

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



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
JUN 24 2010

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 177, Item 141.
Last assessed to: Maggie L. Smith, Margurite Neal, Artie Franklin Neal, Essie May Wells, Elenora C. Neal,
(Continued on Page 2)

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the claim from Prodigy Investments, LLC, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 375291019-7;
- 2) Approve the claim from Clara V. Hooker last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 375291019-7;

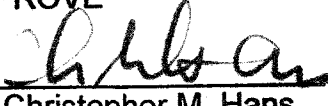
BACKGROUND: (Continued on page two)



Don Kent, Treasurer-Tax Collector

FINANCIAL DATA	Current F.Y. Total Cost:	\$4,991.56	In Current Year Budget:	NO
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010-11

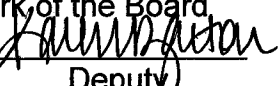
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY: 
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 14, 2010
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref. ATTACHMENTS FILED District: 1 Agenda Number: 9.46
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 6/23/10
DALE A. GARDNER
Departmental Concurrence

Consent Policy
 Consent Policy
 Dept'l Recomm.:
 Per Exec. Ofc.:

BOARD OF SUPERVISORS

Form 11:

Page 2

SUBJECT: (Continued)

Roberta May Neal and Clara V. Hooker, each as to an undivided 1/27 interest; Lawrence Vernon Neal, an unmarried man, as to an undivided 10/27 interest and Prodigy Investments, LLC as to an undivided 10/27 interest .

RECOMMENDED MOTION: (Continued)

- 3) Approve the claim from Howard E. Neal last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 375291019-7;
- 4) Approve the claim from Roberta May Neal last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 375291019-7;
- 5) Authorize and direct the Auditor-Controller to issue warrants to Prodigy Investments, LLC in the amount of \$3,743.68, Clara V. Hooker in the amount of \$415.96, Howard E. Neal in the amount of \$415.96 and Roberta May Neal in the amount of \$415.96, no sooner than ninety days from the date of this order, unless pursuant to the California Revenue and Taxation Code Section 4675, an appeal has been filed in Superior Court.

BACKGROUND: (Continued)

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 March 12, 2007 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 3, 2007. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 4, 2007, 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.

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

- 1) Claim from Prodigy Investments, LLC based on a Grant Deed recorded March 9, 2007 as Instrument No. 2007-0162348.
- 2) Claim from Clara V. Hooker based on an Affidavit Re Real Property of Small Value recorded June 24, 1992 as Instrument No. 231595.
- 3) Claim from Howard E. Neal based on an Affidavit Re Real Property of Small Value recorded June 24, 1992 as Instrument No. 231595.
- 4) Claim from Roberta May Neal based on an Affidavit Re Real Property of Small Value recorded June 24, 1992 as Instrument No. 231595.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Prodigy Investments, LLC be awarded excess proceeds in the amount of \$3,743.68, Clara V. Hooker be awarded excess proceeds in the amount of \$415.96, Howard E. Neal be awarded excess proceeds in the amount of \$415.96 and Roberta May Neal be awarded excess proceeds in the amount of \$415.96. Since there are no other claimants the excess proceeds in the amount of \$6,239.47 will remain unclaimed. 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.

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

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 177 Item 141 Assessment No.: 375291019-7

Assessee: NEAL, HOWARD E & ROBERTA MAY & HOOKER, CLARA V & LAWRENCE VERNON

Situs:

Date Sold: March 12, 2007

Date Deed to Purchaser Recorded: May 3, 2007

Final Date to Submit Claim: May 3, 2008

RECEIVED
2008 APR 30 AM 10:20
RIVERSIDE COUNTY
TREASURER - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 11,567/100% 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. 2007-0162343; recorded on 03/09/2007. 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.

