

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

504
A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
DEC 19 2013

SUBJECT: Rescission of Tax Deed to Purchaser of Tax-Defaulted Property, Sale No. TC196 Item 729, April 29, 2013. District 1/1 [\$186,852.08] Fund 10000-1400100000, 65010-1300100000, 65310-1300-100000, 65315-1300100000 & 65595-1400100000

RECOMMENDED MOTION:

1) Request that under the provisions of Section 3731, Revenue and Taxation Code, the Board of Supervisors rescind the tax sale of parcel number 936120008-9. 2) Direct the Tax Collector to prepare and execute a Rescission of Tax Deed to Purchaser of Tax-Defaulted property. 3) That the Tax Collector refund to the purchaser the purchase price of \$180,297.55 plus interest, as well as the current taxes paid in the amount of \$6,554.53. 4) Direct the County-Clerk Recorder to record the Rescission of Tax Deed without charge.

BACKGROUND:

Summary

Continued on Page two

Don Kent
Treasurer-Tax Collector

FORM APPROVED COUNTY COUNSEL
BY: Dale A. Gardner 12/19/13
DATE

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 186,852.08	\$ 0.00	\$ 186,852.08	\$ 0.00	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	

SOURCE OF FUNDS: 10000-1400100000, 65010-1300100000, 65310-1300-100000, 65315-1300100000 & 65595-1400100000
 Budget Adjustment: N/A
 For Fiscal Year: 2013-2014

C.E.O. RECOMMENDATION:

APPROVE

BY:
Karen L. Johnson

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Abstain: Jeffries
 Date: March 11, 2014
 xc: Treasurer, ACR

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

Prev. Agn. Ref.: _____ District: 1/1 Agenda Number: _____

9-7

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

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Rescission of Tax Deed to Purchaser of Tax-Defaulted Property, Sale No. TC196 Item 729,
April 29, 2013. District 1/1 [\$186,852.08] Fund 10000-1400100000, 65010-1300100000, 65310-1300-
100000, 65315-1300100000 & 65595-1400100000

DATE: DEC 19 2013

PAGE: Page 2 of 3

BACKGROUND:

Summary (continued)

On April 29, 2013 during the Tax Collector's online public auction of tax defaulted parcels the property described in the Tax Deed to Purchaser, attached hereto and incorporated by reference, was sold to Khatibi Aliasghar for \$180,099, plus Documentary Transfer Tax of \$ \$198.55.

In August 2013, the Clerk of the Board received a petition from the previous owners Michael P. & Lisa R. Zuccato, attached hereto and incorporated by reference, to the Board of Supervisors requesting a rescission of the tax sale for parcel 936120008-9. The petition requesting rescission is based on the claim that the applicants were not afforded notice of pending tax sale.

The Treasurer-Tax Collector complied with all State of California Revenue and Taxation Codes which included:

- Mailing current, delinquent and defaulted tax bills each year to the address provided on the deed
- 3 year defaulted publication in the newspaper
- 5 year power to sell publication in the newspaper
- Power to sell certified notice
 1. To the address on the deed
 2. Search of relevant telephone books (to accomplish this we use identity verification software)
- Parties of Interest Report ordered to locate additional parties of interest
- Tax sale certified notice
 1. To the address on the deed
 2. To any address found through address research while looking for other property owned in Riverside County by the same owner
 3. To any address on any payment made on this property since the owner acquired the property
 4. Search of relevant telephone books (to accomplish this we use identity verification software)
- Occupant letter (regular mail) mailed to the situs (property address) address
- Tax Sale Publication

In 2006 the United States Supreme Court decided Jones v. Flowers, 541 U.S. 220 (2006). In that case the Court held that a tax collector has to take further reasonable efforts if the tax collector learns that a mailed notice was not received. We received notice of this case from County Counsel in 2006 with suggestions on what additional steps we should implement in the tax sale process to be in compliance with not only the State Due Process but also the Federal Constitutional Due Process. The suggested additional steps were mailing a letter to the Occupant at the property address, however if there is no property address (land only), then a letter mailed to the mailing address of the last known owner. We implemented those suggested additional steps immediately.

