

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

175



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:

JUN 23 2016

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 200, Item 515. Last assessed to: Rio Vista Village Associates, LLC. District 4 [\$26,280]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Rio Vista Village Associates, LLC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 660390001-1;
 (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, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2014. 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 16, 2014, 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
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 26,280	\$ 0	\$ 26,280	\$ 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: 16/17

C.E.O. RECOMMENDATION:

APPROVE

BY:
 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: 4

Agenda Number:

9-16

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 200, Item 515. Last assessed to: Rio Vista Village Associates, LLC. District 4 [\$26,280]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: JUN 23 2016

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claim from Tri-State Land Surveyors and Civil Engineers, Inc.;
3. Deny the claim from Priority Collections Inc.;
4. Authorize and direct the Auditor-Controller to issue a warrant to Rio Vista Village Associates, LLC in the amount of \$26,280.99, 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 three claims for excess proceeds:

1. Claim from Rio Vista Village Associates, LLC based on a Grant Deed recorded June 14, 2005 as Instrument No. 2005-0470938.
2. Claim from Tri-State Land Surveyors and Civil Engineers, Inc. based on a Claim of Lien recorded October 24, 2007 as Instrument No. 2007-0653611 and Release of Mechanic's Lien recorded April 3, 2009 as Instrument No. 2009-0163604.
3. Claim from Priority Collections, Inc. based on an Abstract of Judgment recorded October 1, 2010 as Instrument No. 2010-0472489.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Rio Vista Village Associates, LLC be awarded excess proceeds in the amount of \$26,280.99. The claim from Tri-State Land Surveyors and Civil Engineers, Inc. be denied since the lien filed was released with Instrument No. 2009-0163604, recorded April 3, 2009. The claim from Priority Collections, Inc. be denied due to the claim being received after the June 22, 2015 deadline. 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 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 200 Item 515 Assessment No.: 660390001-1

Assessee: RIO VISTA VILLAGE ASSOC

Situs:

Date Sold: April 29, 2014

Date Deed to Purchaser Recorded: June 20, 2014

Final Date to Submit Claim: June 22, 2015

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 27,994.26 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. 2014-0227517; recorded on 06/20/2014. 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.

Recorded Grant Deed Document # 2005-0470938 Date: 06/14/2005

Tax Deed to Purchaser of Tax-Defaulted Property Document #2014-0227517 Date: 06/20/2014

County of Riverside Treasurer-Tax Collector Notice of Sale of Tax-Defaulted Property Date: 3/5/2014

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 9th day of September, 2014 at San Diego, CA
County, State

Signature of Claimant

Signature of Claimant

Alex Zikakis

Print Name

1545 Faraday Ave.

Street Address

Carlsbad, CA 92008

City, State, Zip

760-804-6900

Phone Number

Print Name

Street Address

City, State, Zip

Phone Number

SCO 8-21 (1-99)

RECEIVED
2014 SEP 15 AM 9:02
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR



First American

*my*FirstAm® Recorded Document

The Recorded Document images are displayed in the subsequent pages for the following request:

**State: CA
County:**

**Document Number: 470938
Document Date: 06/14/2005**

Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

LEGAL DESCRIPTION

Real property in the City of Cathedral City, County of Riverside, State of California, described as follows:

PARCEL 1: (660-390-003)

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE EASTERLY 660 FEET.

APN: 660-390-003-3 and 660-390-001-1

November 9, 2015

Rio Vista Village Associates, L
C/O Alex Zikakis
1545 Faraday Ave.
Carlsbad, CA 92008

Re: APN: 660390001-1
TC 200 Item 515
Date of Sale: April 29,

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:

Rio Vista Village Associates, LLC
C/O Alex Zikakis
1545 Faraday Ave.
Carlsbad, CA 92008

EP 200-515

2. Article Number
(Transfer from service label)

7015 0640 0006 1626 4363

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Nina M.

C. Date of Delivery

11-12

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

___ Notarized Affidavit for Collection of
Personal Property under California
Probate Code 13100

___ Notarized Statement of
different/misspelled

___ Notarized Statement Giving Authorization to
claim on behalf of

___ Certified Death Certificate for

___ Copy of Birth Certificates for

___ Copy of Marriage Certificate for

___ Original Note/Payment Book

___ Updated Statement of Monies Owed
(as of date of tax sale)

☒ **Articles of Incorporation/Organization (if
applicable Statement by Domestic Stock)**

___ Court Order Appointing Administrator

___ Deed (Quitclaim/Grant etc...)

___ Other -

Please send in all documents within 30 days (**December 9, 2015**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Pazicni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax
jpazicni@RivCoTTC.org

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, November 03, 2015. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	RIO VISTA VILLAGE ASSOCIATES, LLC
Entity Number:	200335210008
Date Filed:	12/17/2003
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	1545 FARADAY AVE
Entity City, State, Zip:	CARLSBAD CA 92008
Agent for Service of Process:	ALEX ZIKAKIS
Agent Address:	1545 FARADAY AVE
Agent City, State, Zip:	CARLSBAD CA 92008

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

[Privacy Statement](#) | [Free Document Readers](#)

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State of California
Kevin Shelley
Secretary of State