Certified copy of Grant Deed indicating Prodigy Investments, LLC as Sole Owner and Grant Deed holder, Articles of Organization, and documentation proving authority to sign for the company.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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 17th day of April, 2008 at Los Angeles, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Rambode Azadegan
Print Name

Print Name

9021 Melrose Ave., Ste. 300
Street Address

Street Address

Los Angeles, CA 90069
City, State, Zip

City, State, Zip

(310) 858-3333
Phone Number

Phone Number

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO



NAME Prodigy Investments, LLC
ADDRESS 9021 Melrose Ave., Suite 300
CITY Los Angeles, California 90069
STATE & ZIP

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						4
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 505

GRANT DEED

TITLE ORDER NO. _____ ESCROW NO. _____ APN NO. 375-291-019 (SEE EXHIBIT A)

C
505

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$ _____ NOT OF PUBLIC RECORD _____ CITY TAX \$ _____

- 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 Lake Elsinore, and

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

Howard E Neal and Roberta Neal

hereby GRANT(s) to

Prodigy Investments, LLC

the following described real property in the County of Riverside

State of California

Dated March 8, 2007

Howard E. Neal

Roberta Neal

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} S.S. 557-60-9064

ON March 8, 2007 before me, Hami Gabayan, Notary Public
(here insert name and title of the officer), personally appeared
Howard E. Neal and Roberta Neal

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(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.

WITNESS my hand and official seal.

Signature

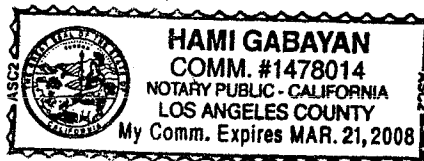


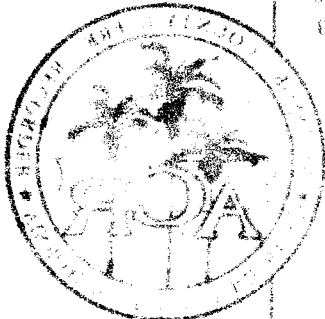
EXHIBIT A

Undivided one-third interest in unimproved real property located in Elsinore, County of Riverside, California, described as:

That portion of Lot 55, United 25, Country Club Heights, Elsinore, as shown in Map Book 17, Pages 79 and 80, on file in the office of the County Recorder, Riverside County, Riverside, California, described as follows:

Beginning at a point in the Northeasterly line of said lot, which point is distant Northwesterly 30 feet, measured along said Northeasterly line, from the most Easterly corner of said lot; thence Northwesterly along said Northeasterly line, a distance of 30 feet; thence Southwesterly a distance of 120 feet, more or less, in a direct line, to a point in the Southwesterly line of said lot, which point is distant Southeasterly 40 feet, measured along Southwesterly line, from the most Westerly corner of said lot; thence Southeasterly along said Southwesterly line, a distance of 30 feet; thence northeasterly a distance of 130 feet, in a direct line, to the point of beginning.

This must be in red to be a
CERTIFIED COPY



I hereby certify the foregoing instrument to
be a true and correct copy of the original on file and
to record in my office.

[Signature]

Assistant County Recorder
Riverside County, California

This must be in red to be a
CERTIFIED COPY

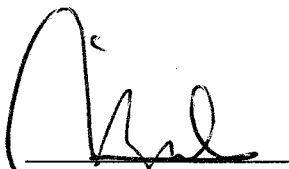


Office: 310.858.3333
Fax: 310.861.5753

February 13, 2008

To Whom It May Concern:

This letter is to confirm that Mr. Rambode Azadegan is an authorized signer of Prodigy Investments, LLC and is authorized to file for excess proceeds on behalf of the company. If you have any questions please call our office at 310.858.3333.



