

FORM APPROVED COUNTY COUNSEL 8/12/15
 BY: GREGORY P. PRIAMOS DATE

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

289A



**SUBMITTAL DATE:
 AUG 12 2015**

FROM: Don Kent, Treasurer-Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 119. Last assessed to: Amir Baniassad, an individual, an undivided eighty percent (80%) tenant in common interest and Got Engineers?, a California corporation, an undivided twenty percent (20%) tenant in common. District 5 [\$7,003] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the Riverside County Treasurer-Tax Collector for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 419170026-0; (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 August 20, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded October 2, 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 October 30, 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	\$ 7,003	\$ 0	\$ 7,003	\$ 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: 5 | Agenda Number:

9-54

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 119. Last assessed to: Amir Baniassad, an individual, an undivided eighty percent (80%) tenant in common interest and Got Engineers?, a California corporation, an undivided twenty percent (20%) tenant in common. District 5 [\$7,003] Fund 65595 Excess Proceeds from Tax Sale.

DATE: AUG 12 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from the State of California, Employment Development Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 419170026-0;
3. Approve the claim from Amir Baniassad, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 419170026-0;
4. Deny the claim from Got Engineers?, last assessee;
5. Authorize and direct the Auditor-Controller to issue warrants to Riverside County Treasurer-Tax Collector in the amount of \$1,296.60, the State of California, Employment Development Department in the amount of \$104.16 and Amir Baniassad in the amount of \$5,603.05, 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 four claims for excess proceeds:

1. Claim from Riverside County Treasurer-Tax Collector based on a Certificate of Lien recorded November 13, 2008 as Instrument No. 2008-0602920.
2. Claim from the State of California, Employment Development Department based on a Notice of State Tax Lien recorded April 5, 2011 as Instrument No. 2011-0150801.
3. Claim from Amir Baniassad based on a Grant Deed recorded July 24, 2008 as Instrument No. 2008-0404908.
4. Claim from Got Engineers? based on a Grant Deed recorded July 24, 2008 as Instrument No. 2008-0404908.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Riverside County Treasurer-Tax Collector be awarded excess proceeds in the amount of \$1,296.60, the State of California, Employment Development Department be awarded excess proceeds in the amount of \$104.16 and Amir Baniassad be awarded excess proceeds in the amount of \$5,603.05. Since the amount claimed by Riverside County Treasurer-Tax Collector, the State of California, Employment Development Department and Amir Baniassad exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Got Engineers?. 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

Excess proceeds are being released to the lien holders and last assessee 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 197 Item 119 Assessment No.: 419170026-0

Assessee: BANIASSAD, AMIR & GOT ENGINEERS

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

RECEIVED
2014 MAR -3 AM 9:22
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 129,000 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. See attached; recorded on _____. 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.

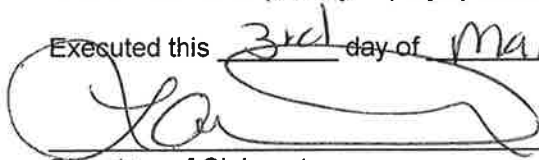
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

See 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 3rd day of March, 2014 at Riverside, CA
County, State


Signature of Claimant

Perjury
Signature of Claimant

Return to
Print Name **DON KENT**
County Treasurer-Tax Collector
Street Address **P.O. Box 12005**
Riverside, California 92502-2205
City, State, Zip
Phone Number

Print Name
Street Address
City, State, Zip
Phone Number

County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org



**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

Palm Springs Office
997 E Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

October 30, 2013

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR
PO BOX 12005
RIVERSIDE, CA 92502
Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 419170026-0 Item: 119
Situs Address:
Assessee: Baniassad, Amir & Got Engineers
Date Sold: August 20, 2013
Date Deed to Purchaser Recorded: October 2, 2013
Final Date to Submit Claim: October 2, 2014

