

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

804B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**

May 25, 2016

**SUBJECT:** Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]

Case No: CV09-06319 [MCGOWEN]  
Subject Property: 24759 Rosebrugh Lane, Hemet  
APN: 551-302-001  
District: 3 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as 24759 Rosebrugh Lane, Hemet, Riverside County, California, APN: 551-302-001 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Harold D. McGowen, (also known as Harold D. McGowen, Jr.) the owner of the subject property, be directed to abate the excessive outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

*Albert Brady*

ALBERT BRADY  
Code Enforcement Official

(Continued)

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS**

Budget Adjustment:

For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

Prev. Agn. Ref.:

District: 3

Agenda Number:

9-2

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

Departmental Concurrence

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

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
Case No: CV09-06319 [MCGOWEN]  
Subject Property: 24759 Rosebrugh Lane, Hemet;  
APN: 551-302-001  
District: 3**

**DATE:** May 25, 2016

**PAGE:** 2 of 3

**RECOMMENDED MOTION (continued):**

3. If the owner or whoever has possession of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An inspection was made on the subject property by Senior Code Enforcement Officer Mike Sanders on April 12, 2011. The Inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: furniture, appliances, buckets, tools, equipment, vehicle parts, gas cans, tires, boxes, green waste, vehicle jack, metal awning posts, metal, ice chest, home goods, and clothes, of about 1200 square feet.
2. There have been approximately twenty (20) subsequent follow up inspections, with the last inspection occurring on March 3, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

N/A

**Additional Fiscal Information**

N/A

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**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]**

**Case No: CV09-06319 [MCGOWEN]**

**Subject Property: 24759 Rosebrugh Lane, Hemet;**

**APN: 551-302-001**

**District: 3**

**DATE: May 25, 2016**

**PAGE: 3 of 3**

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Declaration  
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV09-06319  
4 [EXCESSIVE OUTSIDE STORAGE AND )  
5 ACCUMULATED RUBBISH]; APN: 551-302-001, ) DECLARATION OF CODE  
6 24759 ROSEBRUGH LANE, HEMET, COUNTY OF ) ENFORCEMENT OFFICER  
7 RIVERSIDE, STATE OF CALIFORNIA; HAROLD D. ) SAMANTHA PHILLIPS  
8 MCGOWEN,(ALSO KNOWN AS HAROLD D. )  
9 MCGOWEN, JR.) OWNER. )  
10 \_\_\_\_\_ ) [RCO Nos. 348, 541 & 725]

11 I, Samantha Phillips, declare that the facts set forth below are personally known to me except to  
12 the extent that certain information is based on information and belief which I believe to be true, and if  
13 called as a witness, I could and would competently testify thereof under oath:

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

17 2. I am informed and believe and thereon allege that on April 12, 2011, Officer Mike Sanders  
18 conducted an inspection of the real property described as 24759 Rosebrugh Lane, Hemet, Riverside  
19 County, California and further described as Assessor's Parcel Number 551-302-001 (hereinafter  
20 described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating  
21 the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
23 Harold D. McGowen (hereinafter referred to as "OWNER"). THE PROPERTY is occupied by Justin  
24 McGowen ("OCCUPANT"). A certified copy of the County Equalized Assessment Roll for 2015-2016 tax  
25 year and a copy of the report generated from the County Geographic Information System ("GIS") is  
26 attached hereto and incorporated herein by reference as Exhibit "B." The property is an improved parcel  
27 approximately 0.22 acres in size and is located within the R-T (Mobilehome Subdivision and Mobilehome  
28 Park) zone classification. The parcel size is less than the minimum size requirements and therefore  
does not allow any amount of outside storage on THE PROPERTY. Accumulated rubbish is not  
permitted on any property within the County of Riverside.

///

FORM APPROVED COUNTY COUNSEL  
BY: SOPHIA H. CHOI DATE: 5/3/2011



1           4.       Based on the Lot Book Report from RZ Title Service dated January 20, 2015 and updated  
2 on June 4, 2015 and February 10, 2016, it is determined that other parties may potentially hold a legal  
3 interest in THE PROPERTY, to wit: Lake Hemet Municipal Water District (hereinafter referred to as  
4 "INTERESTED PARTY"). True and correct copies of the Lot Book Reports are attached hereto and  
5 incorporated herein by reference as Exhibit "C."

6           5.       I am informed and believe and thereon allege that on April 12, 2011, Officer Sanders  
7 drove to THE PROPERTY to conduct an inspection. Officer Sanders observed excess outside storage  
8 and accumulated rubbish on THE PROPERTY. The outside storage of materials and accumulated  
9 rubbish consisted of, but was not limited to: furniture, appliances, buckets, tools, equipment, vehicle  
10 parts, gas cans, tires, boxes, green waste, vehicle jack, metal awning posts, metal, ice chest, home  
11 goods and clothes, of about 1200 square feet. This condition causes THE PROPERTY to constitute a  
12 public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348  
13 and 541.

14           6.       On April 12, 2011, a Notice of Violation was posted on THE PROPERTY.

15           7.       On April 29, 2011, a Notice of Violation was mailed to OWNER (mailed as Barbara J.  
16 McGowen Trust c/o of Harold D. McGowen) and OCCUPANT by certified mail, return receipt requested.

17           8.       On April 13, 2015, a Notice of Violation was mailed to INTERESTED PARTY by certified  
18 mail, return receipt requested.

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

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

23           11.      There have been approximately twenty (20) subsequent follow up inspections, with the  
24 last inspection being March 3, 2016. Each inspection revealed the accumulated rubbish and excess  
25 outside storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

26 ///

27 ///

28 ///

1           12.       Based upon my experience, knowledge and visual observations, it is my determination  
2 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the  
3 general public.

4           13.       Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO  
5 Nos. 348 and 541.

6           14.       A Notice of Noncompliance was recorded in the office of the County Recorder, County of  
7 Riverside, State of California, on May 4, 2011, as Instrument Number 2011-0194726. A Notice of  
8 Pendency of Administrative Proceedings was recorded in the Office of the County Recorder, County of  
9 Riverside, State of California, on August 7, 2013, as Instrument Number 2013-0384986. True and correct  
10 copies of the notices are attached hereto and incorporated herein by reference as Exhibit "F."

11           15.       A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing  
12 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER,  
13 OCCUPANT and INTERESTED PARTY by first class mail and was posted on THE PROPERTY. True  
14 and correct copies of the Notice, together with the Proof of Service, and the Affidavit of Posting of Notice  
15 are attached hereto and incorporated herein by reference as Exhibit "G."

16           16.       The removal of all accumulated rubbish and excess outside storage of materials currently  
17 on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541,  
18 and the Health and Safety Code.

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

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

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

25       ///

26       ///

27       ///


28       ///

1 (c) that if the materials and rubbish are not removed and disposed of in strict accordance  
2 with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541, within ninety  
3 (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the outside  
4 storage of materials and accumulated rubbish may be abated and disposed of by representatives of the  
5 Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon receipt  
6 of owner's consent or a Court Order when necessary under applicable law.

7 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall  
8 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
9 PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

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

12 Executed this 20<sup>th</sup> day of APRIL, 2016, at MURRIETA, CA,  
13 California.

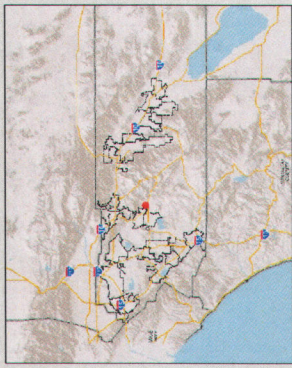
14  
15   
16 \_\_\_\_\_  
17 SAMANTHA PHILLIPS  
18 Code Enforcement Officer  
19 Code Enforcement Department  
20  
21  
22  
23  
24  
25  
26  
27  
28

# **EXHIBIT “A”**



# Thomas Bros Map Page 811, H5

CV0906319 @ 24759 Rosebrugh Ln., Hemet



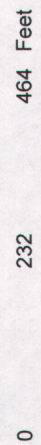
## Legend

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

## Notes

APN: 551-302-001

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



REPORT PRINTED ON... 9/4/2015 1:06:38 PM

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# **EXHIBIT “B”**

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

<b>Assessment #551302001-1</b>		<b>Parcel # 551302001-1</b>	
<b>Assessee:</b>	MCGOWEN HAROLD D	<b>Land</b>	29,000
<b>Mail Address:</b>	24759 ROSEBRUGH LN HEMET CA 92544	<b>Structure</b>	45,000
<b>Real Property Use Code:</b>	MO	<b>Full Value</b>	74,000
<b>Base Year</b>	1981	<b>Total Net</b>	74,000
<b>Conveyance Number:</b>	0123949		
<b>Conveyance (mm/yy):</b>	2/2007		
<b>PUI:</b>	M030000		
<b>TRA:</b>	71-177		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	1979 SILVERCREST HOWARD MANOR		
<b>ID Data:</b>	Lot 30 MB 104/081 TR 10760-1		
<b>Situs Address:</b>	24759 ROSEBRUGH LN HEMET CA 92544		

**View Parcel Map**







**Riverside County Parcel Report**  
**APN 551-302-001**  
[Disclaimer](#)

Report Date: Thursday, March 17, 2016



<b>APN</b>	<a href="#">551-302-001-1</a>	<b>Supervisorial District 2011</b>	CHUCK WASHINGTON, DISTRICT 3
		<b>Supervisorial District 2001</b>	JEFF STONE, DISTRICT 3
<b>Previous APN</b>	551200033	<b>Township/Range</b>	T5SR1E SEC 5
<b>Owner Name</b>	HAROLD D MCGOWEN	<b>Elevation Range</b>	No Elevation Range available
<b>Address</b>	24759 ROSEBRUGH LN HEMET, CA 92544	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 811 GRID: H5
<b>Mailing Address</b>	See situs address	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <a href="#">MB 104/81</a> Subdivision Name: TR 10760-1 Lot/Parcel: 30 Block: Not Available Tract Number: 10760	<b>City Boundary/Sphere</b>	Not within a City Boundary City Sphere: HEMET Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 0.22 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY



<b>Property Characteristics</b>	Constructed: 1979 Baths: 2.00 Bedrooms: 2 Central Cool: Y Central Heat: Y Const. Type: WOOD FRAME Prop Area: 1248 SqFt Roof Type: COMPOSITION Stories: 1	<b>County Service Area</b>	In or partially within VALLE VISTA #91 - Street Lighting
<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	MDR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	Not in a Redevelopment Area
<b>Area Plan (RCIP)</b>	San Jacinto Valley	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	None	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b><u>Zoning Classifications (ORD. 348)</u></b>	Zoning: R-T CZNumber: 0	<b>Zoning Districts and Zoning Areas</b>	VALLE VISTA, DIST
<b><u>Zoning Overlays</u></b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	Not in a Community Advisory Council Area
<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	T'
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Not in a Conservation Area	<b>WRMSHCP Cell Number</b>	3414
<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None



<p><b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b></p>	<p>None</p>	<p><b>Vegetation (2005)</b></p>	<p>Developed or Disturbed Land</p>
<p><b>Fire Hazard Classification (Ord. 787)</b></p>	<p>Not in a High Fire Area</p>	<p><b>Fire Responsibility Area</b></p>	<p>Not in a Fire Responsibility Area</p>
<p><b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b></p>	<p>NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area</p>	<p><b>RBBD (Road &amp; Bridge Benefit District)</b></p>	<p>Not in a District</p>
<p><b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</b></p>	<p>IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION</p>	<p><b><u>DIF (Development Impact Fee Area Ord. 659)</u></b></p>	<p>SAN JACINTO VALLEY</p>
<p><b><u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u></b></p>	<p>IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO</p>	<p><b><u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u></b></p>	<p>In or partially within an SKR Fee Area</p>
<p><b><u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u></b></p>	<p>NOT WITHIN THE EASTERN TUMF FEE AREA</p>	<p><b>DA (Development Agreements)</b></p>	<p>Not in a Development Agreement Area</p>
<p><b>Circulation Element Ultimate Right-of-Way</b></p>	<p>IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.</p>	<p><b>Road Book Page</b></p>	<p>107A</p>
		<p><b>Transportation Agreements</b></p>	<p>Not in a Transportation Agreement</p>
		<p><b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b></p>	<p>Not in a CETAP Corridor</p>



