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FEB 26 2015

1 KRISTI SMITH, Interim City Attorney #120218
2 RAHMAN GERREN, Deputy City Attorney #234849
3 OFFICE OF THE CITY ATTORNEY - CITY OF RIVERSIDE
3900 Main Street, 5th Floor
4 Riverside, California 92522
Telephone (951) 826-5567
5 Facsimile (951) 826-5540
6 rgerren@riversideca.gov

FEE EXEMPT GC § 6103

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
FEB 26 2015
D. Rosenbloom

7 Attorneys for Plaintiff
8 CITY OF RIVERSIDE, a California charter city
9 and municipal corporation

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11 SUPERIOR COURT OF CALIFORNIA
12 COUNTY OF RIVERSIDE

13 CITY OF RIVERSIDE, a California charter
14 city and municipal corporation,
15 Plaintiff,
16 v.
17 VICTOR CHARNETSKY, an individual;
18 LETICIA CHARNETSKY, an individual;
19 GENARO LURENANA, an individual;
20 SECURE HANDS, INC.;;
21 and DOES 1-25, inclusive,
22 Defendants.

CASE NO. RIC 1502352
COMPLAINT FOR NUISANCE
ABATEMENT; AND REMEDIES FOR
VIOLATIONS OF HEALTH AND
SAFETY CODE SECTION 1508 *et. seq.*

23 Plaintiff CITY OF RIVERSIDE alleges as follows:

THE PARTIES

24 1. Plaintiff the CITY OF RIVERSIDE (the "City") is, and at all times mentioned
25 herein was a municipal corporation and charter city in County of Riverside, organized and
26 existing under the laws of the State of California.

27 2. Defendants Victor Charnetsky, Leticia Charnetsky and Genaro Lurenana
28 ("Defendants") are the recorded owners of the property located at 5175 Van Buren, Riverside,
California 92503, Assessor's Parcel Number 191-050-001 ("Subject Property"). The term

1 Subject Property, as defined and used in this complaint, refers to all personal and real property
2 located at the above address and legal description:

3 LOT 44 OF RE-SUBDIVISION OF A PORTION OF
4 ARLINGTON SUBURBAN ESTATES, IN THE CITY
5 OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF
6 CALIFORNIA, AS PER MAP RECORDED IN BOOK 13,
7 PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY
8 RECORDER OF SAID COUNTY

9 3. Defendant Secure Hands, Inc. has a beneficial interest in the Subject Property.

10 4. The true names and capacities, whether individual, corporate, associate, or
11 otherwise, of the Defendants named herein as DOES 1 through 25, inclusive, are unknown to the
12 CITY, who therefore sues said Defendants by fictitious names. The CITY will amend this
13 complaint to allege the true names and capacities when they have been ascertained. The CITY is
14 informed and believes and thereon alleges that each of the DOE defendants is responsible in
15 some manner for the nuisance and substandard conditions herein alleged.

16 5. The CITY is informed and believes and thereon alleges that, at all times herein
17 mentioned, each of the Defendants was the agent and employee of each of the remaining
18 Defendants, and in doing the things herein after alleged, were acting within the course and scope
19 of such agency and employment.

20 **STATEMENT OF FACTS**

21 6. The Subject Property at 5175 Van Buren Blvd. is on an approximately .3 acre
22 parcel developed with a single family residence which contains 3,500 square feet of living area.

23 7. The Subject Property is operating a community care facility without a license.
24 The Subject Property is used as a home for medical release patients with varying levels of
25 medical conditions. The patients are left alone without adequate care and supervision on a
26 regular basis. The Defendants continuously retained and placed the patients in deplorable and
27 substandard living conditions without regard for their safety and well-being, which created an
28 imminent risk to both the patients and members of the surrounding community, and a public

1 nuisance. To ensure the health and safety of patients and members of the community
2 surrounding Defendants' Subject Property, Plaintiff seeks to prevent Defendants from continuing
3 to operate their unlicensed community care facility in a substandard fashion and to enjoin
4 Defendants from continuing to pose an imminent threat to dependent adults. This goal can only
5 be accomplished by intervention of this court.

6 8. On January 26, 2015, the Riverside Police Department ("RPD") responded to the
7 Subject Property regarding a possible case of dependent adult abuse. RPD received a complaint
8 from the family of a patient that they discovered their sister on the floor of the Subject Property
9 covered in her own fecal matter after she had been released from the hospital. Upon arrival,
10 RPD found a patient lying on the floor underneath a mattress. There was an overwhelming odor
11 of both urine and feces. The patient was naked with an adult pamper that was over filled with
12 urine and fecal matter was found on her medical wrist band. There was also fecal matter on the
13 floor around her and on the mattress. The patient appeared to be emaciated, she was shaking, her
14 lips were dry and she appeared to be in pain. The patient said that she had not been given water
15 in a few days. RPD immediately requested medical aid. RPD also observed another patient on
16 top of a box spring and she was also covered in feces and urine and her head was leaned against
17 the back wall in an awkward position. Neither of the female patients RPD observed were able to
18 care for themselves, and one was not able to speak due to her medical condition. RPD could not
19 find a nurse or care provider inside the Subject Property. RPD located another bedroom with
20 two more patients that were not able to communicate. One of the patients appeared to be having
21 a seizure and RPD was told he had been having seizures throughout the day. This patient was
22 examined by the Riverside Fire Department ("RFD") and transported to the Park View Hospital
23 ("Park View"). RPD was able to locate the patients file in an unsecured file cabinet that also
24 contained medication. It appears the man was a Hospice patient with liver disease and a fall risk
25 patient. The file also contained his required medication and allergies. The file was sent with
26 him to the hospital. RPD made contact with a family that was renting out one of the rooms.
27 They did not have any medical problems and stated that were not responsible for any of the
28 patients and that they did not care for them. During the course of the investigation, several of the

1 patients claimed they had not eaten all day and were hungry. One particular patient continued to
2 scream from his room for dinner but no one at the Subject Property claimed to be responsible for
3 getting him his dinner and he did not appear to be capable of getting it himself. RPD observed
4 him lying on a urine pad that was filled with urine and had not been changed. The patient stated
5 that he had a nurse that responded to the Subject Property about four days out of the week and
6 takes really good care of him when she's there. When the nurse was not at the Subject Property,
7 the patient said he goes without being changed for a few days. RPD notified Riverside County
8 Adult Protective Services ("APS") due to the Subject Property not having any care providers to
9 monitor the patients that were bed ridden and not able to care for themselves. Transportation
10 arrangements were made for the patients to be transported to a hospital facility until suitable
11 placement could be arranged. The patients that were able to care for themselves were
12 interviewed and remained at the Subject Property. RPD responded to PVH to follow up on the
13 two patients who were sent there. RPD was told that the patient who suffered the seizure had in
14 fact had a brain aneurism and had to be transported to Riverside Community Hospital ("RCH").
15 RPD then went to RCH and was advised that they could not determine if the brain aneurism was
16 a result from a fall because of his seizures or if it was a pre-existing condition that was healing.
17 During the investigation, RPD located a Hospice 24-hour contact number and was able to contact
18 a nurse. She told RPD that she was responsible for admitting several of the patients to the
19 Subject Property. She gave RPD the name of the person responsible for the Subject Property and
20 explained that she has only been working at the Subject Property since December of 2014 and
21 that her visits do not include going into any of the patients bedrooms. She said she remains at
22 the main table in the Subject Property where she completes her evaluation of the patients to see if
23 the Subject Property is adequate. The nurse also told RPD that some of the patients are Hospice
24 patients and the hospitals could not find any location for them so the Subject Property would be
25 only temporary locations until other arrangements could be made. She said she was not aware of
26 the condition of some of the patients at the Subject Property and she was only responsible for
27 admitting them to the Subject Property. RPD conducted further investigations with the 3
28 remaining patients who were able to care for themselves and remained at the Subject Property.

1 Patient #1 stated he had been at the facility for about 8 months and said that the people that rent
2 out room #9 give him his medication and sometimes give the other patients dinner. He stated
3 that he didn't mind temporarily staying at the facility but that he intended to request a transfer.
4 Patient #2 said he had been at the Subject Property for about one month and that sometimes he
5 can get out of bed and sometimes he can't. He said he has a nurse who responds to the Subject
6 Property about 5 days a week and takes good care of him. When she is not there, however, his
7 bed pads do not get changed and he is left in soiled pads. He said he was hungry and had not
8 been fed. He requested to RPD that he be removed from the Subject Property. He was taken to
9 the hospital via AMR. Patient #3 said he had been at the Subject Property for about 5-6 weeks.
10 He said he has a social worker and a nurse and they check on him. He can care for himself and
11 prepare his own food. He was content with staying at the Subject Property.

12 9. On January 26, 2015, Code Enforcement ("Code") received a request to check for
13 possible code violations at the Subject Property and to see if the proper approval had been
14 obtained to operate the Subject Property as a board and care facility. Code made contact with a
15 tenant at the Subject Property who said he cooks and cleans for some of the patients. He gave
16 Code the name and number of the manager for the Subject Property. Code called and talked to
17 the manager, who said he uses the Subject Property as a boarding home and transitional housing
18 for patients that are released from the hospital. He said the patients are released from hospitals
19 and stay at the Subject Property for about 24 hours and are then transported to other assisted
20 living facilities. The manager said there are about 7-8 patients living at the Subject Property at
21 the current time, not including those recently transported to the hospital after the RPD inspection.
22 The manager said that the patients pay \$700 a month in rent for the room only or \$800 a month
23 which includes the room and meals. The manager gave consent for Code to inspect the interior
24 and exterior of the Subject Property. Code observed landscape maintenance violations with
25 overgrown vegetation and large areas of exposed dirt in the front yard and parkways. There was
26 outside storage, trash, debris and discarded furniture in the front, rear and side of the Subject
27 Property. Code observed water coming from inside a small exterior closet and asked the
28 manager to open the door. Code then saw that there was water spraying from a broken water line

1 on the water heater that formed a pool of water in the courtyard area. Code observed dead
2 vegetation on the right side fence line that was not being maintained and firewood stacked along
3 the same fence line. There was a canopy structure in the driveway that was being used as a
4 permanent shade structure. Code then checked the interior rooms of the Subject Property and
5 made contact with 3 patients. Code asked the patients if there were any problems they wanted to
6 discuss about the Subject Property. Only one patient had a complaint that he does not get fed
7 enough and he pays \$800 a month which is supposed to cover his room and meals. Code
8 obtained permission from the patients to take photos of their rooms. Code continued its
9 inspection and found a toilet seat from one of the toilets had been removed and was on the
10 bathroom floor. Code then inspected the garage and saw that a wall was constructed and it
11 appears from the work that a bathroom is being built. A true and correct copy of the
12 photographs depicting the conditions observed during this inspection are attached hereto and
13 incorporated herein as **Exhibit A**.

14 10. On January 28, 2015, Code re-inspected the Subject Property and observed that
15 the Subject Property was gated and the gates were closed. Code made contact with a patient who
16 said that the Subject Property was a Hospice. The patient stated he had been there for 2 months
17 and that he hadn't had a shower in weeks. The patient became emotional while talking to Code
18 and stated he was not allowed to talk and that they were being watched. A true and correct copy
19 of the photographs depicting the conditions observed during this inspection are attached hereto
20 and incorporated herein as **Exhibit B**.

21 11. On January 30, 2015, Code re-inspected the Subject Property. In addition to
22 Code, RFD, Riverside County Mental Health ("RCMH"), and APS were present for the
23 inspection of the interior of the Subject Property. The tenants who rent a room at the Subject
24 Property consented to the inspection. The tenants stated their family resides in one room and has
25 use of the kitchen. They assist with feeding the patients. The tenants have a key to the Subject
26 Property and lock up at night and unlock everything in the morning. The tenants state they have
27 only been there 9 days and are going back to the Philippines. Code observed the living room,
28 dining room, kitchen and 9 bedrooms on the first floor of the Subject Property. There were only

1 4 patients present at the Subject Property during the inspection. One patient in room 9 had a pile
2 of syringes on his bed. Code observed a room that was used for storage of medical supplies.
3 The second story of the Subject Property had two vacant bedrooms. The garage had an enclosed
4 laundry room. To the rear of the garage was a locked room. It appears to be a bedroom with an
5 A/C unit in the window. Code observed piles of trash and debris throughout the Subject
6 Property. There was a lack of landscaping with overgrown weeds. The designated parking area
7 had no painted lines for parking stalls and one dumpster was observed. RCMH and APS
8 interviewed all the patients present. One patient had medical issues and requested transport to
9 the hospital. APS contacted AMR and he was transported to the hospital. Code took pictures of
10 the Subject Property. A true and correct copy of the photographs are attached hereto and
11 incorporated herein as **Exhibit C**.

12 12. On January 30, 2015, RFD re-inspected the Subject Property. A Notice of
13 Fire/Life Safety Violations was issued instructing the property owners to 1) provide annual
14 maintenance and 5-year certification for fire sprinkler system; 2) extend fire sprinkler system
15 throughout covered patio; obtain permit from RFD. The work must be performed by a licensed
16 C-16 contractor; 3) replace painted fire sprinklers; 4) replace caps on fire department connection;
17 5) replace painted fire alarm devices and smoke/heat detectors; 6) provide annual service
18 maintenance of fire alarm; 7) immediately provide smoke alarms in all sleeping areas, hallways,
19 and common rooms; and 8) provide annual service for fire extinguishers, with a compliance date
20 of February 27, 2015. A true and correct copy of the Notice is attached hereto and incorporated
21 herein as **Exhibit D**.

22 13. On February 2, 2015, Code issued an Administrative Civil Penalties Notice and
23 Order to the property owners ordering landscaping be installed and properly maintained,
24 pursuant to RMC section 6.14.020(B) with a compliance date of March 4, 2015; removal of all
25 weeds from all areas of the property, pursuant to RMC section 6.15.020(B) with a compliance
26 date of March 4, 2015; obtain all required permits, inspections and final City approval for all
27 additions, garage conversions, renovations and other work, pursuant to RMC section 16.04.510
28 with a compliance date of March 4, 2015; removal and properly dispose of all trash and debris,

1 pursuant to RMC section 6.15.020(A) with a compliance date of March 4, 2015; remove and
2 cease storing personal property outdoors, pursuant to RMC section 6.15.020(H) with a
3 compliance date of March 4, 2015; comply with all conditions of approval as established in the
4 Conditional Use Permit issued for this site for operating without maintaining delineated parking
5 space per fraudulently obtained C.U.P., pursuant to RMC section 19.760.070 with a compliance
6 date of March 4, 2015; comply with all conditions of approval as established in the Conditional
7 Use Permit issued for this site for operating without 3 to 4 staff on duty during meal times, two
8 staff during other times of the day, and one staff person on duty during the night, pursuant to
9 RMC section 19.760.070 with a compliance date of March 4, 2015; install and maintain required
10 address number to front of building, pursuant to RMC section 16.24.020 with a compliance date
11 of March 4, 2015; and install missing door knobs (interior and exterior doors), pursuant to RMC
12 section 16.09.020 with a compliance date of March 4, 2015. A true and correct copy of the
13 Notice is attached hereto and incorporated herein as **Exhibit E**.

14 14. On February 2, 2014, a property profile was obtained from First American Title,
15 confirming that Victor Charnetsky, Leticia Charnetsky and Genaro Lurenana were the owners of
16 the property at 5175 Van Buren Blvd., Riverside, California. A true and correct copy of the
17 Property Profile is attached hereto and incorporated herein as **Exhibit F**.

18 15. On February 3, 2015, Code re-inspected the Subject Property along with the
19 California Department of Social Services ("CDSS"), CDPH Licensing, APS, RPD, and DOJ.
20 Code observed that 4 patients remained at the Subject Property. The tenants renting out the
21 room were no longer there; a new family moved in. One of the patients was released from Park
22 View and was back at the Subject Property. Code posted the Administrative Civil Penalties
23 Notice and Order and took one photograph. A true and correct copy of the photograph is
24 attached hereto and incorporated herein as **Exhibit G**.

25 16. On February 3, 2015, CDSS issued a letter to the manager at the Subject Property
26 notifying him that the facility is operating without a license, which is a violation of California
27 Health and Safety Code section 1508. This section prohibits any person within the state from
28 operating, establishing, managing, conducting, or maintaining a Community Care Facility in the

1 state without first obtaining a license. A true and correct copy of the letter is attached hereto and
2 incorporated herein as **Exhibit H**.

3 17. On February 4, 2015, RFD re-inspected the Subject Property and issued an
4 Administrative Citation to the property owners ordering the building not be occupied as a
5 residential care facility until all applicable permits and systems have been approved and are
6 operational. The Citation ordered the property owners to repair/replace fire alarm system and
7 provide proof system is operational, pursuant to California Fire Code ("CFC") section 901;
8 provide 5-year certification for fire sprinklers, replace painted sprinklers, replace caps on FDC,
9 extend fire sprinkler system to all portions of building, a licensed fire sprinkler contractor must
10 submit plans and obtain a permit prior to working on system, pursuant to CFC section 901;
11 service fire extinguishers, pursuant to CFC section 901; provide smoke alarms, pursuant to CFC
12 section 901 and provide a fire safety and evacuation plan, pursuant to CFC section 904. A true
13 and correct copy of the Administrative Citation is attached hereto and incorporated herein as
14 **Exhibit I**.

15 18. On February 4, 2015, Code re-inspected the Subject Property with RPD, APS and
16 CDSS. CDSS stated a driver had arrived at the Subject Property to transport the remaining
17 patients to another facility. CDSS ran the address through her database and it was confirmed to
18 be another care facility. RDP conducted an interview with the driver. APS made arrangements
19 to relocate the remaining patients at the Subject Property and AMR transported them to
20 hospitals. Code took photographs of the Subject Property. A true and correct copy of the
21 photographs are attached hereto and incorporate herein as **Exhibit J**.

