

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 11/3/14

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

530A



**SUBMITTAL DATE:
 NOV 03 2014**

FROM: Don Kent, Treasurer/Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 185, Item 72. Last assessed to: Alvin Roach and Dorothy J. Roach, husband and wife as joint tenants. District 5/5 [\$58,429] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd., assignee for Alvin C. Roach, heir to the Estate of Alvin Roach, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 342181002-1;

(continued on page two)

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the March 16, 2010 public auction sale. The deed conveying title to the purchasers at the auction was recorded April 26, 2010. 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 3, 2010, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent
 Don Kent
 Treasurer-Tax Collector

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 58,429	\$ 0	\$ 58,429	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale
 Budget Adjustment: N/A
 For Fiscal Year: 14/15

C.E.O. RECOMMENDATION:

APPROVE

BY: Samuel Wong 12/2/14
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: December 9, 2014
 xc: Treasurer, Auditor

Kecia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy

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

Prev. Agn. Ref.: _____ District: 5/5 Agenda Number: _____

9-15

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 185, Item 72. Last assessed to: Alvin Roach and Dorothy J. Roach, husband and wife as joint tenants. District 5/5 [\$58,429] Fund 65595 Excess Proceeds from Tax Sale.

DATE: NOV 03 2014

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from Global Discoveries, Ltd., assignee for Ernest L. Roach, heir to the Estate of Alvin Roach, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 342181002-1;
3. Authorize and direct the Auditor-Controller to issue warrants to Global Discoveries, Ltd., assignee for Alvin C. Roach, heir to the Estate of Alvin Roach in the amount of \$29,214.87 and Global Discoveries, Ltd., assignee for Ernest L. Roach, heir to the Estate of Alvin Roach in the amount of \$29,214.86 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND:

Summary (continued)

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

1. Claim from Global Discoveries, Ltd., assignee for Alvin C. Roach, heir to the Estate of Alvin Roach based on an Assignment of Right to Collect Excess Proceeds dated May 13, 2010, a Grant Deed recorded July 31, 1968 as Instrument No. 73830, First and Final Report of Co-Administrators and Petition for Distribution on Waiver of Account, (Probate Code Section 10954) and for Allowance of Statutory Attorney's Fees Filed March 25, 2005, and the death certificates of Alvin Roach and Dorothy James Roach.
2. Claim from Global Discoveries, Ltd., assignee for Ernest L. Roach, heir to the Estate of Alvin Roach based on an Assignment of Right to Collect Excess Proceeds dated May 14, 2010, a Grant Deed recorded July 31, 1968 as Instrument No. 73830, First and Final Report of Co-Administrators and Petition for Distribution on Waiver of Account, (Probate Code Section 10954) and for Allowance of Statutory Attorney's Fees Filed March 25, 2005, and the death certificates of Alvin Roach and Dorothy James Roach.

Pursuant to Section 4675 (a) & (b) & (f) of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., assignee for Alvin C. Roach, heir to the Estate of Alvin Roach be awarded excess proceeds in the amount of \$29,214.87 and Global Discoveries, Ltd., assignee for Ernest L. Roach, heir to the Estate of Alvin Roach be awarded excess proceeds in the amount of \$29,214.86. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to the heirs of the last assesseees of the property.

ATTACHMENTS (if needed, in this order):

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

CLAIM SUMMARY

To: Riverside County Treasurer and Tax Collector

Assessors Parcel Number: 342181002-1
Last Assessee: ROACH ALVIN & DOROTHY J
Sale Date: 3/16/2010
Tax Sale Number: TC185
Item Number: 72

RECEIVED
2010 MAY 27 AM 9:56
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Grant Deed granting interest to Alvin Roach and Dorothy J. Roach, Husband and Wife as Joint Tenants as Document# 73830, Recorded in Riverside County on 07/31/1968
2. Certified Death Certificate for Alvin Roach
3. Certified Death Certificate for Dorothy J. Roach
4. Entire Probate Case File for the Estate of Alvin Roach as Case Number: 085127 granting His Entire Estate to his Son's; Alvin C. Roach and Ernest T. Roach. **Please Note: On Attachment 6a(1) regarding Dorothy J. Roach:** "Decedent's spouse, Dorothy James Roach, failed to survive him by 120 hours and pursuant to probate code section 6403, is deemed to have predeceased him."
5. Recorder of Births for Alvin C. Roach
6. Declaration of one and the Same Person
7. Assignment of Excess Proceeds signed by Alvin C. Roach, as Heir to the Estate of Alvin Roach
8. Claim Form(s) signed by Global Discoveries
9. Photo ID for Assignor: Alvin C. Roach

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$29,438.50 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries, Ltd. and mailed to P.O. Box 1748, Modesto, California 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Chief Operating Officer, at (209) 593-3913, or e-mail to jed@globaldiscoveries.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 7009-3410-0001-7917-6623

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to GLOBAL DISCOVERIES, LTD. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 342181002-1, Tax Sale Number TC185, Item 72 sold at public auction on 3/16/2010. I understand that the total of excess proceeds available for refund is \$ 58,877.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Alvin C. Roach, as Heir to the Estate of Alvin Roach (Signature of Party of Interest/Assignor) (Date) 5/13/2010 (Name Printed)

Tax ID/SS# [Redacted] P.O. Box 1271 (Address) Tustin, CA 92781-1271 (City/State/Zip)

STATE OF CALIFORNIA)ss. COUNTY OF ORANGE) (Area Code/Telephone Number)

On MAY 13, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared [Redacted] Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

SEE ATTACHED CALIF. ALL PURPOSE KNOWLEDGEMENT.

WITNESS my hand and official seal. (Signature of Notary)

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

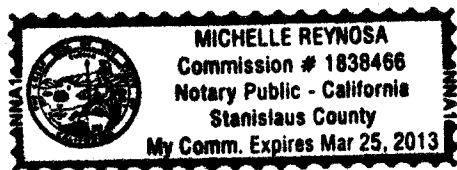
Jed Byerly, Chief Operating Officer (Signature of Assignee) (Name Printed)

Tax ID/SS# 77-0558969 Global Discoveries, Ltd. (Address) P.O. Box 1748 Modesto, California 95353-1748 (City/State/Zip) Phone: (209) 593-3913

On 5-20-2010, before me, the undersigned, a Notary Public in and for said State, personally appeared ***Jed Byerly*** Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Signature of Notary)

(This area for official seal)





CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

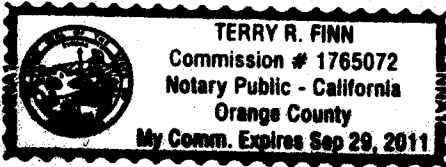
On MAY 13, 2010
Date

before me,

TERRY R. FINN, NOTARY PUBLIC
Here Insert Name and Title of the Officer

personally appeared

ALVIN C. REACH
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature

Terry R. Finn
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

ASSIGNMENT OF R. CITY TO COLLECT EXPRESS PROCEEDS

Document Date:

5/13/2010

Number of Pages:

1

Signer(s) Other Than Named Above:

NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: ALVIN C. REACH

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 342181002-1

Tax Sale Number: TC185

Item Number: 72

Date of Sale: 3/16/2010

The undersigned claimant, Global Discoveries, Ltd., claims \$29,438.50+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 25th day of May, 2010 at Modesto, California.

By: [Signature]
Jed Byerly, Chief Operating Officer
Global Discoveries, Ltd. Tax ID # 77-0558969
P.O. Box 1748
Modesto, CA 95353-1748
(209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California

County of Stanislaus

On 5-20-2010 before me, Michelle Reynosa, Notary Public, personally appeared
(Date) (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

[Signature] (seal)
Signature of Notary Public



Number. Number. **110-3070**

73830

RECORDING REQUESTED BY

WHEN RECORDED, PLEASE MAIL TO

Mr. and Mrs. Alvin Roach
873 Collingwood Drive
Pomona, California 91767

RECEIVED FOR RECORD

JUL 31 1968

AT 9:00 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

W.D. Balogh

Recorder
FEE \$ 2.10 P.M.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax \$3.30

Grant Deed

ROBERT T. O'DONNELL, a married man, and MYRON UPTON, a married man

For a Valuable Consideration, the receipt of which is hereby acknowledged, do hereby
GRANT to ALVIN ROACH and DOROTHY J. ROACH, husband and wife as joint tenants

all that real property situated in the County of Riverside, State of California, described as follows:

Lot 22 of Sun View Park No. 1 as per map recorded in Book 48 pages 48 and 49 of Maps in the office of the Recorder of said County.

SUBJECT TO: General and Special Taxes not delinquent.

Covenants, conditions, and restrictions; and rights, rights of way, easements for public utilities, water companies, alleys and streets; now of record, if any.

The condition that any improvement construction on the herein described property shall contain a minimum of 1000 square feet. A violation thereof shall not defeat nor render invalid the lien of any mortgage or Deed of Trust made in good faith and for value.