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By Adrian Potenciano
Deputy

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

GOT ENGINEERS INC
268 N LINCOLN AVE NO 4
CORONA CA 92882

Doc # 2008-0602920
11/13/2008 08:00A Fee: NC
Page 1 of 1

Recorded in Official Records

County of Riverside

== Larry W Ward ==

Assessor, County Clerk and Recorder

This document was electronically prepared and recorded by the County of Riverside

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE

No. 0360055

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

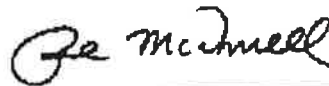
GOT ENGINEERS INC
268 N LINCOLN AVE NO 4
CORONA CA 92882

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2008-2009	004-003	000235234-1	\$581.24	\$58.12		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 10/30/2008



Paul McDonnell, Tax Collector

ASMTNBR: 000235234-1 YR: 2008 INPUT/PAY-DT: 08/20/2013 BAL-DUE: 1,296.60
PARCEL: 118-351-010-4 TRA: 004-003 BILLNBR: 200826651 TAX CODE 0-00

ASSESSEE: GOT ENGINEERS INC,
DBA NAME: GOT ENGINEERS
MAILADDR: 500 N STATE COLLEGE 530 ORANGE CA 92868
SITUS: 268 N LINCOLN AVE NO 4 CORONA 92882
ASMTDESC: 2008DISCTL
PRCLDESC: 2.65 ACRES NET IN FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS
CONVEY: 9999998 01/2008

VALUE(S): BPP: 50000 P10: 5000

YRCOMENT: DOA

* * * * * * * * PRESS PA1 FOR MORE DATA * * *
E N F O R C E M E N T A C T I O N S * * * * *

CTY: 33 LIEN NBR: 0360055 DOC: 000020080602920
PRNT: 10/30/2008 RECD: 11/13/2008 RELD:
NAME: GOT ENGINEERS INC,
ADDRESS: 268 N LINCOLN AVE NO 4 CORONA CA 928820000

* * * * * * * * PRESS PA1 FOR MORE DATA * * *
INPUT/PAY-DT: 08/20/2013
* * * * * * C H A R G E S A N D P A Y M E N T H I S T O R Y * * * * *

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
06/01/2008	TAXES		581.24	581.24
09/01/2008	DELQ PENALTY		58.12	639.36
10/30/2008	LIEN FEES		23.00	662.36
10/30/2008	UNS COLLECTION FEES		104.07	766.43
10/30/2008	MISC FEES		24.50	790.93
08/20/2013	ACCRUED PENALTY		505.67	1,296.60

ASMTNBR: 000235234-1 YR: 2008 INPUT/PAY-DT: 08/20/2013 BAL-DUE: 1,296.60
PARCEL: 118-351-010-4 TRA: 004-003 BILLNBR: 200826651 TAX CODE 0-00

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CONVEY: 9999998 01/2008

VALUE(S): BPP: 50000 P10: 5000

YRCOMENT: DOA

* * * * * * * * PRESS PA1 FOR MORE DATA * * * * *
E N F O R C E M E N T A C T I O N S * * * * *

CTY: 33 LIEN NBR: 0360055 DOC: 000020080602920
PRNT: 10/30/2008 RECD: 11/13/2008 RELD:
NAME: GOT ENGINEERS INC,
ADDRESS: 268 N LINCOLN AVE NO 4 CORONA CA 928820000

* * * * * * * * PRESS PA1 FOR MORE DATA * * * * *
INPUT/PAY-DT: 08/20/2013
* * * * * * * C H A R G E S A N D P A Y M E N T H I S T O R Y * * * * *

TAX CODE 0-00

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08/20/2013	ACCRUED PENALTY		505.67	1,296.60

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 197 Item 119 Assessment No. 419170026-0

Assessee: BANIASSAD, AMIR & GOT ENGINEERS

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

RECEIVED
2014 OCT -7 PM 3:07
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 29,129.89 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. 2011-015089; recorded on 4/5/11. 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.