22 19. The lives of the patients living in the Subject Property are negatively impacted
23 every day by the illegal operation of the community care facility. The patients depend on their
24 care givers to provide adequate levels of care and supervision in clean, safe and habitable living
25 environments. Plaintiff commences this civil enforcement action to compel compliance with all
26 existing state regulations, namely, for Defendants to cease the operation of unlicensed care and
27 obtain a valid license for the community care facility, in order to protect the health, safety and
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1 individual rights of dependent adult patients, as well as the rights of the community immediately
2 surrounding Defendants' Subject Property.

3 **FIRST CAUSE OF ACTION**

4 (Nuisance Abatement-Against All Defendants

5 Code of Civil Procedure section 731)

6 20. The city realleges and incorporates paragraphs 1 through 19 above, as though set
7 forth herein.

8 21. The Subject Property at 5175 Van Buren Blvd. is in violation of the Health and
9 Safety Code. These violations include, but are not limited to, Sections 1503.5 (unlicensed
10 community care facility), 1540 (misdemeanor), 1547 (civil penalties violation), among other of
11 those violations listed in this complaint, including violations of the California Fire Code and
12 numerous sections of the Riverside Municipal Code.

13 22. Defendants' failure to bring the Subject Property into compliance is a direct
14 violation of RMC section 6.15.020. Therefore, the Subject Property contains conditions that are
15 a per se public nuisance.

16 23. The City is entitled to abate this per se public nuisance pursuant to Code of Civil
17 Procedure Section 731

18 24. The City has commenced this civil action to abate the public nuisance pursuant to
19 RMC sections 6.15.010, 6.15.025, and 6.15.065. Those sections provide that: (a) the City may
20 abate a public nuisance by an administrative action, civil action, or criminal proceeding; and (b)
21 the administrative nuisance abatement procedures are not exclusive remedies and do not limit or
22 restrict the City from abating public nuisances in any other manner provided by law.

23 25. Due to Defendants' failure to bring the Subject Property into compliance with the
24 RMC, the City has incurred expenses, including, but not limited to, attorney's fees, costs of suit,
25 and administrative costs. These expenses are recoverable pursuant to RMC section 6.15.042 and
26 RMC section 1.01.110(F).

27 **SECOND CAUSE OF ACTION**

28 (Violations of the Community Care Facilities Act—Against Defendants

1 Health and Safety Code section 1508.)

2 26. The City realleges and incorporates paragraphs 1 through 25 above, as though set
3 forth herein.

4 27. Pursuant to Health and Safety Code section 1508, no person, firm, partnership,
5 association, or corporation within the state and no state or local public agency shall operate,
6 establish, manage, conduct, or maintain a community care facility in this state, without a current
7 valid license. Operating a community care facility without a valid license shall be deemed a
8 nuisance which shall be enjoined, abated, and prevented for which damages may be recovered,
9 whether it is a public or private nuisance.

10 28. The Subject Property at 5175 Van Buren Blvd. is in violation of Health and
11 Safety Code section 1508, which prohibits any person within the state from operating,
12 establishing, managing, conducting, or maintaining a Community Care Facility without first
13 obtaining a license.

14 29. Accordingly, the City is entitled to bring a nuisance abatement action to abate and
15 prevent the nuisance and perpetually to enjoin Defendants and their lessees or agents from
16 directly or indirectly maintaining or permitting the nuisance. (Health and Saf. Code, § 11571.)

17 30. Pursuant to Health and Safety Code section 11581, the City is also entitled to civil
18 penalties not to exceed \$25,000 against Defendant, for maintaining the nuisances on the Subject
19 Property.

20 31. The City is also entitled to have its nuisance abatement costs in the action become
21 a lien on the Subject Property. Such lien is enforceable and collectable by execution issued by
22 order of the court.

23 **PRAYER**

24 WHEREFORE, the City prays for judgment against Defendants as follows:

25 **AS TO THE FIRST CAUSE OF ACTION:**

26 1. For a temporary restraining order and preliminary injunction enjoining Defendants,
27 their agents, tenants, assigns, and anyone acting on their behalf, or with authority or dominion of
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1 the property, from operating the Subject Property located at 5175 Van Buren Blvd. as a
2 community care facility;

3 2. For an order requiring Defendants to show cause, if any, why they should not be
4 similarly enjoined as set forth in this complaint during the pendency of this action;

5 3. For a permanent injunction enjoining Defendants, their agents, tenants, and anyone
6 acting on her behalf, from operating the property located at 5175 Van Buren Blvd. as a
7 community care facility;

8 4. For administrative costs;

9 **AS TO THE SECOND CAUSE OF ACTION:**

10 1. For a temporary restraining order and preliminary injunction enjoining Defendants
11 their agents, tenants, and anyone on their behalf, from operating the Properties located at 5175
12 Van Buren Blvd. as a community care facility;

13 2. For an order requiring Defendants to show cause, if any, why they should not be
14 similarly enjoined as set forth in this complaint during the pendency of this action;

15 3. For a permanent injunction enjoining Defendants, their agents, tenants, and anyone
16 acting on their behalf, from operating the Subject Properties as a community care facility.

17 4. For civil penalties not to exceed \$25,000 against Defendants;

18 5. For the City's costs in the action to become a lien on the Subject Property at 5175
19 Van Buren Blvd. at the City's election.

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AS TO ALL CAUSES OF ACTION:

1. For attorney's fees and costs of suit incurred herein pursuant to RMC section 6.15.042 and RMC section 1.01.110(F);
2. For such other and further relief as the court may deem proper.

DATED: February 26, 2015

CITY OF RIVERSIDE
KRISTI J. SMITH, Interim City Attorney
RAHMAN GERREN, Deputy City Attorney

By: 
RAHMAN GERREN
Deputy City Attorney

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Photographs



01/26/2015 09:36 AM

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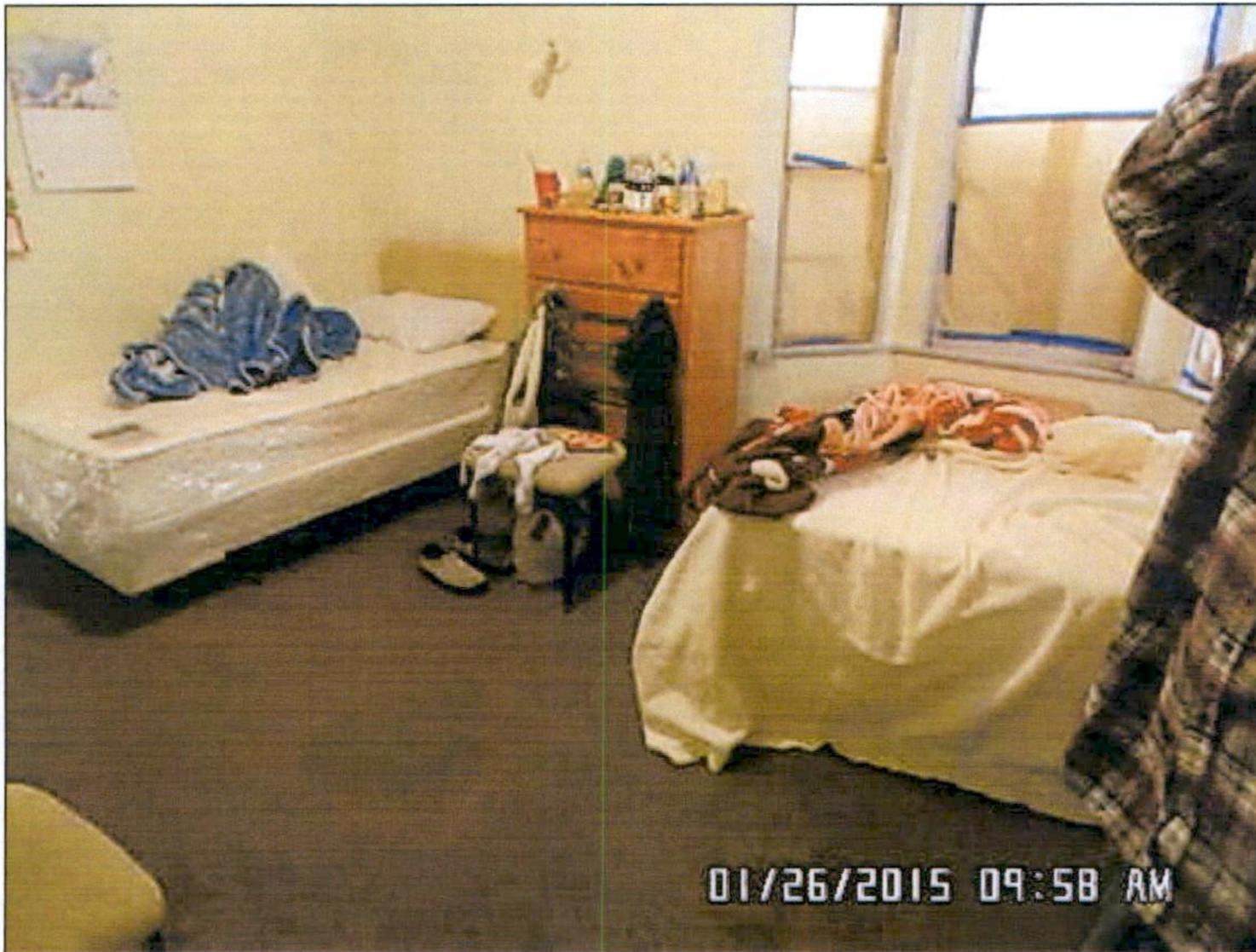
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01-28-2015 5175 VAN BUREN BLVD. D.FLORES



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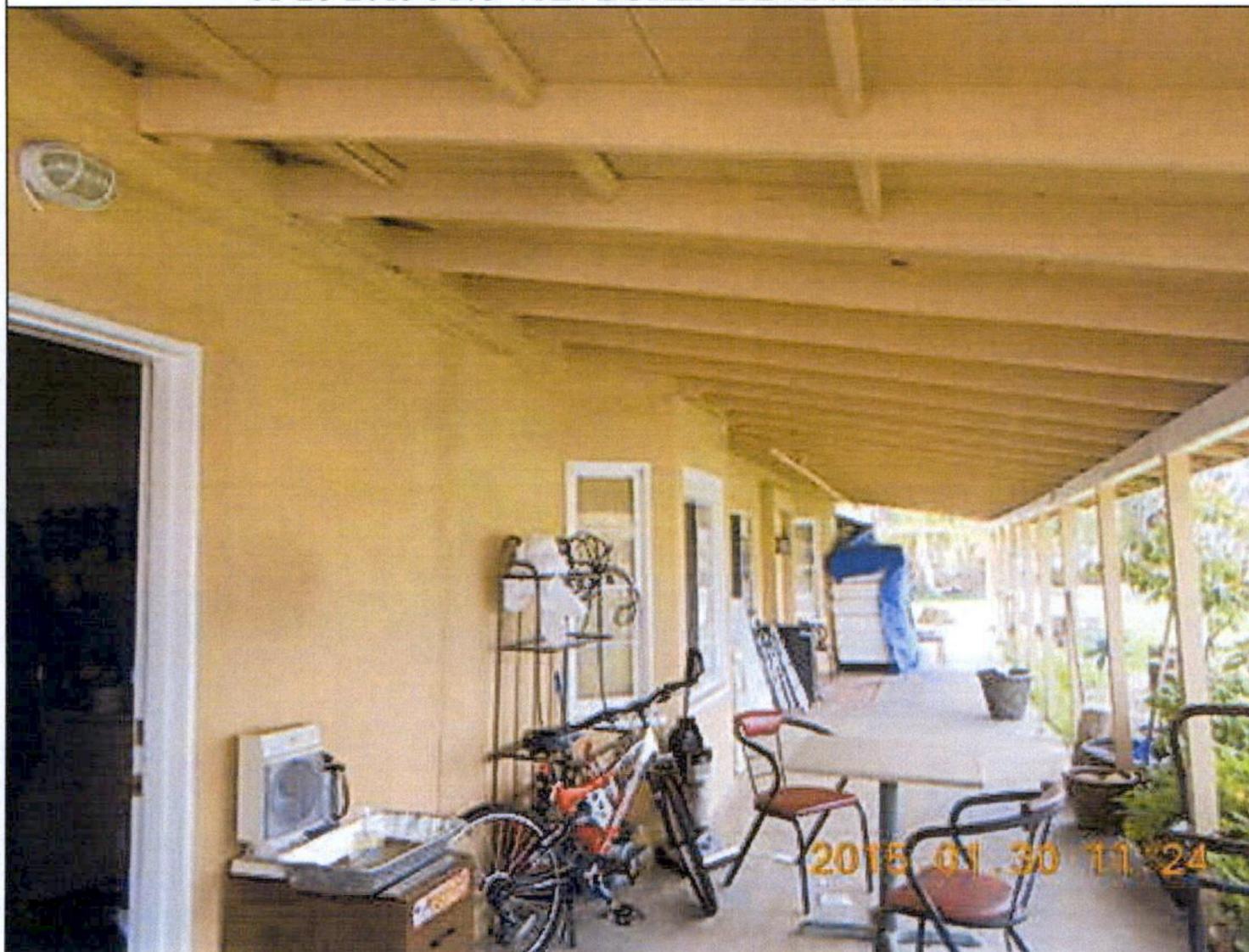
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01-30-2015 5175 VAN BUREN BLVD. D.FLORES