File # 200385210008

LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION

FILED
In the office of the Secretary of State
of the State of California

DEC 17 2003

Kevin Shelley
KEVIN SHELLEY, SECRETARY OF STATE

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

1. NAME OF THE LIMITED LIABILITY COMPANY (END THE NAME WITH THE WORDS "LIMITED LIABILITY COMPANY," "LTD. LIABILITY CO.," OR THE ABBREVIATIONS "LLC" OR "LLO.")	
Rio Vista Village Associates, LLC	
2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.	
3. CHECK THE APPROPRIATE PROVISION BELOW AND NAME THE AGENT FOR SERVICE OF PROCESS.	
<input checked="" type="checkbox"/> AN INDIVIDUAL RESIDING IN CALIFORNIA. PROCEED TO ITEM 4.	
<input type="checkbox"/> A CORPORATION WHICH HAS FILED A CERTIFICATE PURSUANT TO SECTION 18005. PROCEED TO ITEM 6.	
AGENT'S NAME: C. Lynn Burnett	
4. ADDRESS OF THE AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL:	
ADDRESS	1300 Bristol Street North, Suite 200
CITY	Newport Beach
STATE	CA
ZIP CODE	92660
5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY: (CHECK ONE)	
<input type="checkbox"/> ONE MANAGER	
<input type="checkbox"/> MORE THAN ONE MANAGER	
<input checked="" type="checkbox"/> ALL LIMITED LIABILITY COMPANY MEMBER(S)	
6. OTHER MATTERS TO BE INCLUDED IN THIS CERTIFICATE MAY BE SET FORTH ON SEPARATE ATTACHED PAGES AND ARE MADE A PART OF THIS CERTIFICATE. OTHER MATTERS MAY INCLUDE THE LATEST DATE ON WHICH THE LIMITED LIABILITY COMPANY IS TO DISSOLVE. N/A	
7. NUMBER OF PAGES ATTACHED, IF ANY: None	
8. TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY. (FOR INFORMATIONAL PURPOSES ONLY)	
Real Estate Investment	
9. IT IS HEREBY DECLARED THAT I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.	
SIGNATURE OF ORGANIZER	<i>Stevan J. Gromet</i>
DATE	December 9, 2003
TYPE OR PRINT NAME OF ORGANIZER	
Stevan J. Gromet, Esq.	
10. RETURN TO:	
NAME	Stevan J. Gromet, Esq.
FIRM	Gromet & Associates
ADDRESS	114 Pacifica, Suite 250
CITY/STATE	Irvine, CA 92618
ZIP CODE	



State of California
Secretary of State

RA-100

RESIGNATION OF AGENT
UPON WHOM PROCESS MAY BE SERVED

FILED
In the Office of the Secretary of State
of the State of California

JAN 10 2008

There is no fee for filing this form.

IMPORTANT -- Read instructions before completing this form.

This Space For Filing Use Only

ENTITY TYPE (Identify the type of business from which you are resigning as agent for service of process. Check only one box.)

1. ☐ CORPORATION (domestic or qualified foreign) ☐ REGISTERED GENERAL PARTNERSHIP
☒ LIMITED LIABILITY COMPANY (domestic or registered foreign) ☐ UNINCORPORATED ASSOCIATION
☐ LIMITED PARTNERSHIP (domestic or registered foreign) ☐ FOREIGN PARTNERSHIP
(other than a foreign limited partnership)
☐ LIMITED LIABILITY PARTNERSHIP (domestic or registered foreign) ☐ FOREIGN ASSOCIATION

ENTITY NAME (Enter the name of the entity from whom you are resigning as agent for service of process.)

2. Rio Vista Village Associates, LLC

ENTITY FILE NUMBER (Enter the file number issued to the above-named entity by the Secretary of State.)

3. 200335210008

JURISDICTION (Enter the jurisdiction (state or country) under which the above-named entity was organized.)

4. California

STATEMENT OF RESIGNATION (The following statement declares intent to resign as agent for service of process and should not be altered.)

5. THE UNDERSIGNED HEREBY RESIGNS AS AGENT UPON WHOM PROCESS MAY BE SERVED IN CALIFORNIA FOR THE ABOVE-NAMED ENTITY.

EXECUTION

6. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

DATE

1/7/08

Stevan J. Gromet, Esq.

TYPE OR PRINT NAME OF DECLARANT (I.e., the individual or corporation resigning as agent for service of process for the above-named entity)

SIGNATURE OF DECLARANT or SIGNATURE OF AUTHORIZED REPRESENTATIVE OF DECLARANT (If declarant is a corporation)

TITLE OF OFFICE OF AUTHORIZED REPRESENTATIVE OF DECLARANT (If declarant is a corporation)



State of California Secretary of State

STATEMENT OF INFORMATION (Limited Liability Company)

43

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted)

RIO VISTA VILLAGE ASSOCIATES LLC
1545 FARADAY AVE, SUITE 100
CARLSBAD, CA 92008

FILED
In the office of the Secretary of State
of the State of California

NOV 10 2008

This Space For Filing Use Only

DUE DATE:

FILE NUMBER AND STATE OR PLACE OF ORGANIZATION

2. SECRETARY OF STATE FILE NUMBER
200335210008

3. STATE OR PLACE OF ORGANIZATION
CALIFORNIA

COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE CITY AND STATE ZIP CODE
1545 FARADAY AVENUE, SUITE 100 CARLSBAD, CA 92008

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY) CITY STATE ZIP CODE
1545 FARADAY AVE, SUITE 100 CARLSBAD CA 92008

NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY

6. NAME ADDRESS CITY AND STATE ZIP CODE

NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach additional pages, if necessary.)