State Tax Lien

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 1st day of October, 2014 at Sacramento, CA
County, State

Signature of Claimant

Chris Kanelos
Signature of Claimant

Print Name

Chris Kanelos, SD TAX COMP REP
Print Name

Street Address

10949 Trade Center Dr
Street Address

City, State, Zip

Rancho Cordova, CA 95670
City, State, Zip

Phone Number

916 444-2063
Phone Number

EDD



DE 6487

P.O. BOX 826880, MIC 92H
SACRAMENTO, CA 94280-0001



Letter ID: L0480465728
Issued Date: October 2, 2014
Taxpayer ID:

ATTN: DON KENT
DON KENT, TREASURER-TAX COLLECTOR
PO BOX 12005
RIVERSIDE CA 92502-2205

**CLAIM FOR EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY
ASSESSMENT NO: 419170026-0**

I, the undersigned claimant, request to be awarded the excess proceeds resulting from the sale of the above referenced property.

I claim my status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code.

I am a rightful claimant and base my status and right to file a claim on the following information and documentation:

The Employment Development Department, State of California by its statutory power has created a lien for unpaid taxes against GOT ENGINEERS? in RIVERSIDE County, California.

CERTIFICATE RECORDED	BK-PG	TAXES	PEN	INT	BALANCE
G000708038	04-05-2011 2011-0150801	\$20,554.33	\$5,125.87	\$3,449.69	\$29,129.89

Interest calculated through October 2, 2013 ✓

CLAIM TOTAL: \$29,129.89

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

Executed 10-02-2014, at Sacramento, CALIFORNIA.

Sincerely,



CHRIS KANELOS, Sr. Tax Compliance Rep. (Lead)
Offset Group
Collection Division
(916) 464-2063

Employment Development Department
800 Capital Mall MIC 92H
Sacramento, CA 95814

DE 6487 Rev. 7 (5-12)

Detach and return this portion with payment

Account ID	Amount Due \$29,129.89
Letter ID L0480465728	Issue Date October 2, 2014
Collection ID 1876201472	



ATTN: DON KENT
DON KENT, TREASURER-TAX COLLECTOR
PO BOX 12005
RIVERSIDE CA 92502-2205

Make remittances payable to Employment Development Department. Include Account ID on all checks and inquiries.

EMPLOYMENT DEVELOPMENT DEPT
PO BOX 989061
WEST SACRAMENTO, CA 95798-9061

DE 6487 Rev. 7 (5-12)



2701350729912310000029129894600018762014721231999911

RECORDING REQUESTED BY:
STATE OF CALIFORNIA
EMPLOYMENT DEVELOPMENT DEPARTMENT
(866) 564-4228



DOC # 2011-0150801

04/05/2011 04:58P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

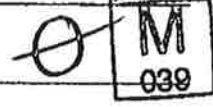


WHEN RECORDED MAIL TO:
STATE OF CALIFORNIA
EMPLOYMENT DEVELOPMENT DEPARTMENT
LIEN GROUP, MIC 92G
PO BOX 826880
SACRAMENTO, CA 94280-0001

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	039

NOTICE OF STATE TAX LIEN

(Filed pursuant to Section 7171 of the Government Code)



GOT ENGINEERS?
500 N STATE COLLEGE BLVD STE 530
ORANGE, CA 92868-6608

RIVERSIDE

Letter ID. L1526930176

Certificate No. G000708038

TAX PERIOD	TAX	PENALTY	INTEREST	TOTAL
01/01/2009 to 03/31/2010	\$20,554.33	\$5,297.50	\$1,130.26	\$26,982.09

Interest calculated through 03/24/2011

The Director of the Employment Development Department hereby certifies the above is liable to the State of California for amounts due and required to be paid as determined under the provisions of the California Unemployment Insurance Code, the Revenue and Taxation Code, or both.

THE AMOUNT OF DELINQUENCY ABOVE SET FORTH SHALL BE A LIEN UPON ALL REAL OR PERSONAL PROPERTY AND RIGHTS TO SUCH PROPERTY, INCLUDING ALL AFTER-ACQUIRED PROPERTY AND RIGHTS TO PROPERTY BELONGING TO THE ABOVE NAMED.