Rambode Azadegan
President/Member

DEAN MILLER
Secretary of State
201 North Carson Street
Carson City, Nevada 89701-4000
(775) 684-5700
WebSite: SecretaryofState.nv.gov

Entity #
EO422262005-9
Document Number:
20050262632-08

Date Filed:
7/1/2005 2:48:29 PM
In the office of

Dean Miller
Secretary of State

Articles Of Organization
Limited Liability Company
(PURSUANT TO NRS 78)

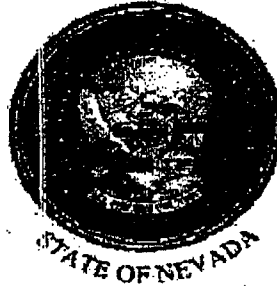
In contrast: Read attached instructions before completing form.

Form 9 (2005) For companies only

1. Name of Limited Liability Company	PROPERTY INVESTMENTS, LLC
2. Name of Agent Name of Agent Full Name Home Address City State Zip Code	CKL REIDENY, AGENT/REG. DCL 7818 1000 EAST WILLIAM STREET 200 PHYSICIAN'S ASSISTANT CARSON CITY, NEVADA 89701 289008
3. Initial Meeting Date Date Time	Initial Meeting Address City State Zip Code Letter del's upon which the company is to discuss its contents is not permitted: 1/31/2005
4. Fiscal year-end Date	Company shall be organized as: <input checked="" type="checkbox"/> Shareholder(s) LLC <input type="checkbox"/> Member
5. Name of Address Name of Address Full Name Home Address City State Zip Code	RAMON DE ALABOAN 5107 WILSHIRE BLVD, SUITE 800 BEVERLY HILLS CA 90210
6. Name of Address Name of Address Full Name Home Address City State Zip Code	RAMON A ALABOAN, EEO 5107 WILSHIRE BLVD, SUITE 800 BEVERLY HILLS CA 90210
7. Name of Agent Name of Agent Full Name Home Address City State Zip Code	Signature: [Signature] I hereby accept appointment as Registered Agent for the above named Limited Liability Company. Authorized Signature of P.C. or S.I. Member of P.C.A. Company Date: 7/1/05

This form must be accompanied by appropriate fee(s). See attached fee schedule.

SECRETARY OF STATE



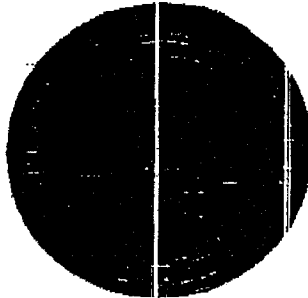
LIMITED LIABILITY COMPANY CHARTER

I, DEAN HELLER, the Nevada Secretary of State, do hereby certify that PRODIGY INVESTMENTS, LLC: did on July 1, 2005, file in this office the Articles of Organization for a Limited Liability Company, that said Articles of Organization are now on file and of record in the office of the Nevada Secretary of State, and further, that said Articles contain all the provisions required by the laws governing Limited Liability Companies in the State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on July 5, 2005.

DEAN HELLER
Secretary of State

By

Certification Clerk

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

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 177 Item 141 Assessment No.: 375291019-7

Assessee: NEAL, HOWARD E & ROBERTA MAY & HOOKER, CLARA V & LAWRENCE VERNON ET AL

Situs:

Date Sold: March 12, 2007

Date Deed to Purchaser Recorded: May 3, 2007

Final Date to Submit Claim: May 3, 2008

RIVERSIDE COUNTY
TREASURER & TAX COLLECTOR

07 JUN 21 AM 6:43

RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 13,000 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 231595; recorded on 6/24/92. 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.

DOCUMENTATION # 231595 ATTACHED, ALSO
DOCUMENT # 199751, DATED 6/2/92
ATTACHED

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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 JUNE, 2007 at Los Angeles, California
County, State

Clara V. Hooker
Signature of Claimant

Roberta May Neal
Signature of Claimant

CLARA V. HOOKER
Print Name

Roberta May Neal
Print Name

37919 E 26th St
Street Address

6063 Edgewood Pl
Street Address

PALMDALE, CA 93550
City, State, Zip

Los Angeles, CA 90019
City, State, Zip

661 273-6245
Phone Number

323-934-2427
Phone Number

HOWARD E NEAL
827 LORRAINE BLVD
LA CA 90005

323.939.5033 H. 213 422-37650

Recording requested by air mail to:

Gerrit P. Kooiman
Patten, Faith & Sandford
635 West Foothill Blvd.
Monrovia, CA 91016

(Signature)

231595

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUN 24 1992

Recorded in Official Records
of Riverside County, California

(Signature)
Recorder
Fees \$

14
3

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): Gerrit P. Kooiman Patten, Faith & Sandford 635 West Foothill Boulevard Monrovia, California 91016	(After recording return to): (818) 359-9335	TELEPHONE NO.: 359-9335	FOR COURT USE ONLY ORIGINAL FILED JUN 12 1992 COUNTY CLERK
ATTORNEY FOR (Name): Affiants			
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 900 Third St. MAILING ADDRESS: CITY AND ZIP CODE: San Fernando 91340 BRANCH NAME: North Valley			
MATTER OF (NAME): FANNIE NEAL DECEDENT			
AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE (\$ 10,000 or less)		CASE NUMBER: PP000945	

- Decedent (name): **FANNIE NEAL** died on (date): **June 28, 1970**
- Decedent died at (city, state): **Mission Hills, CA**
- At least six months have elapsed since the date of death of decedent as shown in the certified copy of decedent's death certificate attached to this affidavit. (Attach a certified copy of decedent's death certificate).
- Decedent was domiciled in this county at the time of death.
 - Decedent was not domiciled in California at the time of death. Decedent died owning real property in this county.
- The following is a legal description of decedent's real property claimed by the declarants (copy description from deed or other legal instrument):
 described in an attachment labeled "Attachment 5a."

FOR RECORDERS USE ONLY

b. Decedent's interest in this real property is as follows (specify):
Owner of undivided one-third interest

- Each declarant is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real property described in item 5a. and no other person has a superior right, because each declarant is
 - (will) a beneficiary who succeeded to the property under decedent's will. (Attach a copy of the will.)
 - (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.
- Names and addresses of each guardian or conservator of decedent's estate at date of death
 - none
 - are as follows* (specify):

MATTER OF (NAME):
FANNIE NEAL

CASE NUMBER
231595

DECEDENT

11. Funeral expenses, expenses of last illness, and all known unsecured debts of the decedent have been paid. [NOTE: You may be personally liable for decedent's unsecured debts up to the fair market value of the real property and any income you receive from it.]

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

Date: 2-1-92
Howard E. Neal

Maggie L. Smith
Maggie L. Smith
Artie Franklin Neal
(SIGNATURE OF DECLARANT) Neal

Margurite Neal
Date: 2-1-92
Essie May Wells

Elenora C. Neal
Elenora C. (SIGNATURE OF DECLARANT) Neal

Lawrence Vernon Neal
Date: 2-1-92

Clara V. Hooker
Clara V. (SIGNATURE OF DECLARANT) Hooker

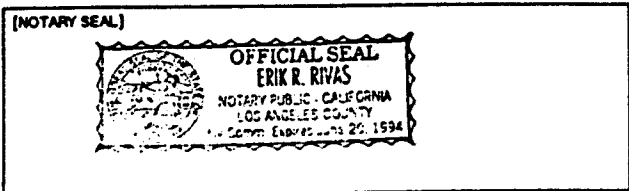
Roberta May Neal

NOTARY ACKNOWLEDGMENTS (NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as 8 1/2 by 11-inch pages).

STATE OF CALIFORNIA, COUNTY OF (specify): Los Angeles
(Name): Howard E. Neal
on (date): 2-1-92

, whose name is subscribed to the foregoing affidavit, personally appeared before me and acknowledged that he or she executed the affidavit, and

- a. is known to me to be that person, or
- b. was proved to be that person by satisfactory evidence.

