

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

423B



**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
January 27, 2011

**SUBJECT:** Abatement of Public Nuisance [Accumulated Rubbish]  
Case No. : 08-04384 [GETTMAN]  
Subject Property: 44120 Acacia Ave., Hemet; APN: 549-200-011  
District: 3

**RECOMMENDED MOTION:** Move that:

1. The accumulation of rubbish on the real property located at 44120 Acacia Ave., Hemet, County of Riverside, State of California, APN: 549-200-011 be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
2. Donald W. Gettman and Susan A. Gettman, the owners of the subject real property, be directed to abate the accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

*L.A. Fong*  
L. ALEXANDRA FONG, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

APPROVE  
*Jennifer L. Sargent*  
By \_\_\_\_\_  
Jennifer L. Sargent

**County Executive Office Signature**

- Policy
- Consent
- Policy
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: February 8, 2011  
xc: Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

9.4

Dep't Recomm.:  
Per Exec. Ofc.:

Abatement of Public Nuisance  
Case No. CV08-04384 [GETTMAN]  
44120 Acacia Ave., Hemet  
District 3  
Page 2

3. If the owners or whoever have possession or control 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 of the owners or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, shall abate the accumulation of rubbish by removing and disposing of the same from the real property.

4. The reasonable cost 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 Facts and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on May 28, 2008. The inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The rubbish consisted of, but was not limited to: tires, household trash, wood scraps, plastic buckets, metal and cut dried vegetation.

2. Subsequent inspections of the above-described real property on July 17, 2008, December 1, 2008, December 23, 2008, January 7, 2009, March 12, 2009, April 3, 2009, April 16, 2009, April 30, 2009, August 12, 2009, October 16, 2009, October 31, 2009, July 28, 2010, September 22, 2010, November 29, 2010 and January 20, 2011, revealed the property continues to be in violation of Riverside County Ordinance No. 541.

3. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of accumulated rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 08-04384  
4 [ACCUMULATION OF RUBBISH] APN: 549- )  
5 200-011, 44120 ACACIA AVE., HEMET, )  
6 COUNTY OF RIVERSIDE, STATE OF ) DECLARATION OF CODE  
7 CALIFORNIA; DONALD W. GETTMAN AND ) ENFORCEMENT OFFICER  
8 SUSAN A. GETTMAN, OWNERS. ) ROY RYDER  
9 ) [R.C.O. No. 541 (RCC Title 8.120)]

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

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

16 2. Based on information and belief which I believe to be true, on May 28, 2008, Code  
17 Enforcement Officer Brett Pollard conducted an initial inspection of the real property described as 44120  
18 Acacia Ave., Hemet, County of Riverside, California and further described as Assessor's Parcel Number  
19 549-200-011 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas  
20 Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A" and  
21 incorporated herein by reference.

22 3. A review of County records and documents disclosed that THE PROPERTY was owned  
23 by Donald W. Gettman and Susan A. Gettman (hereinafter referred to as the "OWNERS"). A certified  
24 copy of the County Equalized Assessment Roll for the year 2010-2011 and a copy of the County  
25 Geographic Information System ("GIS") report are attached hereto as Exhibit "B" and incorporated herein  
26 by reference.

27 4. Based on the Lot Book Report from RZ Title Service on July 26, 2010, it is determined  
28 that additional parties may potentially hold a legal interest in THE PROPERTY, to wit: James H. Carter  
and Audrey Carter, Internal Revenue Service and Lake Hemet Municipal Water District (hereinafter  
collectively referred to as "INTERESTED PARTIES"). True and correct copies of the Lot Book Report  
are attached hereto as Exhibit "C" and incorporated herein by reference.

1           5.       Based on information and belief which I believe to be true, on May 28, 2008, Code  
2 Enforcement Officer Brett Pollard conducted an initial inspection of THE PROPERTY. From the road  
3 right of way, Officer Pollard could see accumulation of rubbish throughout THE PROPERTY consisting  
4 of but not limited to: tires, household trash, wood scraps, plastic buckets, metal and cut dried vegetation.  
5 He took measurements of the areas and determined that the amount of accumulated rubbish on THE  
6 PROPERTY totaled two thousand three hundred forty (2,340) square feet. A Notice of Violation was  
7 posted on THE PROPERTY.

8           6.       As a result of the accumulation of rubbish, THE PROPERTY constituted a public nuisance in  
9 violation of the provisions set forth in Riverside County Ordinance No. 541, as codified in Riverside  
10 County Code Title 8.120.

11          7.       On June 20, 2008, a Notice of Violation was mailed to OWNERS by certified mail, return  
12 receipt requested. On August 25, 2010, Notices of Violation were mailed to INTERESTED PARTIES by  
13 certified mail, return receipt requested.

14          8.       Based on information and belief which I believe to be true, on July 17, 2008, December 1,  
15 2008, December 23, 2008, January 7, 2009, March 12, 2009, April 3, 2009, April 16, 2009 and April 30,  
16 2009, Code Enforcement Officer Brett Pollard conducted follow-up inspections of THE PROPERTY and  
17 observed that violations remained. THE PROPERTY remained in violation of RCO No. 541, as codified  
18 in RCC Chapter 8.120.

19          9.       Based on information and belief which I believe to be true, on May 7, 2009, Code  
20 Enforcement Officer Brett Pollard stopped at the mailing address of the OWNERS to make contact but no  
21 one responded.

22          10.       Based on information and belief which I believe to be true, on August 12, 2009, Code  
23 Enforcement Angela Frazier, conducted a follow-up inspection on THE PROPERTY. Officer Frazier  
24 entered THE PROPERTY as nothing restricted access and met the tenant, Arthur Alan Holmes. Officer  
25 Frazier explained the reason for the visit and asked to inspect the rear of THE PROPERTY. Mr. Holmes  
26 explained that money was tight and people have dumped trash onto THE PROPERTY. Officer Frazier  
27 observed that THE PROPERTY remained in violation.

1           11.     Based on information and belief which I believe to be true, on October 16, 2009 and  
2     October 31, 2009, Code Enforcement Officer Angela Frazier conducted follow-up inspections on THE  
3     PROPERTY. On the October 31, 2009 visit, the tenant Mr. Holmes escorted Officer Frazier to the rear of  
4     THE PROPERTY. Officer Frazier observed that there were people who were cleaning up from  
5     Handyman Services.

6           12.     Based on information and belief which I believe to be true, on July 28, 2010, Senior Code  
7     Enforcement Supervisor Michael Sanders conducted a follow-up inspection. He attempted to make  
8     contact but there was no response. He observed a massive pile of accumulated rubbish towards the rear of  
9     THE PROPERTY. Violations remained.

10          13.     A site plan and photographs of THE PROPERTY are attached hereto and incorporated  
11     herein by reference as Exhibit "D."

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

14          15.     On September 22, 2010, Senior Code Enforcement Michael Sanders and I conducted a  
15     follow-up inspection. From the road right of way, we observed that THE PROPERTY remained in  
16     violation of RCO No. 541, as codified in RCC Chapter 8.120.

17          16.     On November 29, 2010, I went to THE PROPERTY for a follow-up inspection and  
18     observed that violations remained.

19          17.     Based upon my experience, knowledge and visual observations, it is my determination that  
20     the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general  
21     public.

22          18.     A Notice of Noncompliance regarding the accumulation of rubbish was recorded in the  
23     Office of the Assessor, County Clerk & Recorder, County of Riverside, State of California, on August 13,  
24     2010, as Instrument Number 2010-0381724. A true and correct copy of the notice is attached hereto and  
25     incorporated herein by reference as Exhibit "F".

26          19.     On January 19, 2011 the second notice, "Notice to Abate Public Nuisance" providing  
27     notification of the Board of Supervisors' hearing scheduled for February 8, 2011, was mailed to  
28     OWNERS and INTERESTED PARTIES by certified mail, return receipt requested and on January. 20,

1 2011 was posted on THE PROPERTY. True and correct copies of the notice and supporting  
2 documentation are attached hereto as Exhibit "G" and incorporated herein by reference.

3 20. A follow-up inspection on January 20, 2011 revealed that THE PROPERTY remains in  
4 violation.

5 21. Removal of the accumulation of rubbish on THE PROPERTY is required to bring THE  
6 PROPERTY into compliance with Riverside County Ordinance No. 541 (RCC Chapter 8.120) and the  
7 Health and Safety Code. Under RCO No. 541, no amount of rubbish is allowed to accumulate on THE  
8 PROPERTY.

9 22. The Board of Supervisors is requested to issue an Order to Abate the Nuisance described  
10 herein. Accordingly, the following findings and conclusions are recommended:

11 (a) the accumulation of rubbish on THE PROPERTY to be deemed and declared a  
12 public nuisance;

13 (b) the OWNERS, INTERESTED PARTIES and person(s) in possession of THE  
14 PROPERTY be required to remove all accumulated rubbish within ninety (90) days of the date of the  
15 posting and mailing of the Board's Order to Abate Nuisance, in accordance with all Riverside County  
16 Ordinances, including but not limited to the provisions of County Ordinance No. 541;

17 (c) in the event the rubbish is not removed and disposed of according to the above  
18 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinances,  
19 including but not limited to Riverside County Ordinance No. 541 (RCC Chapter 8.120), the rubbish shall  
20 be abated by representatives of the Riverside County Code Enforcement Department, a contractor or the  
21 Sheriff's Department; and

22 \\\

23 \\\

24 \\\

25 \\\

26 \\\

27 \\\

28 \\\

1 (d) reasonable costs of abatement, after notice and opportunity for hearing, shall be  
2 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 541  
4 (RCC Title 8.120) and 725 (RCC Title 1).