142390-8

CITY OF PERRIS

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

Dated July 3, 1968

Robert T. O'Donnell
Robert T. O'Donnell
Myron Upton
Myron Upton

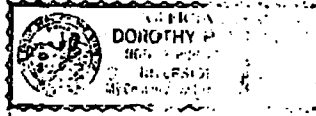
STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

On July 9, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert T. O'Donnell and Myron Upton

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)



Dorothy P. McGuire
(Notary Public's Signature)
DOROTHY P. MCGUIRE
(Name - Typed or Printed)
Notary Public in and for said State

Mail To: Statements to Return Address Above

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3 052003 1 06799

CERTIFICATE OF DEATH

3 2003 3 3006529

STATE FILE NUMBER 3 052003 1 06799		CERTIFICATE OF DEATH USE BLACK INK ONLY / NO CORRECTIVES, WHITE OUTS OR ALTERATIONS YES / NO / YES		LOCAL REGISTRATION NUMBER 3 2003 3 3006529	
1. NAME OF DECEDENT - FIRST (Given) Alvin		2. MIDDLE -		3. LAST (Family) Roach	
4. DATE OF BIRTH 05/09/1920		5. AGE-Yrs. 83		6. SEX M	
8. BIRTH STATE/FOREIGN COUNTRY LA		10. SOCIAL SECURITY NUMBER [REDACTED]		11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS (at Time of Death) Married		7. DATE OF DEATH 07/05/2003		8. HOUR (24 Hour) 0748	
13. EDUCATION - Highest Level/Degree 9		14. WAS DECEDENT SPANISH/SPANIC/LATINO? (If yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		14. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) Black	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED Cement Worker		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) Construction		16. YEARS IN OCCUPATION 20	
20. DECEDENT'S RESIDENCE (Street and number or location) 2023 Sunnysands Drive					
21. CITY Perris		22. COUNTY/PROVINCE Riverside		23. ZIP CODE 92570	
24. YEARS IN COUNTY 17		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP Dorothy Roach, Wife			27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) 2023 Sunnysands Drive Perris, CA 92570		
28. NAME OF SURVIVING SPOUSE - FIRST Dorothy		29. MIDDLE -		30. LAST (Maiden Name) Barnes	
31. NAME OF FATHER - FIRST Ernest		32. MIDDLE -		33. LAST Roach	
34. BIRTH STATE LA		35. NAME OF MOTHER - FIRST Hilda		36. MIDDLE -	
37. LAST Roach		38. BIRTH STATE LA			
39. DISPOSITION DATE 07/11/2003		40. PLACE OF FINAL DISPOSITION Riverside National Cemetery, Riverside, CA 92505			
41. TYPE OF DISPOSITION BU		42. FUNERAL HOME OR CREMATORIAL HOME [REDACTED]		43. LICENSE NUMBER [REDACTED]	
44. NAME OF FUNERAL ESTABLISHMENT Miller-Jones Mortuary & Crematory Inc.		45. ADDRESS [REDACTED]		46. PHONE NUMBER [REDACTED]	
101. PLACE OF DEATH Devonshire Care Center, Riverside, CA 92505					
102. COUNTY Riverside		103. STREET ADDRESS OR LOCATION (Street and number or location) 1330 E Devonshire		104. CITY Hamet	
107. CAUSE OF DEATH Immediate Cause (W) (First disease or condition resulting in death) Respiratory Arrest		108. DEATH REPORTED TO CORONER? (A) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		109. MEDICAL NUMBER 2003-4138	
107. CAUSE OF DEATH Secondary Cause (X) (Any condition, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST)		108. DEATH REPORTED TO CORONER? (B) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		110. AUTOPSY PERFORMED? (C) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 Coronary Artery Disease, Senile Dementia		108. DEATH REPORTED TO CORONER? (D) <input type="checkbox"/> YES <input type="checkbox"/> NO		111. USED IN DETERMINING CAUSE? (E) <input type="checkbox"/> YES <input type="checkbox"/> NO	
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) No		113A. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK			
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since: 05/27/2003 Decedent Last Seen Alive: 05/27/2003		115. SIGNATURE AND TITLE OF PHYSICIAN [REDACTED]		116. LICENSE NUMBER A78238	
117. DATE 07/10/2003		118. TYPE ATTESTING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE Thang D Nguyen MD 27830 Bradley Rd Sun City, CA 92586			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE [REDACTED]	
122. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.) [REDACTED]					
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury) [REDACTED]					
125. LOCATION OF INJURY (Street and number, or location, and city, and ZIP) [REDACTED]					
126. SIGNATURE OF CORONER / DEPUTY CORONER [REDACTED]		127. DATE 07/10/2003		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER [REDACTED]	
STATE REGISTRAR A 4 B X C 2 D E		FAX AUTH. # 035679		CENSUS TRACT	

NOT A VALID DOCUMENT TO ESTABLISH IDENTITY



CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

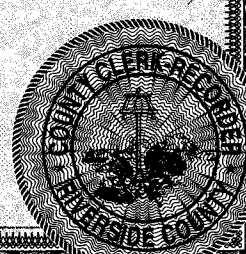
This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

DATE ISSUED APR 27 2010

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

Larry W Ward

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA



CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3052003106800

CERTIFICATE OF DEATH

3200333006530

1. NAME OF DECEDENT - FIRST (Given) Dorothy		2. MIDDLE James		3. LAST (Family) Roach	
4A. ALSO KNOWN AS - include full AKA (FIRST, MIDDLE, LAST)		4. DATE OF BIRTH mm/dd/yyyy 10/15/1918		8. AGE Yrs 84	
5. BIRTH STATE/FOREIGN COUNTRY TX		10. SOCIAL SECURITY NUMBER [REDACTED]		11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
13. EDUCATION - Highest Level Degree (see worksheet on back) 9		14/15. WAS DECEDENT SPANISH/HISPANIC/LATINO? (If yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) 20 Black	
17. USUAL OCCUPATION - Type of work for most of life; DO NOT USE RETIRED Caregiver		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) Health Care		19. YEARS IN OCCUPATION 12	
20. DECEDENT'S RESIDENCE (Street and number or location) 2023 Sunnysands Drive					
21. CITY Perris		22. COUNTY/PROVINCE Riverside		23. ZIP CODE 92570	
24. YEARS IN COUNTY 17		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP Ernest Roach, Son			27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) 2023 Sunnysands Drive Perris, CA 92570		
28. NAME OF SURVIVING SPOUSE - FIRST -		29. MIDDLE -		30. LAST (Maiden Name) -	
31. NAME OF FATHER - FIRST James		32. MIDDLE -		34. BIRTH STATE TX	
33. NAME OF MOTHER - FIRST Natalie		35. MIDDLE -		36. BIRTH STATE TX	
37. DISPOSITION DATE mm/dd/yyyy 07/11/2003		40. PLACE OF FINAL DISPOSITION Riverside National Cemetery, Riverside, CA 92518			
41. TYPE OF DISPOSITION(S) BU		43. LICENSE NUMBER 7010		47. DATE mm/dd/yyyy 07/10/2003	
44. NAME OF FUNERAL ESTABLISHMENT Miller-Jones Mortuary & Crematory INC		45. DATE mm/dd/yyyy 07/10/2003			
101. PLACE OF DEATH Own Residence		102. HOSPITAL: SPECIFY ONE <input type="checkbox"/> Hospital <input type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other			
104. COUNTY Riverside		105. FACILITY ADDRESS OR LOCATION WHERE FOUND 2023 Sunnysands Drive		106. CITY Perris	
107. CAUSE OF DEATH IMMEDIATE CAUSE (Final disease or condition resulting in death) (A) Acute Myocardial Infarction (B) History of Severe Valvular Heart Disease UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (C) History of Congestive Heart Failure		108. DEATH REPORTED TO CORONER? (A) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PHYSICAL NUMBER 2003-4111 (B) mins (C) yrs (D) yrs		109. BIOPSY PERFORMED? (A) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (B) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (C) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (D) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 History of Peripheral Vascular Disease, Hypertension					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) No					
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Admitted Since: [] Decedent Last Seen Alive: []		115. SIGNATURE AND TITLE OF CERTIFIER [REDACTED]		116. LICENSE NUMBER A72564	
117. DATE: mm/dd/yyyy 06/26/2003		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE Stephen Nguyen MD 27830 Bradley Rd Sun City, CA 92586			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE mm/dd/yyyy	
122. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
123. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
124. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)					
125. SIGNATURE OF CORONER/DEPUTY CORONER [REDACTED]		127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER/DEPUTY CORONER	
STATE REGISTRAR A 4 B X C 2 D E		FAX AUTH. # 030943		CENSUS TRACT	



CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

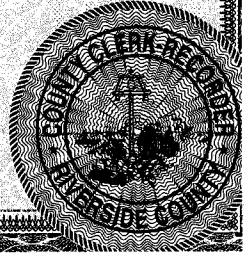
MAY 05 2010

DATE ISSUED

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

Larry W. Ward

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA





Ph: 209-593-3900 or 800-370-0372 | Fx: 209-549-9299 | Info@gd-ltd.com

1120 13th Street, Suite A | Modesto, CA 95354

June 16, 2010

VIA CERTIFIED MAIL

Riverside County
Treasurer & Tax Collector
Attn: Desiree Taylor
4080 Lemon St. 4th Floor
Riverside, CA 92501

APN: 342181002
Date of Sale: 03-16-2010
TC # 185
Item # 72

Dear Ms. Taylor:

RECEIVED
2010 JUL - 7 AM 11:52
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Please find the following documentation to support our claim for the above referenced parcel:

- Certified Certificate of Live Birth Certificate for Alvin Roach

We hope the above referenced assists in perfecting our claim for the above referenced parcel. If there is anything further that you may need, please contact me at (209) 593-3917 or (800) 710-1703.