<b>Flood Plan Review</b>	Not Required	<b>Watershed</b>	SAN JACINTO VALLEY
<b>Water District</b>	EMWD	<b>California Water Board</b>	None
<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	Undetermined Potential" AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.
<b>Faults</b>	WITHIN A 1/2 MILE OF SAN JACINTO FAULT		
<b>Liquefaction Potential</b>	High		
<b>Subsidence</b>	Susceptible		
<b>School District</b>	HEMET UNIFIED	<b>Tax Rate Areas</b>	
<b>Communities</b>	Valle Vista		
<b>Lighting (Ord. 655)</b>	Zone B, 28.06 Miles From Mt. Palomar Observatory		
<b>2010 Census Tract</b>	043703		
<b>Farmland</b>	URBAN-BUILT UP LAND		



<b>Special Notes</b>	No Special Notes	SAN JACINTO BASIN RESOURCE CONS SAN JACINTO VALLEY CEMETERY SO. CALIF, JT (19,30,33,36,37,56) VALLEY HEALTH SYSTEM HOSP DIST VALLEY WIDE REC & PK
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**Building Permits**

Case #	Description	Status
BEL070118	METER RESET	FINAL
BZ372082	MOBILE HOME LOW PROFILE	FINAL
BZ372083	MOBILE HOME SITE PREPARATION	FINAL
BZ373098	2 TEMPORARY POWER POLES	FINAL
BZ383615	ON SITE SIGN	FINAL
BZA008209	M/H SET UP (SIGNATURE 24X56)	FINAL

**Environmental Health Permits**

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

**Planning Cases**

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

**Code Cases**

Case #	Description	Status
CV0906319	ABATEMENT	OPEN

# **EXHIBIT “C”**



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

## Lot Book Report

Order Number: **32972**

**Customer:**

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT  
 4080 Lemon Street  
 Riverside CA 92501

Order Date: 1/15/2015  
 Dated as of: 1/20/2015  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV09-06319/E. Ross  
 IN RE: MCGOWEN, HAROLD D.

FEE(s):  
 Report: \$120.00

Property Address: 24759 Rosebrugh Ln  
 Hemet CA 92544

Assessor's Parcel No. : 551-302-001-1

**Assessments:**

Land Value:	\$19,000.00
Improvement Value:	\$30,000.00
Exemption Value:	\$0.00
Total Value:	\$49,000.00

## Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$592.29
Penalty	\$59.20
Status	NOT PAID-DELINQUENT
Second Installment	\$529.29
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2015)
Prior Delinquencies for tax defaulted year(s)	2013
Redemption Amount	\$1,370.15
If paid by	01/31/2015



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

Order Number: 32972  
Reference: CV09-06319/E. R

## Property Vesting

The last recorded document transferring title of said property

Dated	11/21/2006
Recorded	02/22/2007
Document No.	2007-0123949
D.T.T.	\$0.00
Grantor	Terry L. Myers, as the Successor Trustee of the Barbara J. McGowen Trust dated April 8, 1998
Grantee	Harold D. McGowen, Jr., all of the right, title and interest of the Barbara J. McGowen Trust

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Document Type	Resolution No. 2007-289
Document No.	2007-0543214
Recorded	08/23/2007
Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Harold D McGowen
Case No.	CV09-06319
Recorded	05/04/2011
Document No.	2011-0194726

A Notice of Administrative Proceedings by the



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

Order Number: 32972  
Reference: CV09-06319/E. R

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City of Murrieta  
County of Riverside  
Recorded 08/07/2013  
Document No. 2013-0384986

**A Notice of Administrative Proceedings by the**

City of Murrieta  
County of Riverside  
Recorded 08/07/2013  
Document No. 2013-0384987

**A Notice of Lien Recorded**

03/17/2014  
Document No. 2014-0097383  
Amount \$106.12  
Owner Harold McGowen  
Claimant Lake Hemet Municipal Water District

**Abstract of Judgment Filed in the**

Superior Court of California, County of Riverside  
Case No. HES013394  
Recorded 04/14/2008  
Document No. 2008-0183344  
Amount \$2,941.30  
Debtor Harold McGowen; Justin McGowen  
Creditor Alan McNeil

**Notice of Power to Sell Tax-Defaulted Property**

Recorded 08/21/2013  
Document No. 2013-0409045

### Legal Description

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

LOT 30 OF TRACT NO. 10760-1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 104, PAGES 81, 82 AND 83 OF MAPS RECORDS FROM THE COUNTY RECORDER OF SAID COUNTY.

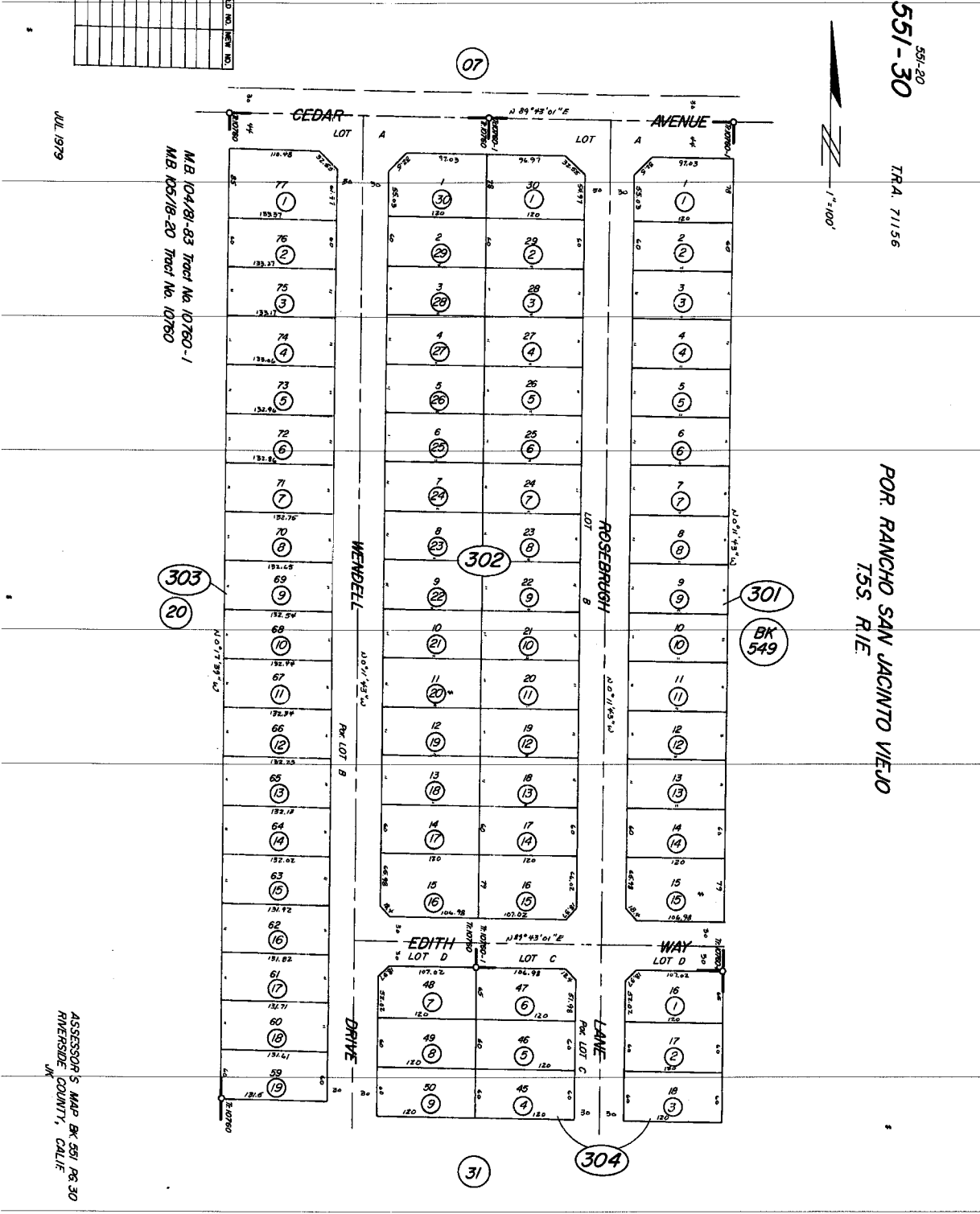


DATE	OLD NO.	NEW NO.

JUL 1979

M.B. 04/8/-83 Tract No. 10760-1  
M.B. 05/18-20 Tract No. 10760

ASSESSOR'S MAP BK 551 PG 30  
RIVERSIDE COUNTY, CALIF.



551-20  
**551-30**

TRA. 71156

FOR RANCHO SAN JACINTO VIEJO  
155 R.I.E



(07)

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549

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(304)

RECORDING REQUESTED BY:

DOC # 2007-0123949

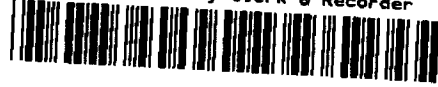
02/22/2007 08:00A Fee:16.00

Page 1 of 2

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

Davis & Wojcik, APLC  
1105 E. Florida Ave.  
Hemet, CA 92543

MAIL TAX STATEMENTS TO:

Harold D. McGowen, Jr.  
24759 Rosebrugh Lane  
Hemet, CA 92544

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2	2					1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 702

C  
702

TRUSTEE'S DEED

The undersigned declares the documentary transfer tax is 0  
County of Riverside  
APN 551302001-1  
This conveyance is a transfer without consideration. R&T 11911

Harold D. McGowen, Jr.  
TRUSTEE'S DEED

Terry L. Myers, as the Successor Trustee of the Barbara J. McGowen Trust dated April 8, 1998, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, hereby WARRANTS, CONVEYS and TRANSFERS to Harold D. McGowen, Jr., all of the right, title and interest of the Barbara J. McGowen Trust in and to the following described real estate located in Riverside County, State of California, to-wit:

Lot 30 of Tract No. 10760-1 as per Map on file in Book 104, Pages 81, 82 and 83 of Maps, Records of Riverside County, California.

IN WITNESS WHEREOF, Terry L. Myers, as Successor Trustee of the Barbara J. McGowen Trust dated April 8, 1998, as such Successor Trustee has hereunto set his hand and seal this 25<sup>th</sup> day of NOVEMBER, 2006.