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

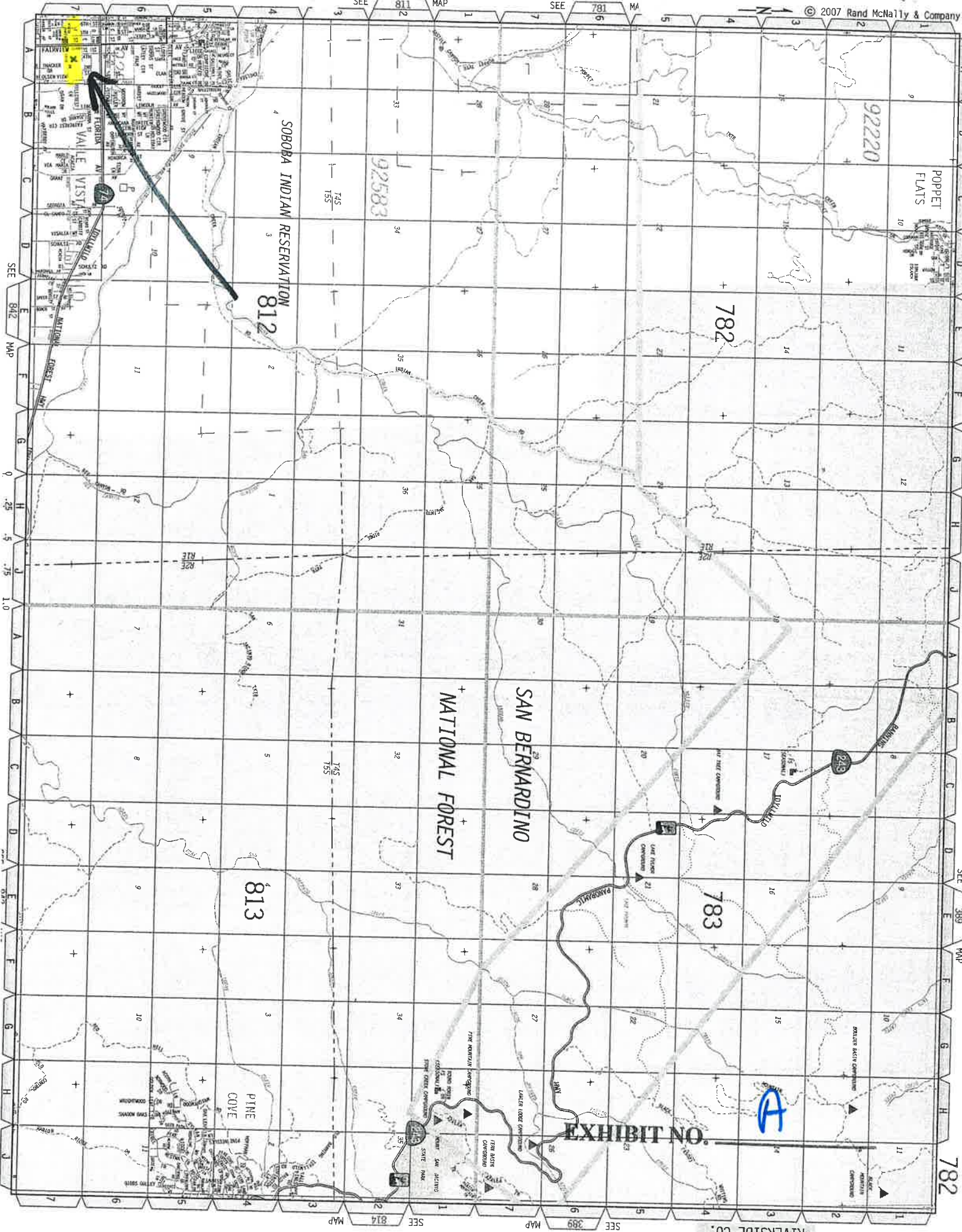
7 Executed this 20<sup>th</sup> day of January, 2011. at Riverside, California.

8  
9  
10 

11 ROY RYDER  
12 Code Enforcement Officer  
13 Code Enforcement Department

14 L:\Code Enforcement\Abatements\2010\2008\CV08-04384\541 Dec.DOC







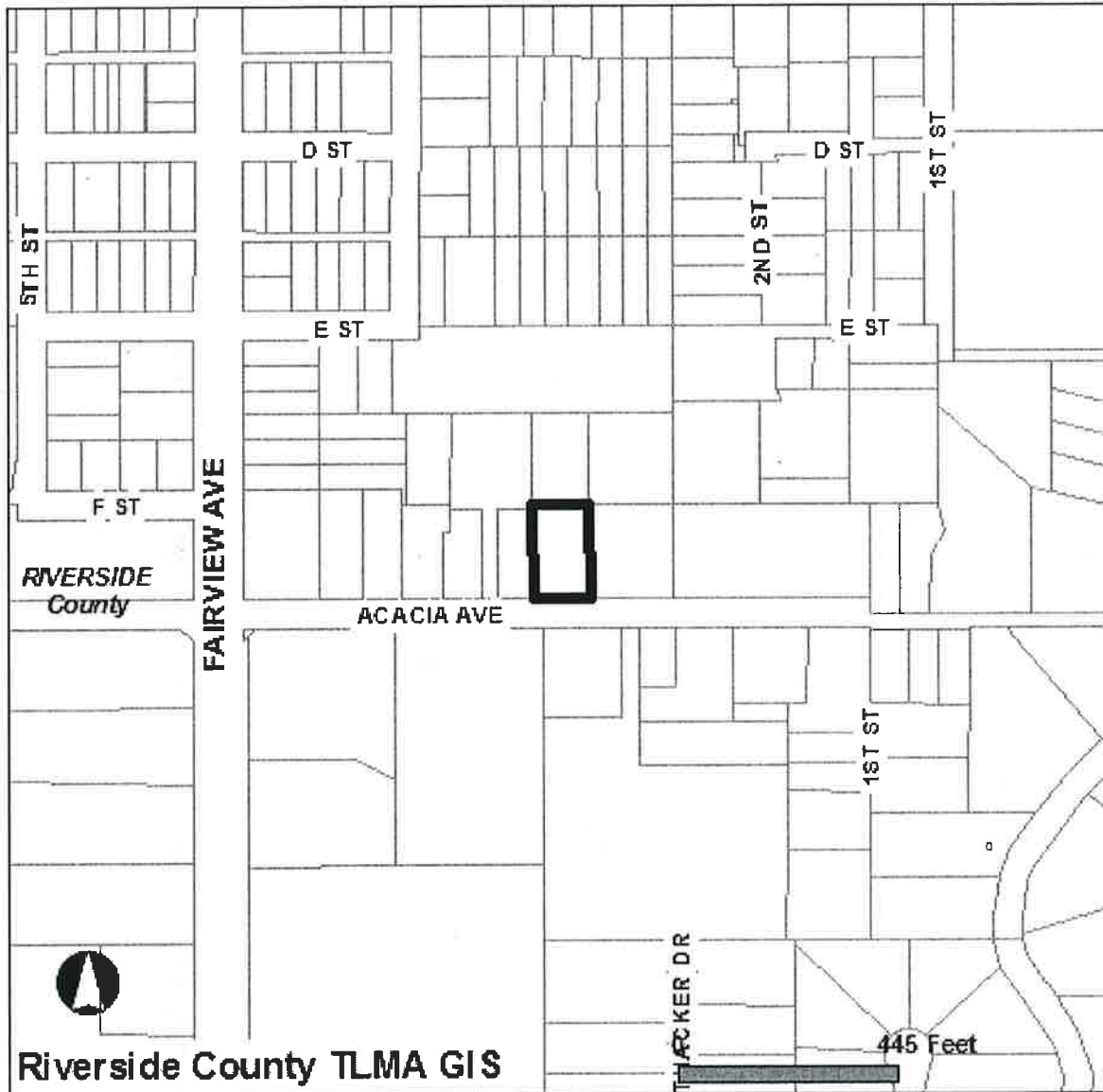
Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #549200011-8		Parcel # 549200011-8	
<b>Assessee:</b>	GETTMAN DONALD W	<b>Land</b>	30,667
<b>Assessee:</b>	GETTMAN SUSAN A	<b>Structure</b>	13,096
<b>Mail Address:</b>	42156 BANCROFT WAY	<b>Full Value</b>	43,763
<b>City, State Zip:</b>	HEMET CA 92544	<b>Total Net</b>	43,763
<b>Real Property Use Code:</b>	MO		
<b>Base Year</b>	1985		
<b>Conveyance Number:</b>	0194636		
<b>Conveyance (mm/yy):</b>	9/1984		
<b>PUI:</b>	M030000		
<b>TRA:</b>	71-024		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot G MB 006/307 FAIRVIEW TR		
<b>Situs Address:</b>	44120 ACACIA AVE HEMET CA 92544		