7. NAME ADDRESS CITY AND STATE ZIP CODE
WHP Rio Vista LLC 1545 FARADAY AVE, #100 CARLSBAD, CA 92008

8. NAME ADDRESS CITY AND STATE ZIP CODE
RIO VISTA NEVADA LLC 5055 EAST CALLE SAN RAFAEL #4A PALM SPRINGS, CA 92264

9. NAME ADDRESS CITY AND STATE ZIP CODE

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 11 must be left blank.)

10. NAME OF AGENT FOR SERVICE OF PROCESS

NATIONAL REGISTERED AGENTS INC.

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE
CA

TYPE OF BUSINESS

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

REAL ESTATE INVESTMENTS

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

SUSAN BASTROM

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

SR. ACCOUNTANT 9/8/08

TITLE

DATE

LLC-12 (REV 03/2007)

APPROVED BY SECRETARY OF STATE



State of California
Secretary of State

L

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California

JAN 06 2014

21120/PC

This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER 200335210008

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE
1545 FARADAY AVENUE
CITY CARLSBAD, CA STATE ZIP CODE 92008

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5
CITY STATE ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE
1545 FARADAY AVENUE
CITY CARLSBAD STATE CA ZIP CODE 92008

Name and Complete Address of the Chief Executive Officer, If Any

8. NAME ADDRESS CITY STATE ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME ADDRESS CITY STATE ZIP CODE
WHP RIO VISTA LLC 1545 FARADAY AVENUE CARLSBAD, CA 92008

10. NAME ADDRESS CITY STATE ZIP CODE

11. NAME ADDRESS CITY STATE ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS
ALEX ZIKAKIS

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE
1545 FARADAY AVENUE CARLSBAD CA 92008

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY
REAL ESTATE INVESTMENT

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

12/30/13

Kristen Clement

CFO for Capstone

Adversus, Inc.
Kristen Clement

DATE

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

TITLE

SIGNATURE

LLC-12 (REV 01/2013)

APPROVED BY SECRETARY OF STATE



State of California
Kevin Shelley
Secretary of State

**RESIGNATION OF AGENT
UPON WHOM PROCESS MAY BE SERVED**
(Corporations Code section 1503, 8211, 8211, 9660, 15627 or 17081)

FILED
In the office of the Secretary of State
of the State of California

NOV 03 2004

Kevin Shelley
KEVIN SHELLEY, SECRETARY OF STATE

There is no fee for filing this form.

IMPORTANT - Read instructions on reverse before completing this form.

This Space For Filing Use Only *EC*

1. ENTITY TYPE (CHOOSE ONLY ONE):
☐ CORPORATION
☐ LIMITED PARTNERSHIP
☒ LIMITED LIABILITY COMPANY
2. ENTITY NUMBER: 200335210008
3. ENTITY NAME: RIO VISTA VILLAGE ASSOCIATES, LLC
4. STATE OR COUNTRY OF ORGANIZATION: CALIFORNIA
5. PLEASE TAKE NOTICE THAT THE UNDERSIGNED HEREBY RESIGNS AS AGENT UPON WHOM PROCESS MAY BE SERVED IN CALIFORNIA FOR THE ABOVE-REFERENCED ENTITY.
6. I DECLARE THAT I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

GKL Corporate/Search, Inc.

NOVEMBER 2, 2004
(A. DATE)

Kevin Lutz
(B. SIGNATURE OF RESIGNING AGENT)

KEVIN LUTZ, VICE-PRESIDENT
(C. TYPE OR PRINT NAME OF RESIGNING AGENT)

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 200 Item 515 Assessment No.: 660390001-1

Assessee: RIO VISTA VILLAGE ASSOC

Situs:

Date Sold: April 29, 2014

Date Deed to Purchaser Recorded: June 20, 2014

Final Date to Submit Claim: June 22, 2015

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ _____ 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. 2007-065361; recorded on 10-24-14. 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 12 day of OCT, 2014 at SAN BERNARDINO CTY CALIF
County, State

DALE GUNAGER
Signature of Claimant

Signature of Claimant

DALE GUNAGER
Print Name

Print Name

10888 WEST DR #36
Street Address

Street Address

MORONGO VALLEY CAL
City, State, Zip

City, State, Zip

760-797-5640
Phone Number

Phone Number

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

MESERVE, MUMPER & HUGHES LLP
NATHAN D. LAMOURE
18400 VON KARMAN AVENUE
SUITE 320
IRVINE, CA 92612-1556

DOC # 2007-0653611
10/24/2007 08:00A Fee:13.00
Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



15

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3						2
M	A	L	465	426	PCOR	NGOR	SMF	NCHG	EXAM
									811