(continued on page three)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Rescission of Tax Deed to Purchaser of Tax-Defaulted Property, Sale No. TC196 Item 729,
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100000, 65315-1300100000 & 65595-1400100000

DATE: DEC 19 2013

PAGE: Page 3 of 3

After receiving this petition we contacted surrounding counties to see what steps they were taking to try and locate owners of properties before selling property at a tax sale and discovered that Riverside County was doing more research and notifications than all counties contacted. Although we are doing more than other counties, after review of the Jones v. Flowers case it is county counsel's opinion that we should have posted a notice on the vacant land when we made the personal visit to this property. In the future when we make a personal visit, we will post even vacant land with a notice of tax sale.

Pursuant to Revenue and Taxation Code Section 3731, if it is determined that the property should not have been sold, the sale may be rescinded by the Board of Supervisors with the consent of the county legal advisor. Both the Tax Collector and County Counsel have agreed that the tax sale should be rescinded. The property will be subject to past due property taxes immediately if the rescission of sale is granted.

The purchaser, Kgatibi Aliasghar, has not consented to the rescission of tax sale. Pursuant to Revenue and Taxation Code Section 3731, if the written consent of the purchaser of the property or a successor in interest is not obtained, the sale may be rescinded by the Board of Supervisors if both the following conditions are met.

1. A hearing is scheduled before the Board of Supervisors
2. A notification is provided to the purchaser of the hearing scheduled before the Board of Supervisors.

The notice of hearing was mailed by certified mail to all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service are attached hereto and incorporated by reference.

IMPACT ON CITIZENS AND BUSINESSES

If this rescission is approved the taxes will need to be paid immediately. There is virtually no impact to the citizens and businesses of Riverside County.

ATTACHMENTS (if needed, in this order):

- A. Certified Notice to previous owner of Board Hearing
- B. Certified Notice to purchaser of Board Hearing
- C. Certified Green Cards to previous owner/purchaser
- D. Memorandum from Dale Gardner from County Counsel
- E. Petition to Rescind Tax Sale of Property
- F. Parties of Interest Report
- G. Tax Deed to Purchaser of Tax-Defaulted Property



MEMORANDUM

RIVERSIDE COUNTY COUNSEL

DATE: December 19, 2013

TO: Don Kent, Treasurer-Tax Collector

FROM: Dale Gardner, Deputy County Counsel

RE: Consent to Rescission of Tax Deed (Sale No. TC 196 Item 729) in Respect of APN 936-120-008-9 Pursuant to Revenue and Taxation Code Section 3731

Dear Mr. Kent,

This memorandum serves as the consent of County Counsel (the County's legal advisor) to the rescission of the Tax Deed with respect to TC 192 Item 147 in respect of APN 936-120-008-9 pursuant to Section 3731 of the Revenue and Taxation Code.

This consent is based on the following facts and conclusions of law:

APN 936-120-008-9 (the "Property") was sold at public auction for delinquent taxes on April 29, 2013. The Property was sold to Khatibi Aliasghar (the "Purchaser"). A Petition for Rescission was received from Petitioners Michael P. Zuccato and Lisa R. Zuccato in August of 2013 alleging that the Property should not have been sold because Petitioners were denied prior notice of the sale. Petitioners further allege that they were unaware that they had failed to pay the taxes on the Property. Although it is implausible that Petitioners were unaware that they had never paid taxes on the Property, Petitioners were due requisite notice prior to the sale. Although the Treasurer-Tax Collector's Office valiantly exceeded the requirements of all state statutes in attempting to provide notice to the Petitioners, when staff physically visited the Property, written notice of the sale should have been posted pursuant to recent United States Supreme Court precedent. See, Jones v. Flowers, 547 US 220, 235 (2006).

Our review of the title records in the Lot Book Report reflect that the property has not been transferred or conveyed by the Purchaser to a bona fide purchaser for value; and that the Property has not become subject to a bona fide encumbrance for value subsequent to the recordation of the Tax Deed.

This office consents to the rescission of the Tax Deed based on our conclusion that the Property should not have been sold. Although the Purchaser has failed to consent to the rescission of the sale, the Board of Supervisors may proceed with a duly noticed public hearing to rescind the Tax Deed.

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

SUE BAUER
SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO
INVESTMENT MANAGER



DON KENT
TREASURER

GARY COTTERILL
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

January 24, 2014

Michael P & Lisa R. Zuccato
11 Coastal Canyon Dr.
Newport Coast, Ca 92657

Assessment Number: 936120008-9 Address: 23550 Carancho Rd. Temecula, Ca 92590 Item: 196-729 Date of Sale: April 29, 2013.