**View Parcel Map**

EXHIBIT NO.     B

RIVERSIDE COUNTY GIS



Selected parcel(s):  
549-200-011

**\*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.

STANDARD REPORT

**APNs**

549-200-011-8

**OWNER NAME / ADDRESS**

DONALD W GETTMAN  
SUSAN GETTMAN  
44120 ACACIA AVE  
HEMET, CA. 92544

**MAILING ADDRESS**

(SEE OWNER)  
42156 BANCROFT WAY  
HEMET CA. 92544

EXHIBIT NO. \_\_\_\_\_

B<sup>2</sup>

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 6/307 SD  
SUBDIVISION NAME: FAIRVIEW TR  
LOT/PARCEL: H, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.52 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 720 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1977 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 812 GRID: A7

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T5SR1E SEC 9

**ELEVATION RANGE**

1792/1796 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**AREA PLAN (RCIP)**

SAN JACINTO VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

BAUTISTA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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**ENVIRONMENTAL**

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**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
Developed/Disturbed Land

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**FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

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**DEVELOPMENT FEES**

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**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
SAN JACINTO VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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**TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
152B

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

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## **HYDROLOGY**

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### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

EMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SAN JACINTO VALLEY

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## **GEOLOGIC**

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### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

MODERATE

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

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.

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## **MISCELLANEOUS**

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### **SCHOOL DISTRICT**

HEMET UNIFIED

### **COMMUNITIES**

VALLE VISTA

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

ZONE B, 26.78 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

043701

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

071-024

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE

- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CP0912898	COMMUNITY IMPROVEMENT	Dec. 16, 2009
CP1002164	COMMUNITY IMPROVEMENT	Mar. 18, 2010
CV0804384	ABATEMENT	May. 13, 2008

REPORT PRINTED ON...Tue Oct 12 16:38:45 2010  
Version 100826



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

## Lot Book Report

Order Number: **21923**

**Customer:**

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

Order Date: 8/2/2010  
 Dated as of: 7/26/2010  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV08-04384 / Liz Ross  
 IN RE: GETTMAN, DONALD W.

FEE(s):  
 Report: \$120.00

Property Address: 44120 Acacia Ave.  
 Hemet CA 92544

Assessor's Parcel No. : 549-200-011-8

**Assessments:**

Land Value:	\$30,741.00
Improvement Value:	\$13,128.00
Exemption Value:	\$0.00
Total Value:	\$43,869.00

## Tax Information

Property Taxes for the Fiscal Year	2009-2010
First Installment	\$437.21
Penalty	\$43.70
Status	NOT PAID-DELINQUENT
Second Installment	\$437.21
Penalty	\$71.70
Status	NOT PAID-DELINQUENT

**EXHIBIT NO.**     C





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

Order Number: 21923

Reference: CV08-04384 / Liz

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## Property Vesting

The last recorded document transferring title of said property

Dated	06/04/1984
Recorded	09/06/1984
Document No.	194636
D.T.T.	\$32.45
Grantor	James H. Carter and Audrey L. Carter, husband and wife
Grantee	Donald W. Gettman and Susan A. Gettman, husband and wife as joint tenants

Affects Property in Question and Other Property

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	06/04/1984
Recorded	09/06/1984
Document No.	194637
Amount	\$19,300.00
Trustor	Donald W. Gettman and Susan A. Gettman, husband and wife
Trustee	La Casa Trust Deed Service, a California Corporation
Beneficiary	James H. Carter and Audrey Carter, husband and wife as joint tenants

Affects Property in Question and Other Property

## Additional Information

A Federal Tax Lien Recorded	02/18/2003
Document No	2003-109519



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

Order Number: 21923  
Reference: CV08-04384 / Liz

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Amount	\$30,978.00
Debtor	Susan A. Gettman
ID No.	566-04-4852
Creditor	Internal Revenue Service
A Notice of Lien Recorded	09/12/2003
Document No.	2003-709854
Amount	\$155.07
Owner	Donald Gettman
Claimant	Lake Hemet Municipal Water District
A Notice of Lien Recorded	03/21/2005
Document No.	2005-0219395
Amount	\$46.27
Owner	Susan Gettman
Claimant	Lake Hemet Municipal Water District
A Notice of Lien Recorded	09/10/2007
Document No.	2007-0573808
Amount	\$568.61
Owner	Susan Gettman
Claimant	Lake Hemet Municipal Water District

## Legal Description

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

THE SOUTHERLY 194.34 FEET OF THOSE PORTIONS OF BLOCK 46, AS SHOWN BY MAP OF TOWNSITE OF FLORIDA, ON FILE IN BOOK 5, PAGE 285 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AND LOTS "G" AND "H" AS SHOWN BY MAP OF FAIRVIEW TRACT, ON FILE IN BOOK 6 PAGE 307 OF MAPS, RECORDS OF SAD DIEGO COUNTY, CALIFORNIA, TOGETHER WITH PORTION OF ADJOINING VACATED STREETS AND ALLEYS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 9 IN SAID BLOCK 46, 2 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 9; THENCE EAST 200 FEET ON THE NORTH LINE OF SAID LOT 9 EXTENDED, AND ON THE NORTH LINE OF LOT 4 IN SAID BLOCK 46 AND THE SAME EXTENDED, TO A POINT IN VACATED THIRD STREET, 18 FEET WEST OF THE EAST LINE OF SAME; THENCE SOUTH 372.50 FEET, ON A LINE 18 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THIRD STREET, TO A POINT ON THE NORTHERLY LINE OF EAST ORANGE AVENUE, AS SHOWN BY SAID MAP OF FAIRVIEW TRACT; THENCE WEST 200 FEET, ON THE NORTHERLY LINE OF EAST ORANGE AVENUE; THENCE NORTH 372.50 FEET, ON A LINE 2 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTH AND SOUTH ALLEY SHOWN IN SAID BLOCK 46, TO THE POINT OF BEGINNING.



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

Order Number: 21923

Reference: CV08-04384 / Liz

---

EXCEPTING THEREFROM THE WESTERLY 83 FEET.

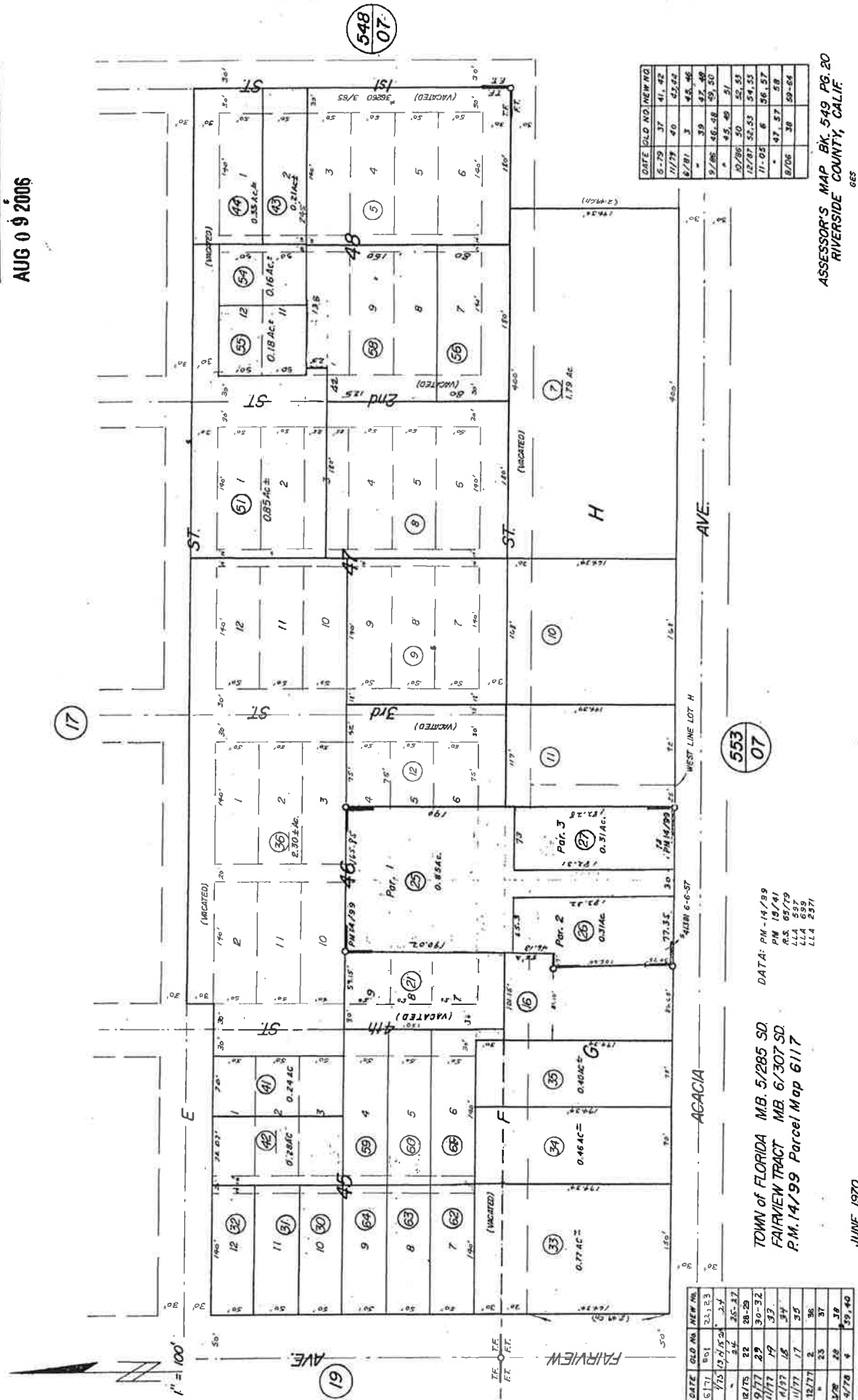
549-20

T. C. A. 7124

PTN RHO. SAN JACINTO VIEJO  
(SEC. 9, T5S-R1E)