SPACE ABOVE THIS LINE FOR RECORDER'S USE

C
811

APN: 677-050-014 to 025 inclusive, 677-551-013 to 029 inclusive, 677-552-001 to 003 inclusive, 677-553-001 to 016 inclusive, 677-554-001 to 018 inclusive, 677-555-001 to 012 inclusive, 677-556-001 to 014 inclusive, 677-557-001 to 006 inclusive, 677-561-001 to 006 inclusive, 677-562-001 to 006 inclusive, 677-563-001 to 023 inclusive, 677-564-001 to 021 inclusive, 677-571-001 to 004 inclusive, 677-572-001 to 003 inclusive, 677-573-001 to 025 inclusive, 677-574-001 to 037 inclusive, 677-581-001 to 010 inclusive, 677-582-001 to 016 inclusive, 677-583-001, 677-584-001 to 024 inclusive, 677-585-001 to 012 inclusive, 677-590-001 to 006 inclusive, 677-600-003 to 006 inclusive, 677-606-009

CLAIM OF LIEN
[CIVIL CODE SECTION 3084]

TRI-STATE LAND SURVEYORS AND CIVIL ENGINEERS, INC., a Mechanics' Lien claimant, claims a lien on real property for labor, services, equipment and materials, furnished to a site improvement consisting of engineering field services, surveyor services, monumentation services and locations, surveying, staking, water stake checking, freeway monitoring checking, office cales for monuments and siting of final monuments.

The real property so improved is located in the City of Cathedral City, County of Riverside, State of California and is more particularly described as certain parcels and lots of lands known as Tract Map No. 28639-1 being a subdivision of a portion of the North half of the fractional section 5, Township 4 South, Range 5 East, San Bernardino Base and Meridian; including without limitation all lots, parcels, streets, easements, licenses, access ways included in said Tract and Subdivision.

The owners or reputed owners of this property is RIO VISTA LAND COMPANY, L.P., a Texas Limited Partnership, BURNETT DEVELOPMENT CORPORATION, a California corporation, RIO VISTA ASSOCIATES, LLC, a California Limited Liability Company, RIO VISTA NEVADA, LLC, a Nevada Limited Liability Company, WORLD DEVELOPMENT, INC., a corporation, WHP RIO VISTA LLC, a Delaware Limited Liability Company, WESTERN HOUSING PRODUCTION V COMPANY, a Delaware General Partnership, CAPSTONE HOUSING PARTNERS, LLC, a Delaware Limited Liability Company, and all successors and assigns of said owners and reputed owners.

The contract price, which is the reasonable value of the above-described labor, services, equipment and materials used on said site improvement, is in excess of \$100,000. The sum of \$49,680, plus interest thereon from February 20, 2007, plus costs of suit, costs of collection and attorney's fees, has not been paid, after deduction of all just credits and offsets.

TRI-STATE LAND SURVEYORS AND CIVIL ENGINEERS, INC., was employed by the above-described owners and purported owners, together with WORLD DEVELOPMENT, RIO VISTA VILLAGE ASSOCIATES, LLC, RIO VISTA VILLAGE ASSOCIATES-RVVA, RIO VISTA VILLAGE ASSOCIATES, CAPSTONE HOUSING PARTNERS, LLC, CAPSTONE ADVISORS, and their agents and employees to furnish the above-described labor, services, equipment and materials.

Therefore, TRI-STATE LAND SURVEYORS AND CIVIL ENGINEERS, INC. claims a lien on the entire work of improvement and the real property described above for said \$49,680 described above under Sections 3109 to 3153 of the Civil Code relating to mechanics' lien.

DATED: 23 OCT 07

TRI-STATE LAND SURVEYORS
AND CIVIL ENGINEERS, INC.

BY Dale Grinager

I, DALE GRINAGER, declare that:

1. I am the President of TRI-STATE LAND SURVEYORS AND CIVIL ENGINEERS, INC., named as Claimant in the foregoing Claim of Lien; I am authorized to make this Verification for the Corporation, know its contents, and is true to my own knowledge and belief and contains, among other things, a correct statement of my demand after deducting all just creditors and offsets.

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

Executed at La Quinta, California, on 23 OCT, 2007.

TRI-STATE LAND SURVEYORS AND
CIVIL ENGINEERS, INC.

BY Dale Grinager



STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

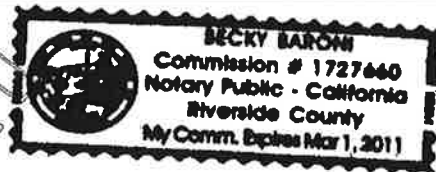
On October 23, 2007, before me,
BECKY BARONI, Notary Public, personally appeared,
DALE R. GRINAGER, personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity 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.

WITNESS my hand and official seal.