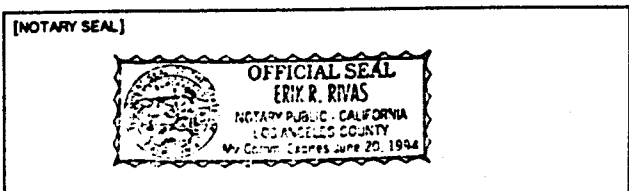


Erik R. Rivas
(SIGNATURE OF NOTARY PUBLIC)

STATE OF CALIFORNIA, COUNTY OF (specify): Los Angeles
(Name): Maggie L. Smith
on (date): 2-8-92

, whose name is subscribed to the foregoing affidavit, personally appeared before me and acknowledged that he or she executed the affidavit, and

- a. is known to me to be that person, or
- b. was proved to be that person by satisfactory evidence.

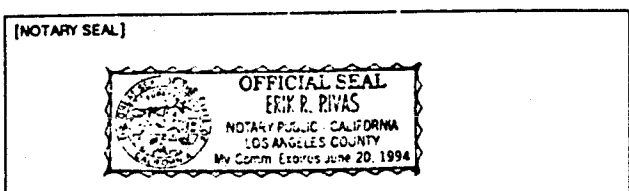


Erik R. Rivas
(SIGNATURE OF NOTARY PUBLIC)

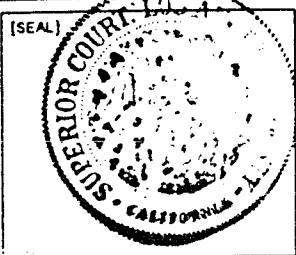
STATE OF CALIFORNIA, COUNTY OF (specify): Los Angeles
(Name): Margurite Neal
on (date): 2-1-92

, whose name is subscribed to the foregoing affidavit, personally appeared before me and acknowledged that he or she executed the affidavit, and

- a. as known to me to be that person, or
- b. was proved to be that person by satisfactory evidence.



Erik R. Rivas
(SIGNATURE OF NOTARY PUBLIC)



CLERK'S CERTIFICATE

I certify that the foregoing, including any attached notary acknowledgements and any attached legal description of the property (but excluding other attachments), is a true and correct copy of the original affidavit on file in my office. (Certified copies of this affidavit do not include the (1) death certificate, (2) will, or (3) inventory and appraisal. See Probate Code section 13202.)

Date: JUN 12 1992, JAMES H. DEMPSEY, Clerk, by [Signature], Deputy

NOTARY ACKNOWLEDGMENTS (NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as 8 1/2" by 11-inch pages.)

STATE OF CALIFORNIA, COUNTY OF (Specify): Los Angeles 231595
(Name): Artie Franklin Neal, whose name is subscribed to the foregoing affidavit,

on (date): 2-1-92 personally appeared before me and acknowledged that he or she executed the affidavit, and
a. is known to me to be that person, or
b. was proved to be that person by satisfactory evidence.

Erik R. Rivas

(SIGNATURE OF NOTARY PUBLIC)

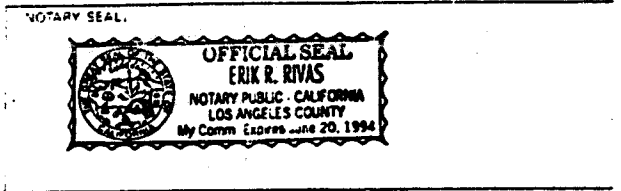


STATE OF CALIFORNIA, COUNTY OF (Specify): Los Angeles
(Name): Essie May Wells, whose name is subscribed to the foregoing affidavit,

on (date): 2-8-92 personally appeared before me and acknowledged that he or she executed the affidavit, and
a. is known to me to be that person, or
b. was proved to be that person by satisfactory evidence.