Terry L. Myers  
Terry L. Myers, Successor Trustee  
Barbara J. McGowen Trust

STATE OF INDIANA, KOSCIUSKO COUNTY, SS:

Before me the undersigned, a Notary Public in and for said County and State, this 25<sup>th</sup> day of NOVEMBER, 2006 personally appeared the within named Terry L. Myers, Successor Trustee of the Barbara J. McGowen Trust, Grantor in the above conveyance, and as such Successor Trustee acknowledged the execution of the same to be his free and voluntary act for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Max E. Reed  
Max E. Reed, Notary Public  
Resident of Kosciusko County

My Commission Expires:  
June 2, 2009

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Max E. Reed  
Max E. Reed

This instrument prepared by Reed & Earhart,  
Attorney at Law, 318 South Buffalo St., Warsaw, IN 46580



2007-0123949  
02/22/2007 09:09A  
2 of 2

DOC # 2007-0543214

08/23/2007 08:00A Fee:NC

Page 1 of 21

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Dept. of Environmental Health  
P.O. Box 1280  
Riverside, CA 92502  
Attn. Alice Beasley

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			21						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

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TRA:  
DTT:

Resolution No. 2007-289



Title of Document

THIS AREA FOR  
RECORDER'S  
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 06/2007)

1  
2 Board of Supervisors

County of Riverside

3 RESOLUTION NO. 2007-289

4 A RESOLUTION OF THE COUNTY OF RIVERSIDE ORDERING THE CONFIRMATION OF  
5 SPECIAL ASSESSMENTS AND LIENS AGAINST PARCELS OF LAND FOR UNPAID AND  
6 DELINQUENT CHARGES FOR TRASH COLLECTION SERVICES

7  
8 WHEREAS, Riverside County Ordinance 745 has established the authority of the Board of  
9 Supervisors to designate areas of the County as comprehensive collection areas in which waste collection  
10 services are compulsory; and

11 WHEREAS, Riverside County Resolution Nos. 04-298 and 06-063 have established a Tax Lien  
12 Guaranteed Comprehensive Collection area for the residential properties located within portions of  
13 unincorporated communities of Menifee, Sun City, Quail Valley, Murrieta, Murrieta Hot Springs, Rancho  
14 California, Temecula, and Hemet which are part of the Third District; and Perris which is part of the Fifth  
15 District; and

16 WHEREAS, on those parcels, where unpaid and delinquent charges for waste collection services  
17 have been paid by the County to the Waste Hauler from the Payment of Property Owner's Delinquencies  
18 for Solid Waste Collection Service fund account established under Section 14 of Ordinance 745; and

19 WHEREAS, the charges placed upon the parcels is the cost of principal, penalty, and interest and is  
20 not a charge based upon the value of the parcels; and

21 WHEREAS, pursuant to Section 9 of Ordinance No. 745 the Waste Hauler has sent individual  
22 billing notices to the various parcel owners for the cost of service; and

23 WHEREAS, such property owners have had the opportunity to object through the appeals procedure  
24 established in Section 10 of Ordinance 745; and

25 WHEREAS the property owners have been notified pursuant to Ordinance 745,

Resolution 2007-289 - 1

JUL 31 2007 9.2

1 WHEREAS, the billing for those parcels listed on the attached Exhibit "A" remain unpaid; now,  
2 therefore;


3 BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Riverside,  
4 State of California, in regular session assembled on July 31, 2007 that the list of parcels upon which the  
5 unpaid trash collection fees for each parcel as shown on Exhibit "A" are hereby confirmed and that  
6 henceforth said costs shall constitute special assessments against the respective parcels of land, and are  
7 liens on said lands in the amount of the respective assessments.

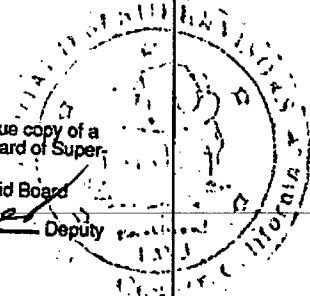
8 BE IT FURTHER RESOLVED AND ORDERED that a copy of this Resolution shall be transmitted  
9 to the Auditor-Controller of Riverside County who shall enter the amounts of the respective assessments  
10 against the respective parcels of land as they appear on the current assessment roll. Said assessments shall  
11 be collected at the same time in the same manner as ordinary municipal ad valorem taxes as provided by  
12 Section 13 of Ordinance No. 745.

13 ROLL CALL:

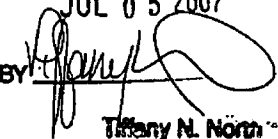
14 Ayes: Buster, Tavaglione, Stone, Wilson and Ashley  
15 Nays: None  
16 Absent: None  
17  
18  
19  
20  
21

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

NANCY HOMERO Clerk of said Board  
By  Deputy



FORM APPROVED  
COUNTY COUNSEL

JUL 05 2007  
BY   
Tiffany N. North

Resolution 2007-289 - 2

07.31.07 9.2

**Exhibit "A"**  
**Department of Environmental Health**  
**Tax Lien Comprehensive Collection for the Third & Fifth District**  
**2007/2008 Tax Roll Special Assessments**  
**Resolution 2007-289**

Assessor's Parcel Number with Check Digit	Total Charges to Tax Roll
303800012 9	63.50
323020025 5	135.12
323030037 7	135.12
323030038 8	135.12
323030048 5	135.12
323050017 1	135.12
323050018 2	135.12
323050020 3	135.12
323050026 9	135.12
323130001 3	135.12
323140012 4	135.12
323180019 5	135.12
323190016 3	135.12
323270008 1	135.12
323270009 4	135.12
323270011 5	180.78
323270013 7	135.12
323280018 3	135.12
325020014 9	135.12
325030003 0	135.12
325030013 9	200.74
325030020 5	135.12
325030021 6	135.12
325040002 0	162.62
325040028 4	135.12
325040029 5	135.12
325040033 8	111.04
325040037 2	135.12
325040041 5	176.70
325040043 7	135.12
325050003 2	158.24
325050004 3	135.12
325050006 5	135.12
325050008 7	135.12
325050011 9	119.68
325050016 4	135.12
325050019 7	135.12
325060002 2	135.12
325060012 1	135.12
325060018 7	246.16
325060020 8	135.12
325070015 5	293.14
325070041 8	641.16
325080004 6	34.12
325080009 1	135.12
325080031 0	135.12
325080010 2	135.12
325080016 8	135.12
325080034 4	135.12
325100008 9	135.12
325130025 9	135.12
325180016 4	135.12
325170003 3	208.28
325181010 3	135.12
325181013 6	270.24
325181030 1	149.58
325181037 8	135.12
325181040 0	270.24
325190030 9	370.32
325200017 8	135.12
325200020 0	135.12
325200032 1	121.12
325200036 5	135.12
325200042 0	135.12
325200061 7	135.12
325210030 0	135.12
325220034 5	135.12
325220046 8	135.12
325220062 0	151.24

Total No. of Records: 860  
Total Charge: \$199,386.24  
August 13, 2007

325230010	4	161.16
325230012	6	135.12
325250005	2	135.12
325250008	3	180.78
325250010	6	135.12
325250011	7	135.12
325260002	0	184.54
325260008	6	94.08
325260010	7	135.12
328240028	9	135.12
328240032	2	135.12
328240038	8	135.12
328240051	9	127.36
328250010	3	135.12
328250025	7	133.20
328250041	1	127.68
328260012	6	135.12
328260013	7	135.12
328260020	3	135.12
328270017	2	135.12
328270024	8	92.78
328270029	3	135.12
328270067	7	135.12
331432019	2	315.94
331432021	3	315.94
331432029	1	315.94
331432031	2	276.22
331443004	2	113.70
331443018	5	229.78
331472008	6	180.90
331473014	4	77.88
333180001	1	312.20
333244004	1	940.16
333244008	6	370.80
333262005	8	315.94
333262021	2	240.50
333263006	2	315.94
333263011	8	317.50
333263066	6	120.78
333264011	9	166.90
333370011	7	309.80
334262006	1	308.68
334324005	8	115.08
334632001	5	269.94
334562018	4	34.74
334810003	6	105.22
335500025	5	314.74
336202003	1	122.22
336222002	2	240.22
336222011	0	315.94
338243006	1	81.00
338282005	1	322.52
338282007	3	166.90
338290009	0	385.84
336296010	8	370.22
336361007	7	222.48
336370028	4	315.94
336382010	5	82.34
336412003	0	376.24
336462003	5	631.88
336470012	8	315.94
336490001	0	227.48
336490010	8	314.74
336490028	5	315.32
336502004	9	66.44
338111025	4	308.50
338112008	2	81.06
338120012	0	852.22
338120015	3	324.98
338213017	2	239.34
338214015	3	347.50
338215009	1	299.12
338233011	6	359.86
338254001	4	315.94
338254005	8	187.76
338262002	0	237.20
338262008	6	315.94
338263013	3	315.56
338263021	0	355.26
338271011	6	537.56
338272007	6	315.94
336263007	0	315.94
338284009	5	313.54
338284011	8	315.94
338301042	6	315.94
338311012	0	243.78
338313005	0	315.94
338313006	1	37.34
338350012	1	52.38

Total No. of Records: 860  
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339153012	9	315.94
339211031	5	351.70
339223000	0	107.88
339231003	2	232.62
339231025	2	323.30
339251018	8	315.94
339261003	5	320.70
339272021	5	315.94
339272022	6	191.82
339272029	3	183.74
339283010	9	315.94
339283017	8	315.94
339301003	9	306.50
339301011	5	117.08
339302003	1	85.08
339302004	2	315.94
339314001	8	111.10
339332026	3	242.60
339334008	5	315.94
339351013	2	315.94
339383004	3	245.52
339393038	5	315.94
339401016	9	409.04
339403018	7	940.64
339413014	4	315.94
339413025	4	315.94
339414001	5	329.98
339423034	3	315.94
339423038	5	56.42
339430028	8	315.94
339430027	9	402.62
340082020	7	114.44
340083018	7	229.96
340120007	3	114.74
340122021	1	197.88
340154011	1	313.54
340340003	9	321.54
340340031	4	302.12
340340042	4	386.14
340340055	8	306.02
340351001	1	103.12
340351016	5	80.84
340362013	5	381.72
340401004	8	33.78
340404004	7	119.04
340404028	7	183.40
340420008	9	99.42
340421013	8	243.82
340430004	8	266.64
340431001	8	198.74
340450002	8	159.32
340460001	8	118.64
340480028	5	119.36
340500035	2	1,258.86
340500058	3	84.88
340500060	4	175.28
340500077	0	230.74
340510033	1	248.44
340510034	2	53.72
340510042	9	286.86
340510075	9	329.70
340521011	5	212.36
340521012	6	195.64
340541022	7	188.88
340542009	9	170.48
340550016	0	117.66
340571003	3	159.18
341222024	0	95.84
341230014	6	321.18
341240012	5	28.82
342020047	4	135.12
342020048	5	135.12
342029651	7	206.20
342030014	5	135.12
342030015	8	135.12
342040008	9	135.12
342040042	1	135.12
342040053	1	135.12
342051028	3	135.12
342052004	4	135.12
342071015	3	135.12
342071018	6	135.12
342072017	8	135.12
342091002	3	135.12
342092022	4	135.12
342092031	2	135.12
342093002	9	135.12
342094006	6	135.12
342100014	1	135.12

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342100021	7	135.12
342110001	0	135.12
342110007	8	38.04
342110011	9	135.12
342110013	1	135.12
342110014	2	135.12
342110048	3	218.88
342120001	1	135.12
342120009	9	135.12
342140007	9	135.12
342160008	0	135.12
342160011	4	135.12
342170016	0	135.12
342170057	7	270.24
342170058	8	135.12
342170077	5	135.12
342170079	7	135.12
342191018	5	149.94
342192001	4	135.12
342192014	8	135.12
342192049	8	131.22
342200014	0	135.12
342200020	5	135.12
342200022	7	135.12
342200058	0	135.12
342210026	2	135.12
342260029	0	135.12
342270024	6	135.12
342270027	9	135.12
342270033	4	135.12
342280041	2	135.12
342280046	7	135.12
342280047	8	248.12
342290026	0	135.12
342290028	2	135.12
342290031	4	135.12
343100004	9	135.12
343111015	3	160.78
343121009	9	135.12
343130045	9	135.12
343142012	6	135.12
343190002	8	139.02
343201002	9	135.12
343203014	8	215.58
343203021	2	135.12
343203022	3	135.12
343203024	5	135.12
343204019	4	135.12
343211007	5	135.12
343212017	7	135.12
343212022	1	135.12
343220019	4	431.66
343220027	1	135.12
343240015	2	135.12
343240017	4	135.12
343251001	3	135.12
343252018	2	135.12
343253020	6	135.12
343254002	3	135.12
343258001	4	135.12
343261014	8	135.12
343262020	4	158.88
343264004	6	214.54
343264007	9	135.12
345020018	9	135.12
345050002	7	135.12
345050022	5	135.12
345060034	7	135.12
345070002	9	135.12
345070039	3	135.12
345080017	4	135.12
345080035	0	135.12
345080063	5	135.12
345090023	0	135.12
345090042	7	135.12
345100004	3	180.78
345140001	4	135.12
345140040	9	135.12
345150022	4	135.12
345150026	1	135.12
345150032	3	135.12
345160006	1	135.12
345160052	2	135.12
345160053	3	135.12
345170015	0	135.12
345170021	5	135.12
345170042	4	135.12
345170044	6	124.48
345170050	1	135.12
345210003	2	135.12