Sincerely,


Amy L. Elmer
Manager of Claims Processing
Global Discoveries, LTD.

Enclosures

MR

Certified Tracking #: 7009-3410-0001-7917-7460



CERTIFICATE OF LIVE BIRTH

L4142302

BIRTH NO. 117-1942-215-00676

1A CHILD'S LAST NAME
ROACH

1B FIRST NAME
ALVIN

1C SECOND NAME
CHARLIE

2A BIRTH DATE
MARCH 9, 1942

2B TIME OF BIRTH

3 SEX
MALE

4 NUMBER BORN
1

5 BIRTH ORDER
SINGLE

6A PLACE OF BIRTH (CITY, TOWN, OR LOCATION)
NEW ORLEANS

6B PARISH OF BIRTH
ORLEANS

6C NAME OF HOSPITAL OR INSTITUTION
***CHARITY HOSPITAL**

7A RESIDENCE OF MOTHER (CITY, TOWN, OR LOCATION)
NEW ORLEANS

7B PARISH
ORLEANS

7C STATE
LOUISIANA

7D ZIP CODE

7E STREET ADDRESS OF RESIDENCE
1306 S GALVEZ STREET

8A FATHER'S LAST NAME
ROACH

8B FIRST NAME
ALVIN

8C SECOND NAME

8D CITY AND STATE OF BIRTH (IF NOT U.S., NAME OF COUNTRY)
NEW ORLEANS, LOUISIANA

8E AGE AT THIS BIRTH
21

9A MOTHER'S MAIDEN NAME
RICHARDSON

9B FIRST NAME
BEULAH

9C SECOND NAME

9D CITY AND STATE OF BIRTH (IF NOT U.S., NAME OF COUNTRY)
NEW ORLEANS, LOUISIANA

9E AGE AT THIS BIRTH
18

FILE DATE
MARCH 12, 1942

DATE ISSUED
JUNE 10, 2010



THE ABOVE IS A TRUE CERTIFICATION OF NAME AND BIRTH FACTS ON FILE IN THE VITAL RECORDS REGISTRY OF THE STATE OF LOUISIANA, PURSUANT TO LSA-R.S. 40:32, ET SEQ.

A REPRODUCTION OF THIS DOCUMENT IS VOID AND INVALID. DO NOT ACCEPT COPIES.

ISSUED BY: C. MILLS

Charlene W. Smith

OFFICE OF Recorder of Births, Marriages and Deaths

PARISH OF ORLEANS

No. 47744

MUNICIPAL OFFICE BUILDING, CARONDELET AND LAFAYETTE STREETS

This is to Certify that ALVIN CHARLIE ROACH (COLORED)

lawful SON of ALVIN ROACH

and BEULAH RICHARDSON

was born on

the 9TH day of MARCH

194 2, and registered in Book

No. 215 Folio 576, on the 12TH day of

MARCH 194 2

This copy is free. The cost of certified copy is 50 cents.

W. J. Prudhomme
DEPUTY RECORDER.

W. J. PRUDHOMME
DEPUTY RECORDER
BIRTHS, MARRIAGES AND DEATHS
PARISH OF ORLEANS

40

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):
GEORGETIA H. R. RAINEY, ESQ. SB# 130563
 5777 W. CENTURY BOULEVARD, SUITE 1470
 LOS ANGELES, CA 90045
 TELEPHONE NO.: (310) 670-4868 FAX NO. (310) 670-4789
 E-MAIL ADDRESS (Optional):
 ATTORNEY FOR (Name): **ALVIN C. ROACH & ERNEST L. ROACH**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
 STREET ADDRESS: **4050 MAIN STREET**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **RIVERSIDE, CA 92501**
 BRANCH NAME:

ESTATE OF (Name): **ALVIN ROACH** DECEDENT

PETITION FOR Probate of Will and for Letters Testamentary
 Probate of Will and for Letters of Administration with Will Annexed
 Letters of Administration
 Letters of Special Administration with general powers
 Authorization to Administer Under the Independent Administration of Estates Act with limited authority

FOR COURT USE ONLY

FILED
 SUPERIOR COURT OF CALIFORNIA
 COUNTY OF RIVERSIDE

NOV 03 2003

B 8

CASE NO.: **085127**

HEARING DATE: **12-9-03**

DEPT.: **1** TIME: **8:45AM**

1. Publication will be in (specify name of newspaper): **NET NEWS**
- a. Publication requested, b. Publication to be arranged.
2. Petitioner (name of each): **ALVIN C. ROACH & ERNEST L. ROACH** requests
- a. decedent's will and codicils, if any, be admitted to probate.
 b. (name): **ALVIN C. ROACH & ERNEST L. ROACH**
 be appointed (1) executor (3) administrator
 (2) administrator with will annexed (4) special administrator with general powers
 and Letters issue upon qualification.
- c. that full limited authority be granted to administer under the Independent Administration of Estates Act.
- d. (1) bond not be required for the reasons stated in Item 4c.
 (2) \$ bond be filed. It will be furnished by an admitted surety insurer or as otherwise provided by law.
 (3) \$ [Specify reasons in Attachment 2 if the amount is different from the maximum required by Prob. Code § 8482.]
 in deposits in a blocked account be allowed. Receipts will be filed. (Specify institution and location):
3. a. Estimated value of the estate for filing fee purposes (Complete in all cases. The estimated value of the estate is the fair market value of the real and personal property of the estate at the date of the decedent's death, without reduction for encumbrances. See Gov. Code, § 26827.):
- | | |
|---|---|
| (1) <input checked="" type="checkbox"/> Less than \$250,000 | (6) <input type="checkbox"/> At least \$1.5 million and less than \$2 million |
| (2) <input type="checkbox"/> At least \$250,000 and less than \$500,000 | (7) <input type="checkbox"/> At least \$2 million and less than \$2.5 million |
| (3) <input type="checkbox"/> At least \$500,000 and less than \$750,000 | (8) <input type="checkbox"/> At least \$2.5 million and less than \$3.5 million |
| (4) <input type="checkbox"/> At least \$750,000 and less than \$1 million | (9) <input type="checkbox"/> \$ |
| (5) <input type="checkbox"/> At least \$1 million and less than \$1.5 million | |
- * (Specify total estimated value of estate.)
- b. This petition is not the first petition for appointment of a personal representative with general powers filed in this proceeding. The first petition was filed on (date):
4. a. Decedent died on (date): **7/5/03** at (place): **HEMET, CALIFORNIA**
- (1) a resident of the county named above.
 (2) a nonresident of California and left an estate in the county named above located at (specify location permitting publication in the newspaper named in item 1):
- b. Street address, city, and county of decedent's residence at time of death (specify): **2023 SUNNYSANDS DRIVE
 PERRIS, CA 92570
 RIVERSIDE COUNTY**

ESTATE OF (Name):

ALVIN ROACH

CASE NUMBER:

DECEDENT

4. c. Character and estimated value of the property of the estate for bond purposes:

- (1) Personal property: \$ 115,000.00
- (2) Annual gross income from
- (a) real property: \$ -0-
- (b) personal property: \$ 5,000.00
- Total: \$ 120,000.00
- (3) Real property: \$ 100,000.00 (If full authority under the Independent Administration of Estates Act is requested, state the fair market value of the real property less encumbrances.)

- d. (1) Will waives bond. Special administrator is the named executor and the will waives bond.
- (2) All beneficiaries are adults and have waived bond, and the will does not require a bond. (Affix waiver as Attachment 4d(2).)
- (3) All heirs at law are adults and have waived bond. (Affix waiver as Attachment 4d(3).)
- (4) Sole personal representative is a corporate fiduciary or an exempt government agency.
- e. (1) Decedent died intestate.
- (2) Copy of decedent's will dated: codicils dated: are affixed as Attachment 4e(2). (Include in Attachment 4e(2) a typed copy of a handwritten will and a translation of a foreign language will.)
- The will and all codicils are self-proving (Prob. Code, § 8226).

f. Appointment of personal representative (check all applicable boxes):

- (1) Appointment of executor or administrator with will annexed:
- (a) Proposed executor is named as executor in the will and consents to act.
- (b) No executor is named in the will.
- (c) Proposed personal representative is a nominee of a person entitled to Letters. (Affix nomination as Attachment 4f(1)(c).)
- (d) Other named executors will not act because of death declination other reasons (specify in Attachment 4f(1)(d)).
- (2) Appointment of administrator:
- (a) Petitioner is a person entitled to Letters. (If necessary, explain priority in Attachment 4f(2)(a).)
- (b) Petitioner is a nominee of a person entitled to Letters. (Affix nomination as Attachment 4f(2)(b).)
- (c) Petitioner is related to the decedent as (specify): SONS
- (3) Appointment of special administrator requested. (Specify grounds and requested powers in Attachment 4f(3).)