Date: 03/24/2011
At Sacramento, California



The Director of the Employment Development Department has complied with all provisions of the California Unemployment Insurance Code in the computation and levy of the amount assessed and has caused this notice of lien to be issued by a duly authorized representative.

By Sarah Reese

Authorized Representative

This agency has adopted the use of a facsimile signature as affixed above.

1181AX40073105

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

RECEIVED
2014 OCT -1 PM12:13
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 197 Item 119 Assessment No.: 419170026-0

Assessee: BANIASSAD, AMIR & GOT ENGINEERS

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 20% 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. 20080404908 recorded on 7/24/2008. 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.

1) Grant Deed Doc# 2008-0404908
by Alex Khod To Amir Baniassad (80%)
and got Engineers (20%)

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 28 day of September, 2014 at Riverside, California
County, State

[Signature]
Signature of Claimant

Signature of Claimant

AMIR BANIASSAD
Print Name

Print Name

5 Currents
Street Address

Street Address

Newport Coast Ca, 92657
City, State, Zip

City, State, Zip

(949)-378-0459
Phone Number

Phone Number

2008-090490

WHEN RECORDED MAIL TO:

Amir Baniassad
 18 Old Ranch Road
 Laguna Niguel, CA 92677

APN # 419-170-026-0

MAIL TAX STATEMENTS TO:

Mr. Alex Kodnegah
 Got Engineers?
 24 Sunset Cove
 Newport Coast, CA 92657



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						8
M	A	L	465	426	PCOR	NCOR	SMB	NCHG	EXAM
TFA-002 City									517

DOCUMENTARY TRANSFER TAX \$ 220.00
Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
 remaining at time of sale.

30

Signature of Declarant or Agent determining tax - Firm Name

C
517

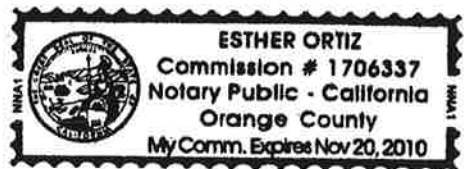
GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALEX KODNEGAH, an individual, does hereby GRANT to AMIR BANIASSAD, an individual, an undivided eighty percent (80%) tenant in common interest in and to the real property in the County of Riverside, State of California, described on Exhibit "1" attached hereto and incorporated herein by this reference, and does hereby GRANT to GOT ENGINEERS?, a California corporation, an undivided twenty percent (20%) tenant in common interest in and to the real property in the County of Riverside, State of California, described on Exhibit "1" attached hereto and incorporated herein by this reference.

Dated July 23, 2008
 STATE OF CALIFORNIA

COUNTY OF Orange)
 On July 23, 2008, before me,)
Esther Ortiz, Notary Public,)
 personally appeared)
Alex Kodnegah, 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.)

ALEX KODNEGAH, an individual



(This area for official notarial seal)

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.

Notary Public in and for said State

MAIL TAX STATEMENTS AS DIRECTED ABOVE

(2) of (4)

EXHIBIT "1" TO GRANT DEED

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 21136, AS SHOWN BY MAP ON FILE IN BOOK 138 PAGE(S) 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 419-170-026-0



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 W. Ward

Assessor - County Clerk - Recorder

County of Riverside, State of California

JUL 24 2008

Dated _____



SF

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

4 of 4

County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax



Palm Springs Office
997 E Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org

**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

October 30, 2013

AMIR BANIASSAD AND GOT ENGINEERS?

18 OLD RANCH ROAD

LAGUNA NIGUEL, CA 92677

5 Currents, Newport Coast, CA.

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 419170026-0 Item: 119

Situs Address:

Assessee: Baniassad, Amir & Got Engineers

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

92657

(949)-378-0459

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By *Adrian Potenciano*
Deputy

117-170(Rev. 5-03)

Page (5) - Instruction

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 187 Item 119 Assessment No.: 419170026-0
Assessee: BANIASSAD, AMIR & GOT ENGINEERS
Situa:
Date Sold: August 20, 2013
Date Deed to Purchaser Recorded: October 2, 2013
Final Date to Submit Claim: October 2, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 10% from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] 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. 201409003 recorded on 7/24/2013. 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.

