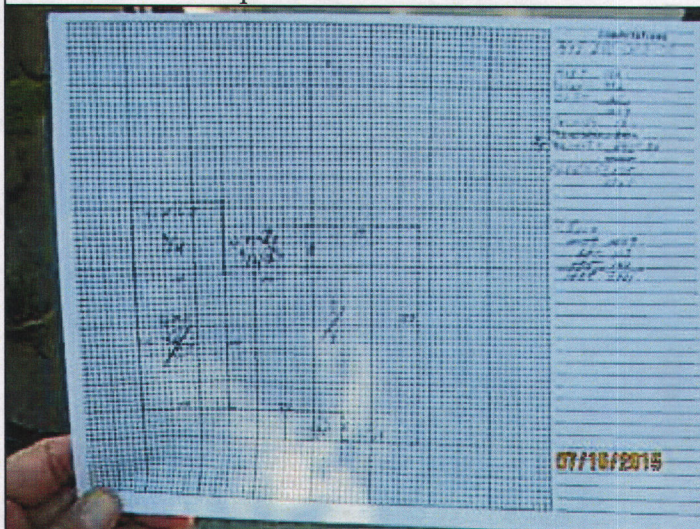
b pollard 071615 SSS



b pollard 071615 SSS



b pollard 071615 SSS



b pollard 071615 SSS



b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



b pollard 071615 AR/EOS



b pollard 090315 AR/EOS



b pollard 090315 AR/EOS



b pollard 090315 SSS



b pollard 090315 SSS



b pollard 090315 SSS



b pollard 090315 SSS

Photographs



b pollard 022316 SSS, AR/EOS



b pollard 022316 AR/EOS



b pollard 022316 AR/EOS



b pollard 022316 AR/EOS



b pollard 022316 AR/EOS

EXHIBIT “E”

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

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CN1404439 Address 41315 JOHNSTON AVE, HEMET
 Date 5/13/15 Officer C. BLACK / B. POLLARD



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 6, 2015

RE CASE NO: CV1404439

I, B Pollard, hereby declare:

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

That on 051315 at 1022, I securely and conspicuously posted notice of violation for substandard structure(RCC 15.16.020 Ord. 457), excessive outside storage (RCC 17.12.040 Ord. 348), & accumulated rubbish (RCC8.120.010 Ord. 541), a notice of defects, and DANGER signage at the property described as:

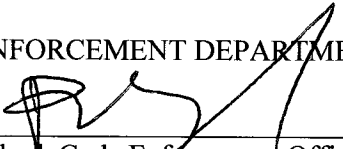
Property Address: 41315 JOHNSTON AVE, HEMET

Assessor's Parcel Number: 449-280-005

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

Executed on August 6, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: B Pollard, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

May 13, 2015

PAUL A NUNEZ / LAURA F NUNEZ
41315 JOHNSTON AVE
HEMET, CA 92544

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY June 7, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CN1404439 Address 41315 JOHNSTON AVE, HEMET
 Date 5/13/15 Officer C. BLACK / B. POLLARD



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1404439

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

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

Notice of Violation and Notice of Defects

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

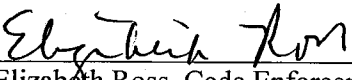
PAUL A NUNEZ / LAURA F NUNEZ 41315 JOHNSTON AVE, HEMET, CA 92544

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 May 13, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Elizabeth Ross, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

June 3, 2015

PAUL A NUNEZ / LAURA F NUNEZ
41315 JOHNSTON AVE
HEMET, CA 92544

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY July 3, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

June 3, 2015

Exexcutive Director-Riverside County Redevelopment Agency
ATTN: Home Rehabilitation Program
P.O.Box 1180
Riverside, CA 92502

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY July 3, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

June 3, 2015

Economic Development Agency
County of Riverside
3525 14th Street
Riverside, CA 92501

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY July 3, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1404439

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on June 3, 2015, I served the following document(s):

Notice of Violation and Notice of Defects

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

PAUL A NUNEZ / LAURA F NUNEZ 41315 JOHNSTON AVE, HEMET, CA 92544
Executive Director-Riverside County Redevelopment Agency ATTN: Home Rehabilitation Program P.O.Box 1180,
Riverside, CA 92502
Economic Development Agency County of Riverside 3525 14th Street, Riverside, CA 92501

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 June 3, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____

Postman
Here

PAULA NUNEZ / LAURA F NUNEZ
 41315 JOHNSTON AVE
 HEMET, CA 92544
 CV14-04439 / 449-280

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0007 1148 0095

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PAULA NUNEZ / LAURA F NUNEZ
 41315 JOHNSTON AVE
 HEMET, CA 92544
 CV14-04439 / 449-280