Petitioner: Michael P. & Lisa R. Zuccato:

Your petition to rescind the above referenced property has been reviewed by this office and we are making our recommendation to the Riverside County Board of Supervisors as noted on the attached copy of the **FORM 11**. Our recommendation is to have the tax deed rescinded because we should have posted a notice on the vacant land when we made the personal visit to the property. In addition we are including copies of all items that will be provided to the Board of Supervisors which include the parties of interest report, a consent memo from County Counsel and the petition request form. Please contact our office at (951) 955-3949, if you have any questions regarding this recommendation.

If approved by the Board of Supervisors a refund will be issued to the purchaser or the successor in interest, if applicable, for the purchase amount of the property plus interest at the county pool apportioned rate as specified in Revenue and Taxation code section 5151 from the date of the purchase of the property.

This matter is being presented to the Riverside County Board of Supervisors at 4080 Lemon St., Riverside, California 92501 (Board Chambers, first floor) for placement on the Agenda of **March 11, 2014 at 9:30 a.m.** or as soon thereafter as the matter may be heard. You may, if you wish, make a presentation to the Board of Supervisors if you feel that our recommendation is improper. To do so on the date of the hearing fill out a "**REQUEST TO SPEAK**" form available at the entrance of the Board Room, and submit to the Clerk of the Board before the scheduled meeting time. Please be prepared to present to the Board of Supervisors copies of any documentation you may have which you feel supports your case.

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.RIVERSIDETAXINFO.COM ★ (951) 955-3900 ★ 1 (877) 748-2689 ★ FAX (951) 955-3923

If you do not agree with the Board of Supervisors vote, you have 90 days from the date of the Board's decision to seek review of the decision by filing an action or proceeding with the Clerk of the Consolidated Courts at 4050 Main St., Riverside, California 92501 pursuant to civil procedure code section 1094.5. However, if the Board decides not to rescind the tax deed, an action may be filed within one year pursuant to Revenue and Taxation Code 3725. **THE DECISION OF THE BOARD OF SUPERVISORS IS FINAL, UNLESS REVERSED BY THE COURT.**

Cordially,



Melissa Johnson
Chief Deputy Treasurer-Tax Collector
(951) 955-3949

cc: Thomas N. Jacobson
1650 Iowa Avenue Suite 190
Riverside, Ca 92507

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MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

January 24, 2014

Aliasghar Khatibi
4603 Hurford Terrace
Encino, Ca 91436

Assessment Number: 936120008-9 Address: 23550 Carancho Rd. Temecula, Ca 92590 Item: 196-729 Date of Sale: April 29, 2013.

Petitioner: Michael P. & Lisa R. Zuccato:

Riverside County received a petition requesting a rescission of the above referenced property. The petition has been reviewed by this office and we are making our recommendation to the Riverside County Board of Supervisors as noted on the attached copy of the **FORM 11**. Our recommendation is to have the tax deed rescinded because we should have posted a notice on the vacant land when we made the personal visit to the property. In addition we are including copies of all items that will be provided to the Board of Supervisors which include the parties of interest report, a consent memo from County Counsel and the petition request form. Please contact our office at (951) 955-3949, if you have any questions regarding this recommendation.

If approved by the Board of Supervisors a refund will be issued to the purchaser or the successor in interest, if applicable, for the purchase amount of the property plus interest at the county pool apportioned rate as specified in Revenue and Taxation code section 5151 from the date of the purchase of the property.

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Cordially,



Melissa Johnson
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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:

Thomas N. Jacobson
1650 Iowa Avenue Suite 190
Riverside, Ca 92507

2. Article Number
(Transfer from service label)

7003 2260 0004 1559 3494

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? YesIf 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

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:

Aliasghar Khatibi
4603 Hurford Terrace
Encino, Ca 91436

2. Article Number
(Transfer from service label)

7003 2260 0004 1559 3487

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? YesIf 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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael P & Lisa R. Zuccato
11 Coastal Canyon Dr.
Newport Coast, Ca 92657

2. Article Number

7003 2260 0004 1559 3470

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

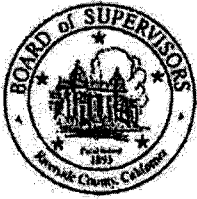
D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes



BOARD OF SUPERVISORS PETITION TO RESCIND TAX SALE OF PROPERTY

(Pursuant to California Revenue and Taxation Codes 3725 and 3731)

Petitions to rescind tax sales must be filed with the Clerk of the Board of Supervisors within one year of the execution of the Tax Collector's deed. Failure to complete this application in its entirety may result in the rejection and/or denial of the petition.

