

FORM APPROVED COUNTY COUNSEL 8/19/15
 BY: GREGORY P. PRIAMOS DATE

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

282A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
AUG 19 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 53. Last assessed to: Paul A. Davis, a single man. District 1 [\$11,803] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Baghdassar S. Ohanian for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 233022070-3;
 (continued on page two)

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 17, 2013 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.
 (continued on page two)

Don Kent

Don Kent
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 11,803	\$ 0	\$ 11,803	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.	Budget Adjustment: N/A
	For Fiscal Year: 15/16

C.E.O. RECOMMENDATION: **APPROVE**
 BY: *Samuel Wong 9/14/15*
 Samuel Wong
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: District: 1 Agenda Number:

9-35

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 53. Last assessed to: Paul A. Davis, a single man. District 1 [\$11,803] Fund 65595 Excess Proceeds from Tax Sale.

DATE: AUG 19 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claim from Ofer M. Grossman, Attorney for Elegante Leasing, Ltd.;
3. Authorize and direct the Auditor-Controller to issue a warrant to Baghdassar S. Ohanian in the amount of \$11,803.10, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND:

Summary (continued)

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from Baghdassar S. Ohanian based on an Abstract of Judgment recorded January 26, 2009 as Instrument No. 2009-0036697.
2. Claim from Ofer M. Grossman, Attorney for Elegante Leasing, Ltd. based on an Abstract of Judgment recorded June 18, 2009 as Instrument No. 2009-0311274.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Baghdassar S. Ohanian be awarded excess proceeds in the amount of \$11,803.10. Since the amount claimed by Baghdassar S. Ohanian exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Ofer M. Grossman, Attorney for Elegante Leasing, Ltd. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Citizens and Businesses

The excess proceeds are being released to the lien holder of the property.

ATTACHMENTS (if needed, in this order):

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 196 Item 53 Assessment No.: 233022070-3

Assessee: DAVIS, PAUL A

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$29,121.46 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2009-0036697, recorded on 1/26/2009. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

The original abstract of judgement is attached. The judgement debtors have paid \$21,511.30 thus far. Nevertheless, the judgement debtors on the abstract continue to owe \$15,878.75 in attorney fees and \$13,242.71 in interest, totaling \$29,121.46, as per the attached Memorandum of Cost and Minute Order.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 20th day of April, 2014 at Orange County, CA
County, State

Bahadrisar S. Ohanian
Signature of Claimant

Signature of Claimant

BAHADRAISAR S. OHANIAN
Print Name

Print Name

16122 WALKER CIR
Street Address

Street Address

WESTMINSTER, CA 92683
City, State, Zip

City, State, Zip

714-897-0744
Phone Number

Phone Number

DOC # 2009-0036697
01/26/2009 08:00A Fee:17.00
Page 1 of 2
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: 714 520 9250
Ramona Southard, Esq. (SBN 248129)
Law Offices of Briggs and Alexander, A Prof. Corp.
558 S. Harbor Blvd., Suite 100
Anaheim, Ca 92805

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Orange
STREET ADDRESS: 8141 13th Street
MAILING ADDRESS:
CITY AND ZIP CODE: Westminster, Ca 92683
BRANCH NAME: West Justice Center

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PLAINTIFF: Baghdassar Ohanian; Yeran Ohanian
DEFENDANT: Capo Portofino, Inc.; Dino Bevadi

CASE NUMBER: 07WL05486

M 033

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

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
Capo Portofino, Inc.
5225 Canyon Crest Drive, Suite 71-537
Riverside, California 92507

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): Capo Portofino, Inc. [address same as above]

2. Information on additional judgment debtors is shown on page 2.
3. Judgment creditor (name and address): Baghdassar Ohanian, 15142 Beach Blvd.; Midway City, Ca 92655
Date: November 18, 2008
Ramona Southard, Esq.

4. Information on additional judgment creditors is shown on page 2.
5. Original abstract recorded in this county.
a. Date:
b. Instrument No:

(TYPE OR PRINT NAME) (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed: \$ 21,511.30
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): August 23, 2007
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: \$
b. In favor of (name and address):

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

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.



