

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



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

JUL 28 2010

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 179, Item 126.
Last assessed to: Sal Vahed a Single Man.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the claim from Sal Vahed, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 454200005-0;
- 2) Deny the claim from David S. Halper DBA Timezone;
- 3) Authorize and direct the Auditor-Controller to issue a warrant to Sal Vahed in the amount of \$18,542.77, 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 on page two)

Don Kent, Treasurer-Tax Collector

FINANCIAL DATA	Current F.Y. Total Cost:	\$18,542.77	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: Christopher M. Hans

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

FORM APPROVED COUNTY COUNSEL
BY: DALE A. GARDNER 7/28/10
DATE: 7/28/10
Department Concurrence

Consent
 Policy
 Consent
 Policy

Dept's Recomm.:
 Per Exec. Ofc.:

BOARD OF SUPERVISORS

Form 11:

Page 2

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 17, 2008 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 12, 2008. 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 9, 2008, 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 two claims for excess proceeds:

- 1) Claim from Sal Vahed based on a Grant Deed recorded March 7, 2002 as Instrument No. 2002-117503.
- 2) Claim from David S. Halper DBA Timezone based on a Grant Deed recorded March 7, 2002 as Instrument No. 2002-117503.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Sal Vahed be awarded excess proceeds in the amount of \$18,542.77. The claim from David S. Halper DBA Timezone be denied since he was unable to substantiate his claim. 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: Don Kent, Treasurer and Tax Collector
Re: Claim for Excess Proceeds
TC 179 Item 126 Assessment No.: 454200005-0
Assessee: VAHED, SAL
Situs: NONE
Date Sold: March 17, 2008
Date Deed to Purchaser Recorded: May 12, 2008
Final Date to Submit Claim: May 12, 2009

RECEIVED
2009 MAY 12 PM 12:46
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 19,031.00 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. 2002-117503; recorded on 3-7-02. 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.

ATTACHED: GRANT DEED Doc # 2002-117503

If the property is held in Joint Tenancy, the tax sale 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 MAY, 2009 at ORANGE, CA
County, State



Signature of Claimant

Signature of Claimant

SAL VAHED

Print Name

Print Name

10241 RUSSELL AVE.

Street Address

Street Address

ORANGE CA. 92843

City, State, Zip

City, State, Zip

(714) 583-0397

Phone Number

Phone Number

(714) 715-7706

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(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

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Re: Claim for Excess Proceeds

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Assessee: VAHED, SAL

Situs: NONE

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Date Deed to Purchaser Recorded: May 12, 2008

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Executed this 12 day of MAY, 2009 at ORANGE, CA.
County, State



Signature of Claimant

Signature of Claimant

SAL VAHED

Print Name

Print Name

10241 RUSSELL AVE.

Street Address

Street Address

ORANGE CA. 92843

City, State, Zip

City, State, Zip

(714) 583-0397

Phone Number

Phone Number

(714) 715-7706

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Sal Vahed
10241 Russell Ave
Garden Grove, CA 92843

DOC # 2002-117503

03/07/2002 08:00A Fee:23.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



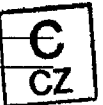
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DOCUMENTARY TRANSFER TAX \$ 3.85

X... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

A.P.N. 454-200-005-0

Signature of Declarant or Agent determining Tax — Firm Name



T.R.A. 071-043

GRANT DEED

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

JOHN PACE AND ROSINA PACE, Husband and Wife as Joint Tenants

hereby GRANT(S) to

SAL VAHED a Single Man

the real property in the ^{area} of Hemet
County of Riverside

, State of California, described as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated March 3, 2002

[Signature]
JOHN PACE

[Signature]
ROSINA PACE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

On MARCH 4, 2002 before me,

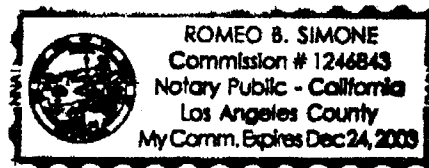
ROMEO B. SIMONE, NOTARY PUBLIC

personally appeared JOHN PACE AND ROSINA PACE

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 *[Signature]*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FATCOLA 72 (6/94)