Petitions will be reviewed for content and the applicant will be contacted regarding a date to appear before the Board of Supervisors.

Prior to submitting this form to the Board of Supervisors for a board hearing, please contact the office of the Treasurer Tax-Collector directly to discuss the petition to rescind the tax sale. Please contact: Melissa Johnson, Chief Deputy Treasurer Tax Collector at 951-955-3949 or Sherry Hilliard, Deputy Treasurer Tax-Collector at 951-955-8317.

Applicant Information

Please type or print legibly

Applicant Name: Michael P. Zuccato and Lisa R. Zuccato

Mailing Address/P.O. Box: 11 Coastal Canyon Dr.

City: Newport Coast State: CA Zip Code: 92657

Daytime Phone: Cell Phone: 949-500-3666

Email Address: mzuccato@mac.com

Property Information

Street Address of Sold Property: 23550 Carancho Rd.

City: Temecula Zip Code: 92590

Parcel Number: 936120008-9 Tax Sale Date: April 29, 2013

Reason to Rescind Sale

Please provide as much detail as possible. You may attach additional pages of narrative as needed. Please attach any documents that support your position.

Please see attached from counsel for Applicant. Applicants were not afforded notice of the pending sale and the County of Riverside did not exercise due diligence in attempting to locate address at which mail could be received

Applicant Signature: 

Date: 8-12-13

Submit by mail:
Riverside County Clerk of the Board of Supervisors
P.O. Box 1147
Riverside, CA 92502

In Person:
Riverside County Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lamon Street, Room 127
Riverside, CA 92051
951-955-1061

Law Offices Of
Thomas N. Jacobson

ATTACHMENT TO PETITION TO RESCIND TAX SALE OF PROPERTY

To the Honorable Board of Supervisors of the County of Riverside:

Applicants, Michael P. Zuccato and Lisa R. Zuccato hereby apply to the Board of Supervisors to rescind the Tax Sale of the property located at 23550 Carancho Road, Temecula, California 92590 on the grounds the County did not provide adequate or proper notice of the Tax Sale and failed to follow the policies and procedures of County Tax Sale Procedural Manual. The County knowing, or should have known, the property was vacant land and that any notices addressed to the property were not being delivered or left in the open air, and would not reach applicants, did not undertake any investigation to find an alternative address for Applicants, thereby depriving them of notice.

Applicants purchased the property in issue on April 13, 2006. A copy of the Grant Deed is attached hereto as Exhibit "A". Said deed was recorded as Instrument No. 2006-0421492 on June 9, 2006. The address of the property and address listed on the Grant Deed is 23550 Carancho Road (Vacant Land), Temecula, CA 92590.

Applicants have tended and cared for the land since its purchase but did not make any payments of property tax assessments as they are accustomed to paying from invoices they receive from vendors and government agencies. It did not occur to them they were not paying taxes on the property as they were busy with their personal businesses and lives and had not seen anything on the property or otherwise to put them on notice the property taxes were not being paid.

When the County of Riverside gave notice of the tax sale on the property, it is quite clear the County did nothing more than use the address on the deed which is clearly designated as "Vacant Land" and send the notice to a place they knew, or should have known, the notice would not reach Applicants.

California Revenue and Taxation Code, Section 3701 provides in relevant part as follows:

The tax collector shall make a reasonable effort to obtain the name and last known mailing address of parties of interest.

Section 11 of the County Tax Sale Procedure Manual provides guidance on how to find the names and addresses of all parties of interest. This includes using a research consultant, title company or in house research. There is no evidence any of this was done in this case. The reason it is quite obvious no attempt was made to locate Applicants is because Applicants do not have a very common name and a simple search of Southern California finds Applicants as they are readily locatable through many tools. One of the reasons it is

Thomas N. Jacobson
August 11, 2013
Page 2 of 2 pages

obvious Applicants correct address could have been easily ascertained is because a company seeking to help them obtain the excess proceeds of the sale contacted Applicants directly at their Newport Coast address specifically stating there aren't too many Michael Zuccatos in Southern California.

Applicants respectfully request the Tax Sale be set aside and the property restored to Applicants.

