



Community Development Department
Fire Prevention Services
Building & Safety Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805
Telephone: (951) 413-3350
Fax: (951) 413-3363

February 19, 2026

Matt Ilback
Chief Executive Officer
IGP Business Group
22500 Town Circle, Suite 1206
Moreno Valley, CA 92553

Re: 22500 Town Circle, Moreno Valley, CA 92553
APN's: 291-110-032, 291-110-033, 291-110-034, and 291-110-035
Case# FBP25-0770 // BNV26-0009

CERTIFIED/REGULAR MAIL/POSTED

Notice & Order

Unsafe Building Conditions, Improper Use and Occupancy

As an owner (or person or entity having an equitable interest), as shown on the latest equalized assessment roll, for the real property located at 22500 Town Circle, Moreno Valley, further identified as Assessor Parcel Numbers 291-110-032, 291-110-033, 291-110-034, and 291-110-035 ("Subject Property"), you are hereby notified that the City of Moreno Valley has determined that a public nuisance exists on the Subject Property.

The City of Moreno Valley Fire Prevention Bureau issued a Notice and Order requiring the production of inspection, testing, and maintenance documentation for the Fire Protection and Fire Life Safety Systems serving the Subject Property. Ongoing inspections conducted to evaluate compliance with these requirements have revealed violations related to the inspection, testing, and maintenance of the required Fire Protection and Fire Life Safety Systems serving the buildings and structures situated within or upon the Subject Property, which continue to exist and remain uncorrected.

It has been determined by the City of Moreno Valley Fire Prevention Bureau that the required Fire Protection and Fire Life Safety Protection Systems are either deficient, not properly maintained, or not present at the Subject Property. These conditions constitute a violation of applicable provisions of the California Fire Code,

the California Building Code, and applicable provisions of the Moreno Valley Municipal Code intended to ensure the protection of life and property from fire and related hazards.

It is unlawful and declared a nuisance for any person owning, leasing, renting, occupying, charged with the management of, or having charge or possession of any property in the City to maintain or fail to maintain the property in such a manner that it becomes unsanitary, unsafe and unfit for human occupancy.

The Building Official is hereby authorized and directed to enforce all provisions of the Moreno Valley Municipal Code, the California Code of Regulations, Title 24, California Building Codes, and California Existing Building Codes.

Due to issues of non-compliance, non-conformity, and fire life/safety violations under the auspices and authority of the Building Official, the Subject Property is hereby ordered to be closed and vacated, effective 8:00 p.m., on **February 19, 2026**, unless a timely appeal is filed in accordance with the applicable provisions of the Fire Code and the Moreno Valley Municipal Code.

All utilities servicing the buildings/structures situated within or upon the Subject Property may be ordered removed until such time the Subject Property is repaired or rehabilitated in accordance with the California Code of Regulations, Title 24, California Building Code Standards with proper permits, approvals, and inspections. In addition, the Building Official shall order all buildings/structures situated within or upon the Subject Property secured from entry by unauthorized persons. Furthermore, if the Subject Property is not secured as mandated, the Building Official may seek and obtain a judicial order to secure the Subject Property until compliance is achieved.

Questions concerning this matter should be directed to the undersigned in writing, or by telephone at (951) 413-3350.



JAMES VERDUGO.,
Building Division Manager/ Building Official
Cc: Occupants (Posted)