

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

174



**FROM:** Don Kent, Treasurer-Tax Collector

**SUBMITTAL DATE:**

**JUN 23 2016**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 200, Item 517. Last assessed to: Rio Vista Village Associates, LLC. District 4 [\$34,299]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Priority Collections, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 660390003-3;

(continued on page two)

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the April 29, 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*  
 Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 34,299	\$ 0	\$ 34,299	\$ 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:

*Imelda Delos Santos*  
 Imelda Delos Santos

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

**9-17**

**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 517. Last assessed to: Rio Vista Village Associates, LLC. District 4 [\$34,299]. 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 Rio Vista Village Associates, LLC;
4. Authorize and direct the Auditor-Controller to issue a warrant to Priority Collections, Inc. in the amount of \$34,299.04, 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 Priority Collections, Inc. based on an Abstract of Judgment recorded October 1, 2010 as Instrument No. 2010-0472489.
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 Rio Vista Village Associates, LLC based on a Grant Deed recorded June 14, 2005 as Instrument No. 2005-0470938.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Priority Collections, Inc. be awarded excess proceeds in the amount of \$34,299.04. 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. Since the amount claimed by Priority Collections, Inc. exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Rio Vista Village Associates, LLC. 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 a lien holder of the property.

**ATTACHMENTS (if needed, in this order):**

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

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

**RECEIVED**

2015 JUN 15 PM 4:48

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 200 Item 517 Assessment No.: 660390003-3

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 26th day of August, 2014 at Chatsworth, CA  
County, State

Signature of Claimant

RICHARD S. GOLDMAN, President  
PRIORITY COLLECTIONS, INC.

Print Name

21818 Craggy View St

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

SCO 8-21 (1-99)

REC'D SEP 13 2010

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

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



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.

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

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):

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

PRIORITY COLLECTIONS, INC., A CORPORATION

a. Date:

21818 Craggy View St, 201, Chatsworth CA 91311

b. Instrument No.:

Date: 9/2/10

ALAN D. WILNER, A PROFESSIONAL CORPORATION

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: \$

8. a. Judgment entered on (date): 6/23/10

b. In favor of (name and address):

- b. Renewal entered on (date):

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 Attorney, 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  
4<sup>th</sup> 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



FOR COURT USE ONLY

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and 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.****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.

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

JUN 23 2010

**JUDGMENT**☐

By Clerk

☐

By Default

☒

After Court Trial

☒

By Court

☐

On Stipulation

☒Defendant Did Not  
Appear at Trial

CASE NUMBER:

RIC 504044

1. ☐ **BY DEFAULT****JUDGMENT**

- Defendant was properly served with a copy of the summons and complaint.
- Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
- Defendant's default was entered by the clerk upon plaintiff's application.
- ☐ **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.
- ☐ **Court Judgment** (Code Civ. Proc., § 585(b)). The court considered
  - ☐ plaintiff's testimony and other evidence.
  - ☐ plaintiff's written declaration (Code Civ. Proc., § 585(d)).

2. ☐ **ON STIPULATION**

- Plaintiff and defendant agreed (stipulated) that a judgment be entered in this case. The court approved the stipulated judgment and
- ☐ the signed written stipulation was filed in the case.
- ☐ 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.

- 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:

☒

Plaintiff (name each):

(1) PRIORITY COLLECTIONS, INC.

(2)

☐

Continued on Attachment 3b.

☐

Defendant (name each):

(1)

(2)

☐

Continued on Attachment 3b.

☒

Plaintiff's attorney (name each):

(1) MEL LEIDING, SPECIALLY  
APPEARING FOR ALAN D.  
(2) WILNER, APC.

☐

Defendant's attorney (name each):

(1)

(2)

- ☒ Defendant did not appear at trial. Defendant was properly served with notice of trial.

- ☐ 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  
☐ Continued on Attachment 5a.

and against cross-defendant (name each):

☐ 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)	<b>TOTAL</b>	\$ 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)	<b>TOTAL</b>	\$ 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

☐ William Burby  
JUDICIAL OFFICER  
HONORABLE WILLIAM BURBY

Date:

☐ Clerk, by \_\_\_\_\_, Deputy

(SEAL)

**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

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-154

**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](mailto: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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**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 517 Assessment No.: 660390003-3

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. 2007-0653611; recorded on 6-24-07. 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 CAL  
County, State

Dale Grinager  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

DALE GRINAGER  
Print Name

\_\_\_\_\_  
Print Name

10888 WEST DR MORONGO VALLEY #36  
Street Address

\_\_\_\_\_  
Street Address

MORONGO VALLEY CAL 92256  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

760-797-5646  
Phone Number

\_\_\_\_\_  
Phone Number

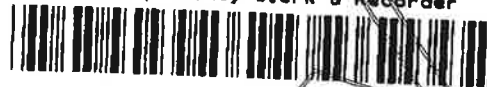
RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