EXHIBIT "A"

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EXHIBIT "A"

RECORDING REQUESTED BY:

LandAmerica Lawyers Title
Escrow No. 6007
Title Order No. 7124114

DOC # 2006-0421492
06/09/2006 08:00A Fee:17.00
Page 1 of 1 Doc 1 Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



When Recorded Mail Document
and Tax Statement To:
Michael Patrick Zuccato and Lisa Zuccato
23550 Carancho Road (Vacant Land)
Temecula, CA 92590

APN: 936-120-008

TRA-082

GRANT DEED

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 715.00

- 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 Temecula~~

17



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Victor Hugo Artavia and Evelyn Denise Artavia, Husband and Wife as Joint Tenants

hereby GRANT(S) to Michael P. Zuccato and Lisa R. Zuccato, and their successors, as Trustees
of the Zuccato Trust dated March 31, 2004 ^{ARSA}
the following described real property in the City of Temecula
County of Riverside, State of California:
Parcel 3, as shown on Parcel Map 15237 on file in Book 96 pages 2 and 3, of Parcel Maps, Records of Riverside
County, California.

Property Address: 23550 Carancho Road (Vacant Land), Temecula, CA 92590

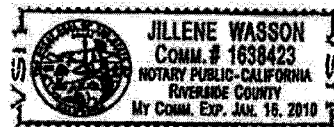
DATED: April 13, 2006

STATE OF CALIFORNIA
COUNTY OF Riverside
ON 4-26-06 before me,
Jillene Wasson, Notary Public personally appeared
Victor Hugo Artavia
Evelyn Denise Artavia

Victor Hugo Artavia

Evelyn Denise Artavia

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE



P.O. Box 1193
 Whittier, CA 90609
 Tel # (562) 325-8351
 Fax # (714) 783-3038

Updated Parties of Interest Report

Customer:
 TREASURER-TAX COLLECTOR, RIVERSIDE COUNTY

Order Number: **30584**

4080 Lemon Street
 Riverside CA 92501

Order Date: 12/19/2013

Dated as of: 12/11/2013

Attn: Sandy Finley
 Reference: 936120008-9
 IN RE: KHATIBI, ALIASGHAR

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 23550 Carancho Rd
 Temecula CA 92590

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 936120008-9

Assessments:	Land Value:	\$708,022.00
	Improvement Value:	\$8,875.00
	Exemption Value:	\$0.00
	Total Value:	\$716,897.00

The last recorded document(s) transferring title of said property

Document Type	Tax Deed
Dated	04/29/2013
Recorded	06/20/2013
Document No.	2013-0295602
D.T.T.	\$198.50
Grantor	Tax Collector of Riverside County
Grantee	Aliasghar Khatibi, a married man

NO OTHER EXCEPTIONS



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Riverside County Address Report

County Key: 936120008-9

30584

Run Date: 12/20/2013

Primary Assessee

ALIASGHAR KHATIBI

4603 HURFORD TERRACE
ENCINO, CA 91436

ALIASGHAR KHATIBI
4603 HURFORD TERRACE
ENCINO, CA 91436

DOC # 2013-0295602

06/20/2013 03:58P Fee:28.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
SMF FEE					T:	CTY	UNI	28-	

TRA 082-016

Doc. Trans. Tax - computed on full value of property conveyed \$ 198.55

Don Kent, Tax Collector

Don Kent
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2006-2007
and for nonpayment were duly declared to be in default 2007-936120008-0000
Default Number



This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and **ALIASGHAR KHATIBI, A MARRIED MAN** ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on APRIL 29, 2013 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$180,099.00.

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to ZUCCATO, MICHAEL P TR & LISA R TR, described as follows:

Assessor's Parcel Number 936120008-9

OUTSIDE CITY

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on
County of Riverside APRIL 29, 2013 By Don Kent
Tax Collector

On June 12, 2013, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who 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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.
Larry W. Ward, Assessor, Clerk Recorder

By: Larry W. Ward Seal
Deputy



§§3708 & 3804 R&T Code

TDL 8-19 (6-97)

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 15237, AS SHOWN BY MAP ON FILE IN BOOK 96, PAGES 2 AND 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