Erik R. Rivas

(SIGNATURE OF NOTARY PUBLIC)



STATE OF CALIFORNIA, COUNTY OF (Specify): Los Angeles
(Name): Lawrence Vernon Neal, whose name is subscribed to the foregoing affidavit,

on (date): 2-1-92 personally appeared before me and acknowledged that he or she executed the affidavit, and
a. is known to me to be that person, or
b. was proved to be that person by satisfactory evidence.

Erik R. Rivas

(SIGNATURE OF NOTARY PUBLIC)



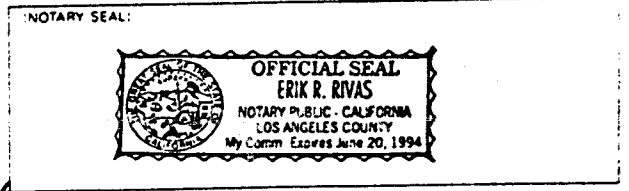
NOTARY ACKNOWLEDGMENTS (NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as 8 1/2" by 11-inch pages.)

STATE OF CALIFORNIA, COUNTY OF (Specify): Los Angeles
(Name): Elenora C. Neal, whose name is subscribed to the foregoing affidavit,

on (date): 2-8-92 personally appeared before me and acknowledged that he or she executed the affidavit, and
a. is known to me to be that person, or
b. was proved to be that person by satisfactory evidence.

Erik R. Rivas

(SIGNATURE OF NOTARY PUBLIC)

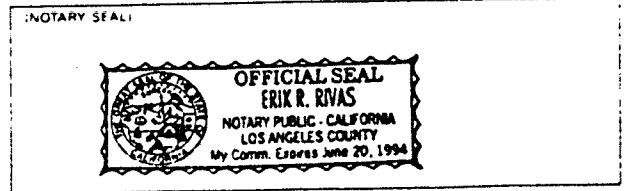


STATE OF CALIFORNIA, COUNTY OF (Specify): Los Angeles
(Name): Roberta May Neal, whose name is subscribed to the foregoing affidavit,

on (date): 2-8-92 personally appeared before me and acknowledged that he or she executed the affidavit, and
a. is known to me to be that person, or
b. was proved to be that person by satisfactory evidence.

Erik R. Rivas

(SIGNATURE OF NOTARY PUBLIC)

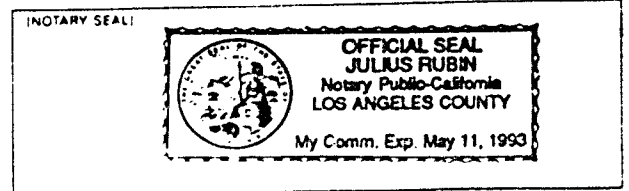


STATE OF CALIFORNIA, COUNTY OF (Specify): LOS ANGELES
(Name): Clara V. Hooker, whose name is subscribed to the foregoing affidavit,

on (date): 4-29-92 personally appeared before me and acknowledged that he or she executed the affidavit, and
a. is known to me to be that person, or
b. was proved to be that person by satisfactory evidence.

not sig?

(SIGNATURE OF NOTARY PUBLIC)



ESTATE OF: FANNIE NEAL

231595

CASE NUMBER

ATTACHMENT NO: 5a

(IN DECEDENTS' ESTATES, ATTACHMENTS MUST CONFORM TO PROBATE CODE 601 REGARDING COMMUNITY AND SEPARATE PROPERTY)

PAGE OF TOTAL PAGES
(ADD PAGES AS REQUIRED)

Item No.	Description	Appraised value
1.	Undivided one-third interest in unimproved real property located in Elsinore, County of Riverside, California, described as:	

That portion of Lot 55, United 25, Country Club Heights, Elsinore, as shown in Map Book 17, Pages 79 and 80, on file in the office of the County Recorder, Riverside County, Riverside, California, described as follows:

Beginning at a point in the Northeasterly line of said lot, which point is distant Northwesterly 30 feet, measured along said Northeasterly line, from the most Easterly corner of said lot; thence Northwesterly along said Northeasterly line, a distance of 30 feet; thence Southwesterly a distance of 120 feet, more or less, in a direct line, to a point in the Southwesterly line of said lot, which point is distant Southeasterly 40 feet, measured along Southwesterly line, from the most Westerly corner of said lot; thence Southeasterly along said Southwesterly line, a distance of 30 feet; thence northeasterly a distance of 130 feet, in a direct line, to the point of beginning.