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345210015	3	65.62
345220036	3	135.12
345220045	1	55.48
345250001	4	135.12
345290016	8	135.12
345270015	9	158.06
345280026	0	135.12
345280037	0	135.12
345280038	1	135.12
345280008	5	135.12
346210009	5	135.12
346220007	4	135.12
346220033	7	135.12
346220044	7	135.12
346230029	5	135.12
346230046	0	135.12
346240003	2	135.12
346240018	6	135.12
347080057	2	143.58
347110015	6	135.12
349020045	1	135.12
349020066	0	135.12
349020073	6	135.12
349030015	5	135.12
349030017	7	279.76
349030031	9	135.12
349030056	2	61.36
349030062	7	135.12
349040034	3	135.12
349050038	8	334.34
349050055	3	135.12
349050062	9	135.12
349050067	4	135.12
349050073	9	135.12
349080066	6	135.12
349080068	8	131.22
349080071	0	135.12
349090021	6	99.02
349100004	1	135.12
349121009	1	157.52
349122008	3	153.74
349122014	6	135.12
349123014	1	135.12
349123019	6	341.66
349150004	6	1,051.30
349150005	7	160.78
349150046	6	135.12
349150055	2	88.74
349160006	9	135.12
349160014	8	135.12
349160015	7	262.40
349160037	7	135.12
349240051	6	165.62
349350017	8	297.70
349360006	7	90.14
349380011	1	135.12
349360015	5	220.62
349371006	3	161.22
349371013	7	135.12
349380004	7	135.12
349380027	8	301.86
349400005	9	135.12
349400012	5	135.12
349400014	7	135.12
349410010	4	135.12
349410012	6	135.12
349430011	7	160.78
349440007	5	135.12
349440013	0	135.12
349440014	1	204.66
350231054	1	370.64
359450057	4	119.54
360020024	5	290.00
360061005	5	110.62
360061014	3	315.94
360061016	5	315.94
360073020	5	315.94
360073031	5	315.94
360074001	1	315.94
360074011	0	183.16
360091028	9	318.84
360092050	1	326.90
360401010	9	218.36
360412004	8	352.00
360412010	3	627.08
360413007	4	324.24
360421002	4	163.72
360421011	2	315.94
360422006	1	317.86

Total No. of Records: 860  
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360422026	9	258.50
360433015	3	308.38
360433028	5	315.94
360441013	6	315.94
360451011	5	325.48
360471012	8	62.70
360472010	9	204.46
360472016	5	331.46
360472024	2	308.38
360480030	2	320.82
360481003	1	315.94
360481013	0	258.30
360481018	3	217.68
360481024	0	315.94
360490007	3	315.94
360541018	0	319.38
361094007	8	161.84
362512004	1	314.74
364021041	1	120.10
364023005	5	315.94
364050022	3	315.94
364064035	9	227.88
364064038	2	315.94
364082005	8	243.30
364083018	4	275.70
364094011	0	304.26
364096011	6	311.52
364102007	1	240.08
364122021	5	315.94
364122024	8	314.28
364122028	2	57.14
364122035	8	181.38
364122039	9	572.80
364123006	5	283.86
364132005	2	315.94
364132027	2	68.62
364134005	8	294.74
364145006	3	608.76
364145022	7	122.22
364146026	4	268.52
364146046	2	272.30
364212004	8	305.08
369493005	2	315.94
372013010	7	72.68
372023012	0	80.36
372061038	2	550.82
372063002	5	278.86
372211022	0	315.94
372212030	0	629.48
372230002	1	212.10
372243024	1	104.84
372243031	7	88.50
372260018	9	315.56
372260021	1	234.82
372270006	9	309.60
372270009	2	385.50
372280020	2	314.16
372320030	4	216.82
372352014	9	179.20
372382026	0	110.36
372392006	8	193.30
374040037	0	64.38
388043003	9	315.94
388051002	3	224.22
388061017	0	233.38
388090022	2	232.82
388091007	2	315.94
388092032	7	315.94
388101027	0	237.20
388361005	4	150.74
435056031	8	232.44
438122035	8	943.02
438122038	9	589.52
438130024	3	315.80
438130036	4	310.28
445300010	7	104.10
445312002	7	1,105.36
445313003	1	315.94
445313008	4	120.10
445313022	8	107.22
445313028	4	315.94
445313052	5	315.94
445321033	3	308.50
445321036	6	315.94
445322003	9	315.94
445323010	8	122.22
445323016	4	608.46
447060020	9	159.44
447060022	1	277.78

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447071003	8	322.42
447071008	1	315.94
447071023	8	315.94
447072018	5	315.94
447080012	4	315.94
447091035	9	315.94
447101028	3	314.48
447102011	0	211.72
447112024	3	317.70
447121007	8	283.94
447122010	1	161.88
447122024	4	372.82
447131029	7	169.72
447131035	2	269.28
447131037	4	177.96
447131045	1	167.84
447132020	1	184.48
447140021	7	315.94
447140038	3	315.94
447140040	4	110.48
447201004	0	118.84
447201033	8	81.18
447203005	7	315.94
447222028	7	313.54
447222063	8	776.52
447233036	8	158.22
447233048	7	27.20
447241025	3	315.94
447253011	7	234.68
447280012	2	315.94
447290010	1	187.32
447290012	3	425.74
447290040	8	26.30
447290041	9	315.94
447290065	1	315.94
447301005	0	91.12
447301011	5	370.84
447312012	0	305.14
447321033	7	315.94
447324007	3	315.94
447325005	4	282.06
449021035	6	319.82
449023005	5	159.84
449024007	0	168.80
449024013	5	314.74
449031043	4	415.20
449032006	4	409.80
449040011	3	81.80
449040013	5	356.20
449040051	9	289.30
449071001	0	315.94
449120019	8	40.68
449120035	2	315.94
449120036	3	315.94
449120037	4	881.54
449140002	4	381.38
449151017	2	234.82
449151023	7	110.86
449152030	6	188.38
449161013	9	98.82
449161031	5	255.80
449161035	9	260.12
449161038	0	315.94
449162001	1	311.84
449170003	8	88.70
449182006	9	186.80
449202015	7	315.94
449203023	7	186.80
449212038	9	315.94
449222017	1	320.34
449230013	2	72.94
449230089	3	315.94
449280049	8	587.58
449290009	5	923.82
449310043	6	128.80
449340002	2	217.70
449351003	7	315.94
450020004	5	315.94
450031002	7	315.94
450031007	2	280.04
450032002	0	357.44
450041018	3	122.22
450052018	7	315.94
450132008	5	354.08
450141024	7	88.10
450142019	8	448.28
450142020	8	320.20
450154004	9	50.32
490223020	8	150.28

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451220033	6	188.24
451260002	2	315.94
451280013	4	216.50
451280018	9	315.94
451280038	7	122.72
451290028	7	324.70
451290030	0	315.94
466220011	4	37.70
467415008	1	133.08
467416008	4	312.46
467441036	7	300.38
467441040	0	317.96
467441046	6	314.42
467441047	7	318.78
467461009	5	301.80
467481001	9	158.66
467481006	4	315.94
467483003	7	248.86
467483010	3	208.00
467491010	8	311.16
467493024	7	315.94
467493041	2	174.06
467514007	6	320.34
467560003	5	323.98
467560009	1	217.70
467581008	3	281.20
467570004	7	296.72
467570005	8	446.96
467581007	4	170.46
467590020	3	454.40
467605010	9	315.94
467610017	2	315.94
467631005	6	314.16
467631007	8	323.72
467640001	0	252.02
467640002	1	82.84
467641006	0	133.46
467642004	9	269.16
467645009	3	529.78
467661002	6	320.34
467661003	7	237.20
467670012	3	26.82
467670013	4	237.20
467680013	5	211.52
467691014	0	315.94
467712015	5	234.82
467721025	2	237.20
467791026	0	216.74
479642014	5	65.82
547180011	3	205.66
547180014	6	721.44
547180030	0	320.70
547180039	9	315.94
547180042	1	481.10
548040021	6	77.56
548091010	4	315.94
548091017	1	117.34
548091027	0	315.94
548092015	2	117.78
548092024	0	153.86
548100063	9	315.94
548200010	0	315.94
548200018	8	58.46
548200044	1	380.46
548211016	0	101.92
549061036	2	304.26
549062016	7	315.94
549101001	3	134.82
549121017	0	758.08
549121025	7	61.82
549123022	0	159.60
549141022	6	122.22
549141026	0	315.94
549144001	6	315.94
549148016	6	315.94
549152039	6	370.84
549161012	9	66.82
549171012	0	315.94
549172008	0	123.70
549173006	1	361.90
549173011	5	322.64
549173039	1	53.94
549180054	6	315.94
549200027	3	453.14
549200055	8	315.94
549210003	2	266.16
549210005	4	26.20
549210007	6	348.80
549210019	7	308.50
549210036	2	112.66
549234004	7	112.30

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549242015	2	315.94
549243019	9	315.94
549232009	8	310.80
549233011	2	150.78
549233016	7	315.94
549233021	1	218.08
549234001	6	315.94
549290006	0	315.94
549290023	5	315.94
549271007	5	290.00
549300020	5	315.94
549301006	6	307.42
549301017	6	215.78
549310002	0	315.94
549343008	8	303.06
549343034	1	315.94
549374005	1	237.20
549382003	4	258.88
549382007	8	107.48
549383030	1	237.20
549381019	7	333.28
549382009	1	54.42
549431019	0	315.94
549432004	9	29.44
549451003	7	232.44
549482004	1	315.94
549460011	2	275.28
549482020	9	315.94
549501027	3	315.94
549512004	6	310.80
551200061	0	315.94
551231019	9	122.22
551232044	4	315.94
551262005	2	315.94
551302001	1	290.00
551350011	9	227.08
551446020	3	325.70
551451023	2	317.70
551452037	8	234.68
551465001	5	223.62
551471011	3	108.80
551472026	0	148.36
551472038	1	320.70
551472040	2	493.98
551473003	2	228.82
551473013	1	370.84
552020032	5	355.06
552033019	4	269.46
552033030	3	331.06
552033054	5	164.76
552052016	0	315.94
552110045	5	318.78
552130004	0	312.88
552130054	5	227.44
552190001	3	228.58
552230010	4	315.94
552351006	5	101.82
552351010	8	263.94
552371025	4	315.94
553030023	5	135.58
553132012	0	290.00
553281010	9	315.94
553282006	9	227.08
553282008	1	376.86
556230007	3	290.00
579323018	4	161.72
657490018	0	212.14
920212005	5	315.94
920212021	9	189.18
920212027	5	299.64
920223019	2	315.94
920282043	7	152.66
920301018	2	533.20
952700028	7	288.78
952741004	2	313.72
952750005	1	317.50
952762005	8	314.74
952790014	3	248.44
952811011	4	369.04
952811031	2	127.00
952811036	7	324.76
952830003	6	253.72
957053023	8	158.44
957053027	2	277.98
957063030	5	296.82
957101029	2	326.78
957102009	7	370.84
957112018	6	378.34
957381024	3	227.82
957382011	4	181.60
957383003	0	170.48
957384003	3	205.34
957384014	3	313.54

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957391010	1	313.24
957423010	9	315.94
957460038	8	315.94
957461028	2	365.26
957470029	3	331.82
957470030	3	315.94
957480010	6	315.58
957490014	1	315.94
957500006	4	273.82
957510009	8	315.94
957600003	0	283.96
957600026	1	207.42
957610001	9	315.94
957631006	9	300.38
958322008	3	315.94
958362005	3	315.94
958363004	5	232.44
958372017	6	75.44
958413005	1	98.90
958422008	0	286.86
958441013	5	474.42
958462055	8	294.74
958512008	8	281.36
958512029	9	315.94
958552001	7	118.64
958600008	0	315.94
958610022	3	194.54
958610023	8	308.48
958610025	8	117.08
958611014	1	315.94
958640015	2	335.04
958680001	3	300.38
958681015	9	170.48
958681028	1	93.22
958681034	6	490.22
958691047	9	73.64
958741015	4	320.70
958742019	1	37.72
958750051	4	120.24
958760010	8	303.94
958771007	0	36.52
958790007	9	234.82
958790014	5	77.10
958790023	3	654.80
958822019	8	271.18
958832028	8	28.82
963170008	0	300.14
963190017	1	63.68
963203008	1	575.20
963231047	5	83.44
963241028	7	121.08
963250002	3	103.84
963271019	4	232.44
963361015	8	33.94
964200029	0	189.00
964201004	0	189.00
964243003	9	322.78
964250016	3	123.88
964251009	0	412.34
964261009	1	317.70
964272001	7	166.90
964290010	0	238.32
964290024	3	73.52
964281004	8	172.90
964311009	5	315.62
964311018	3	82.32
964381002	5	237.32
964381028	7	320.86
964390012	2	318.02
964391003	7	77.10
964391005	9	554.24
964412005	3	232.92