Signature

Notary Public

(This area for official notarial seal)



DOC # 2009-0163604

04/03/2009 08:00A Fee: 15.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

TICOR TITLE
SAN BENARDINO

AND WHEN RECORDED MAIL TO

JPMORGAN CHASE BANK, N.A.
201 N. Central Avenue
AZ1-1325
Phoenix, AZ 85004

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APN NO.: 677-553-013-7

Accom 2

RELEASE OF MECHANIC'S LIEN

15



That that certain notice of lien executed by the undersigned against

RIO VISTA LAND COMPANY, L.P., A Texas Limited Partnership, BURNETT DEVELOPMENT CORPORATION, a California Corporation RIO VISTA ASSOCIATES, LLC, a California Limited Liability Company, WESTERN HOUSING PRODUCTION V. COMPANY, a Delaware General Partnership, CAPSTONE HOUSING PRODUCTION V. COMPANY, a Delaware General Partnership, CAPSTONE HOUSING PARTNERS, LLC, a Delaware Limited Liability Company and all successors and assigns of said owners and reputed owners and claiming a lien upon the following described real property situated in the County of Riverside, State of California, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS REFERENCE

Dated the 23rd day of October, 2007, and recorded in the office of the County Recorder of Riverside County on the 24th day of October, 2007, as instrument No. 2007-0653611 is hereby released, the claim thereunder having been fully paid and satisfied.

Dated 16 Dec 08

TRI-STATE LAND SURVEYORS
AND CIVIL ENGINEERS, INC.

BY: Dale Grinager

Dale Grinager

Unrecorded

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.

On 12/16/2008 before me, BECKY BARONI, a Notary Public in
and for said County and State, personally appeared DALE GRINAGER
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized
capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

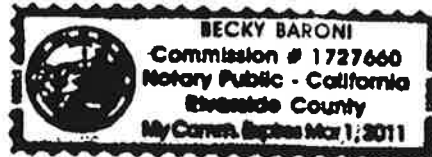
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature

Becky Baroni

#17276600



Exp Mar 1, 2011

LEGAL DESCRIPTION

EXHIBIT "A"

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

PARCEL 1:

LOT 61 OF TRACT NO. 28639-1, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 300, PAGES 53 TO 66, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, DRAINAGE, ENCROACHMENT, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN ON THE MAP, AND AS DESCRIBED IN THE DECLARATION RECORDED AUGUST 29, 2002 AS INSTRUMENT NO. 482548 AND THE SUPPLEMENTAL DECLARATION RECORDED OCTOBER 28, 2003 AS INSTRUMENT NO. 850746 AND RE-RECORDED DECEMBER 19, 2003 AS INSTRUMENT NO. 993456, ALL OF OFFICIAL RECORDS.

Unofficial

Taylor, Desiree

From: Zulema Delgado <Zdelgado@rztitle.com>
Sent: Monday, March 28, 2016 5:01 PM
To: Taylor, Desiree
Cc: Pazicni, Jennifer; Potenciano, Adrian
Subject: RE: EP 200-517- Question Lot Book

We the lien was release 4/3/2009 Doc #163604

From: Taylor, Desiree [<mailto:DDTaylor@RivcoTTC.org>]
Sent: Monday, March 28, 2016 10:16 AM
To: zdelgado@rztitle.com
Cc: Pazicni, Jennifer; Potenciano, Adrian
Subject: FW: EP 200-517- Question Lot Book

Zulema,

Can you please research this lien as well?

Thank you,

Desiree Taylor

Phone 951-955-3859

Fax 951-955-3990

From: Pazicni, Jennifer
Sent: Monday, March 28, 2016 11:14 AM
To: Taylor, Desiree; zdelgado@rztitle.com
Cc: Potenciano, Adrian
Subject: RE: EP 200-517- Question Lot Book

Could you also research the same lien for EP 200-517? Tri-State Land Surveyors and Civil Engineers, Inc. filed a claim on this parcel as well.

Lot Book Order # 30484
Order Date 12/3/2013
Parcel # 660390003-3

Thank you,
Jennifer Pazicni

From: Taylor, Desiree
Sent: Monday, March 28, 2016 10:51 AM
To: zdelgado@rztitle.com
Cc: Pazicni, Jennifer; Potenciano, Adrian
Subject: FW: EP 200-515- Question Lot Book

Zulema,

Can you please tell us why the lien was not included in our title report? Please see below.

Thank you,

Desiree Taylor

Phone 951-955-3859

Fax 951-955-3990

From: Pazicni, Jennifer

Sent: Monday, March 28, 2016 10:44 AM

To: Taylor, Desiree

Cc: Potenciano, Adrian

Subject: EP 200-515- Question Lot Book

Good Morning-

I received a claim from Tri-State Land Surveyors and Civil Engineers, Inc. against Rio Vista Village Associates, LLC based on a Mechanics' Lien recorded October 24, 2007 as Instrument No. 2007-0653611. This lien was not included in the original Lot Book. Please verify if it should have been.

Lot Book Order # 30483

Order Date 12/3/2013

Parcel # 660390001-1

Please let me know if need any further information.

Thank you,

Jennifer Pazicni

Riverside County Treasurer-Tax Collector's Office

Tax Sale Operations/Excess Proceeds

951 955-3336

jpazicni@RivCoTTC.org

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 200 Item 515 Assessment No.: 660390001-1

Assessee: RIO VISTA VILLAGE ASSOC

Situs:

Date Sold: April 29, 2014

Date Deed to Purchaser Recorded: June 20, 2014

Final Date to Submit Claim: June 22, 2015

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 63,073.69 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. 2010-0472489 recorded on 10-01-2010. 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 29th day of April, 2016 at Chatsworth CA
County, State

Signature of Claimant

RICHARD S. GOLDMAN, President
Priority Collections Inc.

