



BOB DUTTON
ASSESSOR - RECORDER - CLERK

9:31 AM
BS
SAN

P Counter

Recording requested by:
CITY OF UPLAND

Doc# 2018-0250432



Titles	1	Pages	6
Fees			0.00
Taxes			0.00
CA SB2 Fee			0.00
Others			0.00
Paid			\$0.00

When recorded return to:
Jeannette Vagnozzi
City Clerk
CITY OF UPLAND
460 North Euclid Avenue
Upland, California 91786

This instrument is recorded at the request of the CITY OF UPLAND, a California municipal corporation, pursuant to Government Code sections 27297 and 38773.5(e).

This instrument is exempt from recording fees pursuant to Government Code section 27383.

NOTICE OF LIEN AND SPECIAL ASSESSMENT

Assessor's Parcel Number:
1007-601-16-0000

Commonly Known As:
1460 West 9th Street
Upland, California 91786

1 Jeannette Vagnozzi
City Clerk
2 CITY OF UPLAND
460 North Euclid Avenue
3 Upland, California 91786
Phone: (909) 931-4120
4
5

Exempt from filing fees pursuant to
Government Code section 6103.

6 SUPERIOR COURT OF THE STATE OF CALIFORNIA
7 COUNTY OF SAN BERNARDINO
8

9 IN THE MATTER OF THE PARCEL OF REAL
PROPERTY LOCATED AT:
10

11 **1460 West 9th Street**
Upland, California 91786
12 **APN 1007-601-16-0000**
13
14

Court Case Number:
UPD Case Number:
Action Filed:

**NOTICE OF LIEN AND SPECIAL
ASSESSMENT**
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1 **NOTICE OF LIEN AND SPECIAL ASSESSMENT**

2
3 NOTICE IS HEREBY GIVEN THAT, pursuant to Upland Municipal Code ("UMC") chapter
4 1.20, the City of Upland ("City") instituted a nuisance abatement action against the herein described
5 parcel of real property ("Nuisance Property") intended to cause or compel compliance with the UMC.
6 The City has incurred costs, expenses, fees, unpaid administrative fines, and attorneys' fees that have
7 not been reimbursed by the responsible parties. Accordingly, the City is entitled to, and hereby claims,
8 a lien and special assessment against the Nuisance Property in the amount of \$9,366 until this amount
9 has been paid in full and discharged of record. Pursuant to Government Code section 38773.5(c),
10 Revenue and Taxation Code section 3691(b)(1)(A), and UMC section 1.20.100(A), the Nuisance
11 Property may be sold after three years by the tax collector for any unpaid delinquent assessments.

12
13 **Nuisance Property**

14 Owner(s): K Property Management LLC.

15 APN: 1007-601-16-0000.

16 Address: 1460 West 9th Street, Upland, California 91786.

17 **Legal Description:**

18 PARCEL 2 AND 3 OF PARCEL MAP 8751, IN THE CITY OF
19 UPLAND, COUNTY OF SAN BERNARDINO, STATE OF
20 CALIFORNIA, AS PER MAP FILED IN BOOK 106, PAGES 70 AND
21 71 OF PARCEL MAPS AND DESCRIBED AS FOLLOWS:
22 BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID
23 PARCEL 3; THENCE NORTH 00° 40' 42" EAST A DISTANCE OF
24 571.93 FEET ALONG THE WEST LINE OF SAID PARCELS 2 AND 3
25 TO THE NORTHWEST CORNER OF SAID PARCEL 2, SAID POINT
26 LYING ON THE SOUTH LINE OF NINTH STREET AS SHOWN ON
27 SAID MAP THENCE NORTH 89° 44' 12" EAST ALONG SAID
28 SOUTH LINE, A DISTANCE OF 164.55 FEET TO THE NORTHEAST

1 CORNER OF SAID PARCEL 2; THENCE SOUTH 00° 39' 44" WEST
2 ALONG THE EAST LINE OF SAID PARCELS 2 AND 3, A
3 DISTANCE OF 552.01 FEET TO THE SOUTHEAST CORNER OF
4 SAID PARCEL 3, SAID POINT BEING ALSO THE BEGINNING OF
5 A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A
6 RADIUS OF 5779.65 FEET A RADIAL TO WHICH BEARS NORTH
7 06° 21' 13" WEST ; THENCE WESTERLY ALONG SAID CURVE
8 AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 3, A
9 DISTANCE OF 132.76 FEET THROUGH A CENTRAL ANGLE OF
10 01° 18' 58"; THENCE CONTINUING ALONG SAID SOUTH LINE
11 SOUTH 82° 19' 49" WEST A DISTANCE OF 33.46 FEET TO THE
12 POINT OF BEGINNING.

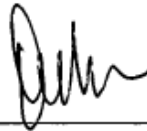
13 ASSESSOR'S PARCEL NUMBER: 1007-601-16

14
15 Date: _____

7/5/18

CITY OF UPLAND

16
17 By: _____
18
19



1 **PROOF OF SERVICE**

2 At the time of this service I was over 18 years of age and I was not a party to this action. My
3 business address is **3 Corporate Park, Suite 100, Irvine, California 92606**. On the date indicated
4 below, I served the following documents: **NOTICE OF LIEN AND SPECIAL ASSESSMENT**
5 (“Documents”).

6 The Documents were served on the following persons (“Persons”):


7 **James Amakasu**
8 **Agent for K Property Management LLC**
9 **438 Amapola Avenue, Suite 220,**
Torrance, California 90501

10 The Documents were delivered by:

11 **Certified Mail with Return Receipt Requested.** I served the Documents by enclosing a true
12 copy in a sealed envelope addressed to the Persons at the addresses identified above and depositing the
13 envelope with the United States Post Office with the postage fully prepaid as certified mail with return
14 receipt requested in the county where I reside or am employed.

15
16 I declare under penalty of perjury under the laws of the State of California that the foregoing is
17 true and correct.

18
19 Dated: May 8, 2018



20 **Peter Gilmore**
21
22
23

ACKNOWLEDGMENT

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

State of California
County of San Bernardino

On July 5, 2018 before me, Keri Johnson, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature

Keri Johnson

(Seal)