This abstract issued on (date):
DEC - 3 2008 ALAN CARLSON
Clerk, by

Liz Gomez, Deputy
LIZ GOMEZ, Code of Civil Procedure, 874, 700, 150

PLAINTIFF: Baghdassar Ohanian; Yeran Ohanian	CASE NUMBER: 07WL05486
DEFENDANT: Capo Portofino, Inc.; Dino Bavadi	

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 DEBITORS:

16. Name and last known address

17. Name and last known address

Dino Bavadi
5225 Canyon Crest Drive, Suite #71-537
Riverside, California 92507

Driver's license no. (last 4 digits) and state: Unknown

Social security no. (last 4 digits): Unknown

Summons was personally served at or mailed to (address):

Dino Bavadi
5225 Canyon Crest Drive, #71
Riverside, California 92507

Driver's license no. (last 4 digits) and state: Unknown

Social security no. (last 4 digits): Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Name and last known address

Driver's license no. (last 4 digits) and state: Unknown

Social security no. (last 4 digits): Unknown

Summons was personally served at or mailed to (address):

Driver's license no. (last 4 digits): Unknown

Social security no. (last 4 digits): Unknown

Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.

This must be in red to be a "CERTIFIED COPY"

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 2 pages to be a full, true and correct copy of the original on file and of record in my office.

Larry Whitman

Assessor - County Clerk - Recorder

County of Riverside, State of California

Dated: DEC 12 2013



J. Gray

Certification must be in red to be a "CERTIFIED COPY"

MC-012

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Garo Khajadourian, Esq. SBN#288503 The Law Offices of Briggs & Alexander, a Professional Law Corporation 558 S. Harbor Blvd., Suite 100 Anaheim, CA 92805		FOR COURT USE ONLY ELECTRONICALLY FILED Superior Court of California, County of Orange 11/14/2013 at 08:26:00 PM Clerk of the Superior Court By Miriam H Nordman, Deputy Clerk
TELEPHONE NO: (714) 520-9250	FAX NO: (714) 520-9248	
ATTORNEY FIRM (Name): Plaintiff Baghdassar Ohanian, et al.		
NAME OF COURT: Superior Court of Orange County STREET ADDRESS: 700 Civic Center Drive West MAILING ADDRESS: CITY AND ZIP CODE: Santa Ana, CA 92701 BRANCH NAME: Central Justice Center		
PLAINTIFF: Baghdassar Ohanian, et al.		CASE NUMBER: 07WL05486
DEFENDANT: Capo Portofino, Inc., et al.		
MEMORANDUM OF COSTS AFTER JUDGMENT, ACKNOWLEDGMENT OF CREDIT, AND DECLARATION OF ACCRUED INTEREST		

1. I claim the following costs after judgment incurred within the last two years (indicate if there are multiple items in any category):

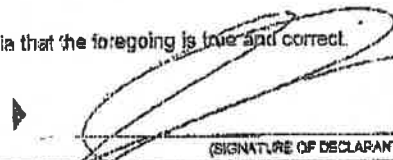
	Date Incurred	Amount
a Preparing and issuing abstract of judgment		\$ 0
b Recording and indexing abstract of judgment		\$ 0
c Filing notice of judgment lien on personal property		\$ 0
d Issuing writ of execution, to extent not satisfied by Code Civ. Proc., § 685.050 (specify county):		\$ 0
e Levying officers fees, to extent not satisfied by Code Civ. Proc., § 685.050 or wage garnishment		\$ 0
f Approved fee on application for order for appearance of judgment debtor, or other approved costs under Code Civ. Proc., § 708.110 et seq.		\$ 0
g Attorney fees, if allowed by Code Civ. Proc., § 685.040		\$ 15,878.75
h Other: (Statute authorizing cost):		\$ 0
i Total of claimed costs for current memorandum of costs (add items a-h)		\$ 0
2. All previously allowed postjudgment costs		\$ 0
3. Total of all postjudgment costs (add items 1 and 2):	TOTAL	\$ 15,878.75

4. Acknowledgment of Credit. I acknowledge total credit to date (including returns on levy process and direct payments) in the amount of: **\$ 0**
5. Declaration of Accrued Interest. Interest on the judgment accruing at the legal rate from the date of entry on balances due after partial satisfactions and other credits in the amount of: **\$ 13,242.71**
6. I am the judgment creditor agent for the judgment creditor attorney for the judgment creditor. I have knowledge of the facts concerning the costs claimed above. To the best of my knowledge and belief, the costs claimed are correct, reasonable, and necessary, and have not been satisfied.

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

Date: November 14, 2013

Garo Khajadourian, Esq.
(TYPE OR PRINT NAME)


(SIGNATURE OF DECLARANT)

NOTICE TO THE JUDGMENT DEBTOR

If this memorandum of costs is filed at the same time as an application for a writ of execution, any statutory costs, not exceeding \$100 in aggregate and not already allowed by the court, may be included in the writ of execution. The fees sought under this memorandum may be disallowed by the court upon a motion to tax filed by the debtor, notwithstanding the fees having been included in the writ of execution. (Code Civ. Proc., § 585.070(e).) A motion to tax costs claimed in this memorandum must be filed within 10 days after service of the memorandum. (Code Civ. Proc., § 685.070(c).)