- g. Proposed personal representative is a resident of California nonresident of California (affix statement of permanent address as Attachment 4g). resident of the United States nonresident of the United States.

5. Decedent's will does not preclude administration of this estate under the Independent Administration of Estates Act.

6. a. The decedent is survived by (check at least one box in each of items (1)-(4)).

- (1) spouse no spouse as follows: divorced or never married spouse deceased
- (2) domestic partner no domestic partner (See Prob. Code, §§ 37(b), 6401(e), and 6402.)
- (3) child as follows: natural or adopted natural adopted by a third party no child
- (4) issue of a predeceased child no issue of a predeceased child

- b. Decedent is is not survived by a stepchild or foster child or children who would have been adopted by decedent but for a legal barrier. (See Prob. Code, § 6454.)

7. (Complete if decedent was survived by (1) a spouse or domestic partner but no issue (only a or b apply), or (2) no spouse, domestic partner, or issue. Check the first box that applies):

- a. Decedent is survived by a parent or parents who are listed in Item 9.
- b. Decedent is survived by issue of deceased parents, all of whom are listed in Item 9.
- c. Decedent is survived by a grandparent or grandparents who are listed in Item 9.
- d. Decedent is survived by issue of grandparents, all of whom are listed in Item 9.
- e. Decedent is survived by issue of a predeceased spouse, all of whom are listed in Item 9.
- f. Decedent is survived by next of kin, all of whom are listed in Item 9.
- g. Decedent is survived by parents of a predeceased spouse or issue of those parents, if both are predeceased, all of whom are listed in Item 9.
- h. Decedent is survived by no known next of kin.

ESTATE OF (Name): ALVIN ROACH	CASE NUMBER: DECEDENT
---	---------------------------------

8. (Complete only if no spouse or issue survived decedent.) Decedent had no predeceased spouse had a predeceased spouse who (1) died not more than 15 years before decedent owning an interest in real property that passed to decedent, (2) died not more than five years before decedent owning personal property valued at \$10,000 or more that passed to decedent, (3) neither (1) nor (2) apply. (If you checked (1) or (2), check only the first box that applies):
- a. Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 9.
 - b. Decedent is survived by a parent or parents of the predeceased spouse who are listed in item 9.
 - c. Decedent is survived by issue of a parent of the predeceased spouse, all of whom are listed in item 9.
 - d. Decedent is survived by next of kin of the decedent, all of whom are listed in item 9.
 - e. Decedent is survived by next of kin of the predeceased spouse, all of whom are listed in item 9.

9. Listed below are the names, relationships, ages, and addresses, so far as known to or reasonably ascertainable by petitioner, of (1) all persons named in decedent's will and codicils, whether living or deceased; (2) all persons named or checked in items 2, 6, 7, and 8; and (3) all beneficiaries of a devise trust in which the trustee and personal representative are the same person.

Name and Relationship	Age	Address
DOROTHY JAMES ROACH, PREDECEASED SPOUSE		
ALVIN C. ROACH	ADULT SON	2023 SUNNYSANDS DRIVE PERRIS, CA 92570
ERNEST L. ROACH	ADULT SON	2023 SUNNYSANDS DRIVE PERRIS, CA 92570
STANLEY ROACH, PREDECEASED SON, NO ISSUE OR SPOUSE		

Continued on Attachment 9.

10. Number of pages attached: _____

Date: **10-28-03**

* (Signatures of all petitioners also required. (Prob. Code, § 1020, California Rules of Court, rule 7.103.)

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

Date: **10-27-03**

ALVIN C. ROACH

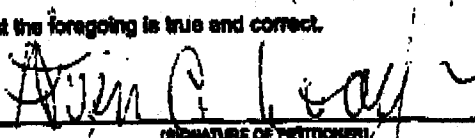
(TYPE OR PRINT NAME)

ERNEST L. ROACH

(TYPE OR PRINT NAME)



(SIGNATURE OF ATTORNEY)



(SIGNATURE OF PETITIONER)



(SIGNATURE OF PETITIONER)

ATTACHMENT 44(3)

WAIVER OF BOND

PETITIONERS HEREIN ARE THE ISSUE OF THE DECEDENT AND THE SOLE HEIRS AT LAW OF HIS ESTATE AND HEREBY WAIVE THE REQUIREMENT OF BOND.

IF THE COURT REQUIRES THAT PETITIONERS BE BONDED AS CO-ADMINISTRATORS, PETITIONERS ALLEGE THAT A BOND IN THE AMOUNT OF \$120,000.00 IS SUFFICIENT.

ATTACHMENT 6a(1)

PREDECEASED SPOUSE

DECEDENT'S SPOUSE, DOROTHY JAMES ROACH, FAILED TO SURVIVE HIM BY 120 HOURS AND PURSUANT TO PROBATE CODE SECTION 6403, IS DEEMED TO HAVE PREDECEASED HIM.

A COPY OF DOROTHY JAMES ROACH'S DEATH CERTIFICATE IS ATTACHED HERETO.

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3200333006530

Form with fields for: Decedent Name, Date of Birth (10/15/1918), Sex (M), Race (Black), Marital Status (Widowed), Date of Death (07/09/2003), Place of Death (Health Care), and various medical history sections including Myocardial Infarction, Congestive Heart Failure, Hypertension, and Diabetes. Includes fields for Attending Physician (Dr. Phillip M.D.), Date of Signature (07/14/2003), and Registrar (Stanley M.D.).

CERTIFIED COPY OF VITAL RECORDS REGISTRATION # 030943



DATE ISSUED **07/14/2003**
This is a true and correct copy of the original as certified and placed on file in the office of the Registrar, County of Riverside, California.
Dr. Phillip M.D.
Attending Physician, M.D., Los Angeles
RIVERSIDE COUNTY, CALIFORNIA



This copy is valid unless prepared on engraved paper displaying seal and signature of Registrar.

THE PRESS-ENTERPRISE

Corona-Norco Independent, Elsinore Sun-Tribune,
Rancho News, Sun City News, Menifee Valley News

3512 Fourteenth Street
Riverside CA 92501-3578
909-984-1200
909-988-9018 FAX

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE
(2018, 2016.5 C.C.P.)

PROOF OF PUBLICATION OF

LE-Petition to Administer

Ad Desc.: Estate of Roach / 085127

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the city of Riverside, County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267664; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12-19-03
12-20-03
12-28-03

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Dec. 28, 2003
At: Riverside, California



CAL NET

PO BOX 60869
LOS ANGELES CA 90060

Ad #: 

PO #: 

Agency #: _____

1-4

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE


DEC 29 2003


K. Peoples

[Vertical strip of text, likely a newspaper masthead or publication information, mostly illegible due to heavy blacking out.]

ORIGINAL

DE-140

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): 130563 Georgetta H. R. Rainey Ricks Rainey Attorneys at Law 5777 W. Century Blvd. Suite 1470 Los Angeles, CA 90045		TELEPHONE AND FAX NOS.: (310) 670-4868	FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE JAN 6 2004 
ATTORNEY FOR (Name): ALVIN & ERNEST ROACH SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 MAIN STREET MAILING ADDRESS: SAME CITY AND ZIP CODE: RIVERSIDE, CA 92501 BRANCH NAME: MAIN			
ESTATE OF (Name): THE ESTATE OF ALVIN ROACH DECEDENT			
ORDER FOR PROBATE ORDER APPOINTING <input type="checkbox"/> Executor <input type="checkbox"/> Administrator with Will Annexed <input checked="" type="checkbox"/> Administrator <input type="checkbox"/> Special Administrator <input checked="" type="checkbox"/> Order Authorizing Independent Administration of Estate <input type="checkbox"/> with full authority <input checked="" type="checkbox"/> with limited authority		CARE NUMBER: 085127	
WARNING: THIS APPOINTMENT IS NOT EFFECTIVE UNTIL LETTERS HAVE ISSUED.			