INQTITCO 936120008-9 2014 SECURED 08:27:53 12/23/2013 PAGE 1

ASSESSMENT NO 936120008-9 TAX YEAR 2014 TAXABILITY CD 0-00

YR PARCEL 936-120-008-9 TRA 082-016 VEST CD MM

MAILNAME KHATIBI ALIASGHAR

MAILADDR 4603 HURFORD TERRACE ENCINO CA 91436

ADDRDATE 09-10-2013 ADD DEEDPROC

OWNERID NONE

SITUS 23550 CARANCHO RD TEMECULA 92590

ASSESSEE KHATIBI ALIASGHAR

VEST TIT COD NONE

BILL NBR 000523125

CORTAC NO NONE

BILL SER NO

DEFAULTED NONE

CHG ROLL NONE

YRCOMENT NONE

ID DATA 7.04 ACRES NET IN PAR 3 PM 096/002 PM 15237

CONVEY 0295602 06/2013

ESCAPE NONE

ESCAPED ASMT NONE

PEN ASMTS (R&T 482) NONE

TIE TO ASSESSMENT NONE

8 SUPPLEMENTAL ASMTS	051118093-0	1994	UNS NO-SUP-BIL	
	051118098-5	1995	SEC PAID	04-09-1996
SUPPLEMENTAL ASMTS	051225169-7	1996	SEC PAID	07-07-1997
	051391193-2	1998	SEC PAID	05-11-1999
	051695061-5	2001	SEC REDEEMED	
	051851428-6	2002	SEC REDEEMED	
	052478927-4	2006	SEC REDEEMED	
	053280509-6	2013	SEC NOT VALUED	

* * * LAST PAGE * * *

Handwritten initials and scribbles at the top left of the page.

3704.7

TC194-729



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Parties of Interest Report

Order Number: **27986**

Customer:

TREASURER-TAX COLLECTOR, RIVERSIDE COUNTY
4080 Lemon Street
Riverside CA 92501

Order Date: 9/13/2012
Dated as of: 10/25/2012
County Name: Riverside

Attn: Sandy Finley
Reference: 936120008-9
IN RE: ZUCCATO, MICHAEL P. AND ZUCCATO, LISA R.

FEE(s):
Report: \$120.00

Property Address: 23550 Carancho
Temecula CA 92590 X

Assessor's Parcel No. : 936120008-9 X

Assessments:

Land Value:	\$694,140.00
Improvement Value:	\$8,701.00
Exemption Value:	\$0.00
Total Value:	\$702,841.00

Property Vesting

The last recorded document(s) transferring title of said property

Document Type	Grant Deed X
Dated	04/13/2006
Recorded	06/09/2006 X
Document No.	2006-0421492 X
D.T.T.	\$715.00
Grantor	Victor Hugo Artavia and Evelyn Denise Artavia, husband and wife as joint tenants
Grantee	Michael P. Zuccato and Lisa R. Zuccato and their successors, as Trustees of the Zuccato Trust dated March 31, 2004 X

Handwritten mark at the bottom right of the page.



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 27986

Reference: 936120008-9

Deeds of Trust

No Deeds of Trust of Record

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Notice of Power to Sell Tax-Defaulted Property ✓

Recorded

08/03/2012 ✕

Document No.

2012-0368179 ✕

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

AS DESCRIBED ON COUNTY TAX ASSESSMENT ROLLS. ✕



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Riverside County Address Report

County Key: 936120008-9

27986

Run Date: 11/2/2012

Primary Assessee

MICHAEL P. ZUCCATO AND LISA R. ZUCCATO, TRUSTEE S

C/o Michael Patrick Zuccato and Lisa Zuccato

23550 CARANCHO ROAD

TEMECULA, CA 92590



LAWYERS TITLE CO.

RECORDING REQUESTED BY:

LandAmerica Lawyers Title
Escrow No. 6007
Title Order No. 7124114

**When Recorded Mail Document
and Tax Statement To:**

Michael Patrick Zuccato and Lisa Zuccato
23550 Carancho Road (Vacant Land)
Temecula, CA 92590

DOC # 2006-0421492
06/09/2006 08:00A Fee:17.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



APN: 936-120-008

TRA-092

GRANT DEED X

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
A	R	L				COPY	LONG	REFUND	NCHG EXAM

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 715.00

- 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 Temecula~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Victor Hugo Artavia and Evelyn Denise Artavia, Husband and Wife as Joint Tenants

hereby GRANT(S) to Michael P. Zuccato and Lisa R. Zuccato, and their successors, as Trustees
of the Zuccato Trust dated March 31, 2004
the following described real property in the City of Temecula

County of Riverside, State of California:

Parcel 3, as shown on Parcel Map 15237 on file in Book 96 pages 2 and 3, of Parcel Maps, Records of Riverside
County, California.