Print Name

21818 Craggy View St #201

Street Address

Chatsworth CA 91311

City, State, Zip

818-280-0100

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

REC'D SEP 13 2010

DOC # 2010-0472489

10/01/2010 08:00A Fee:23.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

Recording requested by and return to:

Alan D. Wilner, Esq., SBN 110074
 Keith Levey, Of Counsel, SBN 262598
 ALAN D. WILNER, A PROFESSIONAL CORP
 847 N. Hollywood Way, Suite 201
 Burbank, CA 91505
 818 840-8889

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: COUNTY OF RIVERSIDE

MAILING ADDRESS: 4050 Main Street

CITY AND ZIP CODE: Riverside, CA 92501

BRANCH NAME: RIVERSIDE CIVIL DIVISION

PLAINTIFF: PRIORITY COLLECTIONS, INC.

DEFENDANT: RIO VISTA, etc., et al.

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NOTICE SENT

CASE NUMBER:

RIC504044

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

RIO VISTA VILLAGE ASSOCIATES, LLC
 A LIMITED LIABILITY COMPANY
 1545 FARADAY AVENUE
 CARLSBAD CA 92008

- 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): RIO VISTA VILLAGE ASSOCIATES, LLC, A LIMITED LIAB

RIO VISTA VILLAGE ASSOCIATES, LLC, A LIMITED LIABILITY COMPANY, 1545 FARADAY AVENUE, CARLSBAD CA 92008

- 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):

PRIORITY COLLECTIONS, INC., A CORPORATION

21818 Craggy View St, 201, Chatsworth CA 91311

- 5.
- ☐
- Original abstract recorded in this county:

a. Date:

b. Instrument No.:

ALAN D. WILNER, A PROFESSIONAL CORPORATION

Date: 9/2/10

Keith Levey, Of Counsel

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
-
- \$ 45,595.44

- 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): 6/23/10

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 Atanes, Deputy

[SEAL]



This abstract issued on (date):

SEP 20 2010

PLAINTIFF: PRIORITY COLLECTIONS, INC.	CASE NUMBER:
DEFENDANT: RIO VISTA, etc., et al.	RIC504044

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

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]
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

19. 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]
and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

20. ☐ Continued on Attachment 20.



Priority Collections, Inc.

Commercial Debt Collection Specialists

August 26, 2014

COUNTY OF RIVERSIDE
Treasurer-Tax Collector
County Administrative Center
4th Floor
4080 Lemon Street
Post Office Box 12005
Riverside, California 92502-2205

Re: **EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY**

Assessment No. 660390003-3 Item: 517
Situs Assessee: Rio Vista Village Association
Date Sold: April 29, 2014
Date Deed to Purchaser Recorded: June 20, 2014
Final Date to Submit Claim: June 22, 2015

Dear Ms. Green:

Please find enclosed our Claim for Excess Proceeds regarding the above matter.

In addition, we are providing a copy of the Assignment of Claim dated January 8, 2008, from Desert Sun Publishing Company in the amount of \$42,970.44. Judgment was entered in Riverside Superior Court Case No. RIC504044 in the total amount of \$45,595.44, a copy of the entered Judgment is provided. On October 1, 2010, an Abstract of Judgment was recorded in Riverside County, docket number 2010-0472489, a copy of which is enclosed.

I certify and declare under penalty of perjury, under the laws of the State of California, no payments have been made and there is now due and owing the sum of \$45,595.44, together with interest thereon from the date entry of judgment, June 23, 2010, to the date of sale, April 29, 2014, at the rate of 10% per annum in the sum of the \$17,478.25, leaving the total amount due of \$63,073.69.

Thank you,

PRIORITY COLLECTIONS, INC.

Richard Goldman, President

/encl

This has been sent to you by a Collection Agency

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

21818 Craggy View Street, Suite 201 • Chatsworth, California 91311-2952

Telephone (818) 280-0100 • Facsimile (818) 280-0900

mail@prioritycollections.com



Priority Collections, Inc.

Commercial Debt Collection Specialists

April 29, 2016

COUNTY OF RIVERSIDE
Treasurer-Tax Collector
County Administrative Center
4th Floor
4080 Lemon Street
Post Office Box 12005
Riverside California 92502-2205

RE: **EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY**

Assessment No. 660390003-3-1 Item 515
Situs Assessee: Rio Vista Village Association
Date Sold: April 29, 2014
Date Deed to Purchaser Recorded: June 20, 2014
Final Date to Submit Claim: June 22, 2015

Dear Ms. Green:

Please find enclosed our Claim for Excess Proceeds regarding the above matter.

In addition, we are providing a copy of the Assignment of Claim dated January 8, 2008, from Desert Sun Publishing Company in the amount of \$42,970.44. Judgment was entered in Riverside Superior Court Case No. RIC 504044 in the total amount of \$45,595.44, a copy of the entered Judgment is provided. On October 1, 2010, an Abstract of Judgment was recorded in Riverside County, docket number 2010-0472489, a copy of which is enclosed.

I certify and declare under penalty of perjury, under the laws of the State of California, no payments have been made and there is now due and owing the sum of \$45,595.44 together with interest thereon from the date of entry of judgment, June 23, 2010, to the date of sale, April 29, 2014, at the rate of 10% per annum in the sum of \$17,478.25 leaving the total amount due of \$63,073.69.