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

AUG 09 2006



DATE	OLD NO	NEW NO
6/79	37	41, 42
11/79	40	43, 44
6/81	3	45, 46
		47, 48
9/86	46, 48	50, 51
		49, 50
10/86	50	51, 53
12/87	52, 53	54, 55
11-05	6	56, 57
		47, 57, 58
8/06	38	59-64

DATA: PM 14/99  
PM 19/41  
K.S. 03/79  
L.L.A. 6/99  
L.L.A. 8/97

TOWN OF FLORIDA MB. 5/285 SD  
FAIRVIEW TRACT MB. 6/307 SD  
P.M. 14/99 Parcel Map 6/17

JUNE 1970

ASSESSOR'S MAP BK. 549 PG. 20  
RIVERSIDE COUNTY, CALIF.

665

DATE	OLD NO	NEW NO
6/71	501	23, 23
7/75	19, 20, 21, 22	24
	24	25, 27
12/75	22	28, 29
9/77	29	30-32
11/77	19	33
4/77	16	34
11/77	17	35
12/77	2	36
	23	37
3/78	22	38
4/78	4	39, 40

RECORDING REQUESTED BY

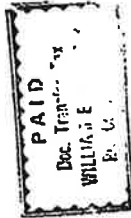
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER WISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

194636

NAME DONALD W. GETTMAN and  
ADDRESS SUSAN A. GETTMAN  
CITY & STATE 44114 ACACIA AVE  
ZIP HEMET CA 92344

Title Order No.

Escrow No. 51-1155-A



RECEIVED FOR RECORD AT 9:00 O'CLOCK A.M. AT REQUEST OF SAFECO TITLE INSURANCE CO. Book 1984, Page 194636

SEP - 6 1984

Records & Official Records of Riverside County, California  
William F. Barney Recorder  
Fees

SURVEYORS Monument Fund \$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Joint Tenancy Grant Deed

534560-3

The undersigned declares that the documentary transfer tax is \$ 32.45 and is  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in  
 unincorporated area  city of \_\_\_\_\_ and

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

JAMES H. CARTER and AUDREY CARTER, husband and wife

hereby GRANT(S) to DONALD W. GETTMAN and SUSAN A. GETTMAN, husband and wife, as  
Joint Tenants

AS JOINT TENANTS.

the real property in the County of Riverside

State of California, described as:

Those portions of Block 46 as shown by Map of Townsite of Florida, on file in Book 5, page 285 of Maps, Records of San Diego County, and of Lots "G" and "H" as shown by Map of Fairview Tract, on file in Book 6 page 307 of Maps, Records of San Diego County, California, together with portions of adjoining vacated streets and alleys, described as follows: (COMPLETE DESCRIPTION SHOWN ON EXHIBIT "A" ATTACHED HERETO.)

Dated June 4th, 1984

JAMES H. CARTER

AUDREY CARTER

STATE OF CALIFORNIA }  
COUNTY OF Riverside } ss.

On June 15, 1984 before me, the undersigned a Notary Public in and for said County and State, personally appeared James H. Carter and Audrey Carter

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same.

*Don Gettman*  
Signature of Notary



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

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_  
L-9 (GS) (Rev 8-75) (8-pt.)

SOUTHWEST BANK  
Escrow No. 51-1155-A  
June 4th, 1984

194636

EXHIBIT "A"

Those portions of Block 46, as shown by Map of Townsite of Florida, on file in Book 5, page 285 of Maps, Records of San Diego County, California, and Lots "G" and "H" as shown by Map of Fairview Tract, on file in Book 6 page 307 of Maps, Records of San Diego County, California, together with portions of adjoining vacated streets and alleys, described by metes and bounds as follows:

BEGINNING at a point on the Easterly prolongation of the North line of Lot 9 in said Block 46, 2 feet East of the Northeast corner of said Lot 9; thence East 200 feet on the North line of said Lot 9 extended, and on the North line of Lot 4 in said Block 46 and the same extended, to a point in vacated Third Street, 18 feet West of the East line of same; thence South 372.50 feet, on a line 18 feet West of and parallel with the East line of Third Street, to a point on the Northerly line of East Orange Avenue, as shown by said Map of Fairview Tract; thence West 200 feet, on the Northerly line of East Orange Avenue; thence North 372.50 feet, on a line 2 feet East of and parallel with the West line of the North and South alley shown in said Block 46, to the point of beginning.

EXCEPTING therefrom the Westerly 83 feet.

Recording Requested By:

When Recorded Mail To:

Name James H. Carter and Audrey Carter  
Street Address 41141 Gibbet Road  
City/State Hemet, California 92343

*File*

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
AS REQUESTED BY  
SAFEDE TITLE INSURANCE CO.  
Book 1984, Page 194637

SEP - 6 1984

Recorded in Official Records  
of Riverside County, California

*William S. Branch  
Recorder*

Fee \$

**Southwest  
Bank**

RECORDER'S USE ONLY

**DEED OF TRUST With Assignment Of Rents**

THIS DEED OF TRUST, WITH ASSIGNMENT OF RENTS, dated June 4th, 1984, between DONALD W. GETTMAN and SUSAN A. GETTMAN, husband and wife

whose address is

as and hereinafter called the TRUSTOR, and LA CASA TRUST DEED SERVICE, a California Corporation, as and hereinafter called the TRUSTEE, and JAMES H. CARTER and AUDREY CARTER, husband and wife, as Joint Tenants

as and hereinafter called the BENEFICIARY:

WITNESSETH: That Trustor hereby irrevocably GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in the Riverside County of Riverside State of California, described as:

Those portions of Block 46 as shown by Map of Townsite of Florida, on file in Book 5, page 285 of Maps, Records of San Diego County, and of Lots "G" and "H" as shown by Map of Fairview Tract, on file in Book 6, page 307 of Maps, Records of San Diego County, California, together with portions of adjoining vacated streets and alleys, described as follows: (COMPLETE DESCRIPTION SHOWN ON EXHIBIT "A" ATTACHED HERETO.)

This is a First Deed of Trust.

Including all buildings, fixtures and improvements thereon and that may hereafter be erected thereon, all appurtenances and privileges thereunto belonging or in anywise appertaining, all easements used in connection therewith, all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant), used in connection therewith, all shares of stock evidencing the same, pumping stations, engines, machinery, pipes and ditches, TOGETHER WITH the rents, issues and profits thereof, SUBJECT HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) Payment of the indebtedness evidenced by that certain promissory note in the principal sum of \$ 19,300.00

in lawful money of the United States of America, with interest thereon in like lawful money, according to the terms of such promissory note executed and delivered by Trustor to Beneficiary, payable to Beneficiary or order, and extensions or renewals of such promissory note; (2) Payment of all sums, with interest, becoming due or payable under the provisions hereof, or any part thereof, and performance of each agreement of Trustor herein contained; (3) Payment of such additional sums, with interest thereon, as hereafter may be borrowed from said Beneficiary by Trustor or the successors in interest or assigns of Trustor when evidenced by another promissory note or other promissory notes certified by said Trustee as being secured hereby; (4) Performance of all other obligations hereinafter in this Deed of Trust mentioned or referred to; (5) This Deed of Trust further secures the payment of any other obligations now due or which may hereafter become due from Trustors (or any of them or any successor in interest of Trustor or any of them, whether created directly or acquired by assignment whether direct, indirect, fixed or contingent).

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) To keep said property in good condition and repair; not to remove or demolish any building or improvement thereon; to complete or restore promptly and in good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; not to commit or permit waste of said property; to comply with all laws, ordinances, conditions and restrictions affecting said property or requiring any alterations or improvements to be made thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably proper or necessary, the specific enumeration herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary insurance against loss by fire and such other hazards as may be required by Beneficiary, satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustor; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any action brought by Beneficiary to enforce this Deed of Trust.

(4) To pay: At least ten days before delinquency, all taxes, assessments and charges affecting said property, including assessments on appurtenant water stocks; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligations so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon said property for such purposes; commence, maintain, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustor; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, incur any liability, expend whatever amount in the discretion it may deem necessary therefor, including cost of evidence of title, employ counsel and pay his reasonable fees.