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 36, 240 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO C. N. PARKER BY DEED RECORDED APRIL 23, 1956 AS INSTRUMENT NO. 20489 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE CONTINUING NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 36, 200 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTHEAST PARALLEL WITH THE NORTH LINE OF SAID PARKER PROPERTY, 218 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL CONVEYED TO AUBREY BURNS, ET UX, BY DEED RECORDED OCTOBER 19, 1962 AS INSTRUMENT NO. 97106 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE NORTHERLY ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL CONVEYED TO AUBREY BURNS, ET UX, 30 FEET MORE OR LESS, TO AN INTERSECTION WITH A LINE 230 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE ABOVE MENTIONED PARKER PROPERTY;
 THENCE SOUTHEASTERLY ALONG SAID LINE, 60 FEET;
 THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, 275.55 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE WEST ALONG SAID NORTH LINE, 270.71 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
 THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 240.86 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES 30 FEET IN WIDTH, THE SOUTHERLY LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 36;
 THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 36, 240 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN PROPERTY CONVEYED TO C. N. PARKER, BY DEED RECORDED APRIL 23, 1954 AS INSTRUMENT NO. 20489 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PARKER PARCEL, 218 FEET TO THE BEGINNING OF THE SOUTHERLY LINE OF SAID EASEMENT;
 THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PARKER PROPERTY, 442 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, THE EASTERLY TERMINUS OF SAID EASEMENT.

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PARCEL 3:

AN EASEMENT FOR ROAD AND UTILITIES 40 FEET IN WIDTH THE CENTER LINE OF SAME BEGINNING AT A POINT ON THE NORTH SIDE OF GIBBLE ROAD APPROXIMATELY 130 FEET NORTH OF THE MOST SOUTHERLY SIDE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST; THENCE WEST TO A POINT APPROXIMATELY 100 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST.

PARCEL 4:

AN EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY.

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 36;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 36, 240 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO C.N. PARKER BY DEED RECORDED APRIL 23, 1954 AS INSTRUMENT NO. 204849 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARKER PROPERTY 218 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO AUBREY BURNS, ET UX, BY DEED RECORDED OCTOBER 19, 1962 AS INSTRUMENT NO. 97106 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
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THENCE SOUTHEASTERLY ALONG SAID LINE, 30 FEET;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID BURNS PROPERTY AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID PARKER PROPERTY;
THENCE NORTHWESTERLY ALONG SAID NORTH LINE 30 FEET TO THE POINT OF BEGINNING.



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

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC179 Item 126 Assessment No.: 454-200-005-0

Assessee: Vahed, Sal

Situs:

Date Sold: March 17th, 2008

Date Deed to Purchaser Recorded: May 12th, 2008

Final Date to Submit Claim: May 12th, 2009

RECEIVED
2009 MAY 11 PM 1:23
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 19,031.00 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. 02-117503; recorded on 3/7/2002. 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.


AUTHORITY TO ACT/ LIMITED POWER OF ATTORNEY

DEED (Document # 2002-117503)

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 11TH day of MAY, 2009 at RIVERSIDE, CALIFORNIA
County, State


Signature of Claimant

Signature of Claimant

David S. Halper dba Timezone
Print Name

Print Name

904 Silver Spur Rd. #363
Street Address

Street Address

Rolling Hills Estates, CA 90274
City, State, Zip

City, State, Zip

(310) 265-0220
Phone Number

Phone Number

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Sal Vahed
10241 Russell Ave
Garden Grove, CA 92843

DOC # 2002-117503

03/07/2002 08:00A Fee:23.00

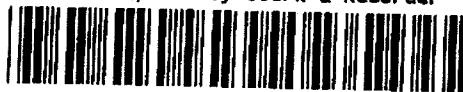
Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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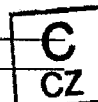
DOCUMENTARY TRANSFER TAX \$ 3.85

X... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

A.P.N. 454-200-005-0

T.R.A. 071-043

Signature of Declarant or Agent determining Tax — Firm Name



GRANT DEED

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

JOHN PACE AND ROSINA PACE, Husband and Wife as Joint Tenants

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SAL VAHED a Single Man

the real property in the ¹⁰⁰¹ of Hemet
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SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated March 3, 2002

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

On MARCH 4, 2002 before me,
ROMEO B. SIMONE, NOTARY PUBLIC
personally appeared JOHN PACE AND
ROSINA PACE

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.

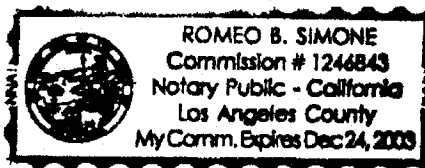
Signature Romeo B. Simone

X John Pace

JOHN PACE

X Rosina Pace

ROSINA PACE



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FATCOLA 72 (6/94)

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INITIAL
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PARCEL 3:

AN EASEMENT FOR ROAD AND UTILITIES 40 FEET IN WIDTH THE CENTER LINE OF SAME BEGINNING AT A POINT ON THE NORTH SIDE OF GIBBLE ROAD APPROXIMATELY 130 FEET NORTH OF THE MOST SOUTHERLY SIDE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST; THENCE WEST TO A POINT APPROXIMATELY 100 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST.

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