Property Address: 23550 Carancho Road (Vacant Land), Temecula, CA 92590

DATED: April 13, 2006

STATE OF CALIFORNIA

COUNTY OF Riverside

ON 4-26-06 before me,

Jilene Wasson, Notary Public personally appeared

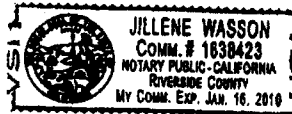
Victor Hugo Artavia

Evelyn Denise Artavia

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.

Victor Hugo Artavia

Evelyn Denise Artavia



Witness my hand and official seal.

Signature

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

Public Record

TREASURER-TAX COLLECTOR
STOP 1110

DON KENT
TAX COLLECTOR
4080 LEMON ST - 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

DOC # 2012-0368179
08/03/2012 09:37A Fee:NC
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	CHG	EXAM
T:						CTY	UNI	025	

03563 PRESS-ENTERPRISE

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

0
C
025

Which, pursuant to law was declared to be Tax-Defaulted on
for the nonpayment of delinquent taxes in the amount of
for the fiscal year 2006-2007, Default Number

JUNE 30, 2007

\$12,965.08

2007-936120008-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

ZUCCATO, MICHAEL P TR & LISA R TR \

and is situated in said county, State of California, described as follows:

936120008-9 \

Assessor's Parcel Number

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on
RIVERSIDE County JULY 1, 2012

By *Don Kent*
Tax Collector

On 07/23/2012, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who 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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.
Larry W. Ward, Assessor, Clerk Recorder

By: *Sandy* Seal
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 15237, AS SHOWN BY MAP ON FILE IN BOOK 96, PAGES 2 AND 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

INQITTCO 936120008-9\2013 SECURED 09:36:34 11/06/2012 PAGE 1

ASSESSMENT NO 936120008-9 TAX YEAR 2013 TAXABILITY CD 0-00

YR PARCEL 936-120-008-9 TRA 082-016 VEST CD NO

MAILNAME ZUCCATO MICHAEL P

MAILADDR NONE

ADDRDATE 10-23-2006 DEL DEEDPROC

OWNERID NONE

SITUS 23550 CARANCHO RD TEMECULA 92590 X

ASSESSEE ZUCCATO MICHAEL P X

VEST TIT COD TR X

ASSESSEE ZUCCATO LISA R X

VEST TIT COD TR X

BILL NBR 000521247

CORTAC NO NONE

BILL SER NO

DEFAULTED 2007-936120008-0000

CHG ROLL NONE

YRCOMENT NONE

ID DATA 7.04 ACRES NET IN PAR 3 PM 096/002 PM 15237

CONVEY 0421492 06/2006

ESCAPE NONE

ESCAPED ASMT NONE

PEN ASMTS (R&T 482) NONE

TIE TO ASSESSMENT NONE

7 SUPPLEMENTAL ASMTS	051118093-0	1994	UNS NO-SUP-BIL	
	051118098-5	1995	SEC PAID	04-09-1996
	051225169-7	1996	SEC PAID	07-07-1997
	051391193-2	1998	SEC PAID	05-11-1999
	051695061-5	2001	SEC REDEEMED	
	051851428-6	2002	SEC REDEEMED	
	052478927-4	2006	SEC BILLED/PEN	01-08-2007

* * * LAST PAGE * * *

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Benjamin Yungaray

Address: 3637 Arlington Ave. Suite D
(only if follow-up mail response requested)

City: Riverside **Zip:** 92506

Phone #: (951) 801-5570 3-412
9-7

Date: 3/11/14 **Agenda #** Tax Recission, Khattibi

PLEASE STATE YOUR POSITION BELOW: and Zuccato
Item: 196-729

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Thomas N. Jacobson

Address: 1650 Iowa Ave #190
(only if follow-up mail response requested)

City: Riverside **Zip:** 92507

Phone #: 951-682-7882

moved to

Date: 3-11-14 **Agenda #** 3-42-9-7

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: KHATIBI

Address: P.O. Box 16296
(only if follow-up mail response requested)

City: ENCINO **Zip:** 91416

Phone #: (818) 577-3822 ^{was 3-47}
9-7

Date: 3/11/14 **Agenda #** 196-729
^{Assessment # 936120008-9}

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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