Thank you,
PRIORITY COLLECTIONS INC.

Richard Goldman, President
/encl

This has been sent to you by a Collection Agency
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

21818 Craggy View Street, Suite 201 • Chatsworth, California 91311-2952

Telephone (818) 280-0100 • Facsimile (818) 280-0900
mail@prioritycollections.com

**Priority Collections, Inc.**

Commercial Debt Collection Specialists

ASSIGNMENT OF CLAIM

WE, THE DESERT SUN PUBLISHING COMP, DO HEREBY ASSIGN, transfer and sell unto PRIORITY COLLECTIONS, INC. whose business address is 21818 Craggy View St. #201, Chatsworth CA 91311, our claim against: RIO VISTA VILLAGE ASSOCIATES ET.AL. amounting to the sum of \$ 42,970.44 and we do hereby represent and warrant that said claim is justly due and owing from said debtor, and that there are no credits or offsets hereto, and that we do hereby authorize and empower Priority Collections, Inc. (PCI) to bring action or suit thereon in its own name, and to do any and all things which in PCI's opinion are necessary or expedient to enforce the collection of this debt. We hereby agree in the event that a lawsuit is filed on said claim, or any part thereof, we will furnish, if called upon, all cooperation necessary, with competent testimony and evidence to prove said claim of said action, including, but not limited to declarations, witnesses for hearings, witnesses for trials, discovery responses, documentation necessary or relevant proving the case, and the like. We further understand that if we fail to do so, or if we assign this claim to another party after litigation is filed, then we will be liable to Priority Collections at its sole discretion, for PCI's expended court costs and attorney fees, as well as all commissions, which could have been earned by PCI, by collection of the total amount due, calculated at the prevailing legal collection rate times the principal amount due. Unless agreed in a separate writing otherwise, the prevailing legal collection rate is 40 %.

I have read, understand, and agree to the above assignment.

Dated at RIVERSIDE (County), this 24 day
of JANUARY (Month), 2008 (Year).

By: Rebecca A. Pringle (Signature)

Print Name: REBECCA A. PRINGLE

Title: SR COLLECTION SPECIALIST

003 ---- 043299-0

This has been sent to you by a Collection Agency

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

21818 Craggy View Street, Suite 201 • Chatsworth, California 91311-2952

Telephone (818) 280-0100 • Facsimile (818) 280-0900

mail@prioritycollections.com

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, telephone number, and address): Alan D. Wilner, Esq., SBN 110074 Keith Levey, Of Counsel, SBN 262598 ALAN D. WILNER, A PROFESSIONAL CORPORATION 847 N. Hollywood Way, Suite 201 Burbank, CA 91505 TELEPHONE NO.: 818 840-8889 FAX NO. (Optional): E-MAIL ADDRESS (Optional): awilner@alanwilnerlaw.com ATTORNEY FOR (Name): Plaintiff: PRIORITY COLLECTIONS, INC.	FOR COURT USE ONLY <div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">FILED</div> SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE <div style="font-size: 1.2em;">JUN 23 2010</div>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: COUNTY OF RIVERSIDE MAILING ADDRESS: 4050 Main Street CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: RIVERSIDE CIVIL DIVISION	
PLAINTIFF: PRIORITY COLLECTIONS, INC. DEFENDANT: RIO VISTA VILLAGE, etc., et al.	
<div style="text-align: center; font-weight: bold;">JUDGMENT</div> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> By Clerk <input checked="" type="checkbox"/> By Court </div> <div> <input type="checkbox"/> By Default <input type="checkbox"/> On Stipulation </div> <div> <input checked="" type="checkbox"/> After Court Trial <input checked="" type="checkbox"/> Defendant Did Not Appear at Trial </div> </div>	CASE NUMBER: RIC 504044

- JUDGMENT
1. ☐ **BY DEFAULT**
- a. Defendant was properly served with a copy of the summons and complaint.
 - b. Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
 - c. Defendant's default was entered by the clerk upon plaintiff's application.
 - d. ☐ **Clerk's Judgment** (Code Civ. Proc., § 585(a)). Defendant was sued only on a contract or judgment of a court of this state for the recovery of money.
 - e. ☐ **Court Judgment** (Code Civ. Proc., § 585(b)). The court considered
 - (1) ☐ plaintiff's testimony and other evidence.
 - (2) ☐ plaintiff's written declaration (Code Civ. Proc., § 585(d)).
2. ☐ **ON STIPULATION**
- a. Plaintiff and defendant agreed (stipulated) that a judgment be entered in this case. The court approved the stipulated judgment and
 - b. ☐ the signed written stipulation was filed in the case.
 - c. ☐ the stipulation was stated in open court ☐ the stipulation was stated on the record.
3. ☒ **AFTER COURT TRIAL.** The jury was waived. The court considered the evidence.
- a. The case was tried on (date and time): 11/20/2009 10:58 A.M.
before (name of judicial officer): HONORABLE WILLIAM BURBY
 - b. Appearances by:

<input checked="" type="checkbox"/> Plaintiff (name each): (1) PRIORITY COLLECTIONS, INC. (2) <input type="checkbox"/> Continued on Attachment 3b. <input type="checkbox"/> Defendant (name each): (1) (2) <input type="checkbox"/> Continued on Attachment 3b.	<input checked="" type="checkbox"/> Plaintiff's attorney (name each): (1) MEL LEIDING, SPECIALLY APPEARING FOR ALAN D. (2) WILNER, APC. <input type="checkbox"/> Defendant's attorney (name each): (1) (2)
--	---
 - c. ☒ Defendant did not appear at trial. Defendant was properly served with notice of trial.
 - d. ☐ A statement of decision (Code Civ. Proc., § 632) ☐ was not ☐ was requested.