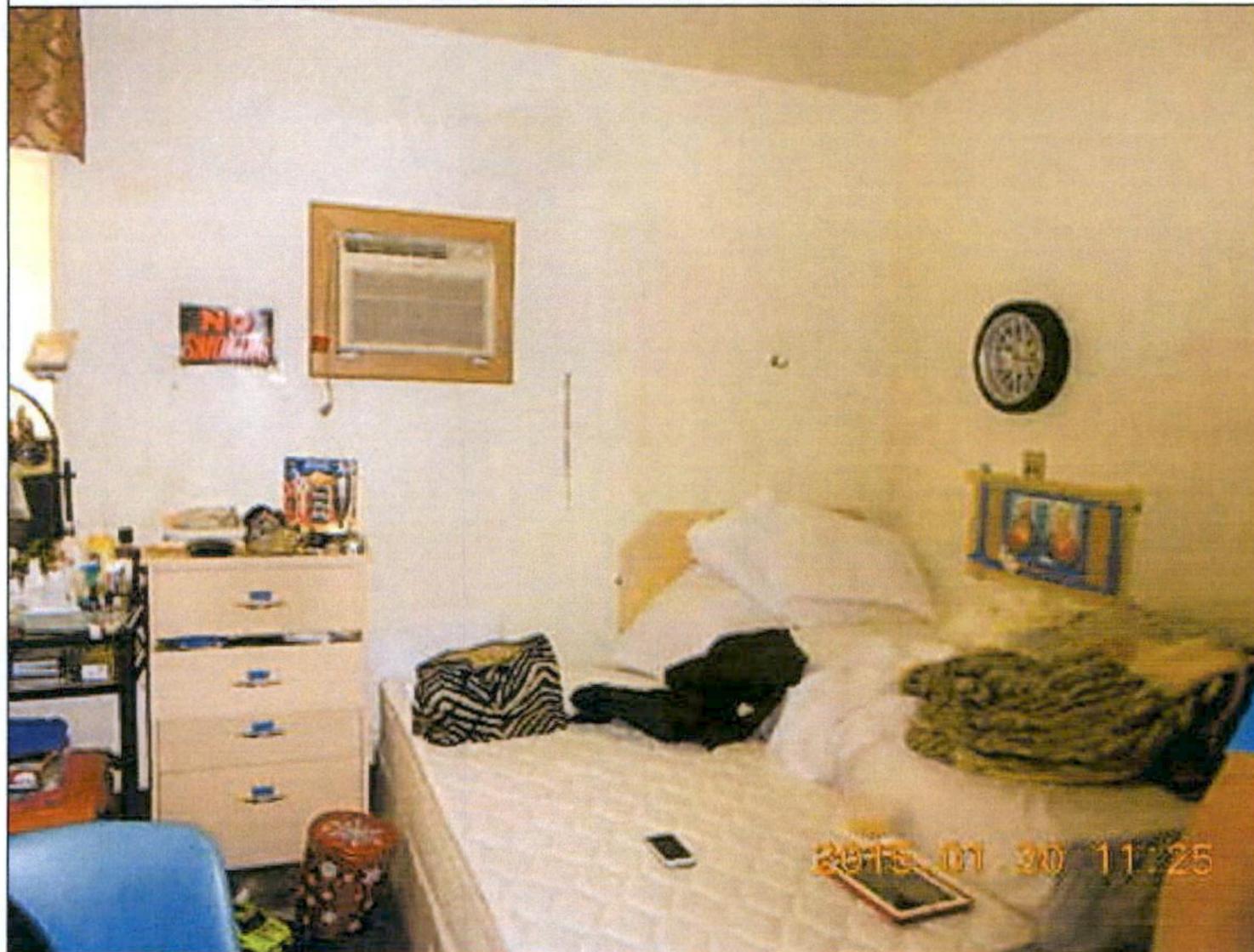
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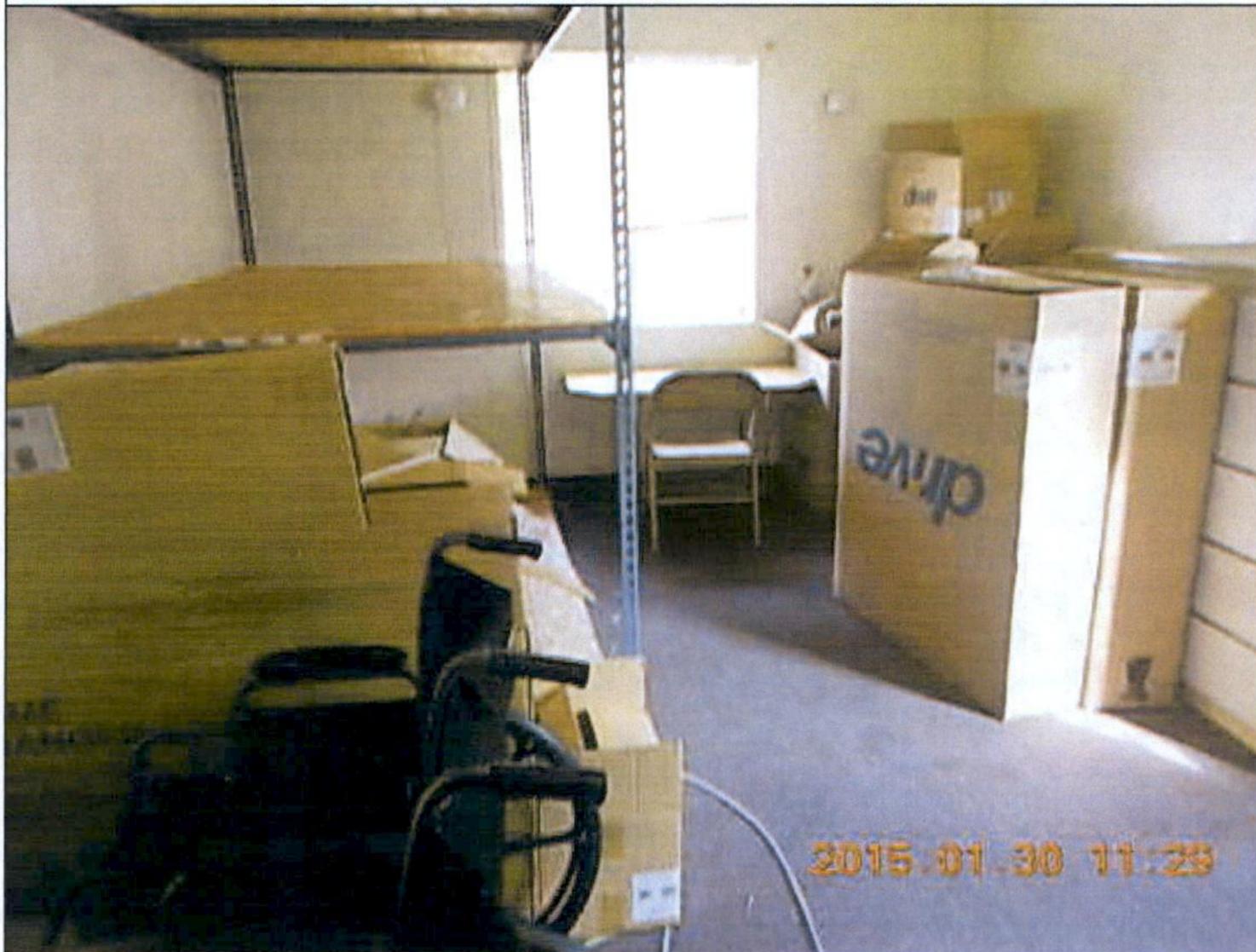
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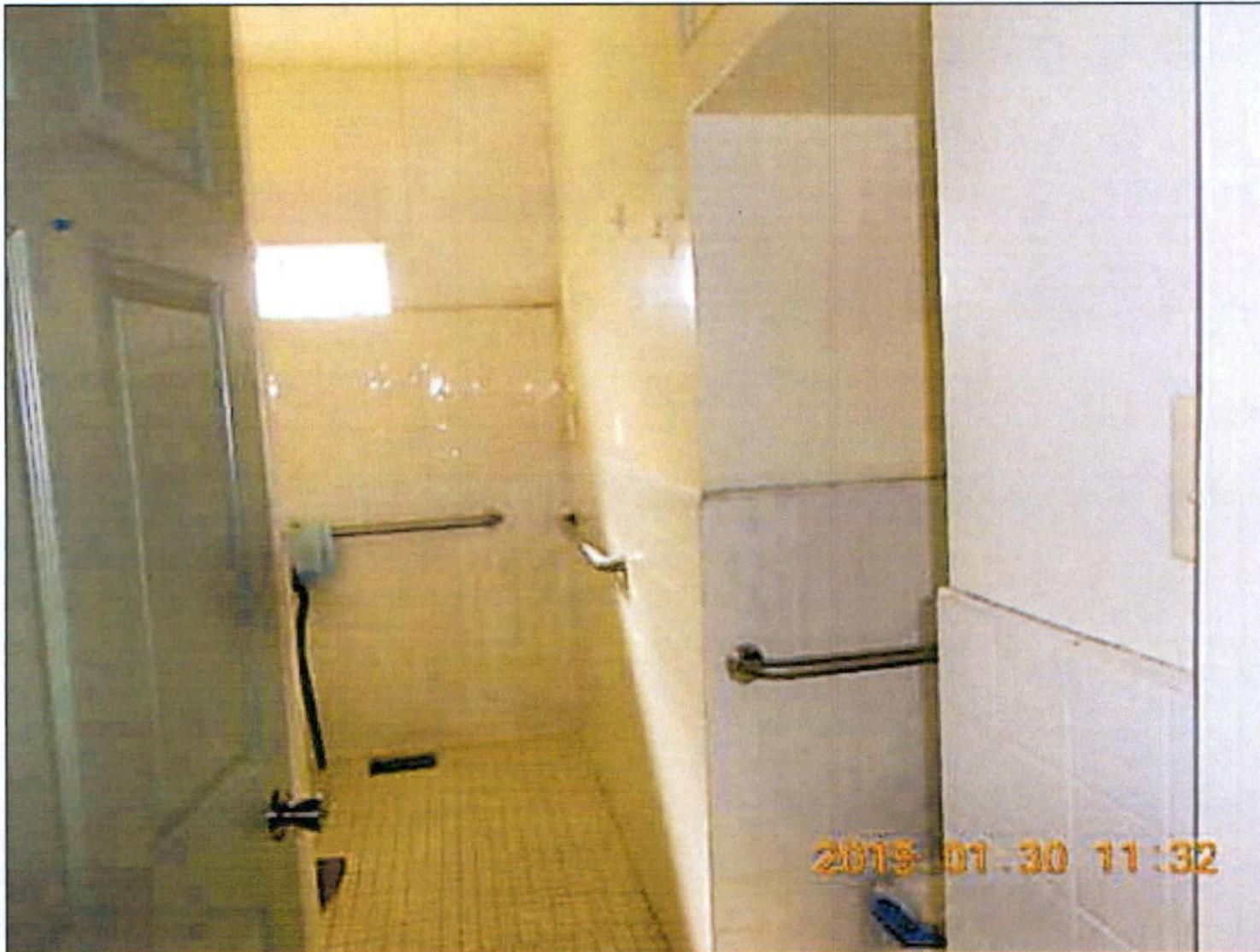
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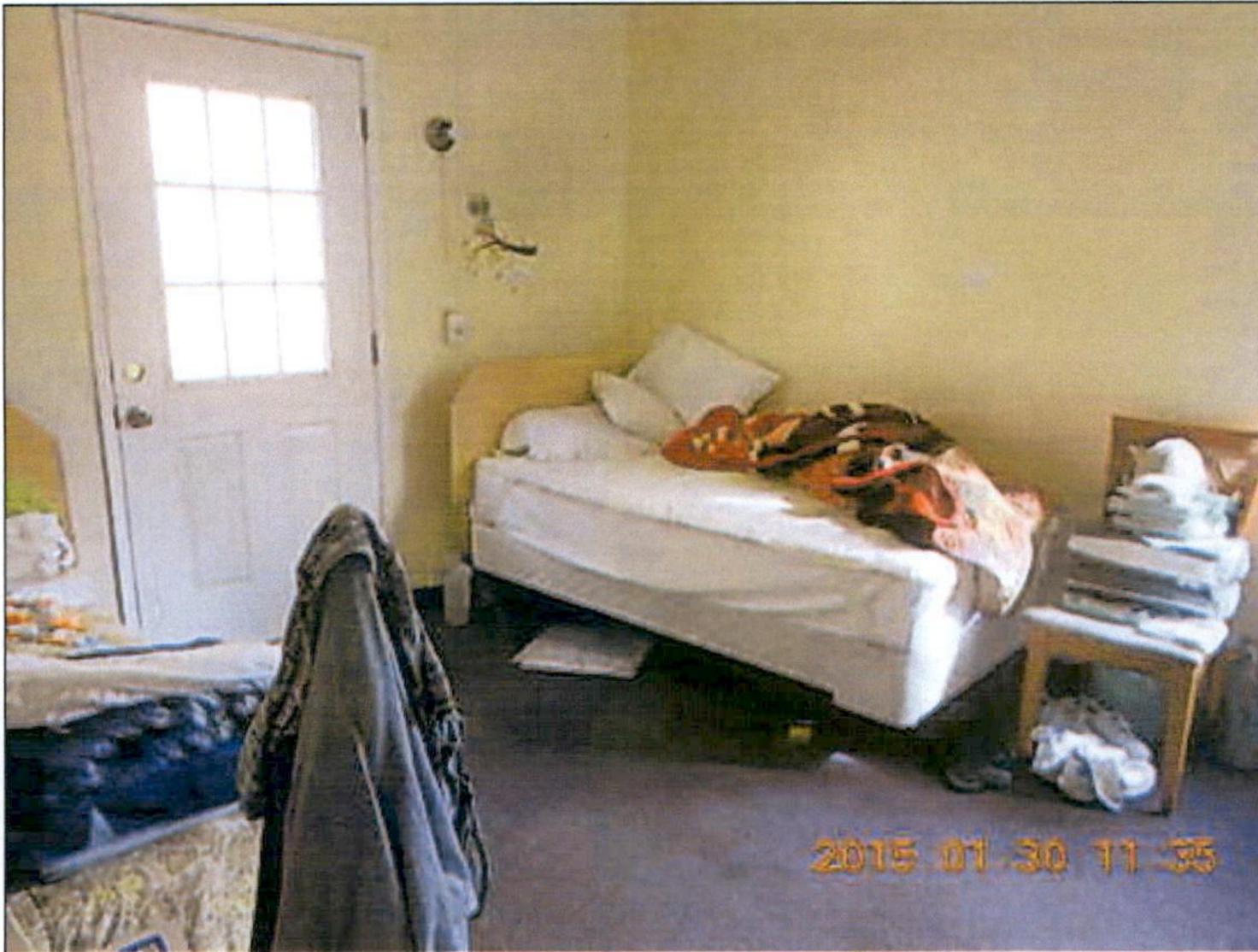
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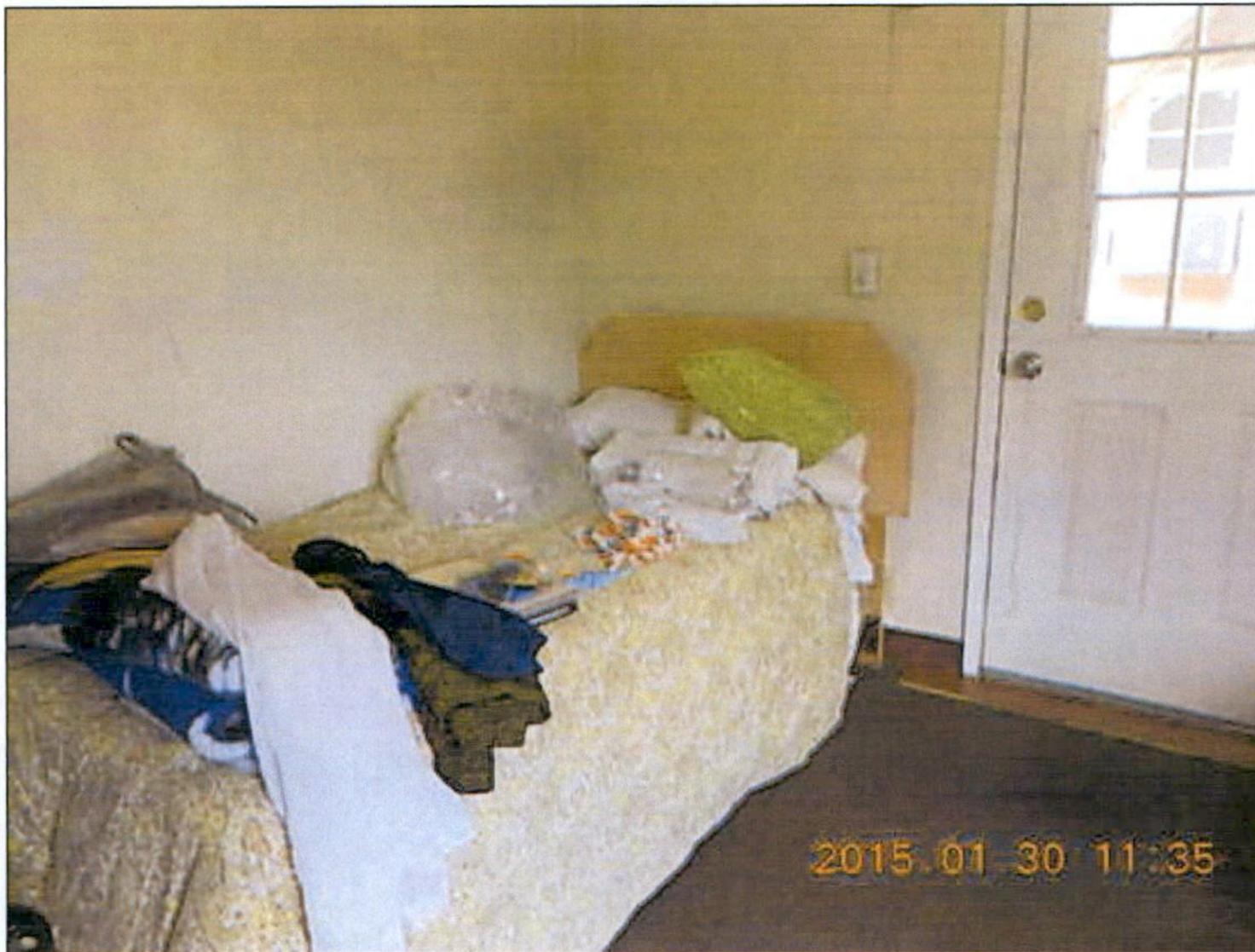
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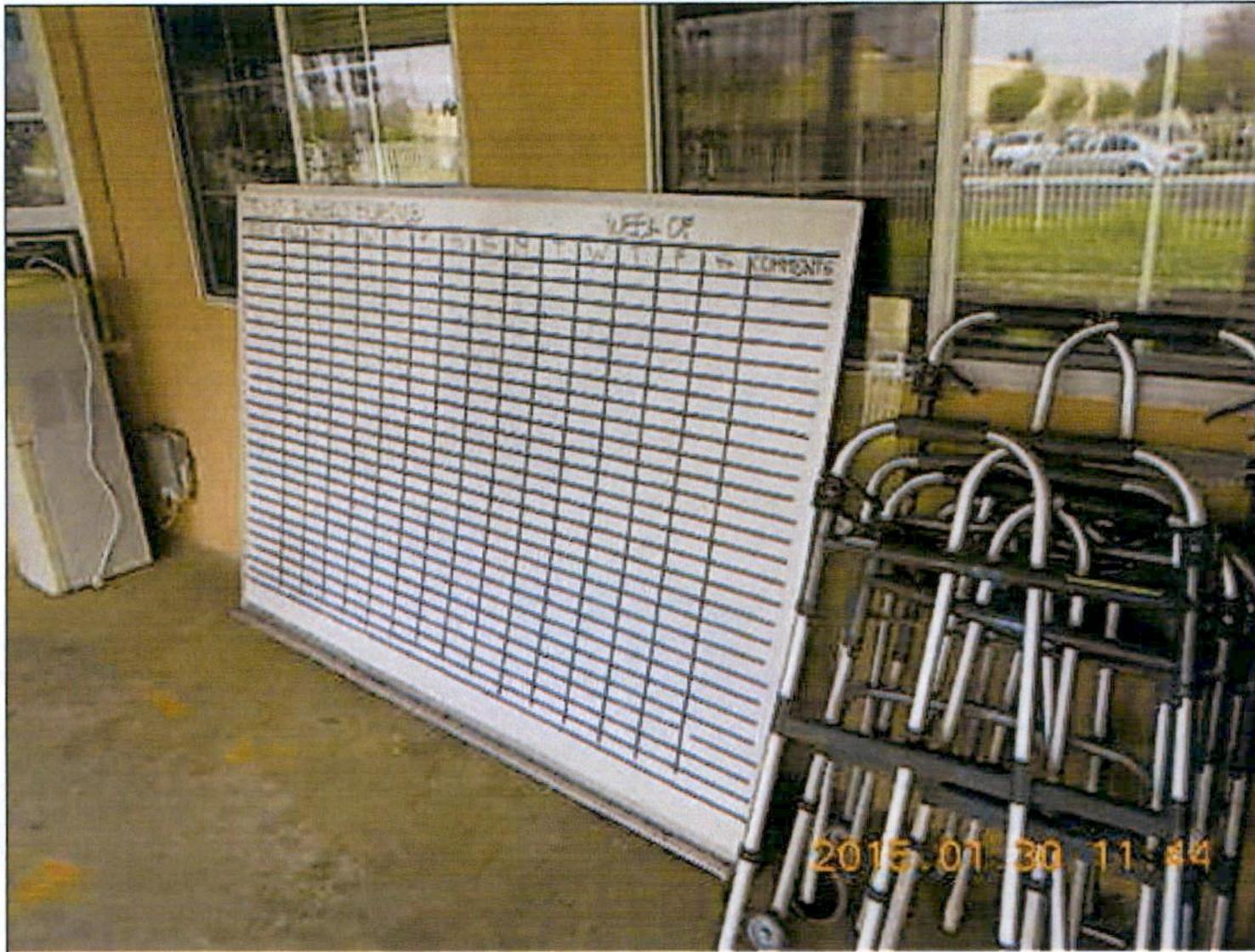
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01-30-2015 5175 VAN BUREN BLVD. D.FLORES



01-30-2015 5175 VAN BUREN BLVD. D.FLORES



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01-30-2015 5175 VAN BUREN BLVD. D.FLORES



ADMINISTRATIVE CITATION WARNING
 Second and subsequent re-inspections without compliance may result in an Administrative Citation with monetary fines starting at \$100.00

NOTICE OF FIRE/LIFE SAFETY VIOLATION(S)

Date: 1-30-15

DBA: <u>SECURE HANDS CARE FACILITY</u>	Phone:	Site Id.#:
Violation Address: <u>5175 VAN BUREN</u>		Zip: <u>92508</u>
Mailing Address: <u>3891 POLK ST RIVERSIDE</u>		Zip: <u>92505</u>
Owner/Mgr: <u>JIM CHARNETSKY, MIM LURENANA</u>	Phone:	
<u>MARIANNE DEL CORRO</u>	Email:	
<u>525-3339</u>		

DATE CORRECTED	VIOLATIONS
	1) PROVIDE ANNUAL MAINTENANCE AND 5-YR CERTIFICATION FOR FIRE SPRINKLER SYSTEM
	2) EXTEND FIRE SPRINKLER SYSTEM THROUGHOUT COVERED PATIO; OBTAIN PERMIT FROM CITY OF RIVERSIDE FIRE DEPT. WORK MUST BE PERFORMED BY LICENSED C-16 CONTRACTOR.
	3) REPLACE PAINTED FIRE SPRINKLERS
	4) REPLACE CAPS ON FIRE DEPARTMENT CONNECTION
	5) REPLACE PAINTED FIRE ALARM DEVICES = SMOKE/HEAT DETECTORS
	6) PROVIDE ANNUAL SERVICE, MAINTENANCE ON FIRE ALARM
	7) IMMEDIATELY PROVIDE SMOKE ALARMS IN ALL SLEEPING AREAS, HALLWAYS, AND COMMON ROOMS
	8) PROVIDE ANNUAL SERVICE FOR FIRE EXTINGUISHERS

A REINSPECTION will be conducted on or about 2/27/15
 Failure to correct violation(s) may result in legal action, charges for additional inspections or administrative citation with monetary fines.