1997

Patten, Faith & Sandford

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

Name: Howard E. Neal
Address: c/o 1352 Burnside, #6
City & State: Los Angeles, CA 90019
Zip:

Title Order No. Escrow No.

RECEIVED FOR RECORD AT 8:00 O'CLOCK

JUN - 2 1992

Recorded in Official Records of Riverside County, California

Notary Public
Fees \$ 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THIS FORM FURNISHED BY UNITED TITLE COMPANY

This is a bonafide gift and the grantor received nothing in return, R & T 11911.

- The undersigned declares that the documentary transfer tax is \$ none and is
 - computed on the full value of the interest or property conveyed, or is
 - computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 - unincorporated area
 - city of _____

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

ESSIE YOUNG

do es , hereby remise, release and forever quitclaim to **HOWARD E. NEAL**, an unmarried man

the following described real property in the _____ county of **Riverside** state of California:

An undivided one-third interest in unimproved real property located at:

That portion of Lot 55, United 25, Country Club Heights, Elisnore, as shown in Map Book 17, Pages 79 and 80, on file in the office of the County Recorder, Riverside County, Riverside, California, described as follows:

Beginning at a point in the Northeasterly line of said lot, which point is distant Northwesterly 30 feet, measured along said Northeasterly line, from the most Easterly corner of said lot; thence Northwesterly along said Northeasterly line, a distance of 30 feet; thence Southwesterly a distance of 120 feet, more or less, in a direct line, to a point in the Southwesterly line of said lot, which point is distant Southeasterly 40 feet, measured along Southwesterly line, from the most Westerly corner of said lot; thence Southeasterly along said Southwesterly line, a distance of 30 feet; thence northeasterly a distance of 130 feet, in a direct line, to the point of beginning.

Date

April 16, 1992

Essie Young
Essie Young

STATE OF CALIFORNIA

COUNTY OF Los Angeles

} SS.

On April 16, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared Essie Young

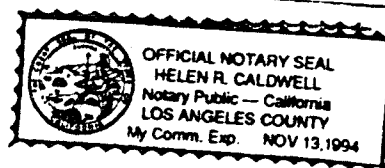
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/s/he/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

WITNESS my hand and official seal.

Signature

Helen R. Caldwell

FOR NOTARY SEAL OR STAMP



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

CERTIFICATE OF DEATH

STATE FILE NUMBER _____ LOCAL REGISTRATION NUMBER _____

1. NAME OF DECEDENT—FIRST (GIVEN) LARRY 2. MIDDLE VERNON 3. LAST (FAMILY) NEAL

4. DATE OF BIRTH M/M/D/D/C/C/Y 06/29/1930 5. AGE YRS 69 6. UNDER 1 YEAR 7. UNDER 24 HOURS 8. SEX MALE 9. DATE OF DEATH M/M/D/D/C/C/Y 05/20/2000 10. HOUR 1222

11. MILITARY SERVICE 12. MARITAL STATUS DIVORCED 13. EDUCATION—YEARS COMPLETED 13

14. RACE BLACK 15. HISPANIC—SPECIFY 16. USUAL EMPLOYER O.K.VENDING

17. OCCUPATION MACHINIST 18. KIND OF BUSINESS CATERING 19. YEAR IN OCCUPATION 22

20. RESIDENCE—(STREET AND NUMBER OR LOCATION) 21. CITY 22. COUNTY 23. ZIP CODE 24. VRS IN COUNTY 25. STATE OR FOREIGN COUNTRY