(Proof of service on reverse)

MC-012

SHORT TITLE: Baghdassar O'hanian, et al v. Capo Portofino, Inc., et al.	CASE NUMBER: 07WL05486
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PROOF OF SERVICE

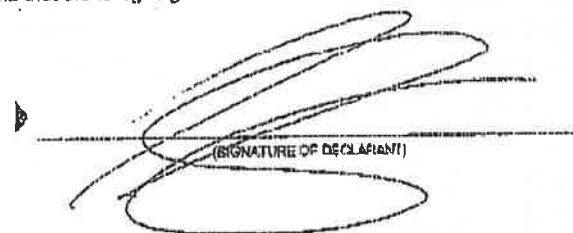
Mail Personal Service

1. At the time of service I was at least 18 years of age and not a party to this legal action.
2. My residence or business address is (specify):
 558 S. Harbor Blvd.
 Anaheim, CA 92805
3. I mailed or personally delivered a copy of the *Memorandum of Costs After Judgment, Acknowledgment of Credit, and Declaration of Accrued Interest* as follows (complete either a or b):
 - a. Mail. I am a resident of or employed in the county where the mailing occurred.
 - (1) I enclosed a copy in an envelope AND
 - (a) deposited the sealed envelope with the United States Postal Service with the postage fully prepaid.
 - (b) placed the envelope for collection and mailing on the date and at the place shown in items below following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
 - (2) The envelope was addressed and mailed as follows:
 - (a) Name of person served: **Dino Bavadi**
 - (b) Address on envelope: **5225 Canyon Crest Drive, Suite #71
Riverside, CA 92507**
 - (c) Date of mailing: **November 14, 2013**
 - (d) Place of mailing (city and state): **Anaheim, CA**
 - b. Personal delivery. I personally delivered a copy as follows:
 - (1) Name of person served:
 - (2) Address where delivered:
 - (3) Date delivered:
 - (4) Time delivered:

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

Date: November 14, 2013

Garo Khajadourian, Esq.
(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

**SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER**

MINUTE ORDER

DATE: 01/31/2014

TIME: 08:30:00 AM

DEPT: C15

JUDICIAL OFFICER PRESIDING: Kirk Nakamura

CLERK: Kathy Beltran

REPORTER/ERM: None

BAILIFF/COURT ATTENDANT: Diana Acosta

CASE NO: 07WL05486

CASE INIT. DATE: 08/16/2007

CASE TITLE: BAGHADASSAR OHANIAN VS CAPO PORTOFINO

CASE CATEGORY: Civil - Limited

CASE TYPE: Unlawful Detainer - Commercial

EVENT ID/DOCUMENT ID: 71890901

EVENT TYPE: Motion to Strike or Tax Costs

MOVING PARTY: DINO BAVADI

CAUSAL DOCUMENT/DATE FILED: Motion to Strike or Tax Costs. 12/27/2013

APPEARANCES

Plaintiff Baghdassar Ohanian represented by counsel Steven M. Dicterow of the Law Office Briggs Alexander.

Defendant Dino Bavadi represented by counsel Grant Hermes of the Law Office Madison Harbor.

The Court having fully considered the arguments of all parties, both written and oral, as well as the evidence presented, now rules as follows:

The motion to Strike or Tax Costs is DENIED.

Court orders plaintiff to give notice.

DATE: 01/31/2014

MINUTE ORDER

DEPT: C15

Page 1
Calendar No.

FROM: **Baghdassar S. Ohanian**
16122 Walker Circle
Westminster, CA 92683
Tel. 714-897-0744

TO: **County of Riverside**
Tax Assessor's Department
ATTN: EXCESS PROCEEDS
Fax # (951) 955-3990

COMMENTS: **Dear Excess Proceeds Department:**

I would like to please check the status of my claim for excess proceeds for the tax-defaulted real property with Assessment No. 233022070-3. Attached hereto please find the claim form that I submitted earlier this year in April of 2014. Previously, on or about June of 2014 I was informed by Shawana in this department that the claims would take around 6 months to process. Therefore, since it has been approximately 6-months since June of 2014, please let me know the status of my claim as I have not heard anything or received any documentation providing status of my claim for excess proceeds. Thank you for your follow-up.