Inspector: Steven Payne Notice Received by: GILBERT CALMA PREU Date: 1-30-15
 Print Name: STEVEN PAYNE Station: PREU Shift: 33

Reinspections:
 First - Date: _____ Inspector: _____ Contacted: _____
 Second - Date: _____ Inspector: _____ Contacted: _____



ADMINISTRATIVE CITATION WARNING
 Second and subsequent re-inspections without compliance may result in an Administrative Citation with monetary fines starting at \$100.00

NOTICE OF FIRE/LIFE SAFETY VIOLATION(S)

Date: 1-30-15

DBA: <u>SECURE HANDS CARE FACILITY</u>	Phone:	Site Id.#:
Violation Address: <u>5175 VAN BUREN</u>		Zip: <u>92503</u>
Mailing Address: <u>3891 POLK ST RIVERSIDE</u>		Zip: <u>92505</u>
Owner/Mgr: <u>JIM CHARNETSKY, M/M LURENANA</u>	Phone:	Email:

DATE CORRECTED	VIOLATIONS
	1) PROVIDE ANNUAL MAINTENANCE AND 5-YR CERTIFICATION FOR FIRE SPRINKLER SYSTEM
	2) EXTEND FIRE SPRINKLER SYSTEM THROUGHOUT COVERED PATIO; OBTAIN PERMIT FROM CITY OF RIVERSIDE FIRE DEPT. WORK MUST BE PERFORMED BY LICENSED C-16 CONTRACTOR.
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	8) PROVIDE ANNUAL SERVICE FOR FIRE EXTINGUISHERS

A REINSPECTION will be conducted on or about 2/27/15
 Failure to correct violation(s) may result in legal action, charges for additional inspections or administrative citation with monetary fines.

Inspector: Steven Payne Notice Received by: A Gilbert Date: 1-30-15
 Print Name: STEVEN PAYNE Station: CALMA PREV Shift: 33

Reinspections:
 First - Date: _____ Inspector: _____ Contacted: _____
 Second - Date: _____ Inspector: _____ Contacted: _____

Blank violation
 FD-Form No. 003 (3/14)
 Pink - Fire Department Copy
 White - Occupant Copy

RON DIBRUCTO



City of Riverside
 Community Development Department
 Code Enforcement Division
 3900 Main Street, Riverside, CA 92522
 (951) 826-5633



NOTICE AND ORDER

ADMINISTRATIVE CIVIL PENALTIES

February 2, 2015

Case #: CE-15-00413

**CHARNETSKY, VICTOR & LETICIA &
 LURENANA, GENARO
 15905 CALUMET CT
 RIVERSIDE, CA 92506**

**RE: 5175 VAN BUREN BLVD
 APN: 191050001
 Officer: Deanna Flores
 Certified: 9171999991703098096398**

Relation to Property: OWNER

1. THE PROPERTY SUBJECT TO THIS NOTICE AND ORDER IS:

**LOCATION: 5175 VAN BUREN BLVD RIVERSIDE, CA
 ASSESSOR'S PARCEL NO: 191050001**

2. YOU ARE HEREBY NOTIFIED THAT:

Riverside Municipal Code Chapter 1.17 authorizes civil penalties up to \$1,000 per day per violation of any section of the Municipal Code, not to exceed a maximum of \$100,000 per parcel.

The property identified in Section 1 is in violation of the Riverside Municipal Code as described in the attached Inspection Report.

3. YOU ARE HEREBY ORDERED to cease and desist from further action causing the violations and to permanently correct all outstanding violations by completing the action specified in the attached Inspection Report no later than March 4, 2015.

4. YOU ARE SUBJECT TO an order requiring you to pay administrative civil penalties for each violation, as determined by the hearing officer, for failure to comply with this NOTICE AND ORDER.

The code enforcement officer has determined and will request the following daily amounts of Administrative Civil Penalties:

<u>RMC Section:</u>	<u>Daily Amount of Administrative Civil Penalties:</u>
6.14.020 (B)	\$100.00
6.15.020 (B)	\$100.00
16.04.510	\$100.00
16.04.510	\$100.00
6.15.020 (A)	\$100.00
6.15.020 (H)	\$100.00
19.760.070	\$100.00
19.760.070	\$100.00

19.760.070	\$100.00
16.24.020	\$100.00
16.09.020	\$100.00

5.

The factors used by the code enforcement officer to determine the proposed daily amount of Administrative Civil Penalties are the following:

- The duration of the violation.
- The seriousness of the violation.
- The Responsible Party's conduct after issuance of the Notice and Order.
- The economic impact of the penalty on the Responsible Party.

The code enforcement officer will request that the hearing officer find that Administrative Civil Penalties shall begin on **March 4, 2015**.

Administrative Civil Penalties shall be assessed each day that the violation(s) exist.

Administrative Civil Penalties shall cease when either \$100,000 has accrued (the maximum Administrative Penalties allowed by law) or the violations of the Riverside Municipal Code have been permanently corrected.

6. **YOU MAY BE SUBJECT TO** additional administrative costs including costs related to scheduling and processing any hearing and all subsequent actions related to the violations specified herein.
7. **FAILURE TO COMPLY WITH THIS ADMINISTRATIVE CIVIL PENALTIES NOTICE AND ORDER** will result in a scheduled hearing before an Administrative Hearing Officer who shall only consider evidence that is relevant to the following issues:
1. Whether you have caused or maintained a violation of the Riverside Municipal Code that existed on the dates specified in this Administrative Civil Penalties Notice and Order and attachments hereto; and
 2. Whether the amount of the Administrative Civil Penalties assessed by this Administrative Civil Penalties Notice and Order is reasonable.

If you do not comply with this Administrative Civil Penalties Notice and Order, you will be given at least 10 calendar days' advance written notice of the administrative hearing, in accord with the Riverside Municipal Code's provisions regarding service of notice. The Notice of Hearing will include a statement of administrative costs to be assessed in addition to the Administrative Civil Penalties.

If you do not comply with this Administrative Civil Penalties Notice and Order AND you do not attend the hearing before the Administrative Hearing Officer, after notice of the hearing is properly served, you will have waived your right to a hearing and adjudication of the issues related to the hearing.

The Administrative Hearing Officer will issue an Administrative Enforcement Order after the hearing is concluded, with or without your attendance. The Administrative Enforcement Order will be final on the date of service of the order in accord with the Riverside Municipal Code's provisions regarding service.

8. **FAILURE TO COMPLY WITH A FINAL ADMINISTRATIVE ENFORCEMENT ORDER** may be prosecuted as a criminal offense.
9. **JUDICIAL REVIEW.** You may seek judicial review of the Administrative Hearing Officer's final Administrative Enforcement order in accord with California Code of Civil Procedure Section 1094.6.

10. FAILURE TO PAY ADMINISTRATIVE CIVIL PENALTIES.

Administrative Civil Penalties are a debt to the City of Riverside and are subject to all remedies allowed by law for debt collection. If you do not pay the Administrative Civil Penalties imposed by either this Administrative Civil Penalties Notice and Order or the Administrative Enforcement Order, the amount of the penalties may be recorded as a lien upon and against the property without further hearing, subject to the notice of the lien. Unpaid Administrative Civil Penalties may also constitute assessment liens and be collected as special assessments by the Riverside County Treasurer-Tax Collector in accord with the Riverside Municipal Code.

If you have questions about this Administrative Civil Penalties Notice and Order, about the deadlines to comply with the Riverside Municipal Code, or to schedule an inspection to show that Administrative Civil Penalties should stop accruing because the property complies with the Riverside Municipal Code, please contact:

Deanna Flores

Code Enforcement Officer II, ID# 13134
(951)826-2383

CODE ENFORCEMENT DIVISION
INSPECTION REPORT
RE: 5175 VAN BUREN BLVD RIVERSIDE, CA
Case #:CE-15-00413

VIOLATION SECTION:	CORRECTIVE ACTION REQUIRED:	COMPLIANCE DATE:
6.14.020 (B) - Landscape Maintenance	Install or maintain landscape in front/side yard and all areas visible to public view with adequate watering, mowing/trimming, removal of weeds and maintenance as necessary to provide healthy landscape. For information on drought tolerant landscaping and other water conservation info, please visit www.BlueRiverside.com	March 4, 2015
6.15.020 (B) - Overgrown Weeds	Remove all weeds from all areas of the property including but not limited to front, rear and side landscape areas, parkways, sidewalks, driveways and alleys.	March 4, 2015
16.04.510 - Building Permit Required	Obtain all required permits, inspections and final City approval for all additions, garage conversions, renovations and other work, or return the building to its original permitted condition. Contact the Planning Dept at (951)826-5371 for additional information. FOR ENCLOSED LANDRY ROOM	March 4, 2015
16.04.510 - Building Permit Required	Obtain all required permits, inspections and final City approval for all additions, garage conversions, renovations and other work, or return the building to its original permitted condition. Contact the Planning Dept at (951)826-5371 for additional information. ROOM TO THE REAR OF GARAGE	March 4, 2015
6.15.020 (A) - Trash/Debris	Remove and properly dispose of all trash, debris, rubbish, and discarded items from all areas of the property.	March 4, 2015
6.15.020 (H) - Outdoor Storage	Remove and cease storing personal property outdoors.	March 4, 2015
19.760.070 - Conditional Use Permit - Conditions of Approval	Comply with all conditions of approval as established in the Conditional Use Permit issued for the site. IN VIOLATION OF RMC19.760.070 (B) BY 1) OPERATING WITHOUT MAINTAINING THE EXTERIOR LANDSCAPE 2) OPERATING WITH BUILDING AND FIRE VIOLATIONS 3)OPERATING WITH STATE VIOLATIONS 4) OPERATING WITHOUT A LEGAL CITY OF RIVERSIDE BUSINESS LICENSE 3) OPERATING WITH FRAUDULENTLY OBTAINED C.U.P	March 4, 2015
19.760.070 - Conditional Use Permit - Conditions of Approval	Comply with all conditions of approval as established in the Conditional Use Permit issued for the site. IN VIOLATION OF RMC 19.760.070 OPERATING WITHOUT MAINTAINING DELINEATED PARKING SPACE PER FRAUDULENTLY OBTAINED C.U.P	March 4, 2015
19.760.070 - Conditional Use Permit - Conditions of Approval	Comply with all conditions of approval as established in the Conditional Use Permit issued for the site. IN VIOLATION OF RMC 19.760.070 "OPERATING WITHOUT 3 TO 4 STAFF ON DUTY DURING MEAL TIMES, TWO STAFF DURING OTHER TIMES OF THE DAY, AND ONE STAFF PERSON ON DUTY DURING THE NIGHT."	March 4, 2015
16.24.020 - House Numbering Required	Install and maintain required address number to front of building.	March 4, 2015

16.09.020 -
Substandard
Housing/Uniform
Housing Code Adopted

MISSING DOOR KNOBS (INTERIOR AND EXTERIOR
DOORS)

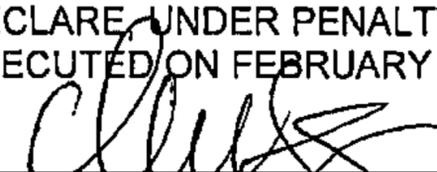
March 4, 2015

MAILING LIST

CERTIFIED MAIL: 9171999991703098096398
CHARNETSKY, VICTOR & LETICIA & LURENANA, GENARO
15905 CALUMET CT
RIVERSIDE, CA 92506

DECLARATION OF SERVICE BY MAIL
OF
NOTICE AND ORDER (ACP)
FOR
5175 VAN BUREN BLVD, APN 191050001, CASE CE-15-00413

I, CLAUDINE SUNGA, DECLARE THAT I AM A CITIZEN OF THE UNITED STATES OVER THE AGE OF EIGHTEEN YEARS; THAT I AM EMPLOYED WITHIN THE COUNTY OF RIVERSIDE, CALIFORNIA, BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF RIVERSIDE AND MY BUSINESS ADDRESS IS 3900 MAIN STREET, RIVERSIDE CALIFORNIA; THAT I MAILED A NOTICE AND ORDER (ACP), A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; THAT SUCH NOTICES WERE MAILED IN THE MANNER PRESCRIBED BY LAW, BOTH REGULAR AND CERTIFIED MAIL, TO ALL PROPERTY OWNERS OR PERSONS HOLDING LEGAL INTEREST ON THE ATTACHED MAILING LIST; AND THAT ALL NOTICES WERE DEPOSITED, POSTAGE PREPAID, IN THE UNITED STATES MAIL, AT RIVERSIDE, CALIFORNIA, ON THE 3RD DAY OF FEBRUARY, 2015. I DECLARE UNDER PENALTY OF PERJURY, THAT THE FOREGOING IS TRUE AND CORRECT AND WAS EXECUTED ON FEBRUARY 3, 2015, AT RIVERSIDE CALIFORNIA.



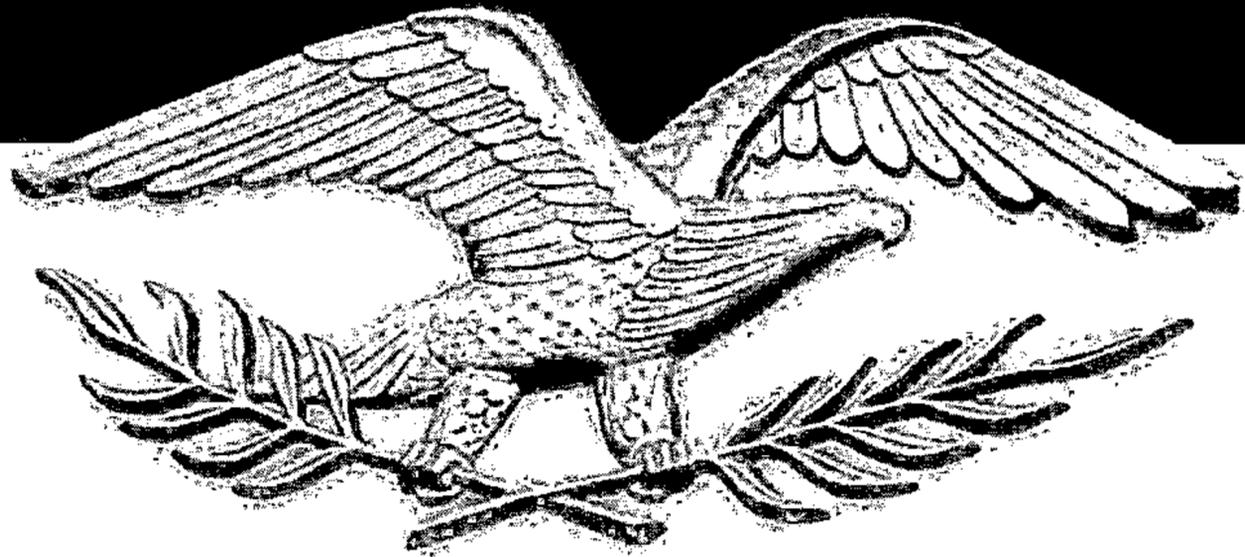
SR. OFFICE SPECIALIST

CERTIFIED MAIL NUMBERS

9171999991703098096398



First American Title



Subject Property

5175 VAN BUREN BLVD
RIVERSIDE
CA 92503
APN 191-050-001

Data Provided by

RV Customer Service



First American Title

First American Title Insurance Company makes no expressed or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. First American Title is a trademark of First American Financial Company.