1352 BURNSIDE AVE #6 LOS ANGELES LOS ANGELES 90019 69 CALIFORNIA

26. NAME OF SURVIVING SPOUSE—FIRST 27. MARRIAGE ANNULMENT (STATE AND NUMBER OF MARRIAGE) CITY OF DEATH, STATE, ZIP

JAVONNE HOLLIMAN—DAUGHTER 4605 SAN JOSE ST. MONTECLAIR, CA 91763

28. NAME OF SURVIVING SPOUSE—FIRST 29. MIDDLE 30. LAST (MARRIAGE NAME)

31. NAME OF FATHER—FIRST 32. MIDDLE 33. LAST

GROVER C NEAL

34. NAME OF MOTHER—FIRST 35. MIDDLE 36. LAST (MARRIAGE NAME)

FANNIE HANNAH

37. DATE M/M/D/D/C/C/Y 38. PLACE OF FINAL DISPOSITION

05/25/2000 ETERNAL VALLEY CEMETERY 23287 N. SIERRA HWY. NEWHALL, CA

39. TYPE OF DISPOSITION 40. SIGNATURE OF CHADLNER 41. LICENSE NO.

BURIAL [Signature] 7449

42. NAME OF FUNERAL DIRECTOR 43. SIGNATURE OF LOCAL REGISTRAR 44. DATE M/M/D/D/C/C/Y

SPALDING MORTUARY FD 1121 [Signature] 05/25/2000

101. PLACE OF DEATH 102. IF HOSPITAL, SPECIFY ONE 103. FACILITY OTHER THAN HOSPITAL 104. COUNTY

RESIDENCE LOS ANGELES

105. STREET ADDRESS (STREET AND NUMBER OR LOCATION) 106. CITY

1352 BURNSIDE AVE #6 LOS ANGELES

107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE NOW, A, B, C, AND D) 108. INTERNAL MEDICINE (CHECK ONE) 109. DEATH REPORTED TO CORONER

(A) VENTRICULAR ARRHYTHMIA MIN. [X] YES [] NO 2000-53891

(B) SEVERE LEFT VENTRICULAR DYSFUNCTION 8 YRS. [] YES [X] NO

(C) CORONARY ARTERY DISEASE 8 YRS. [] YES [X] NO

(D) NONE

110. AUTOPSY PERFORMED [] YES [X] NO

111. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH, BUT NOT RELATED TO CAUSE GIVEN IN 107

NONE

112. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107? (IF YES, LIST TYPE OF OPERATION AND DATE)

CORONARY ARTERY BYPASS GRAFT - / - /1992

113. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED. BECAME ATTENDED SINCE M/M/D/D/C/C/Y M/M/D/D/C/C/Y

12/12/1997 03/16/2000

114. SIGNATURE AND TITLE OF PHYSICIAN 115. LICENSE NO. 116. DATE M/M/D/D/C/C/Y

[Signature] 6025406 05/24/2000

117. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP

STEPHEN LEBOWITZ M.D. 1526 N. EDMONT L, A. CA. 90027

118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED.

119. MANNER OF DEATH 120. INJURY AT WORK 121. INJURY DATE M/M/D/D/C/C/Y 122. HOUR 123. PLACE OF INJURY

[] NATURAL [] SUICIDE [] HOMICIDE [] YES [] NO

[] ACCIDENT [] PENDING INVESTIGATION [] DOUBT NOT YET DETERMINED

124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)

125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)

126. SIGNATURE OF CORONER OR DEPUTY CORONER 127. DATE M/M/D/D/C/C/Y 128. TYPE, NAME, TITLE OF CORONER OR DEPUTY CORONER

4149 370035691

STATE REGISTRAR A B C D E F G H FAX AUTH. # CENSUS TRACT

This is a true certified copy of the record filed in the County of Los Angeles Department of Health Services if it bears the Registrar's signature in purple ink.

DATE ISSUED MAY 30 2000 Director of Health Services and Registrar

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

