



City Council

Acquanetta Warren
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Mayor Pro Tem

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Council Member

Jesus "Jesse" Sandoval
Council Member

Phillip W. Cothran
Council Member

October 18, 2025

RE: CED13-000231

Imperium Escrow, Inc.
ATT: Margaret Soule
13330 Ranchero Road, Ste 12
Oak Hills, CA 92344

To Whom It May Concern:

Per your request, here is an updated demand reference your **Escrow/Order # 2025-MS** and property at **9838 Alder Ave, Fontana, CA 92316**. The City of Fontana – Code Compliance Unit requires the following be accomplished **BEFORE** a Release of our Notice will be given:

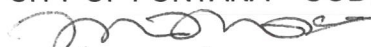
- Property shows on County characteristic records as a 3 bedroom / 2 bath home. Remove all unpermitted additions added to the property.
- Remove all unpermitted electrical, plumbing, fixtures, etc.
- Remove all unpermitted attached covered patios.
- Remove all sheds at the rear. Sheds at the rear must meet the City's requirements. Sheds cannot exceed 120sqft in floor area and cannot exceed 8ft in height. No more than 1 shed for every 7,200sqft. Existing sheds must meet building standards and be completed, and inspected.
- Ensure heat source inside the home is in working condition.
- Garage – Remove all unpermitted additions (i.e.: added drywall, bathroom, windows plumbing, electrical, etc.
- Remove all trash, junk, debris at property rear exterior.
- Remove inoperable vehicles. Park all vehicles on paved surfaces.
- Restore front landscaping to show a regular scheduled of maintenance, trimming, seeding, mowing, etc.

Payment of the sum of **\$ 77.11** legal money of the United States, in the form of certified funds; cash, cashier's check or bank draft to the City of Fontana. Upon receipt of payment we will record a Release of our Notice of Pendency.

This demand and the amount referenced herein, is valid until close of business on **Monday, November 17, 2025**. Please direct your payment to my attention for proper crediting. **My office requires a minimum 48-hour notice (excluding weekends and holidays) of your intention to tender payment to prepare the release documents.

Thank you for your attention to this matter. Any questions you have may be directed to me at (909) 854-8022.

CITY OF FONTANA – CODE COMPLIANCE DIVISION



Monica Montoya

Sr. Code Compliance Inspector