(5) That Beneficiary shall be entitled at any time, without notice, at its option, either by itself, by agent, or by a receiver to be appointed by a court therefor, to enter upon and take possession of said property or any part thereof, and to do and perform such acts of repair, cultivation or production as may be necessary or proper to conserve the value thereof, to rent or lease the same or any part thereof for such rental, term and upon such condition as its judgment may dictate, and to collect and receive the rents, issues and profits thereof, which said rents, issues and profits, present and future, are hereby assigned to the Beneficiary as further security, but which assignment Beneficiary agrees not to enforce so long as Trustor is not in default hereunder, and the Beneficiary shall apply such rents, issues and profits upon any indebtedness secured hereby, and in such order as Beneficiary may determine; in the event that the Beneficiary shall exercise the option hereby granted, Trustor agrees to surrender to the Beneficiary peaceable possession of said property and not to interfere in any manner with the exercise of the rights hereby granted; and the expenses therein incurred, including compensation to said Beneficiary and receiver, and attorney's fees and costs and disbursements shall be deemed to be a portion of the expense of this trust, and secured hereby. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount stored by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the assignment secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is furnished.

5245603



IT IS MUTUALLY AGREED:

- (7) That should the property hereinbefore described ever become subject to any lien for the purpose of securing the payment of any taxes levied upon personal property of any kind or character other than household goods and furniture located in and/or situated on said real property above described, then the Beneficiary shall have, and is hereby given the right, at its option, to declare all sums secured hereby immediately due and payable.
- (8) That any award of damage in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by it in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (9) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (10) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (11) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed of Trust (unless directed in such request to retain them).
- (12) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record, Beneficiary also shall deposit with Trustee this Deed of Trust, said note and all documents evidencing expenditures secured hereby.
- After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of the property by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale. After deducting all costs, fees and expenses of Trustee and of this Trust including cost of evidence of title in connection with sale and revenue stamps on Trustee's Deed, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at seven per cent per annum, all other sums then secured hereby; and the remainder, if any, shall be paid to the person or persons legally entitled thereto.
- (13) That should the Trustor or his successors in interest, within the consent in writing of the Beneficiary, sell, transfer, or convey, or permit to be sold, transferred, or conveyed, his interest in the property hereinbefore described, then the Beneficiary shall have the right to declare all sums secured hereby immediately due and payable, and to apply or release such moneys received by it in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (14) That this Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall include not only the original Beneficiary hereunder but also any future owner and holder, including pledgees, of the note secured hereby, in this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- (15) That Trustee accepts this Trust when this Deed duly executed and acknowledged, is made a public record as provided by law, Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.
- (16) That the pleading of any statute of limitations as a defense to any and all obligations secured by this Deed of Trust is hereby waived, to the full extent permissible by law.
- (17) That any Trustor who is a married woman and who has joined in the execution of any promissory note or notes secured by this Deed of Trust hereby expressly agrees and assents to the liability of her separate property for all such indebtedness. Such agreement and assent, however, shall not be deemed to create a present lien or incumbrance upon any of her separate property not herein described.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him, at the address given above.

STATE OF CALIFORNIA  
 COUNTY OF Riverside ss  
 On August 24th, 1984, before the undersigned, a Notary Public in and for said County and State, personally appeared Donald W. Gettman and Susan A. Gettman  
 known to me to be the persons whose names above subscribed to the within instrument and acknowledged that they executed the same  
 WITNESS my hand and Official Seal. SHE

Notary Public of Said State  
Ann Zimmerman

Donald W. Gettman  
 DONALD W. GETTMAN  
Susan A. Gettman  
 SUSAN A. GETTMAN  
 Trustor  
William C. Martin

State of California )  
 County of Riverside ) ss DO NOT RECORD  
 EST FOR FULL RECONVEYANCE  
 sed only when note has been paid

On September 5th, 1984, before me, the undersigned Notary Public, in and for said County and State, personally appeared C.W. Martin, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he resides at Hemet, California; that he was present and saw Donald W. Gettman personally known to him to be the person described in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

Signature Ann Zimmerman  
 (witness) Ann Zimmerman



194637

leave of to  
in the

SOUTHWEST BANK  
Escrow No. 51-1155-A  
June 4th, 1984

194637

EXHIBIT "A"

Those portions of Block 46, as shown by Map of Townsite of Florida, on file in Book 5, page 285 of Maps, Records of San Diego County, California, and Lots "G" and "H" as shown by Map of Fairview Tract, on file in Book 6 page 307 of Maps, Records of San Diego County, California, together with portions of adjoining vacated streets and alleys, described by metes and bounds as follows:

BEGINNING at a point on the Easterly prolongation of the North line of Lot 9 in said Block 46, 2 feet East of the Northeast corner of said Lot 9; thence East 200 feet on the North line of said Lot 9 extended, and on the North line of Lot 4 in said Block 46 and the same extended, to a point in vacated Third Street, 18 feet West of the East line of same; thence South 372.50 feet, on a line 18 feet West of and parallel with the East line of Third Street, to a point on the Northerly line of East Orange Avenue, as shown by said Map of Fairview Tract; thence West 200 feet, on the Northerly line of East Orange Avenue; thence North 372.50 feet, on a line 2 feet East of and parallel with the West line of the North and South alley shown in said Block 46, to the point of beginning.

EXCEPTING therefrom the Westerly 83 feet.

Recording Requested By Internal Revenue Service. When recorded mail to:

INTERNAL REVENUE SERVICE  
24000 AVILA ROAD, MAIL STOP 5910  
LAGUNA NIGUEL, CA 92677

DOC # 2003-109519

02/18/2003 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



For Optional Use by Recording Office

Form 668 (Y)(c)  
(Rev. October 2000)

1008 Department of the Treasury - Internal Revenue Service

**Notice of Federal Tax Lien**

1  
M  
AM

Area: WAGE & INVESTMENT AREA #7  
Lien Unit Phone: (800) 829-7650

Serial Number  
103913303

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer SUSAN A GETTMAN

Residence 42156 BANCROFT WAY  
HEMET, CA 92544-8403

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1994	566-04-4852	05/27/2002	06/26/2012	11470.36
1040	12/31/1995	566-04-4852	05/27/2002	06/26/2012	8461.67
1040	12/31/1996	566-04-4852	05/27/2002	06/26/2012	11046.87

Place of Filing

COUNTY RECORDER  
RIVERSIDE COUNTY  
RIVERSIDE, CA 92502-0751

Total \$ 30978.90

This notice was prepared and signed at LAGUNA NIGUEL, CA, on this, the 07th day of February, 2003.

Signature *L. Alvarado*  
for P ROGERS

Title  
ACS  
(800) 829-7650

17-00-0000

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 10-00)  
CAT. NO 60025X

Public Record

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

Section 27383 of the Government Code

**DOC # 2003-709854**

09/12/2003 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



◆ STATEMENT OF LIEN ◆

In the matter of the lien of  
Lake Hemet Municipal Water District  
upon the real property of

Donald Gettman  
NAME

44120 Acacia  
ADDRESS

Hemet, CA 92544

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
								✓		
A	R	L				COPY	LONG	REFUND	NCHG	EXAM



This is to certify, pursuant to Chapter 335 of Statutes of 1979-1980, 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: Donald Gettman

ADDRESS: 44120 Acacia

Hemet, CA 92544

Amount of Delinquency: \$ 155.07

Late Penalty: \_\_\_\_\_

Total: \$ 150.07

Plus interest at 7% per Annum.

I certify that the foregoing is true and correct.

Karen Hornbarger  
Assistant Secretary of the Board of Directors  
**Karen Hornbarger**

Lake Hemet Municipal Water District

Account No. 6-6-25-15

Date: September 9, 2003

Public Record

DOC # 2005-0219395

03/21/2005 08:00A 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:

NAME GETTMAN, Susan  
ADDRESS 44118 Acacia  
CITY, STATE Hemet, CA 92544

M	S	U	PAGE	SIZE	DA	PCOR	NCCOR	SMF	MISC	
	1		1							
								✓	BY	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

◆ STATEMENT OF LIEN ◆



This is to certify, pursuant to Chapter 335 of Statutes of 1979-1980, 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: GETTMAN, Susan  
44120 Acacia  
Hemet, CA 92544

Amount of Delinquency: \$ 46.27

Late Penalty: \$ -0-

Total: \$ 46.27

Plus interest at 7% per Annum.

I certify that the foregoing is true and correct.

Karen Hornbarger, District Secretary  
Lake Hemet Municipal Water District

Account No. 6-6-25-16  
Document Date: March 16, 2005

DOC # 2007-0573808

09/10/2007 08:00A 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:**

NAME: GETTMAN, Susan  
ADDRESS: 44120 Acacia  
CITY, STATE: Hemet, CA 92544

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 703

o' **M**  
703

◆ STATEMENT OF LIEN ◆

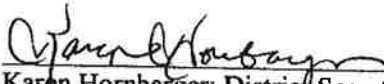
This is to certify, pursuant to Chapter 335 of Statutes of 1979-1980, that Lake Hemet Municipal Water District claims a lien upon all real property owned by the following named person within Riverside County, for delinquent charges, penalty and interest, in the amounts hereinafter set forth:

NAME: GETTMAN, Susan  
SERVICE ADDRESS: 44120 Acacia  
Hemet, CA 92544

Amount of Delinquency: \$ 548.61  
Late Penalty: \$ -0-  
Plus interest at 7% per Annum. -0-  
**Processing Fee \$ 20.00**

Total: \$568.61

I certify that the foregoing is true and correct.