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**ORDINANCE NO. 745  
(AS AMENDED THROUGH 745.2)  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE 745  
PROVIDING FOR THE COMPREHENSIVE COLLECTION AND DISPOSAL OF SOLID  
WASTE WITHIN SPECIFIED UNINCORPORATED AREAS OF RIVERSIDE COUNTY**

The Board of Supervisors of the County of Riverside, State of California, Ordains as Follows:

**SECTION 1.** The Board of Supervisors of the County of Riverside hereby makes the following findings:

- A. A considerable volume and variety of solid wastes are being generated in Riverside County;
- B. Such wastes are creating conditions which threaten the public health, safety, and well-being by potentially contributing to air, water, land pollution, and the general deterioration of the environment;
- C. The foregoing conditions arise from the interaction of a number of factors, including rapid population increase, decentralized urban growth, industrial expansion, agricultural changes, transportation improvements, reduction in the number of landfills, and technological developments in the manufacturing, packaging, and marketing of consumer products;
- D. It is becoming increasingly necessary for the protection of the health, safety and welfare of the residents in the unincorporated areas of Riverside County that solid waste generated in such areas be promptly and safely collected and disposed of in an orderly and efficient manner;
- E. It is also necessary to carefully control the collection and disposal of solid waste so that the reductions required to be made by the Statutes for 1989, Chapter 1095 (AB 939) can be planned for and accurately measured; and
- F. California Government Code, Sections 25827 and 25828 authorize the comprehensive collection of solid waste in unincorporated areas and require payment therefore by those persons and properties benefitted thereby.

In light of the findings above made, it is the intent and desire of the Board of Supervisors of this County to establish a Program of Comprehensive Collection in such areas as may be hereafter identified by a Resolution duly adopted by the Board.

**SECTION 2. DEFINITIONS.** Unless the context otherwise specifies or requires, the terms defined in this Section shall, for all purposes of this Ordinance, have the meanings herein specified. The definitions shall be equally applicable to both the singular and plural forms of any of the terms herein defined:

- A. The term "**Commercial Unit**" shall mean Commercial, Industrial, or

- Institutional facilities;
- B. The term "**County**" means the County of Riverside;
  - C. The term "**Director**" means the Director of Environmental Health of the County of Riverside or his designee;
  - D. The term "**Dwelling**" means a residence, flat, apartment, or other facility, used for housing one or more persons in the County of Riverside;
  - E. The term "**Hauler**" means a solid waste Hauler duly permitted or franchised by the County of Riverside pursuant to the provisions of Ordinance No. 657, as amended, or any successor ordinance;
  - F. The term "**Owner**" means any person, firm or business that owns, occupies or otherwise controls real property.

**SECTION 3. AREA OF COMPREHENSIVE COLLECTION.** Any Program of Comprehensive Collection and payment therefore shall be established and operated only in those areas of the County as specified in a Resolution or Resolutions adopted by the Board of Supervisors following a duly noticed public hearing.

**SECTION 4. OWNER RESPONSIBLE FOR PAYMENT FOR COMPREHENSIVE COLLECTION SERVICE.**

- A. The Owner of any Dwelling or Commercial unit shall subscribe to and pay for comprehensive refuse collection service rendered to such Dwelling or Commercial unit by a Hauler and may be required to provide at a location accessible to the Hauler, a container or containers of adequate capacity and functional design as determined by the County for the deposit of solid waste generated on the premises.
- B. Nothing in this section is intended to prevent an arrangement, or the continuance of an existing arrangement, under which payments for refuse collection service are made by a tenant or tenants, or any agent, on behalf of the Owner. However, any such arrangement shall not legally excuse the Owner's obligation to the Hauler or to the County under this Ordinance.
- C. When identified as a Tax Lien Guaranteed Comprehensive Collection Area within the enabling Resolution or Resolutions as identified in Section 3, non-payment shall be subject to the remedies established in Sections 11, 12, 13 and 14 of this Ordinance."

**SECTION 5. FAILURE TO INITIATE SERVICE OR TO PROVIDE SUFFICIENT REFUSE CONTAINERS.**

- A. When an Owner or tenant fails to initiate adequate refuse collection service within fifteen (15) calendar days of occupancy of a dwelling, the Director shall give the Owner written notification that such service is required. If service is not initiated within fifteen (15) calendar days from the date of mailing of the notice, then the Director may require the Hauler to initiate and continue solid waste collection service for said dwelling or dwellings.
- B. When, in the judgment of the Director, additional refuse containers are

required, they may be provided by the Hauler or, upon written notification by the Director, the Owner may be required to provide such containers. The cost of any additional containers furnished by the Hauler shall be added to the collection fees and collected in the same manner as the collection fees.

## **SECTION 6. EXEMPTION FROM SERVICE.**

### **A. Dwellings**

1. The Owner of any Dwelling may apply for exemption from Comprehensive Collection Service by submitting a written application on a form issued by the Director accompanied by a non-refundable application fee to the Director requesting a permit to provide self-haul solid waste collection, and transportation. This permit, if approved, shall be valid for one (1) year, and must be renewed annually thereafter at the discretion of the Director upon submittal of application and deposit of application fees to the Director.
2. The form and content of said application shall be approved by the Director.
3. The Owner may be granted an exemption provided he/she can adequately document that he/she can properly transport all solid waste generated on the premises, in a safe and sanitary manner, to an approved Solid Waste Facility. The Director may require the grantee to furnish evidence such as landfill receipts, of such delivery of waste.
4. The application fee shall include an administrative fee of ten dollars (\$10.00) in addition to a deposit equal to the average annual landfill disposal cost for county residents. This deposit will be forwarded to the Waste Resources Management District as a pre-payment for one year's weekly refuse disposal.
5. The Director shall provide the grantee with a card or other document which attests to the prepayment of the landfill fee and which will further allow weekly disposal privileges at all Riverside County Disposal Facilities.
6. Should the grantee violate the provisions of this Ordinance or Ordinance No. 657 the Director may, upon advance written notice to the Owner, revoke the exemption and require the Owner to subscribe to and pay for refuse collection services as described in Sections 3. and 9.

### **B. Commercial Units**

1. The Owner of any Commercial Unit may apply for exemption from Comprehensive Collection Service by submitting a written application

on a form issued by the Director accompanied by a non-refundable application fee to the Director requesting a permit to provide self-haul solid waste collection and transportation. This permit, if approved, shall be valid for one (1) year, and must be renewed annually thereafter at the discretion of the Director upon submittal of application and deposit of application fees to the Director.

2. The form and content of said application shall be approved by the Director.
3. The Owner may be granted an exemption provided he/she can adequately document that he/she can properly transport all solid waste generated on the premises, in a safe and sanitary manner, to an approved Solid Waste Facility.
  - a) The vehicles and equipment to be used for transporting the waste shall be listed by the Owner and made available for inspection by this Department.
  - b) The vehicles used shall meet the standards contained in Ordinance No. 657, Section 7C3.
  - c) An account in good standing is maintained at one or more disposal sites as defined in Riverside County Ordinance No. 657.
4. The Director may require the grantee to furnish evidence, such as landfill receipts, of such delivery of waste.
5. The application fee shall include an administrative fee of twenty five dollars (\$25.00).
6. Should the grantee violate the provisions of this Ordinance or Ordinance No. 657 the Director may, upon advance written notice to the Owner, revoke the exemption and require the Owner to subscribe to and pay for refuse collection services as described in Section 3. and Sections 9. to Section 14., inclusive.

**SECTION 7. TEMPORARY DISCONTINUANCE OF SERVICE.**

- A. An Owner may discontinue solid waste collection service up to two (2) times during a given fiscal year (i.e., July 1-June 30), providing the dwelling(s) will be unoccupied throughout the entire period of discontinuance.
- B. The Owner shall give written notification to the Hauler at least fifteen (15) working days prior to the date that discontinuance of service is requested.
- C. Should an Owner, after discontinuing service, request that service be re-established, the Hauler may charge a reconnect fee equal to, but not exceeding, fifty per cent (50%) of the cost for one (1) month's regular

collection service as provided by the Board of Supervisors upon application for resumption of collection service. However, no such reconnect fee shall be charged for properties where title is being legally transferred resulting in a discontinuance and later reconnection of collection service.

**SECTION 8. HAULER ENTITLED TO PAYMENT FOR SERVICES RENDERED**

- A. The Hauler shall be entitled to payment from the Owner for services rendered and in the amounts as specified in a Resolution or Resolutions adopted by the Board of Supervisors.
- B. A failure to make timely payment for any service rendered by the Hauler shall constitute a violation of this ordinance and be subject to the penalty provisions herein included.

**SECTION 9. BILLS AND STATEMENTS OF NONPAYMENT.**

- A. Upon the expiration of not less than thirty (30) calendar days from the date that the Hauler first presented a bill to the occupants of the premises, if the bill has not been paid in full, the Hauler shall send the Owner a second, written request for payment.
  - B. The second, written request shall include a Warning Notice that if the fees due are not paid within sixty (60) calendar days, waste collection services shall be terminated and the county advised of a Failure to Maintain a waste Collection service by the occupants of the premises. The Warning Notice shall also be sent to the most recent address of the Owner as shown on the records of the Riverside County Assessor's Office and shall include information with respect to penalties that may become due.
  - C. The form and content of said Warning Notice shall be approved by the Director and shall advise the property owner of his or her right to a hearing to contest the charges.
  - D. Upon the expiration of not less than thirty (30) calendar days following the mailing of the second request for payment, provided the bill still remains unpaid, the Hauler may file with the Director a verified written statement which shall contain the specific facts setting forth the name or names of said Owner(s), the address of the Dwelling service, the period of service, the amount(s) due, the steps taken to secure payment and such other information as the Director may reasonably require.
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- E. Unless otherwise provided by the Director, the Hauler shall not be required to continue to provide such solid waste collection service if the account remains unpaid past the sixty (60) days specified in the second notice.

**SECTION 10. APPEALS.**

- A. Appeals Procedure.

1. A property owner or person who is adversely affected by the notice set forth in Section 9, may appeal to the Board of Appeals within the twenty (20) calendar days of the post-mark on the Warning Notice by filing a timely written appeal with the Director. Timely appeal shall not stay any further solid waste collection or responsibility to pay therefore. The Director shall set the matter for hearing before the Board of Appeals and shall notify the Appellant by mail of the date set for such hearing, at least fifteen (15) days prior to said date. If the Appellant resides outside the County, the above period of notice by mail before the hearing shall be at least twenty-five (25) days. The Appellant shall have the right to appear in person or by an agent, designated in writing, at the hearing, and present oral, and/or written, evidence. The Board of Appeals shall decide the appeal and shall issue its decision, which shall be in writing.
2. The Board of Appeals shall have authority to make reasonable adjustments in the amount billed or to excuse payment altogether as well as authority to grant ancillary relief. The Board of Appeals shall have authority to determine that the Hauler shall not be entitled to any payment from the owner or person affected. The Board of Appeals shall have no authority to award monetary damages, costs or attorney's fees.
3. The Owner or other person affected may appeal the decision of the Board of Appeals to the Board of Supervisors by filing a written request with the Clerk of the Board of Supervisors within thirty (30) days of the mailing of the written decision of the Board of Appeals.