1) Grant Deed Doc# 2008-0404907
by Alex Khod to Amir Baniassad (80%)
and Got Engineers (20%) =

If the property is held in Joint Tenancy, the laxsale 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 28 day of September 2014 at Riverside California
County, State

Amir Baniassad
Signature of Claimant

Signature of Claimant

AMIR BANIASSAD
Print Name

Print Name

5 CLEVELANDS
Street Address

Street Address

Newport Coast Ca, 92657
City, State, Zip

City, State, Zip

(949)-378-0459
Phone Number

Phone Number

Phone Number

RECEIVED
2014 SEP 31 AM 8:59
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

RECEIVED
2014 OCT -1 AM 8:59
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

LOG # 24008-1045103
07/24/2008 08:02 AM Fee: 22.00
Page 1 of 2 Spec. Tax Paid
Recorded in Official Records
County of Riverside
Lerry M. Ward
Assessor, County Clerk & Recorder

2-08-0409

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	REF	COPY
1									8
M	A	L	465	425	FOR	NDOR	(SUM)	NCRIG	617

DOCUMENTARY TRANSFER TAXES \$ 210
...Computed on the consideration or value of property conveyed; OR
...Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Deed Grantor or Agent (determining tax) - Alex Kodnegah

C 517

WHEN RECORDED MAIL TO:

Amir Baniasad
18 Old Ranch Road
Laguna Niguel, CA 92657

MAIL TAX STATEMENTS TO:
APN # 419-170-026-0

Mr. Alex Kodnegah
Gut Engineers?
24 Sunset Cove
Newport Coast, CA 92657

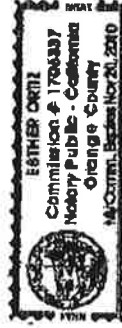
GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALEX KODNEGAH, an individual, does hereby GRANT to AMIR BANIASAD, an individual, an undivided eighty percent (80%) tenent in common interest in and to the real property in the County of Riverside, State of California, described on Exhibit "1" attached hereto and incorporated herein by this reference, and does hereby GRANT to GUT ENGINEERS?, a California corporation, an undivided twenty percent (20%) tenent in common interest in and to the real property in the County of Riverside, State of California, described on Exhibit "1" attached hereto and incorporated herein by this reference.

Dated July 23, 2008
STATE OF CALIFORNIA

COUNTY OF Orange, me before me, a Notary Public, personally appeared Alex Kodnegah, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) appears 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.

ALEX KODNEGAH, an individual



[This area for official notarial seal]

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.

Notary Public in and for said State

MAIL TAX STATEMENTS AS DIRECTED ABOVE

2) 4

EXHIBIT "1" TO GRANT DEED

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 21135, AS SHOWN BY MAP ON FILE IN BOOK 136 PAGES 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APP: 419-171-025-4



374

10/14

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

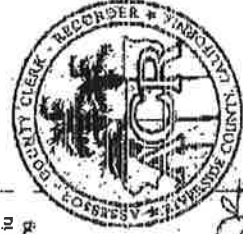
I hereby certify the foregoing instrument, in which the stamp has been affixed consisting of _____ pages to be a full, true and correct copy of the original on file and of record in my office.

Dorey Wilcox

Assessor - County Clerk - Recorder
County of Riverside, State of California

JUL 24 2008

Dated: _____



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

County Administrative Center-4th Floor
4080 Lennan Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax

E-mail: ua@co.riverside.ca.us
www.countyprecursor.org



COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR

Palm Springs Office
997 E. Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

October 30, 2013

AMIR BANASSAD AND GOT ENGINEERS?