Sincerely,
Baghdassar S. Ohanian

Number of Pages: 8 (including cover)

EP 196-53

DATE: May 11, 2015

FROM: **Baghdassar S. Ohanian**
16122 Walker Circle
Westminster, CA 92683
Tel. 714-897-0744

TO: **County of Riverside**
Tax Assessor's Department
ATTN: Jennifer Pazicni
Fax # (951) 955-5990

COMMENTS: **Dear Ms. Pazicni:**

Attached are the documents that were previously sent to you for my claim for excess proceeds on the sale of tax-defaulted real property with Assessment No. 233022070-3. I wanted to provide one further clarification, the amount of interest that is being sought has increased from the date the Claim for Excess Proceeds form was filed. Currently, the amount of interest owed alone is now \$16,607.90. Therefore, adding this amount of interest, the total amount now owed is \$32,486.65. Should you have any questions, please do not hesitate to contact me.

Sincerely,
Baghdassar S. Ohanian

Number of Pages: 8 (including cover page)

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 196 Item 53 Assessment No.: 233022070-3

Assessee: DAVIS, PAUL A

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 10,019.56 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2009-0311274; recorded on 6/18/2009. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Abstract of Judgment - San Bernardino Superior Court Case No. CIVSS 808949,
recorded on 6/18/2009 as Document No. 2009-0311274. A copy is
attached.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 29th day of July, 2013 at Los Angeles County, California
County, State

Signature of Claimant

Or M. Grossman, Esq.
Attorney-in-Fact for Elegante Leasing, Ltd.

Print Name

P.O. Box 5576

Street Address

Santa Monica, CA 90409

City, State, Zip

(310) 367-7504

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

AP

RECORDING REQUESTED BY

Elegante Leasing, Ltd.
c/o Law Offices of Ofer M. Grossman
P.O. Box 5576
Santa Monica, CA 90409

WHEN RECORDED MAIL TO

NAME Law Offices of Ofer M.
Grossman
MAILING P.O. Box 5576
ADDRESS

CITY, STATE Santa Monica, CA
ZIP CODE 90409

File No. 610-120

DOC # 2009-0311274
05/18/2009 08:00A Fee:25.00

Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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NOTICE SENT - 2					T:	CTY	UNI	006	

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TITLE(S)

Abstract of Judgment

M
006

2,0
5/18/09

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

Ofer M. Grossman, Esq. SBN 163150
Law Offices of Ofer M. Grossman
P.O. Box 5576

Santa Monica, CA 90409-5576
(310) 367-7504

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino

STREET ADDRESS: 303 W. Third Street

MAILING ADDRESS:

CITY AND ZIP CODE: San Bernardino, CA 92415

BRANCH NAME: Central Civil District

FOR RECORDER'S USE ONLY

PLAINTIFF: David Ray Calleros, Jr.

DEFENDANT: Dino Bavadi, et al.

CASE NUMBER:

CIVSS 808949

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

United Pacific Entertainment, Inc.
9903 Santa Monica Blvd., Suite 537
Beverly Hills, CA 90212

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): United Pacific Entertainment, I
9903 Santa Monica Blvd., Suite 537, Beverly Hills, CA 90212

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

5. Original abstract recorded in this county:

ELEGANTE LEASING, LTD., c/o Law Offices of Ofer M. Grossman, P.O. Box 5576, Santa Monica, CA 90409

a. Date:

b. Instrument No.:

Date: May 28, 2009

Ofer M. Grossman, Esq.

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 7,055.08

10. An execution lien attachment lien is endorsed on the judgment as follows:

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

a. Amount: \$

b. In favor of (name and address):

8. a. Judgment entered on (date): May 15, 2009

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

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

[SEAL]



This abstract issued on (date):

JUN 03 2009

PLAINTIFF: David Ray Calleros, Jr.	CASE NUMBER:
DEFENDANT: Dino Bavadi, et al.	CIVSS 808949

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:

16. Name and last known address	17. Name and last known address
<input checked="" type="checkbox"/> Dino Bavadi aka Ali Reza Bavadian P.O. Box 5224 Riverside, CA 92517	<input checked="" type="checkbox"/> Harvest Equity Group <i>Equity</i> <input checked="" type="checkbox"/> P.O. Box 5224 Riverside, CA 92517
Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address): n/a party accepted service by stipulation	Driver's license no. [last 4 digits] and state: <input checked="" type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address): n/a party accepted service by stipulation

18. Name and last known address	19. Name and last known address
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address):	Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.

LAW OFFICES OF
OFER M. GROSSMAN

P.O. Box 5576
Santa Monica, CA
90409-5576

tel 310.367.7504
fax 310.307.2993
omglaw@gmail.com

FILE NO. 610-120

July 17, 2015

Via Email DDTaylor@co.riverside.ca.us

Desiree E. Taylor
County of Riverside, Treasurer-Tax Collector
4080 Lemon Street, 4th Floor
P.O. Box 12005
Riverside, CA 92502

Re: Claim for Excess Proceeds – Assessment No. 233022070-3 TC196 Item 53, Claimant – Elegante Leasing, Ltd.