- B. Composition of Board of Appeals.** The Board of Appeals shall be comprised of three (3) persons selected and appointed as follows:
- One (1) member shall be from the solid waste hauling industry currently operating in Riverside County but shall not be from the company, or a related company of the company, that has provided the services which are being contested.
  - One (1) member shall be an employee in the County Environmental Health Department.
  - One (1) member shall be a public representative, but shall not be the actual Appellant in the action or related to the appellant by blood, marriage or through business dealings.

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- C.** The Director shall have the authority to determine the actual composition of any given hearing panel. The industry and public representative members of the panel shall be drawn from the similarly designated members of the Solid Waste Advisory Council/Local Solid Waste Task Force for Riverside County.

**SECTION 11. PAYMENT BY COUNTY GIVES RISE TO LIEN.**

Upon the receipt of the statement filed in accordance with Section 9, the

Director may authorize payment in the amount due the Hauler from a continuing appropriation account so provided herein under Section 14. The Owner shall be directly liable to the County for fees paid. Upon confirmation by the Board of Supervisors by Resolution duly adopted and upon recordation thereof as provided in sections 12 and 13 of the Ordinance, the Director shall mail written notice to the Owner at the address as shown on the latest equalized county assessment roll. In addition, the Director shall notify the Owner that if the fees and administrative charges plus interest remain unpaid, subsequent proceedings may be taken to make said fees and charges a special assessment on the real property to which said solid waste collection service was rendered.

**SECTION 12. REPORT OF DELINQUENCIES TRANSMITTED TO BOARD OF SUPERVISORS.**

The Director shall, on annual basis, prepare and submit a report of delinquent charges and a proposed resolution confirming the report to the Board, thereby initiating proceedings before the Board to make delinquent solid waste collection service fees a special assessment and lien against the parcels of property situated within the County to which said service was rendered and fees paid by the County and not reimbursed by the Owner. Upon receipt of the report, the Board shall fix a time, date, and place for hearing the report. The Board shall cause notice of the hearing to be mailed to the Owners of the property listed on the report not less than 10 days prior to the date of the hearing. At the hearing the Board shall hear any objections or protests of property owners liable to be assessed for delinquent charges. The Board may make revisions or corrections to the report as it deems just, after which, by resolution, the report shall be confirmed.

**SECTION 13. COLLECTION OF ASSESSMENT.**

The delinquent charges set forth in the report specified in Section 12 of this ordinance and as confirmed therein shall constitute special assessments against the respective parcels of land and are a lien on the property for the amount of the delinquent charges. A certified copy of the conformed report, as well as all data and documentation required by the Auditor-Controller as specified in that office's procedures for placement of fixed charge benefit assessments on the tax roll, shall be filed with the County Auditor-Controller, on or before August 10, for the amounts of the respective assessments against the respective parcels of land as they appear on the current assessment roll. The lien created attaches upon recordation in the Office of the County Recorder of a certified copy of the resolution of confirmation. The assessment shall be collected at the same time and in the same manner as ordinary County ad valorem taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for those taxes. All laws applicable to the levy, collection, and enforcement of County ad valorem taxes shall be applicable to the assessment, except that if any real property to which the lien would attach has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrance for value has been created and attaches thereon, prior to the date on which the first installment of the taxes would become delinquent, then the lien which would otherwise be imposed hereby shall not attach to the real property and

the delinquent charges, as confirmed, relating to the property shall be transferred to the unsecured roll for collection.

**SECTION 14. CONTINUING APPROPRIATION ACCOUNT.**

There is hereby created in the Environmental Health Department, a fund account entitled "Payment of Property Owner's Delinquencies for Solid Waste Collection Service". This fund is hereby created by a forty thousand dollar (\$40,000.00) appropriation from current years Solid Waste Franchise Fees. Thereafter, this account shall be credited with such sums as may be appropriated by the Board of Supervisors from the originating source, franchise or permit fees, delinquencies collected by the Environmental Health Department, assessments collected by the Tax Collector, and sums received in consideration of release of liens. Expenditures from said sums shall be made to Haulers for Owner delinquent accounts."

**SECTION 15. MANNER OF GIVING NOTICES.**

Any notice required to be given hereunder by the County, the Director, or any Hauler to an Owner, shall be sufficiently given or served upon the Owner for all purposes hereunder, if personally served upon the Owner or if deposited, postage prepaid, in a post office letter box addressed to the "Owner" at the official address of the Owner maintained by the Assessor of the County for the mailing of tax bills or, if no such address is available, to the Owner at the address of the Dwelling.

**SECTION 16. PENALTIES**

It shall constitute an infraction for an owner as defined above to fail to sign up for or to timely pay for refuse collection service or to otherwise violate any provision of this ordinance and upon conviction of such violation shall be subject to a fine of \$100.00 for the first offense; \$200.00 for a second violation within a one (1) year period and \$500.00 for a third or subsequent violation within a one (1) year period. The additional remedies, penalties and procedures for violations and for recovery of costs related to enforcement provided for in Ordinance No. 725 are incorporated herein by this reference. The owner shall also be subject to court action to pay for trash collection service furnished to the property, residence or business located thereon.

**SECTION 17. SEVERABILITY.**

If any part or provision of this Ordinance, or application thereof, to any person or circumstance is held invalid, the remainder of this Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this Ordinance are severable.

This Ordinance shall take effect thirty (30) calendar days after adoption.

**Adopted:** 745 Item 3.5 of 11/29/1994 (Eff: 12/29/1994)

**Amended:** 745.1 Item 12.6 of 05/20/1997 (Eff: 06/19/1997)

745.2 Item 16.1 of 03/30/2004 (Eff: 04/29/2004)

**Ord. 745 – Page 8**



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 3 French Valley Office)  
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2013-0384986

08/07/2013 01:04P Fee:NC

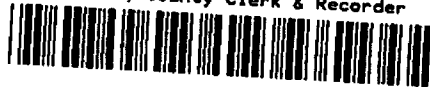
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS



In the matter of the public nuisance or other code violation(s) on Property of )

Case No.: CV09-06319

HAROLD D MCGOWEN )

And DOES I through X, owners

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

**ADDRESS:** 24759 ROSEBRUGH LN., HEMET, CA 92544  
**PARCEL #:** 551-302-001  
**LEGAL DESCRIPTION:** 0.22 Acres, LOT 30 MB 104/081 TR 10760-1

**VIOLATIONS:** RCO 541-RCC Title 8.120.010-Accumulated Rubbish; RCO 348-RCC Title 17.12.040-Excessive Outside Storage

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

Date: July 19, 2013

By:   
Hector Viray, Code Enforcement Department

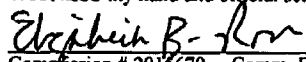
#### ACKNOWLEDGMENT

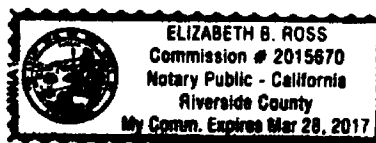
State of California )  
County of Riverside )

On 07/31/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

  
Commission # 2015670 Comm. Expires March 28, 2017



When recorded please mail to:  
Riverside County  
Code Enforcement Department  
39493 Los Alamos Rd.  
Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2011-0194726

05/04/2011 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



### NOTICE OF NONCOMPLIANCE

*[Handwritten initials]*

In the matter of the Property of )  
Harold D McGowen )

Case No.: CV09-06319

*[Handwritten initials]*

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541 & 348, (RCC Title 8.120.010 & 17.12.040) described as Accumulated Rubbish & Excessive outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at 24759 Rosebrugh Ln., Hemet, CA, and more particularly described as Assessor's Parcel Number 551-302-001 and having a legal description of 0.22 Acres, MB 104/81, TR 10760-1, LOT 30, Records of Riverside County, with the requirements of Ordinance No. 541 & 348 (RCC Title 8.120.010 & 17.12.040).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer M. Sanders (951) 600-6140.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: *[Signature]*  
Hector Viray  
Code Enforcement Department

#### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 04/21/11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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]*  
Commission #1838743 Comm. Expires March 12, 2013



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 3 French Valley Office)  
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2013-0384987

08/07/2013 01:04P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**



In the matter of the public nuisance or other code violation(s) on Property of )

Case No.: CV11-03359

MCGOWEN, HAROLD D JR )

And DOES I through X, owners

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

**ADDRESS:** 24759 ROSEBRUGH LN., HEMET, CA 92544

**PARCEL #:** 551-302-001

**LEGAL DESCRIPTION:** 0.22 Acres, LOT 30 MB 104/081 TR 10760-1

**VIOLATIONS:** RCO 520- RCC Title 10.04.140- Vehicle Abatement

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lie.

**Notice is Further Given** in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

Date: July 19, 2013

By:   
Hector Viray, Code Enforcement Department

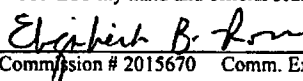
**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 07/31/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

  
Commission # 2015670 Comm. Expires March 28, 2017



DOC # 2014-0097383

03/17/2014 10:54A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**Please Record And Return To:**  
**Lake Hemet Municipal Water District**  
**P.O. Box 5039**  
**Hemet, CA 92544-0039**

**In the Matter of the Lien of**  
**Lake Hemet Municipal Water District**  
**Upon the Real Property of:**

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

NAME: MCGOWEN, Harold  
ADDRESS: 24759 Rosebrugh Lane  
CITY, STATE: Hemet, CA 92544



◆ STATEMENT OF LIEN ◆

This is to certify, pursuant to Water Code Section 72102, that Lake Hemet Municipal Water District claims a lien upon all real property owned by the following named person within Riverside County, for delinquent charges, penalty and interest, in the amounts hereinafter set forth:

NAME: MCGOWEN, Harold  
ADDRESS: 24759 Rosebrugh Lane  
CITY, STATE: Hemet, CA 92544

Amount of Delinquency: \$106.12  
Late Penalty: \$ -0-  
Processing fee: \$ 40.00  
Total: \$146.12 plus closing bill

I certify that the foregoing is true and correct.

Jeannie Baker; Administrative Assistant  
Lake Hemet Municipal Water District

Document Date: March 11, 2014  
Account Number: 8-3-46-3

Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number).  
 Recording requested by and return to:  
**ALAN McNEIL**  
**24771 ROSEBRUGH LN.**  
**HEMET CA 92544**

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **RIVERSIDE**  
 STREET ADDRESS: **880 NORTH STATE ST.**  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: **HEMET CA 92543**  
 BRANCH NAME:

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	(A)	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 704
NOTICE SENT									

PLAINTIFF: **ALAN McNEIL**  
 DEFENDANT: **HAROLD MCGOWEN & JUSTIN MCGOWEN**

CASE NUMBER: **HES013394**

**C**  
704

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:  
 a. Judgment debtor's  
 Name and last known address  
**HAROLD MCGOWEN** *re*  
**24759 ROSEBRUGH LN**  
**HEMET CA 92544**

b. Driver's license no. [last 4 digits] and state:  Unknown  
 c. Social security no. [last 4 digits]:  Unknown  
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): **HAROLD MCGOWEN**  
**24759 ROSEBRUGH LN HEMET CA 92544**

2.  Information on additional judgment debtors is shown on page 2.  
 3. Judgment creditor (name and address):  
**ALAN McNEIL**  
**24771 ROSEBRUGH LN**  
**HEMET CA 92544**  
 Date: **4/11/08** **ALAN McNEIL**  
 (TYPE OR PRINT NAME)

4.  Information on additional judgment creditors is shown on page 2.  
 5.  Original abstract recorded in this county:  
 a. Date:  
 b. Instrument No.:  
*[Signature]*  
 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
**\$ 2941.30**

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): **11/30/07**  
 b. Renewal entered on (date):

9.  This judgment is an installment judgment.

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
 a. Amount: *re*  
 b. In favor of (name and address): *re*

11. A stay of enforcement has *re*  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):



This abstract issued on (date):  
**APR 11 2008**

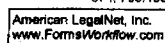
12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
 b.  A certified copy of the judgment is attached.