Owner
CHARNETSKY, VICTOR & LETICIA

Address
5175 VAN BUREN BLVD RIVERSIDE, CA 92503

Parcel/Tax ID
191-050-001

Property Profile			
Ownership Information			
Primary Owner	CHARNETSKY, VICTOR & LETICIA	Site Address	5175 VAN BUREN BLVD
Secondary Owner	LURENANA, GENARO	Site City, St Zip	RIVERSIDE, CA 92503
Ownership Description	Undivided Interest	Mail Address	15905 CALUMET CT
Telephone Number		Mail City, St Zip	RIVERSIDE, CA 92506
Lot	44	Census Tract	0315.02
Housing Tract / Subdivision Name	/ ARLINGTON SUBURBAN ESTATES RES		
Legal Description	.53 ACRES M/L IN POR LOT 44 MB 013/075 ARLINGTON SUBURBAN ESTATES RESUB		
Property Details			
Use Code	Commercial miscellaneous		
State	CA	County/Municipality	RIVERSIDE
RTSQ		Total Rooms	
Zoning	R1	Bedrooms	
Number Of Units	1	Bathrooms	
Year Built		Basement Square Feet	
# Of Stories		Parking	
Lot Size	23,087	Parking Square Feet	
Usable Lot Size		View	
Lot Depth		Pool	
Lot Width		Fireplace	
Square Feet		HT/AC	
Square Ft 1st Flr		Cooling Detail	
Square Ft 2nd Flr		Heating Detail	
Square Ft 3rd Flr		Roof Type	
Additions - Square Feet		Construction Quality	
Building Shape	Other	Construction Type	Other
New Page Grid	714H3	Exterior	
Old Page Grid	12B5	Foundation	
Tax Information			
Assessor's Parcel Number/Tax ID	191-050-001	Assessor's Market Value	
Assessed Total	\$326,986	Tax Amount	\$3,675
Land Total	\$172,748	Status/Yr Delinquent	Current
Improvement	\$154,238	Tax Rate Area	9139
Percent Improvement	47.16%	HomeOwners Exemption	N
Sale Information			
Last Sale Date	Dec 23, 2013	1st Loan Amount	
Document Number	0000590897	2nd Loan Amount	
Sale Value	\$70,000	Last Transaction W/O \$	
Cost / Square feet		Last Transaction W/O \$ Doc	
Title Company			
Lender			

Owner
CHARNETSKY,VICTOR & LETICIA

Address
5175 VAN BUREN BLVD RIVERSIDE , CA 92503

Parcel/Tax ID
191-050-001

 **Expanded History**

Transaction 3 - Transfer

Transaction Information

Buyer / Borrower CHARNETSKY,VICTOR & LETICIA
Recorded Date Dec 23, 2013 **Signature Date** Dec 16, 2013
Title Company **Multiple/Portion**

Ownership Transfer Information

Seller CHARNETSKY,VICTOR & LETICIA
Transfer Value \$70,000 **Transaction Type** Resale
Deed In Lieu N
Document # 0000590897 **Deed Type** Grant Deed Or Deed Of Trust

Loan Information

Loan Amount **Loan Type**
Document # 0000590897 **Interest Rate Type**
Seller Carry Back N

Lender Name

Transaction 2 - Transfer

Transaction Information

Buyer / Borrower CHARNETSKY,TR
Recorded Date Jan 14, 2004 **Signature Date**
Title Company **Multiple/Portion**

Ownership Transfer Information

Seller CHARNETSKY,LETICIA L
Transfer Value **Transaction Type** Resale
Deed In Lieu N
Document # 0000025133 **Deed Type** Quitclaim Deed Of Trust

Loan Information

Loan Amount **Loan Type** Conventional
Document # 0000025133 **Interest Rate Type**
Seller Carry Back N

Lender Name

Transaction 1 - Transfer

Transaction Information

Buyer / Borrower LURENANA,GENARO M & POMPEIA V
Recorded Date Apr 27, 2001 **Signature Date**
Title Company **Multiple/Portion**

Ownership Transfer Information

Seller SPITZER TRUST
Transfer Value \$265,000 (Full) **Transaction Type** Resale
Deed In Lieu N
Document # 0000179780 **Deed Type** Grant Deed Or Deed Of Trust

Loan Information

Loan Amount **Loan Type** Conventional
Document # 0000179780 **Interest Rate Type**
Seller Carry Back N

Lender Name

Legend

-  Real Estate Owned (REO) transaction
-  Short Sale
-  Transaction suspected to have led to NOD or NOT
-  Unusually large change in price
-  Multiple sales within a 30 day period

Owner
CHARNETSKY, VICTOR & LETICIA

Address
5175 VAN BUREN BLVD RIVERSIDE, CA 92503

Parcel/Tax ID
191-050-001

Sales Comparables Summary

Subject Property

Site Address: 5175 VAN BUREN BLVD RIVERSIDE, CA 92503
Mail Address: 15905 CALUMET CT RIVERSIDE, CA 92506
Owner Name: CHARNETSKY, VICTOR & LETICIA
Parcel Number: 191-050-001 **Standard Use Code:** Commercial miscellaneous **Zoning:** R1
Beds/Baths: **Square Feet:** **Year Built:**
Sale Date: Dec 23, 2013 **Sale Amount:** \$70,000 **Assessed Value:** \$326,986
Document Nbr: 0000590897 **Pool:** **View:**
Roof Type: **Fireplace:** **Lot Size:** 23,087
Number of Units: 1 **Number of Stories:** **HT/AC:**
Parking: **Subdivision Name:** ARLINGTON SUBURBAN ESTATES RES **Census Tract:** 0315.02
Lot/Housing Tract: 44 **Legal Description:** .53 ACRES M/L IN POR LOT 44 MB 013/075 ARLINGTON SUBURBAN ESTATES RESUB **Map Page/Grid:** 714 H3

Market Analysis

	Low	Average	High	Comps
Distance From Subject	0.52	0.63	0.87	7
Sale Amount	\$237,500	\$1,991,250	\$10,475,000	6
Assessed Value	\$220,093	\$1,973,924	\$5,800,432	6
Lot Size	21,780	117,539	334,976	6

Sales Comparables

1. (A) Distance: 0.52 Miles
Site Address: 6100 HAROLD ST RIVERSIDE, CA 92503
Mail Address: PO BOX 7398 RIVERSIDE, CA 92513
Owner Name: DOAN, KEVIN T & PAULINE L
Parcel Number: 151-152-001 **Standard Use Code:** Commercial miscellaneous **Zoning:** M2
Beds/Baths: **Square Feet:** **Year Built:**
Sale Date: Sep 15, 2014 **Sale Amount:** \$500,000 (Full) **Assessed Value:** \$220,093
Document Nbr: 0000348720 **Pool:** **View:**
Roof Type: **Fireplace:** **Lot Size:** 30,056
Number of Units: **Number of Stories:** **HT/AC:**
Parking: **Subdivision Name:** CAMP ANZA SUB 1 **Census Tract:** 0411.01
Lot/Housing Tract: 278 **Legal Description:** .69 ACRES M/L IN POR LOT 278 MB 022/081 CAMP ANZA SUB NO 1 **Map Page/Grid:** 714 G2

2. (B) Distance: 0.53 Miles
Site Address: 6150 VAN BUREN BLVD RIVERSIDE, CA 92503
Mail Address: 20430 LEAP CT WALNUT, CA 91789
Owner Name: MAS REALTY LLC
Parcel Number: 151-151-006 **Standard Use Code:** Commercial miscellaneous **Zoning:** CP
Beds/Baths: **Square Feet:** **Year Built:**
Sale Date: Aug 11, 2014 **Sale Amount:** \$245,000 (Full) **Assessed Value:** \$2,510,099
Document Nbr: 0000303249 **Pool:** **View:**
Roof Type: **Fireplace:** **Lot Size:** 334,976
Number of Units: **Number of Stories:** **HT/AC:**
Parking: **Subdivision Name:** CAMP ANZA SUB 1 **Census Tract:** 0411.01
Lot/Housing Tract: 277 **Legal Description:** 7.69 ACRES M/L IN POR LOTS 277 & 278 MB 022/081 CAMP ANZA SUB NO 1 **Map Page/Grid:** 745 A1

Owner
CHARNETSKY, VICTOR & LETICIA

Address
5175 VAN BUREN BLVD RIVERSIDE, CA 92503

Parcel/Tax ID
191-050-001

Sales Comparables Summary

Sales Comparables

3. © **Distance: 0.55 Miles**

Site Address: 5797 PICKER ST RIVERSIDE, CA 92503
Mail Address: 1230 COLUMBIA ST SAN DIEGO, CA 92101
Owner Name: CAMP ANZA LP
Parcel Number: 151-123-015 **Standard Use Code:** Commercial miscellaneous **Zoning:**

Beds/Baths: **Square Feet:** **Year Built:**
Sale Date: Dec 03, 2014 **Sale Amount:** **Assessed Value:**
Document Nbr: 0000461719 **Pool:** **View:**
Roof Type: **Fireplace:** **Lot Size:** 94,090
Number of Units: **Number of Stories:** **HT/AC:**

Parking:
Lot/Housing Tract: 111 **Subdivision Name:** CAMP ANZA SUB 1 **Census Tract:** 0411.01
Legal Description: **Map Page/Grid**

4. Ⓓ **Distance: 0.62 Miles**

Site Address: 6350 VAN BUREN BLVD RIVERSIDE, CA 92503
Mail Address: 20430 LEAP CT WALNUT, CA 91789
Owner Name: MAS REALTY LLC
Parcel Number: 151-151-008 **Standard Use Code:** Commercial miscellaneous **Zoning:** C2

Beds/Baths: **Square Feet:** **Year Built:**
Sale Date: Aug 11, 2014 **Sale Amount:** \$245,000 (Full) **Assessed Value:** \$1,153,973
Document Nbr: 0000303249 **Pool:** **View:**
Roof Type: **Fireplace:** **Lot Size:** 165,964
Number of Units: **Number of Stories:** **HT/AC:**

Parking:
Lot/Housing Tract: 277 **Subdivision Name:** CAMP ANZA SUB 1 **Census Tract:** 0411.01
Legal Description: 3.81 ACRES M/L IN POR LOTS 277, 278, 277A & 277B MB 022/081 CAMP ANZA SUB NO 1 FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS **Map Page/Grid** 745 A1

5. Ⓔ **Distance: 0.62 Miles**

Site Address: 6390 VAN BUREN BLVD RIVERSIDE, CA 92503
Mail Address: 20430 LEAP CT WALNUT, CA 91789
Owner Name: MAS REALTY LLC
Parcel Number: 151-151-009 **Standard Use Code:** Commercial miscellaneous **Zoning:** C2

Beds/Baths: **Square Feet:** **Year Built:**
Sale Date: Aug 11, 2014 **Sale Amount:** \$245,000 (Full) **Assessed Value:** \$1,837,493
Document Nbr: 0000303249 **Pool:** **View:**
Roof Type: **Fireplace:** **Lot Size:** 21,780
Number of Units: **Number of Stories:** **HT/AC:**

Parking:
Lot/Housing Tract: 277 **Subdivision Name:** CAMP ANZA SUB 1 **Census Tract:** 0411.01
Legal Description: .50 ACRES M/L IN POR LOTS 277 & 277A MB 022/081 CAMP ANZA SUB NO 1 **Map Page/Grid** 745 A1

Owner
CHARNETSKY, VICTOR & LETICIA

Address
5175 VAN BUREN BLVD RIVERSIDE, CA 92503

Parcel/Tax ID
191-050-001

Sales Comparables Summary

Sales Comparables

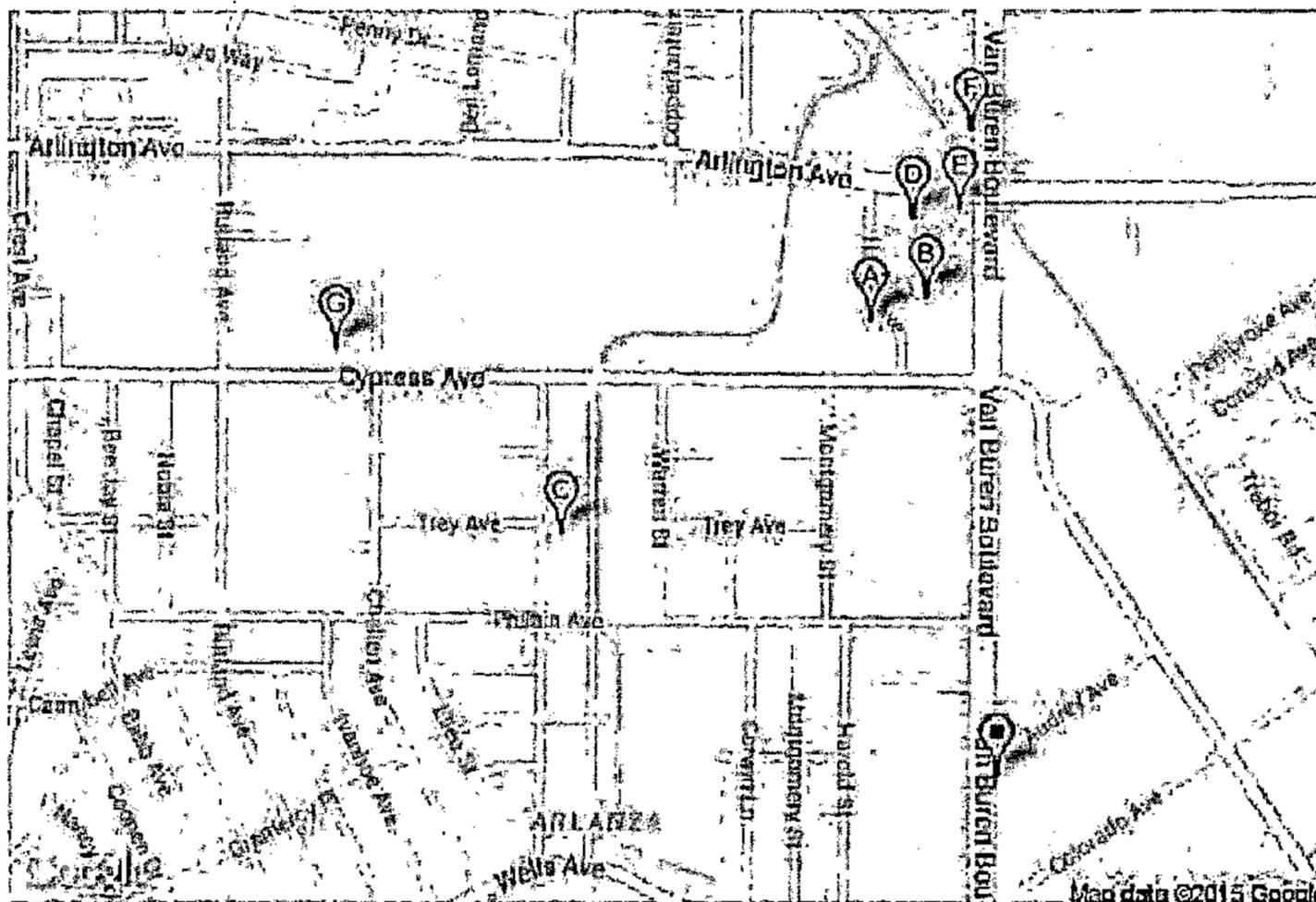
6. (F)	Distance:	0.71 Miles
Site Address: 6426 VAN BUREN BLVD RIVERSIDE, CA 92503		
Mail Address: 6444 VAN BUREN BLVD RIVERSIDE, CA 92503		
Owner Name: BOCK PROPERTIES LLC		
Parcel Number: 155-290-060	Standard Use Code: Commercial miscellaneous	Zoning:
Beds/Baths:	Square Feet:	Year Built:
Sale Date: Aug 29, 2014	Sale Amount: \$10,475,000 (Full)	Assessed Value: \$5,800,432
Document Nbr: 0000328993	Pool:	View:
Roof Type:	Fireplace:	Lot Size: 58,370
Number of Units:	Number of Stories:	HT/AC:
Parking:		
Lot/Housing Tract:	Subdivision Name: LA SIERRA RHO	Census Tract: 0410.04
Legal Description: 1.34 ACRES M/L IN POR SE 1/4 OF SEC 36 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		Map Page/Grid
7. (G)	Distance:	0.87 Miles
Site Address: 8749 CYPRESS AVE RIVERSIDE, CA 92503		
Mail Address: 1790 WASHINGTON ST RIVERSIDE, CA 92506		
Owner Name: THEM COMMUNITY LLC		
Parcel Number: 151-080-001	Standard Use Code: Commercial miscellaneous	Zoning: C 2
Beds/Baths:	Square Feet:	Year Built:
Sale Date: Dec 17, 2014	Sale Amount: \$237,500 (Full)	Assessed Value: \$321,452
Document Nbr: 0000481322	Pool:	View:
Roof Type:	Fireplace:	Lot Size:
Number of Units:	Number of Stories:	HT/AC:
Parking:		
Lot/Housing Tract: 294C	Subdivision Name: CAMP ANZA SUB 1	Census Tract: 0411.01
Legal Description: LOT 294C MB 022/081 CAMP ANZA SUB NO 1		Map Page/Grid 714 F3

Owner
CHARNETSKY, VICTOR & LETICIA

Address
5175 VAN BUREN BLVD RIVERSIDE, CA 92503

Parcel/Tax ID
191-050-001

Sales Comparables Summary



- 📍 Target Property**
5175 VAN BUREN BLVD RIVERSIDE, CA 92503
- Ⓐ Sales Comparable #1**
6100 HAROLD ST RIVERSIDE, CA 92503
- Ⓑ Sales Comparable #2**
6150 VAN BUREN BLVD RIVERSIDE, CA 92503
- Ⓒ Sales Comparable #3**
5797 PICKER ST RIVERSIDE, CA 92503
- Ⓓ Sales Comparable #4**
6350 VAN BUREN BLVD RIVERSIDE, CA 92503
- Ⓔ Sales Comparable #5**
6390 VAN BUREN BLVD RIVERSIDE, CA 92503
- Ⓕ Sales Comparable #6**
6426 VAN BUREN BLVD RIVERSIDE, CA 92503
- Ⓖ Sales Comparable #7**
8749 CYPRESS AVE RIVERSIDE, CA 92503

Search Parameters			
Search Method:	Radius 1.00 mile(s)	Search Logic:	Default
Distressed:	Include Distressed	Use Codes:	Same as Subject:
Sale Date:	7/28/2014 - 1/28/2015	Sale Value:	
Square Footage:		Bedrooms:	-
Bathrooms:	NaN - NaN	Lot Size:	
Full Sales Only:	Yes	Number of Units:	-
		Year Built:	
		Same City as Subject:	No
		Owner Occupied:	Unknown or All
		Pool:	Unknown or All