PLAINTIFF: PRIORITY COLLECTIONS, INC.	CASE NUMBER: RIC 504044
DEFENDANT: RIO VISTA VILLAGE, etc., et al.	

JUDGMENT IS ENTERED AS FOLLOWS BY: ☒ THE COURT ☐ THE CLERK

4. ☐ **Stipulated Judgment.** Judgment is entered according to the stipulation of the parties.

5. **Parties.** Judgment is

a. ☒ for plaintiff (name each): PRIORITY COLLECTIONS, INC., A Corporation

c. ☐ for cross-complainant (name each):

and against defendant (names): RIO VISTA VILLAGE ASSOCIATES, LLC, A Limited Liability Company

and against cross-defendant (name each):

☐ Continued on Attachment 5a.

☐ Continued on Attachment 5c.

b. ☐ for defendant (name each):

d. ☐ for cross-defendant (name each):

6. **Amount.**

a. ☒ Defendant named in item 5a above must pay plaintiff on the complaint:

c. ☐ Cross-defendant named in item 5c above must pay cross-complainant on the cross-complaint:

(1)	<input checked="" type="checkbox"/>	Damages	\$ 42,970.44
(2)	<input type="checkbox"/>	Prejudgment interest at the annual rate of %	\$ 0.00
(3)	<input checked="" type="checkbox"/>	Attorney fees	\$ 2,625.00
(4)	<input type="checkbox"/>	Costs	\$ 0.00
(5)	<input type="checkbox"/>	Other (specify):	\$ 0.00
(6)	TOTAL		\$ 45,595.44

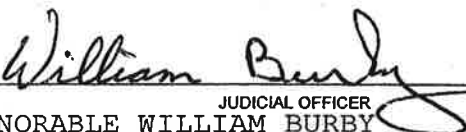
(1)	<input type="checkbox"/>	Damages	\$ 0.00
(2)	<input type="checkbox"/>	Prejudgment interest at the annual rate of %	\$ 0.00
(3)	<input type="checkbox"/>	Attorney fees	\$ 0.00
(4)	<input type="checkbox"/>	Costs	\$ 0.00
(5)	<input type="checkbox"/>	Other (specify):	\$ 0.00
(6)	TOTAL		\$ 0.00

b. ☐ Plaintiff to receive nothing from defendant named in item 5b.
☐ Defendant named in item 5b to recover costs \$ 0.00
☐ and attorney fees \$ 0.00

d. ☐ Cross-complainant to receive nothing from cross-defendant named in item 5d.
☐ Cross-defendant named in item 5d to recover costs \$ 0.00
☐ and attorney fees \$ 0.00

7. ☐ Other (specify):

Date: 6/7/10

☐ 
 JUDICIAL OFFICER
 HONORABLE WILLIAM BURBY

Date: ☐ Clerk, by _____, Deputy

CLERK'S CERTIFICATE (Optional)

I certify that this is a true copy of the original judgment on file in the court.

Date:

Clerk, by _____, Deputy

(SEAL)

November 9, 2015

Priority Collections, Inc.
C/O Richard S. Goldman
21818 Craggy View St.
Chatsworth, CA 91311

Re: APN: 660390003-3
TC 200 Item 517
Date of Sale: April 29,

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:

Priority Collections, Inc.
C/O Richard S. Goldman
21818 Craggy View St.
Chatsworth, CA 91311

EP 200-517

2. Article Number

(Transfer from service label)

7015 0640 0006 1626 4370

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/12/15

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

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- ___ Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- ___ Notarized Statement of different/misspelled
- ___ Notarized Statement Giving Authorization to claim on behalf of
- ___ Certified Death Certificate for
- ___ Copy of Birth Certificates for

- ___ Copy of Marriage Certificate for
- ___ Original Note/Payment Book
- X** **Updated Statement of Monies Owed (as of date of tax sale)**
- ___ Articles of Incorporation (if applicable Statement by Domestic Stock)
- ___ Court Order Appointing Administrator
- ___ Deed (Quitclaim/Grant etc...)
- ___ Other -

Please send in all documents within 30 days (**December 9, 2015**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Pazicni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax
jpazicni@RivCoTTC.org

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, November 06, 2015. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	PRIORITY COLLECTIONS, INC. ✓
Entity Number:	C1780969
Date Filed:	03/27/1996
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	21818 CRAGGY VIEW STREET, SUITE 201
Entity City, State, Zip:	CHATSWORTH CA 91311
Agent for Service of Process:	RICHARD GOLDMAN ✓
Agent Address:	21818 CRAGGY VIEW STREET, SUITE 201
Agent City, State, Zip:	CHATSWORTH CA 91311

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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