1. Date of hearing: 01-06-04 Time: 8:45 Dept./Room: 1 Judge: Stephen D. Cunison

THE COURT FINDS

2. a. All notices required by law have been given.
 b. Decedent died on (date): 7-09-03
 (1) a resident of the California county named above.
 (2) a nonresident of California and left an estate in the county named above.
 c. Decedent died
 (1) Intestate
 (2) testate
 and decedent's will dated: and each codicil dated:
 was admitted to probate by Minute Order on (date):

THE COURT ORDERS

3. (Name): ALVIN C. ROACH & ERNEST L. ROACH
 is appointed personal representative:
 a. executor of the decedent's will
 b. administrator with will annexed
 c. administrator
 d. special administrator
 (1) with general powers
 (2) with special powers as specified in Attachment 3d(2)
 (3) without notice of hearing
 (4) letters will expire on (date):
 and letters shall issue on qualification.
 4. a. Full Authority is granted to administer the estate under the Independent Administration of Estates Act.
 b. Limited authority is granted to administer the estate under the Independent Administration of Estates Act (there is no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
 5. a. Bond is not required.
 b. Bond is fixed at: \$ to be furnished by an authorized surety company or as otherwise provided by law.
 c. Deposits of: \$ are ordered to be placed in a blocked account at (specify institution and location); and receipts shall be filed. No withdrawals shall be made without a court order. Additional orders in Attachment 5c.
 d. The personal representative is not authorized to take possession of money or any other property without a specific court order.
 6. (Name): Margaret Singleton, MA, appointed probate referee.
 Probate Referee
 1-800-528-1664
 P.O. Box 308
 Temecula, CA 92592
 Date: Jan 6, 2004
 JUDGE OF THE SUPERIOR COURT
 SIGNATURE FOLLOWS LAST ATTACHMENT

7. Number of pages attached:

ORIGINAL

DE-147

<small>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):</small> GEORGETTA H. R. RAINEY SN 130563 ATTORNEY AT LAW 5777 WEST CENTURY BOULEVARD, SUITE 1470 LOS ANGELES CA 90045 TELEPHONE NO.: (310) 670-4868 FAX NO./COURIER: (310) 670-4789 <small>E-MAIL ADDRESS (Optional):</small> ATTORNEY FOR (Name): ALVIN C. ROACH & ERNEST L. ROACH	<small>FOR COURT USE ONLY</small> <div style="text-align: center; font-size: 2em; font-weight: bold;">FILED</div> <div style="text-align: center;">SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE</div> <div style="text-align: center; font-size: 1.2em;">JAN - 6 2004</div> <div style="text-align: center;">K. Rahtves</div> <hr style="width: 50%; margin: auto;"/> <small>CASE NUMBER:</small> <div style="text-align: center; font-size: 1.5em;">085 107</div>
<small>ESTATE OF (Name):</small> ALVIN ROACH <small>DECEDENT</small>	
DUTIES AND LIABILITIES OF PERSONAL REPRESENTATIVE and Acknowledgment of Receipt	

DUTIES AND LIABILITIES OF PERSONAL REPRESENTATIVE

When the court appoints you as personal representative of an estate, you become an officer of the court and assume certain duties and obligations. An attorney is best qualified to advise you about these matters. You should understand the following:

1. MANAGING THE ESTATE'S ASSETS

- a. **Prudent investments**
You must manage the estate assets with the care of a prudent person dealing with someone else's property. This means that you must be cautious and may not make any speculative investments.
- b. **Keep estate assets separate**
You must keep the money and property in this estate separate from anyone else's, including your own. When you open a bank account for the estate, the account name must indicate that it is an estate account and not your personal account. Never deposit estate funds in your personal account or otherwise mix them with your or anyone else's property. Securities in the estate must also be held in a name that shows they are estate property and not your personal property.
- c. **Interest-bearing accounts and other investments**
Except for checking accounts intended for ordinary administration expenses, estate accounts must earn interest. You may deposit estate funds in insured accounts in financial institutions, but you should consult with an attorney before making other kinds of investments.
- d. **Other restrictions**
There are many other restrictions on your authority to deal with estate property. You should not spend any of the estate's money unless you have received permission from the court or have been advised to do so by an attorney. You may reimburse yourself for official court costs paid by you to the county clerk and for the premium on your bond. Without prior order of the court, you may not pay fees to yourself or to your attorney, if you have one. If you do not obtain the court's permission when it is required, you may be removed as personal representative or you may be required to reimburse the estate from your own personal funds, or both. You should consult with an attorney concerning the legal requirements affecting sales, leases, mortgages, and investments of estate property.

2. INVENTORY OF ESTATE PROPERTY

- a. **Locate the estate's property**
You must attempt to locate and take possession of all the decedent's property to be administered in the estate.
- b. **Determine the value of the property**
You must arrange to have a court-appointed referee determine the value of the property unless the appointment is waived by the court. You, rather than the referee, must determine the value of certain "cash items." An attorney can advise you about how to do this.
- c. **File an inventory and appraisal**
Within four months after Letters are first issued to you as personal representative, you must file with the court an inventory and appraisal of all the assets in the estate.

ESTATE OF (Name): ALVIN ROACH	DECEDENT	CASE NUMBER: 085127
---	----------	-------------------------------

d. File a change of ownership

At the time you file the inventory and appraisal, you must also file a change of ownership statement with the county recorder or assessor in each county where the decedent owned real property at the time of death, as provided in section 480 of the California Revenue and Taxation Code.

3. NOTICE TO CREDITORS

You must mail a notice of administration to each known creditor of the decedent within four months after your appointment as personal representative. If the decedent received Medi-Cal assistance, you must notify the State Director of Health Services within 90 days after appointment.

4. INSURANCE

You should determine that there is appropriate and adequate insurance covering the assets and risks of the estate. Maintain the insurance in force during the entire period of the administration.

5. RECORD KEEPING

a. Keep accounts

You must keep complete and accurate records of each financial transaction affecting the estate. You will have to prepare an account of all money and property you have received, what you have spent, and the date of each transaction. You must describe in detail what you have left after the payment of expenses.

b. Court review

Your account will be reviewed by the court. Save your receipts because the court may ask to review them. If you do not file your accounts as required, the court will order you to do so. You may be removed as personal representative if you fail to comply.

6. CONSULTING AN ATTORNEY

If you have an attorney, you should cooperate with the attorney at all times. You and your attorney are responsible for completing the estate administration as promptly as possible. When in doubt, contact your attorney.

NOTICE: 1. This statement of duties and liabilities is a summary and is not a complete statement of the law. Your conduct as a personal representative is governed by the law itself and not by this summary.
2. If you fail to perform your duties or to meet the deadlines, the court may reduce your compensation, remove you from office, and impose other sanctions.

ACKNOWLEDGMENT OF RECEIPT

- I have petitioned the court to be appointed as a personal representative.
- My address and telephone number are (specify): **2023 SUNNYSANDS DRIVE
PERRIS, CA 92570**
- I acknowledge that I have received a copy of this statement of the duties and liabilities of the office of personal representative.

Date: **9/23/03**

ALVIN C. ROACH

(TYPE OR PRINT NAME)

Date: **9/23/03**

ERNEST L. ROACH

(TYPE OR PRINT NAME)

Alvin C. Roach
(SIGNATURE OF PETITIONER)

Ernest L. Roach
(SIGNATURE OF PETITIONER)

CONFIDENTIAL INFORMATION: If required to do so by local court rule, you must provide your date of birth and driver's license number on supplemental Form DE-147S. (Prob. Code, § 8404(b).)

ORIGINAL

DE-150

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): GEORGETTA H. R. RAINEY SN 130563 ATTORNEY AT LAW 5777 WEST CENTURY BOULEVARD, SUITE 1470 LOS ANGELES CA 90045		TELEPHONE AND FAX NO(S): (310) 670-4868 (310) 670-4789	FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE JAN - 6 2004 <u>M. Rahmes</u>
ATTORNEY FOR (Name): ALVIN C. ROACH & ERNEST L. ROACH SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 MAIN STREET MAILING ADDRESS: CITY AND ZIP CODE: RIVERSIDE CA 92501 BRANCH NAME:		CASE NUMBER: 085127	
ESTATE OF (Name): ALVIN ROACH		DECEDENT	
<input type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED		<input checked="" type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> SPECIAL ADMINISTRATION	

LETTERS

- The last will of the decedent named above having been proved, the court appoints (name):
 - executor.
 - administrator with will annexed.
- The court appoints (name): **ALVIN C. ROACH & ERNEST L. ROACH**
 - administrator of the decedent's estate.
 - special administrator of decedent's estate
 - with the special powers specified in the Order for Probate.
 - with the powers of a general administrator.
 - letters will expire on (date):
- The personal representative is authorized to administer the estate under the Independent Administration of Estates Act with full authority with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
- The personal representative is not authorized to take possession of money or any other property without a specific court order.

AFFIRMATION

- PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
- INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
- INSTITUTIONAL FIDUCIARY (name):

I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.
(Name and title):

4. Executed on (date): 1-6-04
 at (place): Riverside, California.
Ernest L. Roach
Alvin C. Roach
 (SIGNATURE)

CERTIFICATION

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.

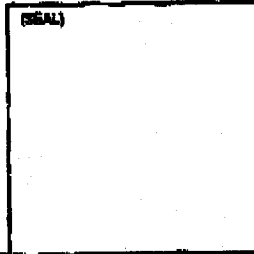
WITNESS, clerk of the court, with seal of the court affixed.