Clerk, by *[Signature]* Deputy

Form Adopted for Mandatory Use  
 Judicial Council of California  
 EJ-001 [Rev. January 1, 2008]

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**

Page 1 of 2  
 Code of Civil Procedure, §§ 488.480, 674, 700.190



PLAINTIFF:	CASE NUMBER:
DEFENDANT:	

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):
14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

<p>16. Name and last known address</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         JUSTAV MCGOWEN          24759 ROSEBRUGH LN          HAMET CA 92544       </div> <p>Driver's license no. [last 4 digits] and state: <input checked="" type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input checked="" type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>17. Name and last known address</p> <div style="border: 1px solid black; height: 50px; margin-bottom: 5px;"></div> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
--	--

<p>18. Name and last known address</p> <div style="border: 1px solid black; height: 60px; margin-bottom: 5px;"></div> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>19. Name and last known address</p> <div style="border: 1px solid black; height: 60px; margin-bottom: 5px;"></div> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
--	--

20.  Continued on Attachment 20.



TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2013-0409045

08/21/2013 09:12A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	

04484 HEMET NEWS

### NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008 for the nonpayment of delinquent taxes in the amount of \$1,332.64 for the fiscal year 2007-2008, Default Number 2008-551302001-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: MCGOWEN, HAROLD D JR and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 551302001-1

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2013

By *Don Kent*  
Tax Collector

On 07/24/2013, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Larry W. Ward, Assessor, Clerk Recorder

By: *A. Taylor* Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

LEGAL DESCRIPTION

OUTSIDE CITY

LOT 30 OF TRACT 10760-1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 104, PAGES 81 THROUGH 83, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.





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

## Updated Lot Book

**Customer:**  
 RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

**Order Number:** **33234**

4080 Lemon Street  
 Riverside CA 92501

**Order Date:** 6/2/2015

**Dated as of:** 6/4/2015

**County Name:** Riverside

**Attn:** Brent Steele  
**Reference:** CVO9-06319 / E. Ross\ 32972  
**IN RE:** MCGOWEN, HAROLD D.

**FEE(s):**  
**Report:** \$60.00

**Property Address:** 24759 Rosebrugh Ln  
 Hemet CA 92544

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 551-302-001-1

<b>Assessments:</b>	Land Value:	\$19,000.00
	Improvement Value:	\$30,000.00
	Exemption Value:	\$0.00
	<b>Total Value:</b>	<b>\$49,000.00</b>

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$592.29
Penalty	\$59.20
Status	NOT PAID-DELINQUENT
Second Installment	\$592.29
Penalty	\$97.83
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2013
Redemption Amount	\$1,450.88
If paid by	06/30/2015



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

Order Number: 33234  
Reference: CVO9-06319 / E.

---

NO OTHER EXCEPTIONS



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

## Updated Lot Book

**Customer:**

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street  
 Riverside CA 92501

Attn: Brent Steele  
 Reference: CV09-06319/Regina Keyes- #33234  
 IN RE: MCGOWEN, HAROLD D.

Property Address: 24759 Rosebrugh Lane  
 Hemet CA 92544

Order Number: **35297**

Order Date: 1/12/2016

Dated as of: 2/10/2016

County Name: Riverside

FEE(s):  
 Report: \$62.40

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 551-302-001-1

Assessments:	Land Value:	\$29,000.00
	Improvement Value:	\$45,000.00
	Exemption Value:	\$0.00
	Total Value:	\$74,000.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$779.92
Penalty	\$77.99
Status	NOT PAID-DELINQUENT
Second Installment	\$799.92
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
Prior Delinquencies for tax defaulted year(s)	2013-2014
Redemption Amount	\$3,063.80
If paid by	02/29/2016



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

Order Number: 35297  
Reference: CV09-06319/Regi

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NO OTHER EXCEPTIONS

**EXHIBIT “D”**





# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Greg Flannery  
Code Enforcement Official

CASE : CV09- 06319

PROPERTY SITUS : 24759 Rosebrugh Ln., E Hemet, Ca. 92544

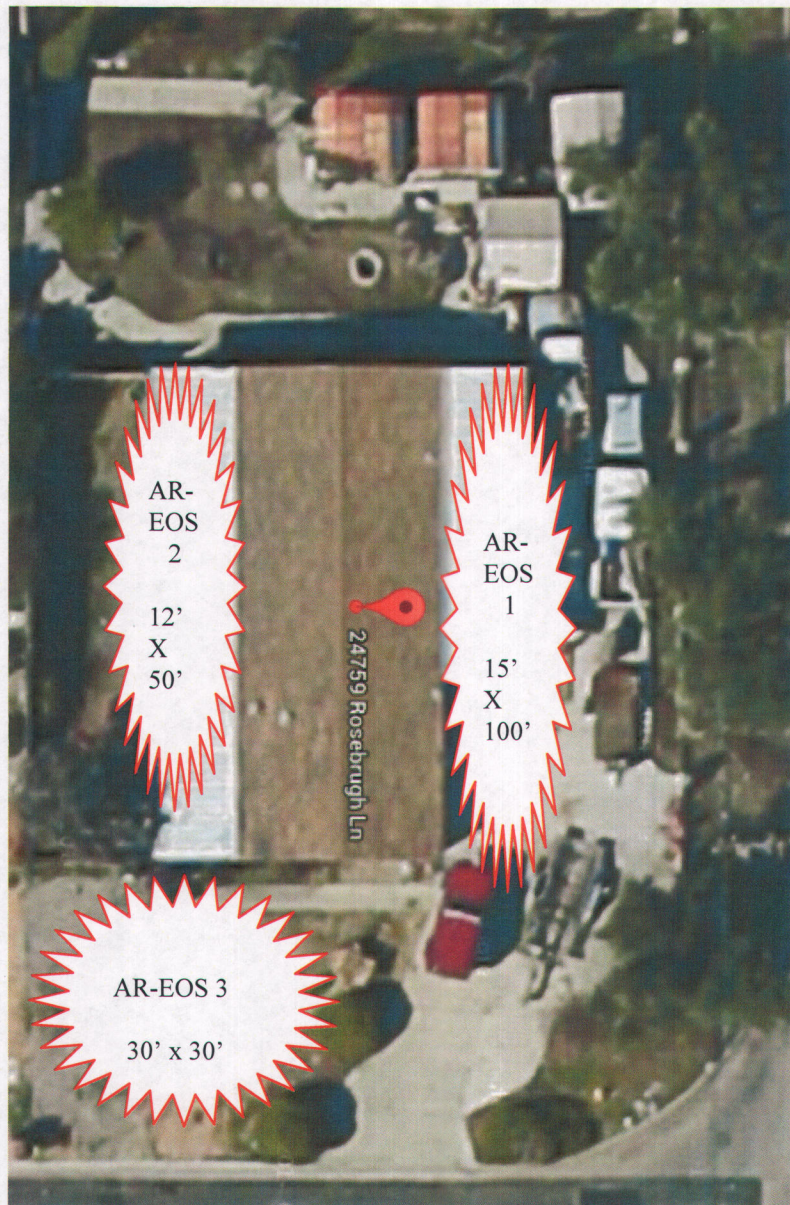
A.P.N.: 551-302-001

DRAWN: ( 01/15/15 - Updated 09/08/15 )

DRAWN BY: DIETRICH

NORTH

## REAR PROPERTY LINE



### Violation Key

Accumulated Rubbish  
Excessive Outdoor Storage

NOT TO SCALE

FRONT PROPERTY LINE



*Photographs*



M Sanders 041211 - south side of property



M Sanders 041211 - driveway



M Sanders 041211 - north side



M Sanders 041211 - north side



MMandel: AR in trailer and on ground



MMandel: EOS on ground





Dietrich / 07/17/13 / #1 / Overview



Dietrich / 07/17/13 / #3 / AR/EOS



Dietrich / 07/17/13 / #4 / AR/EOS



Dietrich / 07/17/13 / #5 / AR/EOS



Dietrich / 04/16/14 / #1 / Overview



Dietrich / 04/16/14 / #2 / Overview





Dietrich / 04/16/14 / #4 / Overview



Dietrich / 04/16/14 / #5 / Overview



jdie / 10/07/14 / #1



jdie / 10/07/14 / #3



jdie / 10/07/14 / #4



jdie / 10/07/14 / #5





FRONT OF PROPERTY - PHILLIPS



FRONT OF PROPERTY - PHILLIPS



AREA # 4 - PHILLIPS



AREA # 4 - PHILLIPS



AREA # 3 - PHILLIPS



AREA # 1 - PHILLIPS





AREA # 1 - PHILLIPS



AREA # 1 - PHILLIPS



AREA # 1 - PHILLIPS



REAR OF PROPERTY - PHILLIPS



AREA # 1 - PHILLIPS



AREA # 1 - PHILLIPS



# **EXHIBIT “E”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**FIELD NOTICE OF VIOLATION**

April 12, 2011

HAROLD D MCGOWEN  
24759 ROSEBRUGH LN  
HEMET, CA. 92544

RE CASE NO: CV0906319 at 24759 ROSEBRUGH LN, in the community of HEMET, California, Assessor's Parcel Number 551-302-001

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24759 ROSEBRUGH LN, in the community of HEMET California, Assessor's Parcel Number 551-302-001, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to zero. Lot size and zone does not allow for any outside storage

COMPLIANCE MUST BE COMPLETED BY May 12, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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

Service By:  Posted  Property Owner  Tenant  
 Signed: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Please SIGN your name here) (Please PRINT your name here)  
 CDL/CID#: \_\_\_\_\_ DOB: \_\_\_\_\_ Daytime Phone #: \_\_\_\_\_

CODE ENFORCEMENT DEPARTMENT  
By: Michael Sanders, Sr. Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

April 12, 2011

RE CASE NO: CV0906319

I, Michael Sanders, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563.

That on April 12, 2011 at 10:02 AM, I securely and conspicuously posted Notice of Violation (RCC 8.120/RCO 541 and RCC 17.12.040/RCO 348) at the property described as:

**Property Address:** 24759 ROSEBRUGH LN, HEMET

**Assessor's Parcel Number:** 55 1-302-00 1

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

Executed on April 12, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

April 29, 2011

Justin McGowen  
24759 Rosebrugh Ln.  
Hemet, CA 92544

RE CASE NO: CV0906319 at 24759 ROSEBRUGH LN, in the community of HEMET, California, Assessor's Parcel Number 551-302-001

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24759 ROSEBRUGH LN, in the community of HEMET California, Assessor's Parcel Number 551-302-001, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to zero. Lot size and zone does not allow for any outside storage

COMPLIANCE MUST BE COMPLETED BY May 29, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

April 29, 2011

Tenant  
24759 ROSEBRUGH LN  
HEMET, CA 92544

RE CASE NO: CV0906319 at 24759 ROSEBRUGH LN, in the community of HEMET, California, Assessor's Parcel Number 551-302-001

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24759 ROSEBRUGH LN, in the community of HEMET California, Assessor's Parcel Number 551-302-001, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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COMPLIANCE MUST BE COMPLETED BY May 29, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

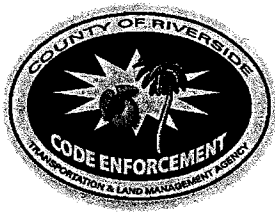
**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

April 29, 2011

Barbara J McGowen Trust  
C/O Harold D McGowen  
24759 Rosebrugh Ln  
Hemet, CA 92544

RE CASE NO: CV0906319 at 24759 ROSEBRUGH LN, in the community of HEMET, California, Assessor's Parcel Number 551-302-001

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24759 ROSEBRUGH LN, in the community of HEMET California, Assessor's Parcel Number 551-302-001, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to zero. Lot size and zone does not allow for any outside storage

COMPLIANCE MUST BE COMPLETED BY May 29, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$119.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

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

CODE ENFORCEMENT DEPARTMENT

By: Michael Sanders, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV0906319

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 29, 2011, I served the following documents(s):

**NOTICE RE: Notice of Violation**  
(RCC 8.12.010/RCO 541 and RCC17.12.040/RCC 348)

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

Tenant 24759 ROSEBRUGH LN, HEMET, CA 92544

Justin McGowen 24759 Rosebrugh Ln., Hemet, CA 92544

Barbara J McGowen Trust C/O Harold D McGowen 24759 Rosebrugh Ln, Hemet, CA 92544

**XX By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

**XX STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON April 29, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