  
\_\_\_\_\_  
Karen Hornbarger, District Secretary  
Lake Hemet Municipal Water District

Document Date: September 6, 2007  
Account No. 6-6-25-14

Public Record

### SITE PLAN: Case # CV-0804384

OWNER(S): DONALD W GETTMAN / SUSAN A GETTMAN

SITE ADDRESS: 44120 ACACIA AVE, HEMET

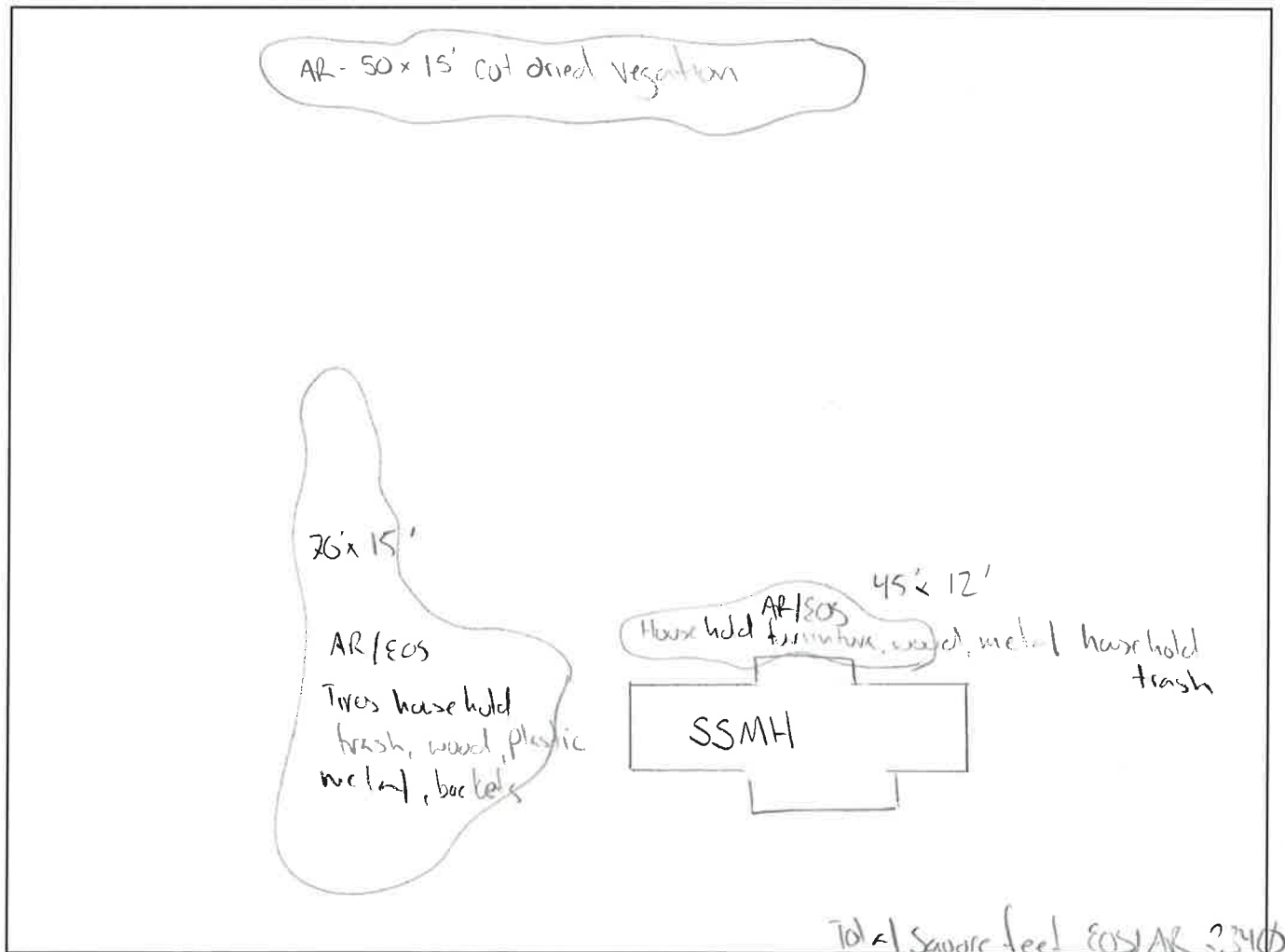
ASSESSOR'S PARCEL: 549-200-011

ACREAGE: 0.519999

NORTH ARROW:



REAR PROPERTY LINE



FRONT PROPERTY LINE: 44120 ACACIA AVE, HEMET

PREPARED BY: Ryder DATE: 09 27 10

EXHIBIT NO. D



*Photographs*



Photo of main dwelling.



The handyman service crew



picture of the backyard



Posted Nov



Overview of the mobile home.



Photo of the mobile from the road right of way. C Frazier

**EXHIBIT NO.** \_\_\_\_\_

*D<sup>2</sup>*



Overview of property.

EXHIBIT NO. D<sup>3</sup>



PHOTO EVIDENCE # 1 Ofc. A. Frazier CV 08 04384



PHOTO # 1 NOTES: 44120 Acacia Ave, Hemet, CA



PHOTO # 2 NOTES: Rear of the property remains in violation.

EXHIBIT NO. \_\_\_\_\_

D<sup>4</sup>



PHOTO EVIDENCE # 2 Ofc. A. Frazier CV 08 04384



PHOTO # 1 NOTES:



PHOTO # 2 NOTES:

EXHIBIT NO.     D<sup>s</sup>



PHOTO EVIDENCE # 3 Ofc. A. Frazier CV 08 04384



PHOTO # 1 NOTES:



PHOTO # 2 NOTES:

EXHIBIT NO. \_\_\_\_\_

D<sup>6</sup>



PHOTO EVIDENCE # 4 Ofc. A. Frazier CV 08 04384



PHOTO # 1 NOTES:



PHOTO # 2 NOTES:

EXHIBIT NO. \_\_\_\_\_

D7



**PHOTO EVIDENCE CEO B. Pollard #73 Case #CV08-04384**



**PHOTO #1 AR-BACK YARD**



**PHOTO #2 AR-BACK YARD**

**EXHIBIT NO.** \_\_\_\_\_

*D&*



**PHOTO EVIDENCE CEO B. Pollard #73 Case #CV08-04384**



PHOTO #3 AR-SIDE YARD



PHOTO #4 AR-SIDE YARD

EXHIBIT NO. \_\_\_\_\_

D<sup>9</sup>



**PHOTO EVIDENCE CEO B. Pollard #73 Case #CV08-04384**



PHOTO #1 AR/EOS



PHOTO #2 AR/EOS

EXHIBIT NO. \_\_\_\_\_

D<sup>10</sup>

**PHOTO EVIDENCE CEO B. Pollard #73 Case #CV08-04384**



PHOTO #3 AR/EOS



PHOTO #4 POSTED AD CITE #A16018

EXHIBIT NO.           D







**PHOTO EVIDENCE CEO B. Pollard #73 Case #CV08-04384**



PHOTO # 3 AR & EOS



PHOTO # 4 AR & EOS

EXHIBIT NO. D<sup>13</sup>



**PHOTO EVIDENCE CEO B. Pollard #73 Case #CV08-04384**



PHOTO # 5 REAR OF RESIDENCE



PHOTO # 6 POSTED NOV

EXHIBIT NO. \_\_\_\_\_

D14

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE NO.: <sup>CV08-</sup>~~04384~~ APN 549-200-011

THE PROPERTY AT 44120 ACACIA AVE.  
WAS INSPECTED AT 1500 am/pm ON 052808  
BY B. POLLARO #73

(Name of Inspector or Investigator/ Badge No.)  
AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE  
AS FOLLOWS:

CODE RCC SECTION 8.120.010

ACCUMULATED RUBBISH

YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE BY

REMOVE ALL RUBBISH AND DISPOSE  
OF IT IN AN APPROVED LEGAL  
LANDFILL.

IMMEDIATELY. A FOLLOW-UP INVESTIGATION WILL BE CONDUCTED  
ON OR ABOUT 30 DAYS. FAILURE TO COMPLY BY THIS DATE  
COULD RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE  
CITATION, AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR  
THE ABATEMENT AND ENFORCEMENT COSTS.