Date: **JAN 06 2004**

Clerk, by

L. Rahmes
 (DEPUTY)



Date:

Clerk, by

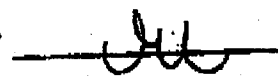
(DEPUTY)

ORIGINAL

1 RICKS RAINEY
2 ATTORNEYS AT LAW
3 Georgetta Ricks Rainey, SB #130563
4 5777 West Century Blvd., Suite 1470
5 Los Angeles, California 90045
6 Telephone: (310) 670-4787
7 Facsimile: (310) 670-4789

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
JAN 6 2004

8 Attorney for ALVIN C. ROACH & ERNEST L. ROACH,
9 Petitioners



10 SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

11
12
13 In the Matter of the estate of)
14 ALVIN ROACH)
15)
16 Deceased)

Case No. 085127

SUPPLEMENT TO PETITION
FOR PROBATE

Hearing date: 1/6/04
Time: 8:45 AM
Dept.: 01

17
18 The undersigned, responsive to the notes of the Probate Examiner, hereby certifies
19 and declares as follows:

20 I am the attorney for the petitioners herein.

21 The following declaration is based upon statute and upon facts substantiated by
22 public record. If called upon to testify I would and could testify competently to the
23 following:

24 Attached hereto are copies of the death certificates of decedent herein, Alvin Roach,
25 who died at 7:48 AM on July 5, 2003, and of his surviving spouse, Dorothy James Roach,
26 who died at 4:45 AM on July 9, 2003.

27 The period of time elapsing between the death of this deceased and the death of his
28 surviving spouse was 3 days and 21 hours, which is a total of 93 hours.

1 Probate Code §6403 provides that a person who fails to survive the decedent by 120
2 hours is deemed to have predeceased the decedent for the purpose of intestate succession,
3 and the heirs are determined accordingly.

4 I certify and declare, under penalty of perjury of the laws of the State of California,
5 that the foregoing is true and correct, and that this declaration is executed on January 6,
6 2004 at Los Angeles, California.

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8 
9 GEORGETTA H. R. RAINEY

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CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

No.	Date of Birth	Sex	Age	Color	Height	Weight	Build	Complexion	Hair	Eyes	Marital Status	Religion	Education	Profession	Place of Birth	Parents' Names	Place of Residence	City of Residence	State of Residence	Signature of Registrar	Date of Issue	
05/25/2005	M	10	White	5-0	100	Slender	Light	Brown	Blue	Single	None	None	None	None	None	None	None	None	None	None	None	05/27/2005

CERTIFIED COPY OF VITAL RECORDS

035675

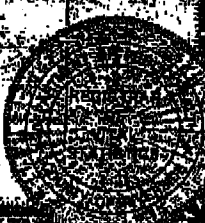
This is a true and correct copy of the original as filed in the County of Riverside, California, and is certified as such by the Registrar of the County of Riverside, California, Department of Health.

DATE ISSUED 07/14/2005



001277959

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



1 Heir Buyout Company, Inc.
2 2143 S. Sepuveda Blvd.
3 Los Angeles, Ca 90025
4 (310) 954-1607

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAR 24 2004

K. Rahnwe

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF RIVERSIDE

11 Estate of

12 Alvin Roach,

13 Deceased.

CASE NO. RP085127

ASSIGNMENT OF INTEREST IN ESTATE
(TOGETHER WITH AGREEMENT FOR SALE)

17 I, Alvin C. Roach, Jr., irrevocably and absolutely hereby assign to HEIR BUYOUT COMPANY,
18 my beneficial interest as heir, legatee, devisee or otherwise, in the Estate of Alvin Roach, Deceased,
19 Case No. RP085127, including any and all Ancillary Proceeding(s), as provided in that certain
20 Agreement for Sale and Assignment of Interest in Estate, a full and correct copy of which is
21 attached hereto as Exhibit "A" and incorporated herein by this reference. The real property is
22 Commonly known as 2023 Sunnysands Drive, Perris, CA 92570 and legally described in
23 Exhibit B, attached hereto.


24
25 
26 Alvin C. Roach, Jr.

EXHIBIT "B"
Schedule of Real Property

Asset # 105109

1

2023 Sunnyside Drive, Ferris, CA 92570
County of Riverside / Assessor's Parcel Number: 342-181-002-1

Lot 22 of San View Park No. 1, as per map recorded in Book 48 Pages 48 and 49 of Maps, in the office of the County Recorder of said county.

[105109]

Exhibit "B"

AGREEMENT FOR SALE AND ASSIGNMENT OF INTEREST IN ESTATE

This Agreement is made and entered into on March 12, 2004 between Alvin C. Roach^{Jr} an individual (hereinafter "SELLER") and Hair Buyout Company, 2143 S. Sepulveda Boulevard, Los Angeles, California 90025 (hereinafter "PURCHASER") upon the following premises:

A. SELLER is a beneficiary of the Estate of Alvin Roach, deceased (the "Decedent"). Decedent's estate is currently being administered as Case Number KP065127 in the Superior Court of Riverside County (the "Probate Court"). All of the Decedent's assets, including all assets being administered in any ancillary probate proceedings (whether real or personal property), are hereinafter referred to as "Estate Assets".

B. The SELLER, as a beneficiary of the Decedent's estate, is entitled to a distribution of all or a portion of the Estate Assets. SELLER wishes to sell the right to receive a distribution of a fixed amount of the SELLER'S share of the estate's assets for an immediate cash payment from PURCHASER.

C. PURCHASER hereby offers to pay SELLER \$11,000.63 ("Purchase Price") to buy the first \$19,540.00 which SELLER may receive from SELLER'S interest in Assets ("Assigned Inheritance Amount"). The parties hereto acknowledge and agree that the Purchase Price offered to SELLER is a reasonable offer.

D. SELLER accepts PURCHASER'S offer and this Agreement shall set forth all the terms and conditions of the agreements of the SELLER and the PURCHASER with respect to the sale and the assignment of the Assigned Inheritance Amount.

Now therefore in consideration of the foregoing, the parties hereby agree as follows:

1. SELLER for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agrees to sell, assign, transfer, and convey to PURCHASER, and PURCHASER agrees to buy from SELLER the Assigned Inheritance Amount in exchange for the Purchase Price.

2. As a material part of this Agreement, SELLER agrees and expressly represents and covenants to PURCHASER, as follows:

(a) Upon SELLER'S receipt of the Purchase Price and delivery to the Probate Court of the Assignment of Interest in Estate, sale, assignment, transfer and conveyance of the Assigned Inheritance Amount to PURCHASER will be absolute and shall not be revocable by SELLER.

(b) SELLER is the lawful beneficial owner of and has good and marketable title to the Assigned Inheritance Amount, and upon delivery to by SELLER or Estate to PURCHASER of the Assigned Inheritance Amount, PURCHASER shall have good and marketable title to the Assigned Inheritance Amount, free and clear of all liens and claims of any persons.

(c) SELLER has full power and authority to enter into, execute and deliver this agreement and to perform its obligations hereunder. When executed and delivered by SELLER, this Agreement will constitute the valid and binding obligation of SELLER enforceable in accordance with its terms.

(d) SELLER has not directly or indirectly disclaimed or limited, and shall not directly or indirectly disclaim or limit, any right to inherit from the Decedent's estate.

(e) SELLER shall not directly or indirectly delay, seek to prevent, impair, or frustrate payment or distribution of the Assigned Inheritance Amount to PURCHASER in any way, and SELLER has not heretofore taken any such action.

(f) SELLER is not indebted to the estate.

(g) SELLER is not aware of any unasserted or unfiled claims against the Decedent's estate. To the best of SELLER'S knowledge, all claims that may be made against the Decedent's estate have been filed with the Probate Court, as well as the Personal Representative of the Decedent's estate and/or the attorney for the Decedent's estate.

EXHIBIT A

(h) SELLER has provided PURCHASER, if applicable, with a copy of the Decedent's Will that has been filed with the Probate Court in the probate proceeding relating to the Decedent's estate (hereinafter the "Will"). SELLER is not aware of any person(s) who has or may contest the validity of the Will as the Decedent's last will and testament. SELLER is not aware of any person(s) who may contest the distribution of the Decedent's Assets as they are provided for in the Will.

(i) SELLER is aware of no facts or circumstances that have or may materially reduce the fair market value of the Estate Assets.

(j) There are no facts or circumstances known to the SELLER that may prevent or delay the distribution of the Decedent's Assets.

(k) SELLER has not engaged in this sale with any intent or purpose to avoid or defraud any creditor of SELLER. SELLER is not contemplating or intending to file a bankruptcy or other proceeding for relief from creditors.

(l) Entering into this Agreement and carrying out the actions provided for in this Agreement and the exhibits will not cause SELLER to be in breach or violation of any other agreement or legal obligation to which SELLER is a party.