**CERTIFIED MAIL™**

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
39494 LOS ALAMOS RD, SUITE A  
MURRIETA, CA 92563



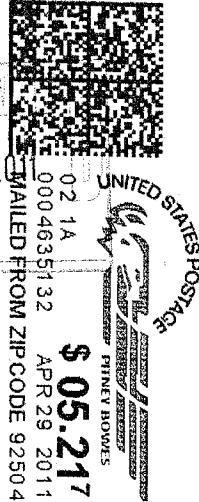
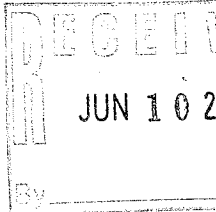
7007 1490 0003 4248 6744

PRESORTED  
FIRST CLASS



02 1A  
0004635132 APR 29 2011  
MAILED FROM ZIP CODE 92504

*Handwritten signature*



Justin McGowen  
24759 Rosebi  
Hemet, CA 92

FIRST CLASS

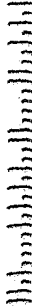
NIXIE 929 CE 1 05 06/08/11

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 92359

\*0704-07641-29-41

9254494031 0031



7007 1490 0003 4248 6744

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee	

Postmark  
Here

Justin McGowen  
24759 Rosebrugh Ln.  
Hemet, CA 92544  
CV09-06319 APN: 551

PS Form 3800, August 2006

See Reverse for Instructions

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
39494 LOS ALAMOS RD. SUITE A  
MURRIETA, CA 92563

CERTIFIED MAIL™



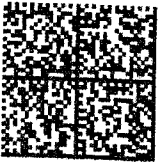
7007 1490 0003 4248 6737

U.S. POSTAL SERVICE  
CERTIFIED MAIL

PRESORTED  
FIRST CLASS



02 1A  
0004635132  
APR 29 2011  
MAILED FROM ZIP CODE 92504



Tenant

24759 ROSEBRUGH  
HEMET, CA 92544

CLASS

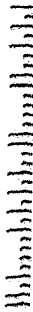


02 1A  
0004635132  
APR 29 2011  
MAILED FROM ZIP CODE 92504

NIXIE 929 CE 1 05 06/09/11  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

EC: 92363

9224434001 0001



\*0704-07540-29-41

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

7007 1490 0003 4248 6737

Tenant  
24759 ROSEBRUGH LN  
HEMET, CA 92544  
CV 09-06319 APN551

PS Form 3800, August 2006

See Reverse for Instructions

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT  
39494 LOS ALAMOS RD, SUITE A  
MURRIETA, CA 92563

JUN 10 2011

02 1A  
0004635132  
APR 29 2011  
MAILED FROM ZIP CODE 92504  
UNITED STATES POSTAGE  
PRIMEY BOWES

FIRST CLASS

Barbara J McGowen Trust  
C/O Harold D McGowen  
24759 Rosebrn  
Hemet, CA 925

NIXIE

BC: 92553

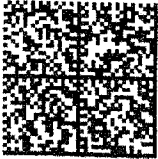
92544\$4031 0031

929 CE 1 05 05/09/11

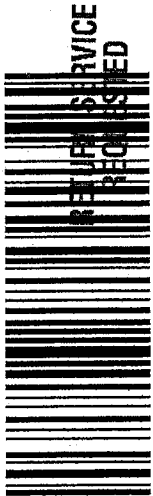
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

\*0704-07542-29-41

UNITED STATES POSTAGE  
PRIMEY BOWES  
02 1A  
\$00.373  
0004635132 APR 29 2011  
MAILED FROM ZIP CODE 92504



PRESORTED  
FIRST CLASS



7007 1490 0003 4242 2261

CERTIFIED MAIL™

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

7007 1490 0003 4242 2261

Barbara J McGowen Trust  
C/O Harold D McGowen  
24759 Rosebrugh Ln  
Hemet, CA 92544  
CV09-06319 APN: 551

PS Form 3800, August 2006

See Reverse for Instructions

551-302-001



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

April 13, 2015

LAKE HEMET MUNICIPAL WATER DISTRICT  
P.O. BOX 5039  
HEMET, CA 92544

RE CASE NO: CV0906319 at 24759 ROSEBRUGH LN, in the community of HEMET, California, Assessor's Parcel Number 551-302-001

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 24759 ROSEBRUGH LN, in the community of HEMET California, Assessor's Parcel Number 551-302-001, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove ALL Outside Storage (Including any recyclable materials). Per Zoning (R-T) and Lot Size (.22 Acres), No outside storage is allowed on the property.

**COMPLIANCE MUST BE COMPLETED BY April 25, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

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

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

CODE ENFORCEMENT DEPARTMENT

By: Jacob Dietrich, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV0906319

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on April 13, 2015, I served the following documents(s):

**Notice of Violation** (RCC 8.120.010/RCO 541 and RCC 17.12.040/RCO 348

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

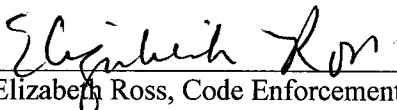
LAKE HEMET MUNICIPAL WATER DISTRICT P.O. BOX 5039, HEMET, CA 92544

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON April 13, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Elizabeth Ross, Code Enforcement Aide

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**

*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

4884 9615 0003 7006 2760

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Postmark  
Here

LAKE HEMET MUNICIPAL WATER DISTRICT  
P.O. BOX 5039  
HEMET, CA 92544  
CV09-06319 / 551-302

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

LAKE HEMET MUNICIPAL WATER DISTRICT  
P.O. BOX 5039  
HEMET, CA 92544  
CV09-06319 / 551-302

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
*[Handwritten Signature]*

B. Received by (Printed Name) *Pastorano*

C. Date of Delivery

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label)

7006 2760 0003 9615 4884

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540



# **EXHIBIT “F”**

When recorded please mail to:  
Riverside County  
Code Enforcement Department  
39493 Los Alamos Rd.  
Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2011-0194726  
05/04/2011 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



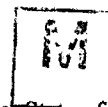
## NOTICE OF NONCOMPLIANCE

In the matter of the Property of )

Harold D McGowen )

Case No.: CV09-06319

*Handwritten initials*



**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 541 & 348, (RCC Title 8.120.010 & 17.12.040) described as Accumulated Rubbish & Excessive outside Storage. Such Proceedings are based upon the noncompliance of such real property, located at 24759 Rosebrugh Ln., Hemet, CA, and more particularly described as Assessor's Parcel Number 551-302-001 and having a legal description of 0.22 Acres, MB 104/81, TR 10760-1, LOT 30, Records of Riverside County, with the requirements of Ordinance No. 541 & 348 (RCC Title 8.120.010 & 17.12.040).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer M. Sanders (951) 600-6140.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: *Hector Viray*  
Hector Viray  
Code Enforcement Department

### ACKNOWLEDGEMENT

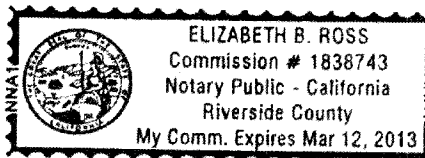
State of California )  
County of Riverside )

On 04/21/11 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray, 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.

*Elizabeth B. Ross*  
Commission #1838743 Comm. Expires March 12, 2013



When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 3 French Valley Office)  
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563  
Mail Stop No. 5155

DOC # 2013-0384986

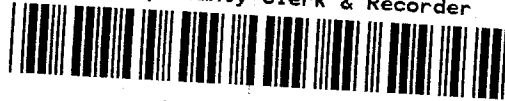
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Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**



In the matter of the public nuisance or other code violation(s) on Property of )

Case No.: CV09-06319

HAROLD D MCGOWEN )

And DOES I through X, owners

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

**ADDRESS: 24759 ROSEBRUGH LN., HEMET, CA 92544**

**PARCEL #: 551-302-001**

**LEGAL DESCRIPTION: 0.22 Acres, LOT 30 MB 104/081 TR 10760-1**

**VIOLATIONS: RCO 541-RCC Title 8.120.010-Accumulated Rubbish; RCO 348-RCC Title 17.12.040-Excessive Outside Storage**

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances ((Riverside County Codes)) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

**Notice is Further Given** in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

Date: July 19, 2013

By: *Hector Viray*  
Hector Viray, Code Enforcement Department

**ACKNOWLEDGMENT**

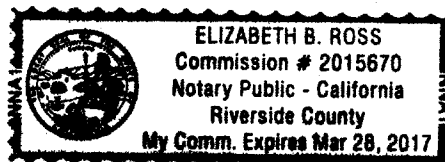
State of California )  
County of Riverside )

On 07/31/2013 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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.

*Elizabeth B. Ross*  
Commission # 2015670 Comm. Expires March 28, 2017



# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Al Brady  
Code Enforcement Official

May 13, 2016

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

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

Case No.: CV09-06319  
APN: 551-302-001  
Property: 24759 Rosebrugh Lane, Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 24759 Rosebrugh Lane, Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 551-302-001.

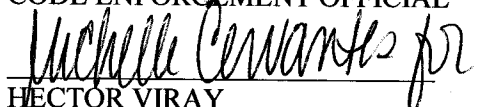
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, June 7, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

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

ALBERT BRADY  
CODE ENFORCEMENT OFFICIAL

  
HECTOR VIRAY  
Supervising Code Enforcement Officer

## **NOTICE LIST**

Subject Property: 24759 Rosebrugh Lane, Hemet

Case No.: CV09-06319

APN: 551-302-001; District 3

HAROLD D. MCGOWEN  
(ALSO KNOWN AS  
HAROLD D. MCGOWEN, JR.)  
24759 ROSEBRUGH LANE  
HEMET, CA 92544

LAKE HEMET MUNICIPAL  
WATER DISTRICT  
P.O. BOX 5039  
HEMET, CA 92544

JUSTIN MCGOWEN  
24759 ROSEBRUGH LANE  
HEMET, CA 92544



1 **PROOF OF SERVICE**

2 Case No. CV09-06319

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Sue Jimenez, the undersigned, declare that I am a citizen of the United States and am employed in  
5 the County of Riverside, over the age of 18 years and not a party to the within action or proceeding;  
6 that my business address is 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

7 That on May 13, 2016, I served the following document(s):

- 8 • **NOTICE TO CORRECT COUNTY ORDINANCE**
- 9 • **VIOLATIONS AND ABATE PUBLIC NUISANCE**
- 10 • **NOTICE LIST**

11 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

12 **SEE ATTACHED NOTICE LIST**

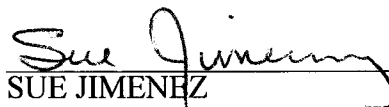
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection  
14 and processing correspondence for mailing. Under that practice it would be deposited with  
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,  
16 California, in the ordinary course of business.

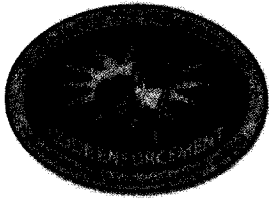
17      **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices  
18 of the addressee(s).

19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**  
20 **above is true and correct.**

21      **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at**  
22 **whose direction the service was made.**

23 EXECUTED ON May 13, 2016, at Riverside, California.

24   
25 \_\_\_\_\_  
26 SUE JIMENEZ  
27  
28



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

May 18, 2016

RE CASE NO: CV0906319

I, Samantha Phillips, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
4080 Lemon Street, 12th Floor  
Riverside, California 92501  
Mail Stop #1012.

That on 05/17/2016 at 11:00 am, I securely and conspicuously posted  
NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE, NOTICE LIST  
at the property described as:

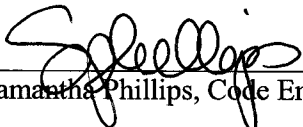
**Property Address:** 24759 ROSEBRUGH LN, HEMET

**Assessor's Parcel Number:** 551-302-001

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

Executed on May 18, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Samantha Phillips, Code Enforcement Officer