Owner
CHARNETSKY, VICTOR & LETICIA

Address
5175 VAN BUREN BLVD RIVERSIDE, CA 92503

Parcel/Tax ID
191-050-001

 **Nearby Homeowners**

1) CHARNETSKY, VICTOR & LETICIA 5175 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 191-050-001 Year Built: 0 Parking: Lot Size: 23,087 Sale Date: Dec 23, 2013 Sale Amt: \$70,000 Square Feet: Cost/SqFt:	2) WAL MART REAL ESTATE BUSINESS TRUST 5200 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 151-290-020 Year Built: 0 Parking: Lot Size: 514,008 Sale Date: Aug 01, 1999 Sale Amt: Square Feet: Cost/SqFt:
3) MARLER, CHARLES D & GRETA J 5111 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 191-050-021 Year Built: 0 Parking: Lot Size: 38,768 Sale Date: Sep 01, 2000 Sale Amt: Square Feet: Cost/SqFt:	4) MARLER, CHARLES D & GRETA J 5045 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 191-050-020 Year Built: 0 Parking: Lot Size: 36,590 Sale Date: Sep 01, 2000 Sale Amt: Square Feet: Cost/SqFt:
5) HOLTHAUS, WALTER B & BESSIE E 5325 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 191-040-036 Year Built: 0 Parking: Lot Size: 9,583 Sale Date: Sale Amt: Square Feet: Cost/SqFt:	6) SYSTEM CAPITAL REAL PROP CORP 5010 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 151-290-021 Year Built: 0 Parking: Lot Size: 42,253 Sale Date: Oct 10, 2001 Sale Amt: \$176,364 Square Feet: Cost/SqFt:
7) KUHN, GUSTAV G 4990 VAN BUREN BLVD Bedrooms: 1 RIVERSIDE, CA 92503 Bathrooms: 1 Parcel/Tax ID: 151-380-050 Year Built: 1946 Parking: in Detached Garage Lot Size: 17,860 Sale Date: Sale Amt: Square Feet: 600 Cost/SqFt:	8) PLYMOUTH MANOR APARTMENTS 5360 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 151-290-017 Year Built: 0 Parking: Lot Size: 119,354 Sale Date: Dec 31, 1996 Sale Amt: \$494,500 Square Feet: Cost/SqFt:
9) 4975 VAN BUREN BOULEVARD TRUST 4975 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 191-050-022 Year Built: 0 Parking: Lot Size: 18,295 Sale Date: Feb 22, 2008 Sale Amt: Square Feet: Cost/SqFt:	10) CHEN, CHRISTINA 5375 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 191-040-037 Year Built: 0 Parking: Lot Size: 59,242 Sale Date: Dec 01, 2004 Sale Amt: \$500,000 Square Feet: Cost/SqFt:
11) KUHN, GUSTAV G & ERNA M 4970 VAN BUREN BLVD Bedrooms: 1 RIVERSIDE, CA 92503 Bathrooms: 1 Parcel/Tax ID: 151-380-049 Year Built: 1946 Parking: in Carport Lot Size: 16,553 Sale Date: Sep 01, 1989 Sale Amt: \$85,000 Square Feet: 400 Cost/SqFt: \$213	12) THRIFTY OIL CO 4930 VAN BUREN BLVD Bedrooms: RIVERSIDE, CA 92503 Bathrooms: Parcel/Tax ID: 151-380-031 Year Built: 0 Parking: Lot Size: 14,375 Sale Date: Sep 21, 2012 Sale Amt: Square Feet: Cost/SqFt:
13) VB, STEEVES & CHU 4890 VAN BUREN BLVD Bedrooms: 3 RIVERSIDE, CA 92503 Bathrooms: 2 Parcel/Tax ID: 151-380-045 Year Built: 1978 Parking: Lot Size: 20,909 Sale Date: Apr 12, 2013 Sale Amt: \$525,000 Square Feet: 1,300 Cost/SqFt: \$404	

191-05

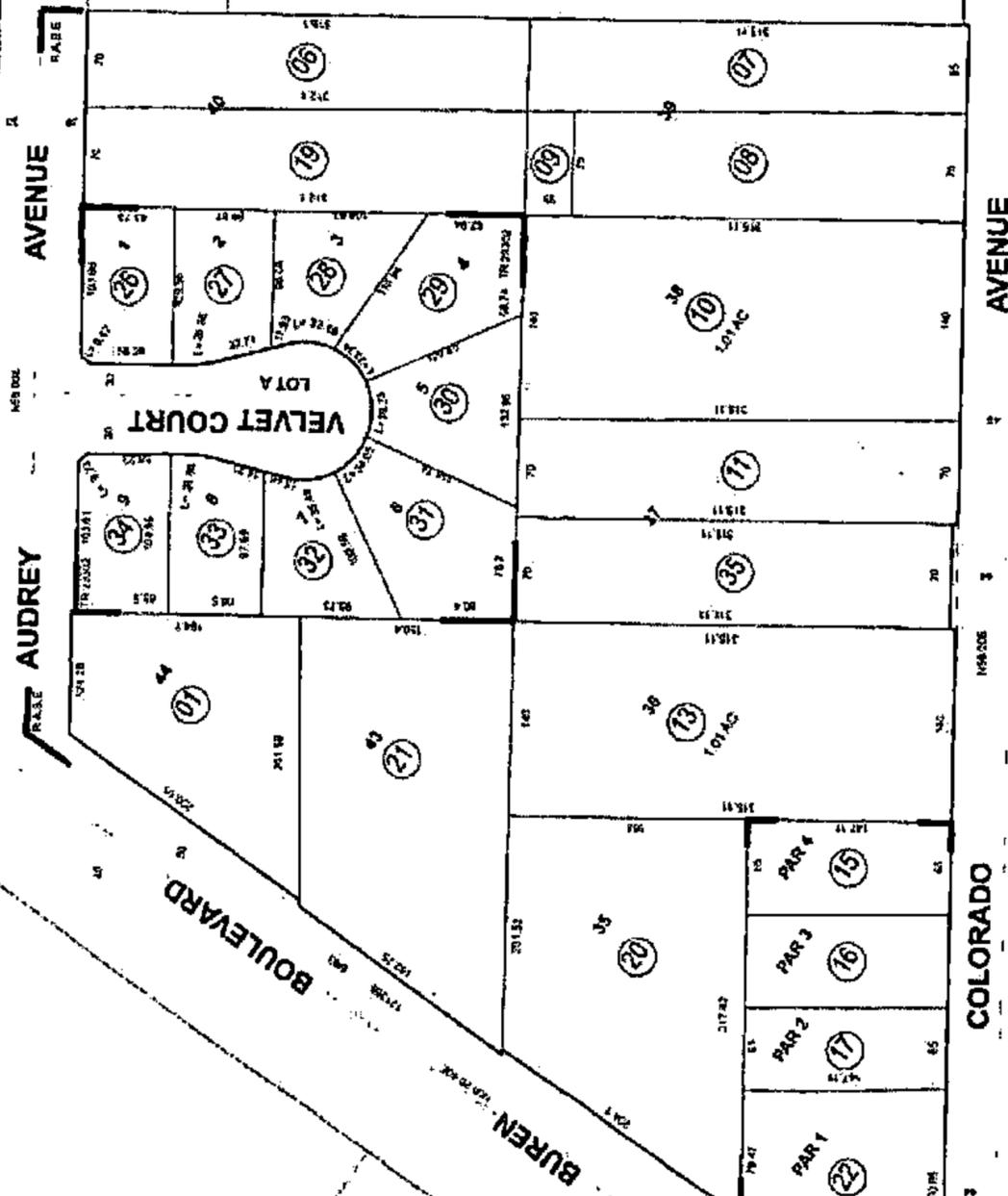
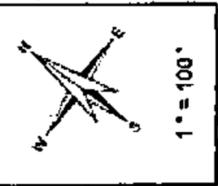
5-1

TRA 009-139

POR SEC 6 T3SR5W
CITY OF RIVERSIDE

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

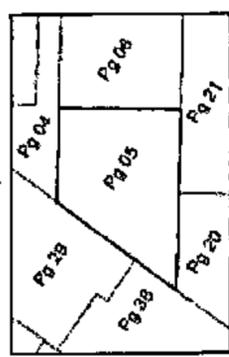
NOV 18 2008



Lot	Lot Number	Acres
1	1	0.10
2	2	0.10
3	3	0.10
4	4	0.10
5	5	0.10
6	6	0.10
7	7	0.10
8	8	0.10
9	9	0.10
10	10	0.10
11	11	0.10
12	12	0.10
13	13	0.10
14	14	0.10
15	15	0.10
16	16	0.10
17	17	0.10
18	18	0.10
19	19	0.10
20	20	0.10
21	21	0.10
22	22	0.10
23	23	0.10
24	24	0.10
25	25	0.10
26	26	0.10
27	27	0.10
28	28	0.10
29	29	0.10
30	30	0.10
31	31	0.10
32	32	0.10
33	33	0.10
34	34	0.10
35	35	0.10
36	36	0.10
37	37	0.10
38	38	0.10

MB 13 / 14 RESUB OF ARLINGTON SUBURBAN STATES
PG 30 / 21
MB: 295 / 45 - 47 TRACT MAP NO 29302

September 2008



Check
for
2008
PRELIMINARY



ASSESSOR'S MAP BK151 PG 05
Riverside County, Calif
M. HILLIG

- FIRST AMERICAN TITLE, 1RV,
AD06

RIVERSIDE, CA

01/28/2015 04:33PM AEFS

PAGE 1 OF 2

RIVERSIDE 2014-15 TAX ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 00

COMMENT:

PAYMENTS AS OF 01/23/2015

SEARCH PARAMETERS

ENTERED APN: 191-050-001-1

✓ APN: 191-050-001-1

BILL: 000168239

TRA: 009-139 - CITY OF RIVERSIDE

ACQ DATE: 12/2013

DOC#: 590897

LEGAL: .53 ACRES M/L IN POR LOT 44 MB 013/075 ARLINGTON SUBURBAN ESTATES RESUB

SITUS: 5175 VAN BUREN BLVD

MAIL: 15905 CALUMET CT RIVERSIDE CA 92506

ASSESSED OWNER(S)

2014-15 ASSESSED VALUES

CHARNETSKY LETICIA

LAND

172,748

CHARNETSKY VICTOR

IMPROVEMENTS

154,238

LURENANA GENARO

TAXABLE

326,986

2014-15 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

OPEN

PAYMENT DATE

11/30/2014

DELINQUENT DATE

12/10/2014

04/10/2015

INSTALLMENT

1,837.60

1,837.60

3,675.20

PENALTY

183.76

221.26

405.02

BALANCE DUE

0.00

1,837.60

1,837.60

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
68-1853	MISC ASMNT	43.30	CSA 152 WATER RIV
68-2705	LIGHTING	31.44	RIVERSIDE LIGHTING DIST
68-1377	FLOOD CONT	23.84	NPDES - SANTA ANA
68-2712	MISC ASMNT	19.00	RIVERSIDE CITY LIBRARY SVCS
68-4573	MISC ASMNT	14.54	NW MOSQUITO & VECTOR-RIVERSIDE
68-5360	MISC ASMNT	9.22	MWD STANDBY - WEST
		141.34	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 0

USE CODE: C1

VESTING: FI

PUI CODE: C05

ACREAGE:

STAMP AMOUNT: 77.00 P

TAX RATE: 1.08074%

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

**- FIRST AMERICAN TITLE, 1RV,
AD06**

RIVERSIDE, CA

01/28/2015 04:33PM AEFS

PAGE 2 OF 2

RIVERSIDE 2014-15 TAX ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 00

COMMENT:

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

29147

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Joseph Carleton Spitzer
ADDRESS 5175 Van Buren
CITY & STATE Riverside, Ca.

APN: 191-050-001

RECEIVED FOR RECORD
Min. Fee \$2.00 (check 2 M.)
In Person at
Halart Esgron
Book 1983, Page 29147

FEB 15 1983

Recorded in Official Records
of Riverside County, California
William E. Egan
Recorder

MAIL TAX STATEMENTS TO

NAME Same as above
ADDRESS
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$231.00
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
remaining thereon at time of sale.

Signature of declarant or agent determining tax item name Halart Esgron Co.
 Unincorporated area City of Riverside

Escrow No. 2555

Title Order No. 516885

Grant Deed

THIS FORM FURNISHED BY STEWART TITLE COMPANY OF RIVERSIDE COUNTY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PATRICIA SUE SELLEK, a married woman and WILSON F. FLAGG, a married man

hereby GRANT(S) to
JOSEPH CARLETON SPITZER, a single man

the following described real property in the city of Riverside
county of Riverside, state of California:

Lot 44 of Resubdivision of a portion of Arlington
Suburban Estates, as shown by Map on file in Book
13 page 75 of Maps, Riverside County Records.

EXCEPT the Westerly 30 feet as conveyed to the City
of Riverside, A Municipal corporation, by Deed
recorded April 10, 1959, as Instrument No. 30466

Dated Feb. 3, 1983

Patricia Sue Sellek
PATRICIA SUE SELLEK

STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

On Feb. 3, 1983 before me, the under
signed, a Notary Public in and for said County and State, personally
appeared Patricia Sue Sellek

Wilson F. Flagg
WILSON F. FLAGG

proved to me on the basis of satisfactory
evidence

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

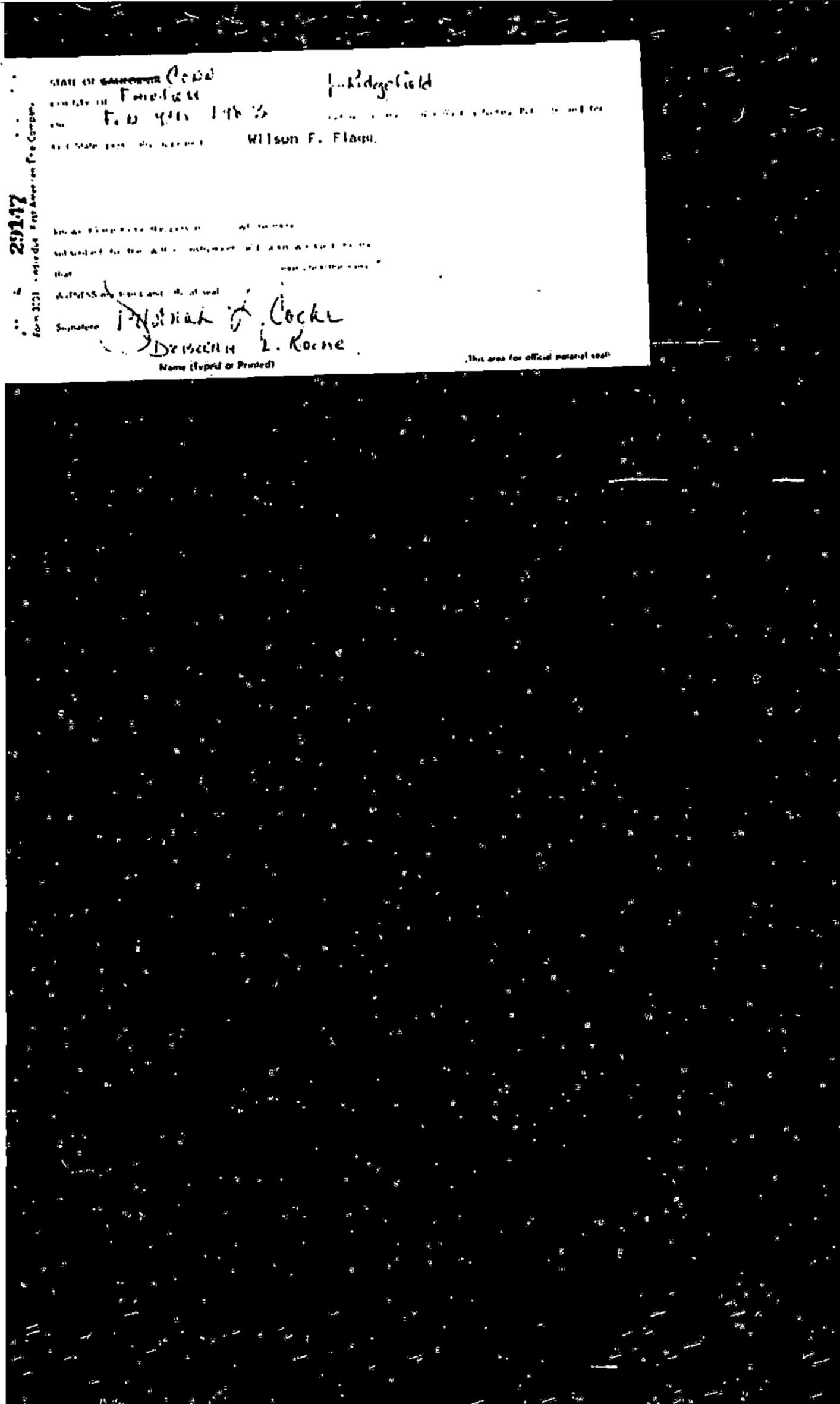
Bonnie Sellek
Signature of Notary

Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP

FORM 72-13

MAIL TAX STATEMENTS AS DIRECTED ABOVE



STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE
 FEB 24 1983
 WILSON F. FLAGG
 JUDGE
 DEBORAH J. COCKE
 DEBORAH L. ROONE
 Name (Typed or Printed)



Order No. 516885
Escrow No. 2555
Loan No.

29148

WHEN RECORDED MAIL TO:
Patricia Sue Sellek & Wilson F. Flagg
P.O. Box 848
Mindan, Nevada 89423

RECEIVED FOR RECORD
Book 1983, Page 29148
FEB 15 1983
Recorded in Official Records
of Riverside County, Orange
William S. Brown
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This DEED OF TRUST, made this 4th day of October, 1982, between
JOSEPH CARLETON SPITZER, a single man

whose address is 5175 Van Buren (Number and Street) Riverside (City) California (State)
herein called TRUSTOR,

HALART ESCROW CO., INC. a California corporation, herein called TRUSTEE and

PATRICIA SUE SELLEK, a married woman, her separate property as to an undivided 1/2 interest
and WILSON F. FLAGG, a married man, his separate property as to an undivided 1/2 interest
herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the
city of Riverside County of Riverside State of California, described as:

Lot 44 of Resubdivision of Arlington Suburban Estates as shown by Map on file in Book
13 page 75 of Maps, Records of Riverside County, California.

EXCEPTING therefrom the Westerly 30 feet thereof as conveyed to the City of Riverside
a Municipal Corp., by deed recorded April 10, 1959 as Instrument #30466.