(m) SELLER has not made any prior assignment of all or any part of SELLER'S beneficial interest in the estate.

All representations and warranties of SELLER are now and shall remain in effect and be true at all times until PURCHASER has received the full Assigned Inheritance Amount and this transaction has been fully and finally completed.

3. Should SELLER, directly or indirectly, in any manner prevent delivery of the Assigned Inheritance Amount to PURCHASER, or should there be a default under or breach of any of SELLER'S representations, warranties or covenants hereunder, all costs incurred, together with reasonable attorney's fees, shall be paid from any remaining portion of the SELLER'S interest in Estate Assets; or if none, by the SELLER, individually.

4. The parties hereto recognize and agree that the sale of the Assigned Inheritance Amount to PURCHASER is an absolute sale of ownership by SELLER. SELLER has no right to redeem or repurchase the Assigned Inheritance Amount under any circumstances, and, so long as SELLER does not, directly or indirectly, in any manner prevent delivery of the Assigned Inheritance Amount to PURCHASER, and so long as no default under or breach of any of SELLER'S representations, warranties or covenants hereunder shall have occurred, SELLER shall have no personal liability for the amount (if any) by which the amount received by PURCHASER from the estate is less than the amount in Recital C above.

5. PURCHASER'S interest in the Assigned Inheritance Amount shall be satisfied first by cash, and if there are insufficient liquid assets to satisfy any unpaid part of the Assigned Inheritance Amount, then at PURCHASER'S option, PURCHASER shall have the right to satisfy the balance of the Assigned Inheritance Amount from non cash in-kind transfers of personal property or real property assets of the estate. Unless otherwise directed by PURCHASER in writing, PURCHASER shall be deemed to have exercised its option to satisfy the balance of the Assigned Inheritance amount from an in-kind transfer of real property assets of the estate in an amount sufficient to satisfy any unpaid part of the Assigned Inheritance Amount. Any interest in real property delivered to PURCHASER hereunder shall be valued at the appraised value for such property as set forth in the Inventory and Appraisement on file with the Probate Court. SELLER authorizes PURCHASER to record the Memorandum of Option Agreement, in the office of the county recorder, in the county in which any real property is located.

6. PURCHASER and SELLER agree that the value of the interest of Seller in the Estate is dependent upon numerous factors affecting the Estate, including without limitation creditor's claims, tax and government claims, unknown heirs interests, and other matters.

7. By executing this Agreement, SELLER acknowledges that PURCHASER has made no representations to SELLER as to the tax implications to SELLER of this transaction, and that he or she has either consulted with his or her own tax advisor or chosen not to do so.

8. Each of the parties hereto shall take all actions reasonably necessary to cause distribution to be made by the Decedent's estate at the earliest possible date.

9. This Agreement constitutes the entire understanding between the parties hereto with respect to the transaction described in paragraph C of this agreement and supersedes all prior and contemporaneous oral or written representations, statements, documents, understandings and agreements with respect thereto. This Agreement may be modified only by a further written instrument setting forth the modification and signed by PURCHASER and SELLER. This Agreement may be executed in counterparts, all of which when taken together shall constitute one and the same instrument.

10. This Agreement is made and shall be interpreted under the law of the State of California. It may be amended only in a writing that is dated and signed by the parties.

IN WITNESS WHEREOF, the undersigned have caused this agreement to be executed and delivered.

Date: 3/13/04

HBC BUYOUT COMPANY

Alvin C. Roach, Jr. By: [Signature]
Alvin C. Roach, Jr. Jerry Koury, Vice President

STATE OF California
COUNTY OF Orange SS
On MARCH 13, 2004
before me, E. Blocker, Notary,
personally appeared Alvin C. Roach, Jr.
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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.

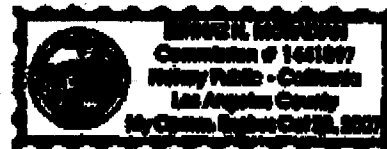


WITNESS my hand and official seal.
[Signature]
Notary's Signature

(seal)

THIS SECTION FOR HBC USE ONLY

STATE OF California COUNTY OF Los Angeles SS
On 3-11-04
before me, James H. Macchia, Notary,
personally appeared Jerry Koury, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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]
Notary's Signature

(seal)

#272469
3/15/04

ADDENDUM

TO

AGREEMENT FOR SALE AND ASSIGNMENT OF INTEREST IN ESTATE

This addendum, executed this 12th day of March, 2004 by and between Alvin C. Roach an individual (hereinafter "SELLER") and HEIR BUYOUT COMPANY, 2143 S. Sepulveda Boulevard, Los Angeles, California (hereinafter "PURCHASER") modifies the Agreement for Sale and Assignment of Interest in Estate (hereinafter "AGREEMENT"), executed of even date.

Paragraph C of the aforementioned AGREEMENT is hereby modified as follows:

PURCHASER hereby offers to pay SELLER \$11,000.63 (Purchase Price) to buy the first \$19,540.00 which SELLER may receive from SELLER'S interest in Assets ('Assigned Inheritance Amount') in the subject probate (Superior Court of the State of California, County of Riverside, Case No RP085127 The parties hereto acknowledge that the Purchase Price offered to SELLER is a reasonable offer.

PURCHASER agrees to accept less than the Assigned Inheritance Amount as payment in full of the Assigned Amount, referred to in the paragraph above, if the Assets are distributed to SELLER according to the following timetable and funds are received by PURCHASER in its offices:

- 1) On or prior to January 12, 2005 \$17,545.00
- 2) On or prior to March 12, 2005 \$18,050.00

No other discounts are implied or are to be anticipated or inferred.

Further, all other terms and conditions of the Agreement for Sale and Assignment of Interest in Estate and all of the related documents remain in full force and effect and are not affected by this modification.

SELLER

PURCHASER

Alvin C. Roach, Jr. 03-13-04
(Date)

Heir Buyout Company
(Date)

1 **PROOF OF SERVICE BY MAIL**

2 I, Staci H. Tenen, declare:

3 I am employed in the County of Los Angeles, State of California. I am over the age of 18
4 and not a party to the within action. My business address is 2143 S. Sepulveda Boulevard, Los
5 Angeles, CA 90025.

6 On March 18, 2004, I served the documents entitled ASSIGNMENT OF INTEREST IN
7 ESTATE (TOGETHER WITH AGREEMENT FOR SALE) and AGREEMENT FOR SALE AND
8 ASSIGNMENT OF INTEREST IN ESTATE on the interested parties in this action by placing a true
9 copy thereof enclosed in a sealed envelope with postage fully prepaid in the United States of
10 America mail at Los Angeles, California addressed, as follows:

11 **Georgetta H. R Rainey**
12 **Attorney At Law**
13 **5777 W. Century Blvd., Suite 1470**
14 **Los Angeles, CA 90045**

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

17 Dated: March 18, 2004

18
19
20 **Staci H. Tenen**

21 (TYPE OR PRINT ACTUAL NAME)

22 

23 (SIGNATURE)

Attorney Or Party Without Attorney (Name, state bar number and address): Hair Buyout Company 2143 S. Sepulveda Boulevard Los Angeles, CA 90025		Telephone and Fax No. Phone No. (888) 771-6724	FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE MAR 24 2004 <i>K. Rahms</i>
ATTORNEY FOR (Name): SUPERIOR COURT OF California, COUNTY OF Riverside			
STREET ADDRESS: 4555 Main Street MAILING ADDRESS: P.O. Box 457 CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: Central			
Matter of (Name) Alvin Roach, DECEDENT			
REQUEST FOR SPECIAL NOTICE		CASE NUMBER RP088127	

To the personal representative:

1. I am a person interested in the estate of (name): Alvin Roach
2. I REQUEST SPECIAL NOTICE of (complete only a or b)
 - a. the following matters (check applicable boxes):
 - (1) all matters for which special notice may be requested (Do not check boxes (2)-(8).)
 - (2) inventories and appraisals of property, including supplements
 - (3) accountings by the personal representative
 - (4) reports of the status of administration
 - (5) objections to an appraisal
 - (6) petitions for the sale of property
 - (7) Spousal Property Petition (form DE-221) (Prob. Code, § 13650)
 - (8) other petitions: all petitions the following petitions (specify):
 - b. the following matters (specify):

3. SEND THE NOTICES TO

- a. the interested person at the following address (specify):

Hair Buyout Company
2143 S. Sepulveda Boulevard
Los Angeles, CA 90025
Attn: James Leetna, Esq.

Phone Number:
(310) 854-1612

- b. the attorney at the following address (specify):

Date: **March 18, 2004**

Staci H. Teron
 (TYPE OR PRINT ACTUAL NAME)

Staci H. Teron
 (SIGNATURE)

(Continued on Page Two)

REQUEST FOR SPECIAL NOTICE
 (Probate)

Probate Case No. 1250
 2/2003, 1/2004

MATTER OF (Name): Alvin Roach	CASE NUMBER: RP085127
---	---------------------------------

NOTE: A formal proof of service or a written admission of service must accompany this Request for Special Notice when it is filed with the Court.