2. Article Number
 (Transfer from service label)

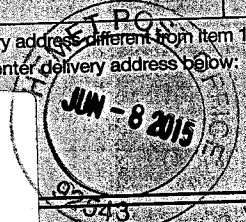
7015 0640 0007 1148 0095

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Paul Nunez Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



Mail Express Mail
 Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, August 2001 Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

7015 0640 0007 1148 0088

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Exexcutive Director-Riverside County
 Redevelopment Agency
 ATTN: Home Rehabilitation Program
 P.O.Box 1180
 Riverside, CA 92502
 Cv14-04439 / 449-280

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

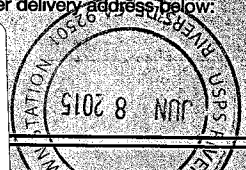
1. Article Addressed to:

Exexcutive Director-Riverside County
 Redevelopment Agency
 ATTN: Home Rehabilitation Program
 P.O.Box 1180
 Riverside, CA 92502
 Cv14-04439 / 449-280

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature <input checked="" type="checkbox"/> Taylor Gilroy	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) Taylor Gilroy	C. Date of Delivery 6/8/15
D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No



Mail Express Mail
 Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7015 0640 0007 1148 0088

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7015 0640 0007 1148 0071

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	

Postmark
Here

Economic Development Agency
 County of Riverside
 3525 14th Street
 Riverside, CA 92501
 CV14-04439 / 449-280

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Economic Development Agency
 County of Riverside
 3525 14th Street
 Riverside, CA 92501
 CV14-04439 / 449-280

2. Article Number
 (Transfer from service label)

7015 0640 0007 1148 0071

PS Form 3811 August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature x <i>Keli Silva</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Keli Silva</i>	C. Date of Delivery <i>6-7</i>
D. Is delivery address different from item 1? If YES, enter delivery address below:	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

Mail	<input type="checkbox"/> Express Mail
	<input type="checkbox"/> Return Receipt for Merchandise
Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

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

2015-0246845

06/11/2015 12:01 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



369					R	A	Exam: 880		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG				NCHG CC		

pr's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

PAUL A NUNEZ / LAURA F NUNEZ)
and DOES I through X, Owners)

Case #: CV-1404439

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: 41315 JOHNSTON AVE, HEMET CA, 92544

PARCEL #: 449-280-005

LEGAL DESCRIPTION: 0.24 acres in LOT 2 of HEMET LAND CO, recorded in MB 1 page 14

VIOLATION(S): Riverside County Code (RCC) 8.120.010 (Ord. 541) described as accumulated rubbish; RCC 17.12.040 (Ord. 348) described as excessive outside storage; and 15.16.020 (Ord. 457) described as substandard structure – accessory structure; 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: Mary Ortiz
Mary Ortiz, Code Enforcement Department

ACKNOWLEDGEMENT

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

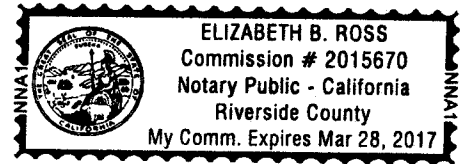
State of California)
County of Riverside)

On 05-18-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Mary Ortiz who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity(ies), and that by ~~his~~/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

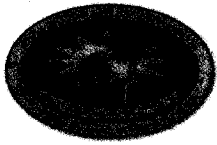
WITNESS my hand and official seal.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Tracey Towner
Interim Code Enforcement
Official

April 21, 2016

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

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

Case No.: CV14-04439
APN: 449-280-005
Property: 41315 Johnston Avenue, Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 457, 541 and 725 to consider the excess outside storage, substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 41315 Johnston Avenue, Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 449-280-005.


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

SAID HEARING will be held on **Tuesday, May 24, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

TRACEY TOWNER
INTERIM CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

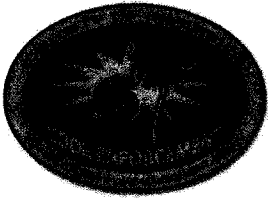
NOTICE LIST

Subject Property: 41315 Johnston Avenue, Hemet;

Case No.: CV14-04439

APN: 449-280-005; District 3

**PAUL A. NUNEZ
LAURA F. NUNEZ
41315 JOHNSTON AVENUE
HEMET, CA 92544**



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 22, 2016

RE CASE NO: CV1404439

I, Samantha Phillips, hereby declare:

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

That on 04/22/2016 at 10:33 AM, I securely and conspicuously posted
NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE, NOTICE LIST
at the property described as:


Property Address: 41315 JOHNSTON AVE, HEMET

Assessor's Parcel Number: 449-280-005

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

Executed on April 22, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Samantha Phillips, Code Enforcement Officer