**PENALTY FOR FAILURE TO COMPLY**

- A FINE MAY BE ASSESSED AT THE RATE OF:
- \$100 FOR EACH VIOLATION ON THE FIRST OFFENSE
- \$200 FOR EACH VIOLATION ON THE SECOND OFFENSE
- \$500 FOR EACH VIOLATION ON THE THIRD OFFENSE

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 BUILDING & SAFETY WITHIN TEN (10) DAYS OF  
SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION  
C. OF RIVERSIDE COUNTY CODE 1.16.080

B. Pollaro #73  
SIGNATURE - INSPECTOR OR INVESTIGATOR

OFFICE LOCATIONS: (See Reverse Side)

RECEIVED BY: posted

DATE: 052808

EXHIBIT NO. E



Code Enforcement Department  
**County Of Riverside**  
Murrieta - Hemet District Office  
43950 E. Acacia, Suite A  
Hemet, California 92544  
(951) 791-3600 – Fax (951) 791-3606

## AFFIDAVIT OF POSTING OF NOTICES

**Case No.: CV08-04384**

**I, B. Pollard, hereby declare:**

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside  
Code Enforcement Department  
Murrieta Office (District 3)  
39493 Los Alamos Road, Suite A  
Murrieta, CA 92563

2. That on 052808 at 1500, I securely and conspicuously posted a **NOTICE OF VIOLATION for RCC 8.120 AR** at the property described as:

**Property Address: 44120 ACACIA AVENUE, HEMET**

**Assessor's Parcel Number: 549-200-011**

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

Executed on 092210 at Murrieta, California.

**CODE ENFORCEMENT DEPARTMENT**

By: 

**B. Pollard #73, Code Enforcement Officer**





JAY E. ORR  
DIRECTOR

CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE

39493 LOS ALAMOS RD., SUITE A  
MURRIETA, CALIFORNIA 92563  
(951) 600-6140 • FAX (951) 600-6190

JOHN BOYD  
MICHAEL DAUBER  
DEPUTY DIRECTORS

STEVE BLOOMQUIST  
NEIL LINGLE  
JAMES P. MONROE  
TRACEY TOWNER  
DIVISION MANAGERS

# NOTICE OF VIOLATION

JUNE 20, 2008

DONALD & SUSAN GETTMAN  
42156 BANCROFT WAY  
HEMET, CA 92544

RE CASE NO.: CV08-04384

**NOTICE IS HEREBY GIVEN** that properties owned or controlled by you described as 44120 ACACIA AVE., HEMET, CA, Assessor's Parcel Number 549-200-011, are in violation of Riverside County Code Chapter 8.120 and constitutes a public nuisance. The subject properties are dangerous or injurious to the public because of the unauthorized accumulation of rubbish, trash and/or debris, specifically including but not limited to the following: VEGETATION WASTE, APPLIANCES, FURNITURE, HOUSEHOLD WASTE, ETC.

AS OWNER OF RECORD, you are required to abate the public nuisance by removal of all rubbish, trash, or debris from the subject properties within thirty (30) days of the date of this notice. ANY OTHER PARTY WITH INTEREST IN THE SUBJECT PROPERTY may thereafter abate the public nuisance within (15) days after expiration of the thirty (30) day period.

**NOTICE IS HEREBY GIVEN THAT YOUR FAILURE TO COMPLY TO THIS NOTICE WILL RESULT IN FURTHER CIVIL, CRIMINAL OR ADMINISTRATIVE PROCEEDINGS FOR THE ABATEMENT OF THE PUBLIC NUISANCE AND COULD RESULT IN THE IMPOSITION OF A LIEN ON THE SUBJECT PROPERTIES FOR COSTS, INCLUDING ATTORNEYS' FEES, RELATED TO THE ENFORCEMENT OF THE ORDINANCES AND ABATEMENT OF THE VIOLATIVE CONDITIONS. A "NOTICE OF NONCOMPLIANCE" HAS BEEN RECORDED AGAINST THE SUBJECT PROPERTIES.**

**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 Riverside County Ordinance number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**NOTICE IS ADDITIONALLY GIVEN** that in accordance with § § 17274 and 24426.5 of the Revenue and Tax Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

CODE ENFORCEMENT DEPARTMENT

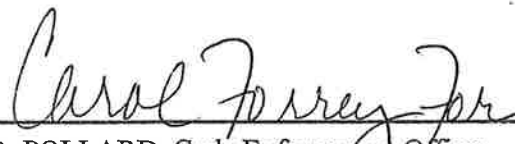
  
B. POLLARD, Code Enforcement Officer

EXHIBIT NO. E<sup>3</sup>

**PROOF OF SERVICE BY MAIL**

**Case No.** CV08-04384

I, the undersigned, say 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 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on June 20, 2008, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION, (RCC 8.120.010)

by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

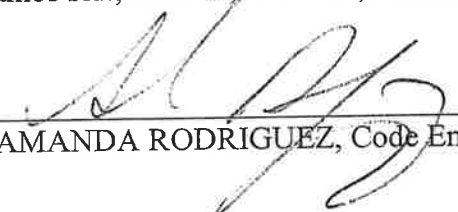
DONALD & SUSAN GETTMAN  
42156 BANCROFT WAY  
HEMET, CA 92544

DONALD & SUSAN GETTMAN  
44120 ACACIA AVE.  
HEMET, CA 92544

The envelope was sealed and placed for collection and mailing at MURRIETA, CALIFORNIA, on the same date following the ordinary business practices.

I certify under penalty of perjury according to the laws of the State of California that the foregoing is true and correct.

Executed this June 20, 2008 at 39493 Los Alamos Rd., Suite A, Murrieta, California 92563.

  
AMANDA RODRIGUEZ, Code Enforcement Aide

Article Number: 7007-1490-0003-4277-9426  
7007-1490-0003-4277-9433

**EXHIBIT NO.** \_\_\_\_\_

E<sup>4</sup>

County of Riverside  
e Enforcement Department  
39493 Los Alamos Road  
Murrieta, CA 92563

**RETURN RECEIPT REQUESTED**

R119

**CERTIFIED MAIL™**



7007 1490 0003 4277 9426

FIRST CLASS



n/c  
6/24/08

**RECD JUL 29 2008**

DONALD & SUS  
42156 BANCRO  
HEMET, CA 925

NIXIE 929 5C 1 30 07/27/08  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

9256305039 0057  
9256305039

BC: 925630503999 \*2577-00208-23-41



7007 1490 0003 4277 9426

**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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total:</b>		

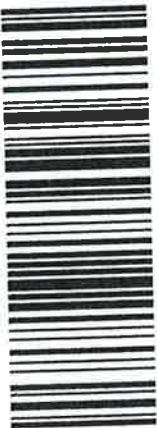
Sent: DONALD & SUSAN GETTMAN  
 Street or PO: 42156 BANCROFT WAY  
 City: HEMET, CA 92544  
 CV08-04384 / BP

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. ES

County of Riverside  
e Enforcement Department  
39493 Los Alamos Road  
Murrieta, CA 92563

**CERTIFIED MAIL™**



7007 1490 0003 4277 9433

FIRST CLASS

UNITED STATES POSTAGE  
02 1A  
0004635132 JUN 23 2008  
MAILED FROM ZIP CODE 92504

\$ 05.32<sup>00</sup>

REC'D JUL 29 2008

*NLU  
6-24-8*

**RETURN RECEIPT REQUESTED**

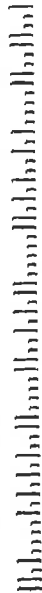
DONALD & SUSAN  
44120 ACACIA AVE  
HEMET, CA 92544

*R-19*

NIXIE 929 SE 1 30 07/27/08  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

92544-5421 0014  
9256305039

BC: 92563503993 \*2577-00207-29-41



7007 1490 0003 4277 9433

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

To: DONALD & SUSAN GETTMAN  
44120 ACACIA AVE.  
HEMET, CA 92544  
CV08-04384 / BP

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. \_\_\_\_\_

*E6*



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

August 25, 2010

Alan Holmes  
44120 ACACIA AVE  
HEMET, CA 92544

RE CASE NO: CV0804384 at 44120 ACACIA AVE, HEMET, California, Assessor's Parcel Number 549-200-011

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 44120 ACACIA AVE, HEMET California, Assessor's Parcel Number 549-200-011, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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.

COMPLIANCE MUST BE COMPLETED BY September 24, 2010. 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

EXHIBIT NO.           E7



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

August 25, 2010

Occupant / tenant  
44120 Acacia Ave  
Hemet, CA 92544

RE CASE NO: CV0804384 at 44120 ACACIA AVE, HEMET, California, Assessor's Parcel Number 549-200-011

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 44120 ACACIA AVE, HEMET California, Assessor's Parcel Number 549-200-011, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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.

COMPLIANCE MUST BE COMPLETED BY September 24, 2010. 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

EXHIBIT NO.           E<sup>8</sup>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

August 25, 2010

James H & Audrey  
41141 Gibbel Rd  
Hemet, CA 92544

RE CASE NO: CV0804384 at 44120 ACACIA AVE, HEMET, California, Assessor's Parcel Number 549-200-011

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 44120 ACACIA AVE, HEMET California, Assessor's Parcel Number 549-200-011, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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.