Dear Ms. Taylor:

In furtherance of my telephone conversations of July 16, 2015, with Adrian of your office, attached is a copy of the Abstract of Judgment that was recorded by Claimant, Elegante Leasing, Ltd. against the above referenced property on June 18, 2009 as Instrument No. 2009-0311274. At the time, the property was owned by a judgment debtor identified in the Abstract, Dino Bavadi.

The property was, apparently, subsequently transferred to the assessee, Paul A. Davis. The judgment and judgment lien, however, were not satisfied. As a result, the judgment lien remained in place despite the transfer to a new owner. Consequently, even though the claimant, Elegante Leasing, Ltd., is not the assessee, its lien remains valid and should be paid with any available excess proceeds from the sale.

The amount needed to satisfy the judgment lien on the date of the sale, April 29, 2013, is \$9,844.43 (principal balance of \$7,055.08, plus accrued post-judgment interest at the legal rate of 10% from May 15, 2009 to April 29, 2013, in the sum of \$2,789.35.)

Please feel free to contact me with any questions or comments you may have.

Very truly yours,

LAW OFFICES OF OFER M. GROSSMAN


Ofer M. Grossman

OMG/mlc

Enclosure

cc: Client (w/o enclosure)

RECORDING REQUESTED BY

Elegante Leasing, Ltd.
c/o Law Offices of Ofer M. Grossman
P.O. Box 5576
Santa Monica, CA 90409

DOC # 2009-0311274

06/18/2009 08:00A Fee:25.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO
NAME Law Offices of Ofer M.
Grossman

MAILING P.O. Box 5576
ADDRESS

CITY, STATE Santa Monica, CA
ZIP CODE 90409

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TITLE(S)

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Abstract of Judgment

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ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

Ofer M. Grossman, Esq. SBN 163150
Law Offices of Ofer M. Grossman
P.O. Box 5576

Santa Monica, CA 90409-5576
(310) 367-7504

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino

STREET ADDRESS: 303 W. Third Street

MAILING ADDRESS:

CITY AND ZIP CODE: San Bernardino, CA 92415

BRANCH NAME: Central Civil District

FOR RECORDER'S USE ONLY

PLAINTIFF: David Ray Calleros, Jr.

DEFENDANT: Dino Bavadi, et al.

CASE NUMBER:

CIVSS 808949

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

United Pacific Entertainment, Inc.
9903 Santa Monica Blvd., Suite 537
Beverly Hills, CA 90212

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): United Pacific Entertainment, I
9903 Santa Monica Blvd., Suite 537, Beverly Hills, CA 90212

2. Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):

ELEGANTE LEASING, LTD., c/o Law Offices of Ofer M.
Grossman, P.O. Box 5576, Santa Monica, CA 90409

Date: May 28, 2009

Ofer M. Grossman, Esq.

(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 OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:

\$ 7,055.08

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

8. a. Judgment entered on (date): May 15, 2009

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: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

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] M. Filmore, Deputy

[SEAL]



This abstract issued on (date):

JUN 03 2009

PLAINTIFF: David Ray Calleros, Jr. <i>10/10/08</i>	CASE NUMBER:
DEFENDANT: Dino Bavadi, et al.	CIVSS 808949

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:

16.	Name and last known address	17.	Name and last known address
<input checked="" type="checkbox"/>	Dino Bavadi aka Ali Reza Bavadian P.O. Box 5224 Riverside, CA 92517	<input checked="" type="checkbox"/>	Harvest Equity Group <i>Equity ml</i> P.O. Box 5224 Riverside, CA 92517
	Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown		Driver's license no. [last 4 digits] and state: <input checked="" type="checkbox"/> Unknown
	Social security no. [last 4 digits]: <input type="checkbox"/> Unknown		Social security no. [last 4 digits]: <input type="checkbox"/> Unknown
	Summons was personally served at or mailed to (address):		Summons was personally served at or mailed to (address):
	n/a party accepted service by stipulation		n/a party accepted service by stipulation

18.	Name and last known address	19.	Name and last known address
<input type="checkbox"/>		<input type="checkbox"/>	
	Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown		Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown
	Social security no. [last 4 digits]: <input type="checkbox"/> Unknown		Social security no. [last 4 digits]: <input type="checkbox"/> Unknown
	Summons was personally served at or mailed to (address):		Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.