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)

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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

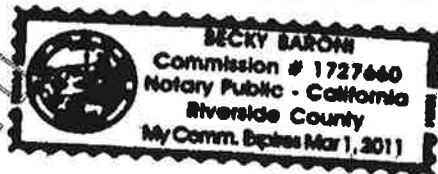
On OCTOBER 23, 2007, before me,  
BECKY BARONI, Notary Public, personally appeared,  
DALE R. GRINAGER, personally known to me (or proved to me on  
the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they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

APN NO.: 677-553-013-7

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### 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 23<sup>rd</sup> day of October, 2007, and recorded in the office of the County Recorder of Riverside County on the 24<sup>th</sup> 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

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 GRINAUER  
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.

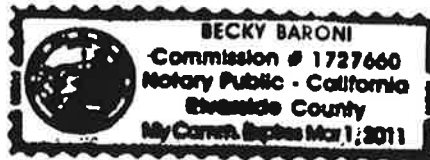
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

Signature

Becky Baroni

#1727660



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.

**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 517 Assessment No.: 660390003-3

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 \$ 37,179.25 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. 2014-0227518, recorded on 6/20/2014. 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 # 2014-0227518 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

Print Name

1545 Faraday Ave.

Street Address

Street Address

Carlsbad, CA 92008

City, State, Zip

City, State, Zip

760-804-6900

Phone Number

Phone Number

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

**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



**First American**

**myFirstAm® Recorded Document**

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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**

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**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.

Recording Requested By  
First American Title NHS

Escrow No. 7063-KL  
Title Order No. 1677353

When Recorded Mail Document  
and Tax Statement To:

World Dev.  
44600 Village Court  
Palm Desert, CA 92260

DOC # 2005-0470938

06/14/2005 08:00A Fee:20.00  
Page 1 of 2 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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APN: 660-390-001-1, 660-390-003-3 019-087

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$247.50

- [ X ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
[ ] Unincorporated Area City of Cathedral City

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Surender Vuthoori, A Married Man

hereby GRANT(S) to Rio Vista Village Associates, LLC, a Limited Liability Company

the following described real property in the City of Cathedral City

County of Riverside, State of California:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF



DATED: February 8, 2005

STATE OF CALIFORNIA

COUNTY OF Riverside

ON April 6, 2005

before me,  
DEBBIE L. WOOD personally appeared  
Surender Vuthoori

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Surender Vuthoori



Witness my hand and official seal.

Signature Debbie L. Wood

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**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)

X **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](mailto: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](#)

Copyright © 2015 California Secretary of State



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.

☒ AN INDIVIDUAL RESIDING IN CALIFORNIA. PROCEED TO ITEM 4.

☐ A CORPORATION WHICH HAS FILED A CERTIFICATE PURSUANT TO SECTION 1805. 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)

☐ ONE MANAGER

☐ MORE THAN ONE MANAGER

☒ 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.

*Stevan J. Gromet*  
SIGNATURE OF ORGANIZER

December 9, 2003  
DATE

Stevan J. Gromet, Esq.  
TYPE OR PRINT NAME OF ORGANIZER

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

Kevin Shelley  
Secretary of State

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

NOV 03 2004

*Kevin Shelley*  
KEVIN SHELLEY, SECRETARY OF STATE

## RESIGNATION OF AGENT UPON WHOM PROCESS MAY BE SERVED

(Corporations Code section 1503, 8211, 8211, 9680, 15827 or 17081)

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)



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.)

- |  |  |
|--|--|
| <input type="checkbox"/> 1. CORPORATION (domestic or qualified foreign)                        | <input type="checkbox"/> REGISTERED GENERAL PARTNERSHIP                                    |
| <input checked="" type="checkbox"/> LIMITED LIABILITY COMPANY (domestic or registered foreign) | <input type="checkbox"/> UNINCORPORATED ASSOCIATION  |
| <input type="checkbox"/> LIMITED PARTNERSHIP (domestic or registered foreign)                  | <input type="checkbox"/> FOREIGN PARTNERSHIP<br>(other than a foreign limited partnership) |
| <input type="checkbox"/> LIMITED LIABILITY PARTNERSHIP (domestic or registered foreign)        | <input type="checkbox"/> 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

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DUE DATE:

FILE NUMBER AND STATE OR PLACE OF ORGANIZATION

2. SECRETARY OF STATE FILE NUMBER  
200335210008

J. 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

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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

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JM

21/20/PC

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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.)

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

8. 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

B. 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 1605 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

Advisors, Inc.

Kristen Clement

DATE

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

TITLE

SIGNATURE