COMPLIANCE MUST BE COMPLETED BY September 24, 2010. 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

EXHIBIT NO.           E<sup>9</sup>







7009 2820 0004 4456 9422

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

**Occupant / tenant**  
**44120 Acacia Ave**  
**Hemet, CA 92544**  
**CV08-04384 APN: 549**

PS Form 3800 August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <i>Melvin Jones</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <i>8.27.10</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>

1. Article Addressed to:

**Occupant / tenant**  
**44120 Acacia Ave**  
**Hemet, CA 92544**  
**CV08-04384 APN: 549**

Insured Mail  Express Mail  Return Receipt for Merchandise  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label)

7009 2820 0004 4456 9422

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT NO. E''

7009 2820 0004 4456 9415

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

**Alan Holmes**  
**44120 ACACIA AVE**  
**HEMET, CA 92544**  
**Cv08-04384 aPn: 549**

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 **REC'D AUG 30 2010**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery **8-27-10**

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

**Alan Holmes**  
**44120 ACACIA AVE**  
**HEMET, CA 92544**  
**Cv08-04384 aPn: 549**

**B**

Mail  Express Mail

Mail  Return Receipt for Merchandise

Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7009 2820 0004 4456 9415**

EXHIBIT NO. E12



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

DOC # 2010-0381724

08/13/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



*Doc*

M  
043

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of )  
Donald W. Gettman )  
Susan A. Gettman )

Case No.: CV08-04384

**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, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 44120 Acacia Avenue, Hemet, CA, and more particularly described as Assessor's Parcel Number 549-200-011 and having a legal description of 0.52 Acres, MB 6/307 SD, LOT H, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

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 08/05/10 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



F

PAMELA J. WALLS  
County Counsel

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE



KATHERINE A. LIND  
Assistant County Counsel

3960 ORANGE STREET, SUITE 500  
RIVERSIDE, CA 92501-3674  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 951/955-6363

January 19, 2011

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS  
AND  
ABATE PUBLIC NUISANCE

TO: Owners and Interested Parties  
(See Attached Proof of Service  
and Attached Notice List)

Case No.: CV08-04384  
APN: 549-200-011; GETTMAN  
Property: 44120 Acacia Ave., Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 541 (RCC Title 8.120) and 725 (RCC Title 1) to consider the abatement of the accumulated rubbish located on the SUBJECT PROPERTY described as 44120 Acacia Ave., Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 549-200-011.

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 condemned as a public nuisance and be abated by removing the accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, February 8, 2011, 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 Riverside County Ordinance 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 Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**You are encouraged to contact Supervising Code Enforcement Officer Hector Viray at (951) 600-6140 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel


  
\_\_\_\_\_  
L. Alexandra Fong  
Deputy County Counsel

EXHIBIT NO. 6



# NOTICE LIST

Subject Property: 44120 Acacia Avenue, Hemet  
Case No.: CV 08-04384 APN: 549-200-011; District 3

DONALD W. GETTMAN  
SUSAN A. GETTMAN  
44120 ACACIA AVENUE  
HEMET, CA 92544

JAMES H. CARTER  
AUDREY CARTER  
41141 GIBBEL ROAD  
HEMET, CA 92343

INTERNAL REVENUE SERVICE  
24000 AVILA RD, MAIL STOP 5910  
LAGUNA NIGEL, CA 92677

LAKE HEMET MUNICIPAL WATER DISTRICT  
PO BOX 5039  
HEMET, CA 92544

DONALD W. GETTMAN  
SUSAN A. GETTMAN  
42156 BANCROFT WAY  
HEMET, CA 92544

<p>2. Article Number (Transfer from service label) <b>7010 1670 0001 7232 6669</b></p> <p>PS Form 3811, February 2004</p> <p style="text-align: right;">Domestic Return Receipt</p> <p style="text-align: right; font-size: small;">102595-02-M-1540</p>	<p style="font-size: 2em; font-weight: bold; color: green;">C/08-04384 (Gettman) ART 5</p> <p>DONALD W. GETTMAN SUSAN A. GETTMAN 42156 BANCROFT WAY HEMET CA 92544</p> <p>1. Article Addressed to:</p> <p> <input type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.  <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.         </p>
<p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered        <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail       <input type="checkbox"/> C.O.D.         </p> <p>4. Restricted Delivery? (Extra Fee)    <input type="checkbox"/> Yes</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature  <input checked="" type="checkbox"/> For    <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee         </p> <p>B. Received by (Printed Name)    C. Date of Delivery          Don Gettman                      1/20/11         </p> <p>D. Is delivery address different from item 1?    <input type="checkbox"/> Yes          If YES, enter delivery address below:    <input type="checkbox"/> No</p>

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <p> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.  <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.         </p> <p>1. Article Addressed to:</p> <p>LAKE HEMET MUNICIPAL WATER DISTRICT PO BOX 5039 HEMET CA 92544</p> <p><b>C/08-04384 (Gettman) ART 5</b></p> <p>2. Article Number (Transfer from service label)</p> <p>PS Form 3811, February 2004</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature  <input checked="" type="checkbox"/> For    <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee         </p> <p>B. Received by (Printed Name)    C. Date of Delivery          Castellanos                      1-20-11         </p> <p>D. Is delivery address different from item 1?    <input type="checkbox"/> Yes          If YES, enter delivery address below:    <input type="checkbox"/> No</p> <p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered        <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail       <input type="checkbox"/> C.O.D.         </p> <p>4. Restricted Delivery? (Extra Fee)    <input type="checkbox"/> Yes</p> <p>2. Article Number (Transfer from service label)    <b>7010 1670 0001 7232 6652</b></p> <p>Domestic Return Receipt    102595-02-M-1540</p>
--	---

EXHIBIT NO.         G<sup>2</sup>



# Track & Confirm

## Search Results

Label/Receipt Number: 7010 1670 0001 7232 6720  
Service(s): **Certified Mail™**  
Status: **Notice Left**

We attempted to deliver your item at 12:32 pm on January 20, 2011 in HEMET, CA 92544 and a notice was left. You may arrange redelivery by visiting [www.usps.com/redelivery](http://www.usps.com/redelivery) or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice. If this item is unclaimed after 15 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

### Track & Confirm

Enter Label/Receipt Number.

Go >

## Notification Options

### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

U.S. Postal Service™ <b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)								
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>								
<b>OFFICIAL USE</b>								
Postage	\$ .44	Mailed 1/19/11  Postmark Here						
Certified Fee	2.80							
Return Receipt Fee (Endorsement Required)	2.30							
Restricted Delivery Fee (Endorsement Required)								
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>							
<table border="1"> <tr> <td colspan="2">Sent To</td> </tr> <tr> <td>Street, A or PO Box</td> <td>DONALD W GETTMAN SUSAN A GETTMAN 44120 ACACIA AVENUE HEMET CA 92544</td> </tr> <tr> <td>City, State</td> <td></td> </tr> </table>			Sent To		Street, A or PO Box	DONALD W GETTMAN SUSAN A GETTMAN 44120 ACACIA AVENUE HEMET CA 92544	City, State	
Sent To								
Street, A or PO Box	DONALD W GETTMAN SUSAN A GETTMAN 44120 ACACIA AVENUE HEMET CA 92544							
City, State								
PS Form 3800, August 2006		See Reverse for Instructions						

EXHIBIT NO. 6<sup>3</sup>

# NOTICE LIST

Subject Property: 44120 Acacia Avenue, Hemet  
Case No.: CV 08-04384 APN: 549-200-011; District 3

**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:

INTERNAL REVENUE SERVICE  
24000 AVILA RD, MAIL STOP 5910  
LAGUNA NIGEL CA 92677

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <i>[Signature]</i>	<input type="checkbox"/> Agent
<input checked="" type="checkbox"/> B. Received by (Printed Name)	<input type="checkbox"/> Addressee
C. Date of Delivery <i>[Date]</i>	
D. Is delivery address different from Item 1? If YES, enter delivery address below:	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number  
(Transfer from service label)

7010 1670 0001 7232 6706

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-00-1540

**CERTIFIED MAIL**

Office of County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501



7010 1670 0001 7232 6713



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$005.540  
0003958246 JAN 19 2011  
MAILED FROM ZIP CODE 92501

*[Signature]*  
JAMES H CARTER  
AUDREY CARTER  
41141 GIBBEL ROAD  
HEMET CA 92

NIXIE

\$23

SE 1

00 01/21/11

RETURN TO SENDER  
NO MAIL TO FORWARD

BC: 92501364425

\*0904-15401-19-42

EXHIBIT NO. 54



1 **PROOF OF SERVICE**

2 Case No. CV08-03484

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda Peeler, declare that I am a citizen of the United States and am employed in the County of  
5 Riverside, over the age of 18 years and not a party to the within action or proceeding; that my  
6 business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

7 That on January 19, 2011, I served the following document(s):

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

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

11 **Owners or Interested Parties  
12 (see attached notice list)**

13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"  
14 with the office's practice of collection and processing correspondence for mailing. Under  
15 that practice it would be deposited with the U.S. Postal Service on that same day with  
16 postage thereon fully prepaid at Riverside, 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 January 19, 2011, at Riverside, California.

24   
25 \_\_\_\_\_  
26 BRENDA PEELER

27 EXHIBIT NO. 6<sup>s</sup>  
28



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

January 20, 2011

RE CASE NO: CV0804384

I, R Ryder, 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 01202011 at 940 am, I securely and conspicuously posted Notice To Abate Public Nuisance at the property described as:

**Property Address:** 44120 ACACIA AVE, HEMET

**Assessor's Parcel Number:** 549-200-011

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

Executed on January 20, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: R Ryder, Code Enforcement Officer

EXHIBIT NO. 66