This deed of Trust is given to secure a portion of the purchase price of the herein
described property and is 1st.

In Eff
herein
all
dates
and

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to
collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$ 195,000.00 with interest thereon according to the terms of a promissory note or
note of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each
agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to
Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements,
and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each
and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other
counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located,
noted below opposite the name of such county, namely:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Los Angeles	78-1012173		Riverside	192031		San Bernardino	9515	1090
Orange	12836	1841	San Diego	78-987029				

shall inure to and bind the parties hereto, with respect to the property above described, said agreements, terms and provisions contained in said subdivision
A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed
of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided
the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth

Signature of Trustor

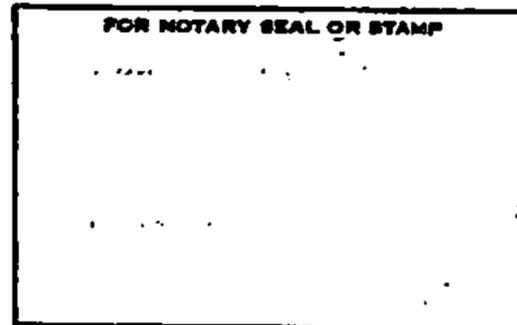
Joseph Carleton Spitzer
Joseph Carleton Spitzer

STATE OF CALIFORNIA,
COUNTY OF Riverside

On Feb 14, 1983, before me, the
undersigned, a Notary Public in and for said State, personally appeared
Joseph Carleton Spitzer.

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he associated the same
WITNESS my hand and official seal.

Signature Bona Keller
Name (Typed or Printed)



RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

GENARO M. LURENANA
POMPEIA V. LURENANA
5175 VAN BUREN BLVD.
RIVERSIDE, CALIFORNIA 92503

DOC # 2001-179780

04/27/2001 08:00A Fee:18.00
Page 1 of 1 Doc ? Tax Paid
Recorded in Official Records
County of Riverside

Gary L. Orso
Recorder, County Clerk & Recorder



M	S	U	PAID	REF	DA	PCOR	NOCOR	SM	MSC
A	N	L	COPY	LONG	REPLAC	NOHD	EXAM		

Escrow No. 17050614 - 842
Order No. 17050614 - 825
TRA: 009-139

GRANT DEED

ABSTRACT PAGE NO.
191-050-001-1
191-009-139

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$583.00

unincorporated area City of RIVERSIDE

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

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

ANDREW B. SPITZER, EXECUTOR OF THE ESTATE OF JOSEPH CARLETON SPITZER
Riverside Probate Case 076721

hereby GRANT(S) to

GENARO M. LURENANA and POMPEIA V. LURENANA, HUSBAND AND WIFE, AS COMMUNITY PROPERTY

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

LOT 44 OF RE-SUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES, IN THE CITY OF
RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13,
PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 10 FEET AS CONVEYED TO THE CITY OF RIVERSIDE, A MUNICIPAL
CORPORATION, BY DEED RECORDED APRIL 10, 1959 AS INSTRUMENT NO. 30466.
Dated February 23, 2001

ANDREW B. SPITZER, EXECUTOR OF THE
ESTATE OF JOSEPH CARLETON SPITZER

STATE OF CALIFORNIA
COUNTY OF San Bernardino) ss.
On April 5, 2001 before me.

Judy T. Chambers
a Notary Public in and for said County and State, personally appeared
ANDREW B. SPITZER

ANDREW B. SPITZER, EXECUTOR



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

Judy T. Chambers
Signature of Notary

3/24/04
Date My Commission Expires

FOR NOTARY SEAL (IN STAMP)

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

5175 VAN BUREN BLVD., RIVERSIDE, CALIFORNIA 92503
Name Street Address

City, State & Zip

001 04 20:01a

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

GENARO M. LURENANA
POMPEIA V. LURENANA
LETICIA L. CHARNETSKY
15905 CALUMAT COURT
RIVERSIDE, CALIFORNIA 92506

DOC # 2001-409052

08/24/2001 08:00A Fee:6.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOGOR	SMF	MISC.
						✓			
					3				SC
A	R	L	COPI	LONG	REFUND	NOCHG	EXAM		

9

TRA: 009-139/5175 VAN BUREN BLVD. RIV

GRANT DEED

Assessor's Parcel No:
191-050-001-1

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS N/A - ADD VESTEE

unincorporated area City of RIVERSIDE

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

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



GENARO M. LURENANA AND POMPEIA V. LURENANA, HUSBAND AND WIFE

hereby GRANT(S) to

GENARO M. LURENANA AND POMPEIA V. LURENANA, HUSBAND AND WIFE AS TO AN UNDIVIDED 50% INTEREST, AND LETICIA L. CHARNETSKY, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON

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

LOT 44 OF RE-SUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 30 FEET AS CONVEYED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 10, 1959 AS INSTRUMENT NO. 30466.

Dated April 23, 2001

STATE OF CALIFORNIA

COUNTY OF Riverside

On 8/16/01

Wendy Fox

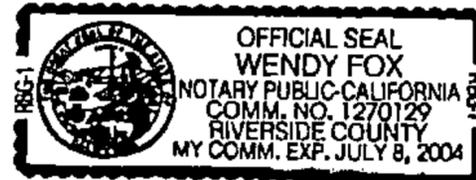
a Notary Public in and for said County and State, personally appeared

GENARO M. LURENANA AND

POMPEIA V. LURENANA

[Signatures]
GENARO M. LURENANA
POMPEIA V. LURENANA

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



WITNESS my hand and official seal.

[Signature]
Signature of Notary

July 8, 2004
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

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

15905 CALUMAT COURT, RIVERSIDE, CA 92506

Name

Street Address

City, State & Zip

GO1 -05/30/97bk

3

DOC # 2004-0025133

01/14/2004 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND TO BE RETURNED AFTER RECORDING TO:
SCOTT EDWARD DARLING
3697 ARLINGTON AVENUE
RIVERSIDE, CA 92506-3938

MAIL LEGAL NOTICES AND TAX STATEMENTS TO:
**Mail Tax Statements and
Legal Notices to Owners address at
bottom of this page.**

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
	1		1			✓			
									T
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

Documentary Transfer Tax \$ NONE No consideration for transfer City of _____ or Unincorporated Area
Computed on: Full value of property conveyed, or Computed on full value less liens & encumbrances remaining thereon at time of sale.
Reason for exemption: Conveyance transfers the grantor's interest into grantor's revocable living trust, Rev. & Tax. Code 11911
Signature of declarant or agent determining tax: The undersigned Firm name: Scott Edward Darling

QUITCLAIM DEED

TRA# 009

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
THE FOLLOWING GRANTOR(S): APN#: 191050001-1

Leticia L. Charnetsky, a married woman as her sole and separate property, as to an undivided 50% interest
and in whatever form of name and in whatever capacity Grantor(s) hold title to this property

HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM TO THE FOLLOWING GRANTEE(S):
TO THE TRUSTEE(S) (OR TO ANY SUCCESSOR TRUSTEE(S)) OF THE TRUST COMMONLY KNOWN AS FOLLOWS:

NAME OF TRUSTEE(S): Victor C. Charnetsky and Leticia L. Charnetsky

NAME OF TRUST: Family Trust of Victor C. Charnetsky and Leticia L. Charnetsky

DATE OF TRUST DOCUMENT: AUG 28 2003

THE REAL PROPERTY SITUATED AS FOLLOWS:
CITY OF: _____ COUNTY OF: Riverside STATE OF: California

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:
Lot 44 of Re-subdivision of a portion of Arlington Suburban Estates, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 13, Page 75 of Maps, in the office of the county recorder of said county. Expect the Westerly 30 feet as conveyed to the City of Riverside, a Municipal Corporation, by deed recorded April 10, 1959, as instrument No. 30466.

Date: AUG 28 2003

Grantor Signature: Leticia L. Charnetsky
NAME: Leticia L. Charnetsky

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California, County of: Riverside SS
On AUG 28 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared:

Leticia L. Charnetsky
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.
Sarah Knight
NOTARY PUBLIC

SEAL:



Mail Tax and Legal Notices to: Mr. and Mrs. Victor Charnetsky, 15905 Calumat Ct., Riverside, CA 92506

©2004 The McGraw-Hill Companies, 1221 Avenue of the Americas, New York, NY 10020-1095
C:\charn\VictorLnt144

SSP

DOC # 2013-0590897

12/23/2013 10:54A Fee:15.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO



NAME VICTOR AND LETICIA CHARNETSKY

ADDRESS 15905 CALUMET CT

CITY RIVERSIDE, CA 92506
STATE & ZIP

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						1.50
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
DTT-154.00					T:009	CTY	UNI	524	

GRANT DEED

TITLE ORDER NO.

ESCROW NO.

APN NO. 191050001-1

16.50

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ (INTER-FAMILY TRANSFER) CITY TAX \$ 0.00

- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of _____, and

C
524

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Victor & Leticia Charnetsky,
Genaro Lurenana and Pompeia Lurenana

hereby GRANT(s) to Victor and Leticia Charnetsky, husband and wife, a joint tenants, as to undivided 75% interest
and Genaro Lurenana as to undivided 25% interest

the following described real property in the County of RIVERSIDE
KNOWN AS: 5175 VAN BUREN BLVD, RIVERSIDE, CA 92503
SEE ATTACHED "EXHIBIT A"

State of California

Dated DECEMBER 16, 2013

[Signatures]
GENARO LURENANA, POMPEIA LURENANA
VICTOR CHARNETSKY, LETICIA CHARNETSKY

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON DECEMBER 16, 2013 before me, CYNTHIA B. HERNANDEZ
Notary Public, personally appeared VICTOR CHARNETSKY & LETICIA CHARNETSKY,
GENARO LURENANA & POMPEIA LURENANA

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

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

Witness my hand and official seal.

Signature Cynthia B. Hernandez (Seal)





01-30-2015 5175 VAN BUREN BLVD. D.FLORES



02-03-2015 5175 VAN BUREN BLVD. D.FLORES



CDSS

**WILL LIGHTBOURNE
DIRECTOR**

**STATE OF CALIFORNIA—HEALTH AND HUMAN SERVICES AGENCY
DEPARTMENT OF SOCIAL SERVICES**

**Community Care Licensing
3737 Main Street, Suite 600
Riverside, CA 92501**

**Office (951) 782-4207 FAX (951) 782-4967
www.cdss.ca.gov**



**EDMUND G. BROWN JR.
GOVERNOR**

**Ronnel Tiburcio
5175 Van Buren
Riverside, CA 92503**

SUBJECT: NOTICE OF OPERATION IN VIOLATION OF LAW

You are hereby notified that the above referenced facility is operating without a license which is a violation of California Health and Safety Code, Section 1508. This section prohibits any person, firm, partnership, association, or corporation within the state from operating, establishing, managing, conducting, or maintaining a Community Care Facility in the state without first obtaining a license. In accordance with Health and Safety Code Sections, 1540, 1541, 1547, and other applicable laws, your continued operation without a license could result in civil and/or criminal action being taken against you.

Effective since 09/16/88, licensing regulations require the assessment of civil penalties for operation without a license. California Code of Regulations, Section 80058, indicates that:

A \$200.00 per day penalty shall be assessed for the continued operation of an unlicensed facility the 16th calendar day after the operator has been issued the Notice of Operation In Violation of Law and has not submitted a completed application as required. The \$200.00 per day penalty shall continue until the operator ceases operation or submits a completed application.

You may file an application for a license by contacting the licensing agency at (951) 782-4207. Continued operation pending licensure is a violation of law.

Sincerely,

Date of Issuance: *2/3/15*

for **KIMBERLY LYON
Regional Manager
Southern California Adult & Senior Care Office**

COMPLAINT INVESTIGATION REPORT

This is an official report of an unannounced visit/investigation of a complaint received in our office on 01/27/2015 and conducted by Evaluator Alison Harris

COMPLAINT CONTROL NUMBER: 09-AR-20150127171609

FACILITY NAME: Unlicensed-5175 Van Buren	FACILITY NUMBER: Unlicensed
ADMINISTRATOR:	FACILITY TYPE: UNLIC
ADDRESS: 5175 Van Buren Blvd.	TELEPHONE:
CITY: Riverside	STATE:
CAPACITY: 0	ZIP CODE: 92503
	DATE: 02/03/2015
MET WITH: Angellito Mendoza	TIME VISIT BEGAN: 02:00 PM
	TIME COMPLETED: 09:00 PM

ALLEGATION(S):

- 1 Unlicensed Operation
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

INVESTIGATION FINDINGS:

- 1 Analysts Alison Harris and Steve Hawks and Licensing Program Manager Edna Musoke visited the above
- 2 location to determine whether care and/or supervision is being provided to residents.
- 3
- 4 Law Enforcement was called to this location on 1/24/15. On that date there were nine residents in the facility
- 5 (See LIC 811 Residents 1-9)
- 6 Resident #1 needed assistance with Activities of Daily Living. (ADLs) and medication. Resident #1 left with
- 7 family.
- 8 Resident #2 was sent out 911 to the Hospital. She was unable to care for herself.
- 9 Resident #3 was sent out 911 to the Hospital. He had medical condition that needed immediate medical care.
- 10 He was receiving hospice services.
- 11 Resident #4 was sent out 911 to the Hospital
- 12 Resident #9 was sent out 911 to the Hospital He was receiving Hospice services.
- 13 Resident #12 left prior to Law Enforcement arriving at facility. He required assistance with all ADLs.

Substantiated

SUPERVISOR'S NAME: Leslie Mendivoles
LICENSING EVALUATOR NAME: Alison Harris
LICENSING EVALUATOR SIGNATURE:

Alison Harris

Estimated Days of Completion:

TELEPHONE: (851) 782-4137
TELEPHONE: (851) 204-5924

DATE: 02/03/2015

I acknowledge receipt of this form and understand my appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:

[Signature]

DATE: 02/03/2015

This report must be available at Child Care and Group Home facilities for public review for 3 years.

COMPLAINT INVESTIGATION REPORT (Cont)

FACILITY NAME: Unlicensed-5175 Van Buren

FACILITY NUMBER: Unlicensed
VISIT DATE: 02/03/2015

NARRATIVE

1 Resident #5 is still at the facility. He stated the "worker" gives him his medications. He is receiving services
2 from Sherman Home Health.
3 Resident #6 is still at the facility. He has his own medications, however they are not being taken as
4 prescribed. The amount of pills left are not correct according to the directions and date filled.
5 Resident #7 is still at the facility. He appears to be able to handle his medications that he has in his room,
6 however he needs refills and needs help getting to his doctor.
7 Resident #8 is still at the facility. He needs assistance with his medications. He did not know where his pills
8 were located. He asked the "worker" for his pain medications.
9
10 Based on the report from the police dated 1/24/15, there were 9 residents at the facility on that date. Several
11 of the residents needed care and/or supervision. The police had to send residents out to hospitals for care.
12
13 The workers that were here on 1/24/15 Resident #10 & #11 stated that Ron Tiburcio is in charge. APS worker
14 Lefford spoke to Mr. Tiburcio by phone and he stated that he "runs the place". Analyst attempted to contact
15 Mr. Tiburcio by phone today but was unable to make contact. There is an application for a business license
16 from the City of Riverside for Secure Hands Inc. for a Boarding House at this address. The current workers
17 #13 & #14 arrived to replace the previous workers. They stated that Ron was in charge of the facility. Hospice
18 worker Molina was contacted by social worker and also stated that Ron was in charge of the facility.
19
20 The residents who are being placed in this facility are not independent. They require care and/or supervision.
21
22 Based on the above information the allegation is substantiated.
23
24 Analyst left a copy of this report at the facility with worker Angelito Mendoza. A copy was also mailed to the
25 last know address of Ronnell Tiburcio 5316 Denny Ave, Apt 5, North Hollywood, CA 91601.
26
27
28
29
30
31
32

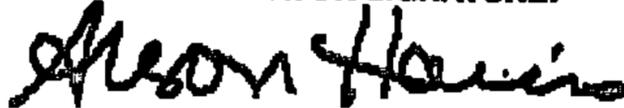
SUPERVISOR'S NAME: Leslie Mendiveles

TELEPHONE: (851) 782-4137

LICENSING EVALUATOR NAME: Alison Harris

TELEPHONE: (851) 204-6924

LICENSING EVALUATOR SIGNATURE:



DATE: 02/03/2015

I acknowledge receipt of this form and understand my appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 02/03/2015

COMPLAINT INVESTIGATION REPORT (Cont)

FACILITY NAME: Unlicensed-5175 Van Buren
DEFICIENCY INFORMATION FOR THIS PAGE:

FACILITY NUMBER: Unlicensed
VISIT DATE: 02/03/2015

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)	
Type A 02/18/2015 Section Cited 1508	1 HEALTH & SAFETY CODE 2 No person, firm, partnership, association, or 3 corporation within the state shall operate, establish, 4 manage, conduct, or maintain a community care 5 facility in this state, without a current valid license 6 therefore as provided in this chapter. 7	1 Operator must cease operation within 15 days. 2 Residents must be relocated to licensed facilities. 3 Operator must send CCL the names and 4 addresses of the facilities the residents have been 5 relocated to. Failure to relocate the resident will 6 result in the assessment of civil penalties. 7	
	8 Operator accepted clients who required care and 9 supervision. Residents # 1,2,3,4, & 9 required 10 emergency medical care. Resident #12 requires 11 assistance with all Activities of Daily Living. 12 Residents #5, 6, 7 & 8 are still in the facility and 13 require varying levels of assistance with 14 medication, ADL and doctors appointments.	8 Operator may submit an application for a license, 9 however continued operation pending licensure is a 10 violation of law. 11 12 civil Penalty of \$200 per day will be assessed if 13 corrections are not completed by 2/18/15 14	
	1		1
	2		2
	3		3
	4		4
	5		5
	6		6
	7		7
	1		1
	2		2
	3		3
	4		4
	5		5
6		6	
7		7	

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Leslie Mendiveles

TELEPHONE: (951) 782-4137

LICENSING EVALUATOR NAME: Alison Harris

TELEPHONE: (951) 204-5924

LICENSING EVALUATOR SIGNATURE:

Alison Harris

DATE: 02/03/2015

I acknowledge receipt of this form and understand my appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:

[Signature]

DATE: 02/03/2015



City Of Riverside
 Fire Department
 Fire Prevention Division
 3900 Main Street, 3rd floor, Riverside, CA 92522
 (951) 826-5737



ADMINISTRATIVE CITATION

Date: 2-4-15 Time: 3:30 pm Citation No. FD 15-33010

Location of Violation: 5175 VAN BUREN BLVD Site ID: _____

Name (Last, First, Middle) <u>CHARNITSKY VICTOR / LETICIA; LUPENADA PEIA</u>		
Business Name <u>SECURE HANDS CARE FACILITY</u>		
Mailing Address <u>15905 CALUMET CT.</u>		
City <u>RIVERSIDE</u>	State <u>CA</u>	Zip <u>92506</u>
Driver's License. No.	State	D.O.B.