18-OLD LANGHURD

LACUNACIGUERE, CA 92677

5 Currents, Newport Coast, CA.

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

92657

Assessment No.: 419170026-0 Item: (119

Site's Address:

Assessee: Banassad, Amir & Got Engineers

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

(949)-378-0459

Dear Sir or Madam:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recording of the tax deed.

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By Adrian Potenciano

Deputy

11/1/00 (Rev. 5-05)

Page 5 - 145 True Fin

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 197 Item 119 Assessment No.: 419170026-0

Assessee: BANIASSAD, AMIR & GOT ENGINEERS

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

RECEIVED
2015 MAR 18 PM 2:40
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ NA 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. _____; recorded on _____. A copy of this document is attached hereto. 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.

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 _____ day of _____, 20__ at _____
County, State

Signature of Claimant

Signature of Claimant

Alex KODNROAH DBA GOT
Engineers.

Print Name

Print Name

2967 Michelson Dr #625

Street Address

Street Address

Irvine CA 92612

City, State, Zip

City, State, Zip

714-350-4938

Phone Number

Phone Number

INSTRUCTIONS FOR FILING CLAIM

(See Claim Form on Reverse Side)

The California Revenue and Taxation Code, Section 4675, states in part (paraphrased):

For the purposes of this article, parties of interest and their order of priority are:

- (a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority; and
- (b) Then, any person with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the reverse of this form stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3947, mail, or in person.

You must attach copies of documents to support your claim as follows:

- 1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the Tax Collector.
- 2. In case (b), attach copies of any other documents (e.g., deed, certified death certificate, will, court order, etc.) supporting your claim.

PLEASE NOTE: We cannot, by law, begin processing of claims until one year has passed from the date of the deed to the purchaser. In order to receive consideration by the Riverside County Board of Supervisors, claims must be filed ON OR BEFORE THE EXPIRATION OF ONE YEAR following the date of the recording of the deed to the purchaser. Please see the "Date Deed to Purchaser Recorded" appearing on the attached notice (Form 117-170). The Tax Collector will submit a recommendation to the County Board of Supervisors as to what disposition should be made on your claim. Following the Board's review, the claim will either be approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will issue a County warrant in payment. By law, the Auditor-Controller cannot issue a warrant in payment of the approved claim until 90 days following the action taken by the Board.

MAIL COMPLETED FORMS TO:

Don Kent, Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

Attention: Excess Proceeds



WHEN RECORDED MAIL TO:

Amir Baniassad
 18 Old Ranch Road
 Laguna Niguel, CA 92677

APN # 419-170-026-0

MAIL TAX STATEMENTS TO:

Mr. Alex Kodnegah
 Got Engineers?
 24 Sunset Cove
 Newport Coast, CA 92657

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						8
M	A	L	465	426	PCOR	NCOR	SMB	NCHG	EXAM

SP. TFA-002 City
 DOCUMENTARY TRANSFER TAX \$ 220.00
Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale.
 Signature of Declarant or Agent determining tax - Firm Name

30

C
517

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALEX KODNEGAH, an individual, does hereby GRANT to AMIR BANIASSAD, an individual, an undivided eighty percent (80%) tenant in common interest in and to the real property in the County of Riverside, State of California, described on Exhibit "1" attached hereto and incorporated herein by this reference, and does hereby GRANT to GOT ENGINEERS?, a California corporation, an undivided twenty percent (20%) tenant in common interest in and to the real property in the County of Riverside, State of California, described on Exhibit "1" attached hereto and incorporated herein by this reference.

Dated July 23, 2008
 STATE OF CALIFORNIA

COUNTY OF Orange
 On July 23, 2008, before me,
Esther Ortiz Notary Public,
 personally appeared
Alex Kodnegah 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.

[Signature]
 ALEX KODNEGAH, an individual



(This area for official notarial seal)

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

WITNESS my hand and official seal.

[Signature]
 Notary Public in and for said State

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "1" TO GRANT DEED

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 21136, AS SHOWN BY MAP ON FILE IN BOOK 138 PAGE(S) 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 419-170-026-0



2008-0404908
07/24/2008 08:09A
2 of 2

Public Record