Warning 1st Citation 2nd Citation 3rd Citation Amount: N/A \$100 \$200 \$500

Riverside Municipal Code Section 16.32.020

VIOLATION(S)

- | | | | |
|---|----------------|---|----------------|
| <input type="checkbox"/> Illegal Fireworks | RMC 16.32.100 | <input type="checkbox"/> BEP/E-BEP New/ Annual update | RMC 9.48.030 |
| <input type="checkbox"/> Open flame/unwanted fire | CFC Sec. 308 | <input type="checkbox"/> BEP/E-BEP Permit Fees | RMC 9.48.080 |
| <input type="checkbox"/> Overcrowding | CFC Sec. 107.5 | <input type="checkbox"/> Unapproved devices on exits | CFC Sec.1008 |
| <input type="checkbox"/> Obstructed exits/aisles | CFC Sec. 1030 | <input type="checkbox"/> Fire Extinguisher(s) requirements | CFC Sec. 906 |
| <input type="checkbox"/> Illegal Burn | CFC Sec. 307 | <input type="checkbox"/> High Piled Storage | CFC Chapter 32 |
| <input type="checkbox"/> Electrical Hazards | CFC Sec. 605 | <input checked="" type="checkbox"/> Other: <u>CFC CHAPTER 9</u> | |
| Maintenance Requirements | | | |
| <input checked="" type="checkbox"/> Portable Fire Extinguisher(s) | CFC Sec. 901.6 | <input type="checkbox"/> Fixed Extinguishing System(s) | CFC Sec. 901.6 |
| <input checked="" type="checkbox"/> Fire Sprinkler System(s) | CFC Sec. 901.6 | <input checked="" type="checkbox"/> Sprinkler 5 yr. Maintenance | CFC Sec. 901.6 |
| <input type="checkbox"/> Fire Hydrants | CFC Sec. 901.6 | <input checked="" type="checkbox"/> Fire alarm System(s) | CFC Sec. 901.6 |
| <input type="checkbox"/> Other Life Safety Equipment | CFC Sec. 901.6 | <input type="checkbox"/> Emergency/Exit signs | CFC Sec. 1011 |
| <input type="checkbox"/> Other: _____ | | | |

Corrective Actions Required: THIS BUILDING SHALL NOT BE OCCUPIED
AS A RESIDENTIAL CARE FACILITY UNTIL ALL APPLICABLE
PERMITS AND SYSTEMS HAVE BEEN APPROVED AND ARE OPERATIONAL

See reverse side for payment information. TOTAL FINE AMOUNT \$ _____

ALL VIOLATION(S) MUST BE CORRECTED BY: PRIOR TO OCCUPANCY

Failure to correct the violations(s) by the date indicated may result in legal actions, charges for additional inspections or additional administrative citations up to \$500 a day.

Signature: POSTED AND MAILED Issuing Officer: [Signature] ID#: F514
 Printed Name: [Signature] Printed Name: REVISED PAUSE

WHITE COPY: Citee CANARY: Department Copy PINK: Finance



City of Riverside
 Fire Department
 Fire Prevention Division
 3900 Main Street, 3rd floor, Riverside, CA 92522
 (951) 826-5737



ADMINISTRATIVE CITATION CONTINUATION

Location of Violation: 5175 VAN BUREN BLVD Citation No. FD: 15-33010

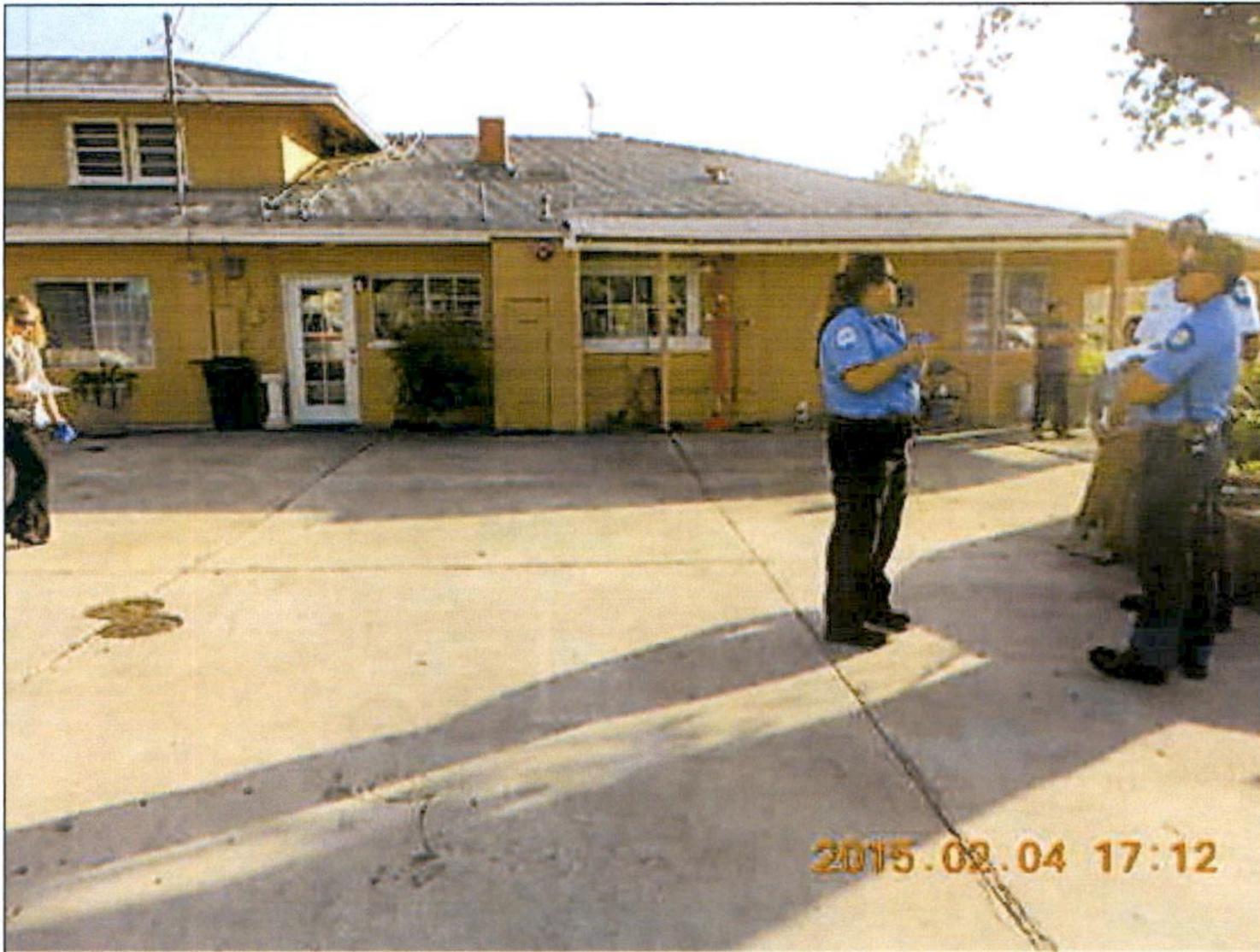
Name (First, Middle, Last): VICTOR CHARNETSKY Site Id: _____ Page 2 of 2

VIOLATION(S)

CFC Section	Violation Description(s)/Correction(s) Required
901	REPAIR/REPLACE FIRE ALARM SYSTEM. PROVIDE PROOF SYSTEM IS OPERATIONAL
901	PROVIDE 5-YEAR PARTICIPATION FOR FIRE SPRINKLER SYSTEM. REPLACE PAINTED SPRINKLERS. REPLACE CAPS ON FDC. EXTEND FIRE SPRINKLER SYSTEM TO ALL PORTIONS OF BUILDING. A LICENSED FIRE SPRINKLER CONTRACTOR MUST SUBMIT PLANS AND OBTAIN A PERMIT PRIOR TO WORKING ON SYSTEM
901	SERVICE FIRE EXTINGUISHERS
901	PROVIDE SMOKE ALARMS
404	PROVIDE A FIRE SAFETY AND EVACUATION PLAN.

Refer to the back of Page 1 of 1 of this Notice for additional information

Issuing Officer: ID#: F414 Phone #: 951-826-5737 Date: 2-4-15



02-05-2015 5175 VAN BUREN BLVD. D.FLORES



02-05-2015 5175 VAN BUREN BLVD. D.FLORES



02-03-2015 5175 VAN BUREN BLVD. D.FLORES



02-05-2015 5175 VAN BUREN BLVD. D.FLORES

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Kristi J. Smith, Interim City Attorney #120218 Rahman Gerren, Deputy City Attorney #234849 3900 Main Street, Riverside, CA 92522 TELEPHONE NO.: 951-826-5567 FAX NO.: 951-826-5540 ATTORNEY FOR (Name): Plaintiff CITY OF RIVERSIDE	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 Main Street MAILING ADDRESS: CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: Civil	
CASE NAME: City of Riverside v. Victor Charnetsky, et al.	
CIVIL CASE COVER SHEET <input checked="" type="checkbox"/> Unlimited (Amount demanded exceeds \$25,000) <input type="checkbox"/> Limited (Amount demanded is \$25,000 or less)	Complex Case Designation <input type="checkbox"/> Counter <input type="checkbox"/> Joinder Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)
	CASE NUMBER: RIC 1508357 JUDGE: DEPT:

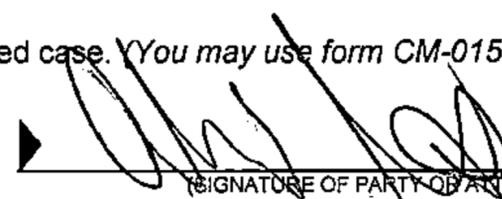
Items 1-6 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:

Auto Tort <input type="checkbox"/> Auto (22) <input type="checkbox"/> Uninsured motorist (46) Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort <input type="checkbox"/> Asbestos (04) <input type="checkbox"/> Product liability (24) <input type="checkbox"/> Medical malpractice (45) <input type="checkbox"/> Other PI/PD/WD (23) Non-PI/PD/WD (Other) Tort <input type="checkbox"/> Business tort/unfair business practice (07) <input type="checkbox"/> Civil rights (08) <input type="checkbox"/> Defamation (13) <input type="checkbox"/> Fraud (16) <input type="checkbox"/> Intellectual property (19) <input type="checkbox"/> Professional negligence (25) <input type="checkbox"/> Other non-PI/PD/WD tort (35) Employment <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (15)	Contract <input type="checkbox"/> Breach of contract/warranty (06) <input type="checkbox"/> Rule 3.740 collections (09) <input type="checkbox"/> Other collections (09) <input type="checkbox"/> Insurance coverage (18) <input type="checkbox"/> Other contract (37) Real Property <input type="checkbox"/> Eminent domain/Inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input checked="" type="checkbox"/> Other real property (26) Unlawful Detainer <input type="checkbox"/> Commercial (31) <input type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) Judicial Review <input type="checkbox"/> Asset forfeiture (05) <input type="checkbox"/> Petition re: arbitration award (11) <input type="checkbox"/> Writ of mandate (02) <input type="checkbox"/> Other judicial review (39)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403) <input type="checkbox"/> Antitrust/Trade regulation (03) <input type="checkbox"/> Construction defect (10) <input type="checkbox"/> Mass tort (40) <input type="checkbox"/> Securities litigation (28) <input type="checkbox"/> Environmental/Toxic tort (30) <input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment <input type="checkbox"/> Enforcement of judgment (20) Miscellaneous Civil Complaint <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) Miscellaneous Civil Petition <input type="checkbox"/> Partnership and corporate governance (21) <input type="checkbox"/> Other petition (not specified above) (43)
--	---	--

2. This case is is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- | | |
|--|--|
| a. <input type="checkbox"/> Large number of separately represented parties | d. <input type="checkbox"/> Large number of witnesses |
| b. <input type="checkbox"/> Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve | e. <input type="checkbox"/> Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court |
| c. <input type="checkbox"/> Substantial amount of documentary evidence | f. <input type="checkbox"/> Substantial postjudgment judicial supervision |
3. Remedies sought (check all that apply): a. monetary b. nonmonetary; declaratory or injunctive relief c. punitive
4. Number of causes of action (specify): Two
5. This case is is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: February 26, 2015
 Rahman Gerren
 (TYPE OR PRINT NAME)


 (SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex; or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

Auto (22)—Personal Injury/Property Damage/Wrongful Death
Uninsured Motorist (46) (*if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto*)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

Asbestos (04)
Asbestos Property Damage
Asbestos Personal Injury/Wrongful Death
Product Liability (*not asbestos or toxic/environmental*) (24)
Medical Malpractice (45)
Medical Malpractice—Physicians & Surgeons
Other Professional Health Care Malpractice
Other PI/PD/WD (23)
Premises Liability (e.g., slip and fall)
Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
Intentional Infliction of Emotional Distress
Negligent Infliction of Emotional Distress
Other PI/PD/WD

Non-PI/PD/WD (Other) Tort

Business Tort/Unfair Business Practice (07)
Civil Rights (e.g., discrimination, false arrest) (*not civil harassment*) (08)
Defamation (e.g., slander, libel) (13)
Fraud (16)
Intellectual Property (19)
Professional Negligence (25)
Legal Malpractice
Other Professional Malpractice (*not medical or legal*)
Other Non-PI/PD/WD Tort (35)

Employment

Wrongful Termination (36)
Other Employment (15)

Contract

Breach of Contract/Warranty (06)
Breach of Rental/Lease
Contract (*not unlawful detainer or wrongful eviction*)
Contract/Warranty Breach—Seller Plaintiff (*not fraud or negligence*)
Negligent Breach of Contract/Warranty
Other Breach of Contract/Warranty
Collections (e.g., money owed, open book accounts) (09)
Collection Case—Seller Plaintiff
Other Promissory Note/Collections Case
Insurance Coverage (*not provisionally complex*) (18)
Auto Subrogation
Other Coverage
Other Contract (37)
Contractual Fraud
Other Contract Dispute

Real Property

Eminent Domain/Inverse Condemnation (14)
Wrongful Eviction (33)
Other Real Property (e.g., quiet title) (26)
Writ of Possession of Real Property
Mortgage Foreclosure
Quiet Title
Other Real Property (*not eminent domain, landlord/tenant, or foreclosure*)

Unlawful Detainer

Commercial (31)
Residential (32)
Drugs (38) (*if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential*)

Judicial Review

Asset Forfeiture (05)
Petition Re: Arbitration Award (11)
Writ of Mandate (02)
Writ—Administrative Mandamus
Writ—Mandamus on Limited Court Case Matter
Writ—Other Limited Court Case Review
Other Judicial Review (39)
Review of Health Officer Order
Notice of Appeal—Labor
Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)

Antitrust/Trade Regulation (03)
Construction Defect (10)
Claims Involving Mass Tort (40)
Securities Litigation (28)
Environmental/Toxic Tort (30)
Insurance Coverage Claims (*arising from provisionally complex case type listed above*) (41)

Enforcement of Judgment

Enforcement of Judgment (20)
Abstract of Judgment (Out of County)
Confession of Judgment (*non-domestic relations*)
Sister State Judgment
Administrative Agency Award (*not unpaid taxes*)
Petition/Certification of Entry of Judgment on Unpaid Taxes
Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

RICO (27)
Other Complaint (*not specified above*) (42)
Declaratory Relief Only
Injunctive Relief Only (*non-harassment*)
Mechanics Lien
Other Commercial Complaint Case (*non-tort/non-complex*)
Other Civil Complaint (*non-tort/non-complex*)

Miscellaneous Civil Petition

Partnership and Corporate Governance (21)
Other Petition (*not specified above*) (43)
Civil Harassment
Workplace Violence
Elder/Dependent Adult Abuse
Election Contest
Petition for Name Change
Petition for Relief From Late Claim
Other Civil Petition

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
4050 Main Street
Riverside, CA 92501
www.riverside.courts.ca.gov

NOTICE OF DEPARTMENT ASSIGNMENT
AND CASE MANAGEMENT CONFERENCE (CRC 3.722)

CITY OF RIVERSIDE VS CHARNETSKY

CASE NO. RIC1502352

This case is assigned to the Honorable Judge Sunshine S Sykes in Department 06 for all purposes.

The Case Management Conference is scheduled for 08/26/15 at 8:30 in
Department 06.

The plaintiff/cross-complainant shall serve a copy of this notice on all defendants/cross-defendants who
are named or added to the complaint and file proof of service.

Any disqualification pursuant to CCP section 170.6 shall be filed in accordance with that section.

Requests for accommodations can be made by submitting Judicial Council form MC-410 no fewer than
five court days before the hearing. See California Rules of Court, rule 1.100.

CERTIFICATE OF MAILING

I certify that I am currently employed by the Superior Court of California, County of Riverside, and that I
am not a party to this action or proceeding. In my capacity, I am familiar with the practices and
procedures used in connection with the mailing of correspondence. Such correspondence is deposited
in the outgoing mail of the Superior Court. Outgoing mail is delivered to and mailed by the United States
Postal Service, postage prepaid, the same day in the ordinary course of business. I certify that I served
a copy of the foregoing NOTICE on this date, by depositing said copy as stated above.

Court Executive Officer/Clerk

Date: 02/26/15

by: _____



,DAWN ROSENBLOOM Deputy Clerk