You must have your request served on either the personal representative or the attorney for the personal representative or obtain a signed Admission of Service (see below).

PROOF OF SERVICE BY MAIL

- I am over the age of 18 and not a party to this cause. I am a resident of or employed in a county where the mailing occurred.
- My residence or business address is (specify): **HEIR BUYOUT COMPANY**
2143 S. Sepulveda Boulevard
Los Angeles, CA 90025
- I served the foregoing Request for Special Notice on each person named below by enclosing a copy in an envelope addressed as shown below AND
 - depositing the sealed envelope with the United States Postal Service with the postage fully prepaid.
 - placing the envelope for collection and mailing on the date and at the place shown in item 4 following our ordinary business practices. I am already familiar with this business' practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
- a. Date of deposit: **March 18, 2004** b. Place of Deposit (city and state): **Los Angeles, CA**

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

Date: **March 18, 2004**

Staci E. Temen
 (TYPE OR PRINT ACTUAL NAME)

▶ *d/pe for Staci H. Temen*
 (SIGNATURE)

NAME AND ADDRESS OF EACH PERSON TO WHOM NOTICE WAS MAILED

Georgetta H. R Rainey
Attorney At Law
5777 W. Century Blvd., Suite 1470
Los Angeles, CA 90045

List of names and addresses continued in attachment

ADMISSION OF SERVICE

- I am the personal representative, conservator, guardian or trustee the attorney.
- I ACKNOWLEDGE that I was served a copy of the foregoing Request for Special Notice

Date:

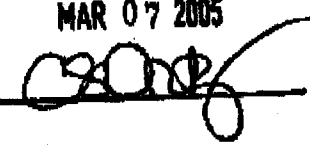
 (TYPE OR PRINT ACTUAL NAME)

▶ _____
 (SIGNATURE)

REQUEST FOR SPECIAL NOTICE
 (Probate)

7 2005

DE-100/CC-040

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): GEORGETTA H. R. RAINY, ESQ. SBN 130563 5777 WEST CENTURY BOULEVARD, SUITE 1470 LOS ANGELES, CA 90045 TELEPHONE NO.: (310) 670-4868 FAX NO. (Optional): (310) 670-4789		FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE MAR 07 2005 
E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): ALVIN C. ROACH & ERNEST L. ROACH		
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 MAIN STREET MAILING ADDRESS: CITY AND ZIP CODE: RIVERSIDE CA 92501 BRANCH NAME:		
ESTATE OF (Name): ALVIN ROACH <input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR		
INVENTORY AND APPRAISAL <input type="checkbox"/> Partial No.: <input type="checkbox"/> Corrected <input checked="" type="checkbox"/> Final <input type="checkbox"/> Reappraisal for Sale <input type="checkbox"/> Supplemental <input type="checkbox"/> Property Tax Certificate		CASE NUMBER: 085127 Date of Death of Decedent or Appointment of Guardian or Conservator: 7/5/03

APPRAISALS

- 1. Total appraisal by representative, guardian, or conservator (Attachment 1): \$ 102,066.88
- 2. Total appraisal by referee (Attachment 2): \$ 177,500.00
- TOTAL: \$ 279,566.88

DECLARATION OF REPRESENTATIVE, GUARDIAN, CONSERVATOR, OR SMALL ESTATE CLAIMANT

- 3. Attachments 1 and 2 together with all prior inventories filed contain a true statement of
 - all a portion of the estate that has come to my knowledge or possession, including particularly all money and all just claims the estate has against me. I have truly, honestly, and impartially appraised to the best of my ability each item set forth in Attachment 1.
- 4. No probate referee is required by order of the court dated (specify):
- 5. Property tax certificate. I certify that the requirements of Revenue and Taxation Code section 480
 - a. are not applicable because the decedent owned no real property in California at the time of death.
 - b. have been satisfied by the filing of a change of ownership statement with the county recorder or assessor of each county in California in which the decedent owned property at the time of death.

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

Date: 9/30/04

Alvin Roach SR Ernest L. Roach
 ALVIN C. ROACH ERNEST L. ROACH
(TYPE OR PRINT NAME) INCLUDE TITLE IF CORPORATE OFFICER (SIGNATURE)

STATEMENT ABOUT THE BOND

(Complete in all cases. Must be signed by attorney for fiduciary, or by fiduciary without an attorney.)

- 6. Bond is waived, or the sole fiduciary is a corporate fiduciary or an exempt government agency.
- 7. Bond filed in the amount of: \$ Sufficient Insufficient
- 8. Receipts for: \$ have been filed with the court for deposits in a blocked account at (specify institution and location):

Date: 10/10/04

Georgetta H. R. Rainey [Signature]
 GEORGETTA H. R. RAINY [Signature]
(TYPE OR PRINT NAME) (SIGNATURE OF ATTORNEY OR PARTY WITHOUT ATTORNEY)

ESTATE OF (Name): ALVIN ROACH	CASE NUMBER: 85127
----------------------------------	-----------------------

**INVENTORY AND APPRAISAL
ATTACHMENT NO.: 1**

*(In decedent's estates, attachments must conform to Probate
Code section 8850(c) regarding community and separate property.)*

Page: 1 of 1 total pages.
(Add pages as required.)

Item No.	Description	Appraised value
1.	WASHINGTON MUTUAL BANK ACCOUNT NO. [REDACTED]	\$ 5,695.31
2.	WASHINGTON MUTUAL BANK ACCOUNT NO. [REDACTED]	48,111.74
3.	WASHINGTON MUTUAL BANK ACCOUNT NO. [REDACTED]	21,594.63
4.	WASHINGTON MUTUAL BANK ACCOUNT NO. [REDACTED]	26,665.20

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ESTATE OF ALVIN ROACH

CASE NO. 085127

INVENTORY AND APPRAISAL
ATTACHMENT NO: 2

*(In decedent's estates, attachments must conform to Probate
Code Section 8850(c) regarding community and separate property*

Page 1 of 1 pages

<u>Item No.</u>	<u>Description</u>	<u>Appraised Value</u>
-----------------	--------------------	------------------------

1. Single family residence located at 2023 Sunnysands Drive, Perris, CA 92570, legally described as Lot 22 Of Sun View Park No. 1, in the City of Perris, as per Map recorded in Book 48, Pages 48 and 49 of Maps, In the office of the County Recorder of Riverside County, California.

Designated by Riverside County Recorder APN #342181002-1

Appraised value: \$ 170,000.00

2. Household furniture and furnishings, clothing, jewelry and miscellaneous personal effects (estimated value - \$3,000)

Appraised value: \$ 2,500.00

3. 1985 24 foot Tioga, Motorhome, (inoperable & unlicensed)

Appraised value: \$ 5,000.00

ESTATE OF (Name): ALVIN ROACH	CASE NUMBER: 085127
<input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR	

DECLARATION OF PROBATE REFEREE

9. I have truly, honestly, and impartially appraised to the best of my ability each item set forth in Attachment 2.
 10. A true account of my commission and expenses actually and necessarily incurred pursuant to my appointment.

Statutory commission: \$ 177.50
 Expenses (specify): \$ 30.00 (Photo, Map, Mileage)
 TOTAL: \$207.50

RECEIVED
SEP 13 2004

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

Date: 10/6/04

M. N. SINGLETON
(TYPE OR PRINT NAME)

Margaret N. Singleton
(SIGNATURE OF REFEREE)

INSTRUCTIONS

(See Probate Code sections 2810-2816, 8801, 8804, 8852, 8905, 8988, 8981, and 8963 for additional instructions.)

1. See Probate Code section 8850 for items to be included in the inventory.
2. If the minor or conservatee is or has been during the guardianship or conservatorship confined in a state hospital under the jurisdiction of the State Department of Mental Health or the State Department of Developmental Services, mail a copy to the director of the appropriate department in Sacramento. (Prob. Code, § 2811.)
3. The representative, guardian, conservator, or small estate claimant shall list on Attachment 1 and appraise as of the date of death of the decedent or the date of appointment of the guardian or conservator, at fair market value, moneys, currency, cash items, bank accounts and amounts on deposit with each financial institution (as defined in Probate Code section 40), and the proceeds of life and accident insurance policies and retirement plans payable upon death in lump sum amounts to the estate, except items whose fair market value is, in the opinion of the representative, an amount different from the ostensible value or specified amount.
4. The representative, guardian, conservator, or small estate claimant shall list in Attachment 2 all other assets of the estate which shall be appraised by the referee.
5. If joint tenancy and other assets are listed for appraisal purposes only and not as part of the probate estate, they must be separately listed on additional attachments and their value excluded from the total valuation of Attachments 1 and 2.
6. Each attachment should conform to the format approved by the Judicial Council. (See *Inventory and Appraisal Attachment* (form DE-181/GC-041) and Cal. Rules of Court, rule 201.)

1 GEORGETTA H.R. RAINEY
2 SBN 130563
3 Attorney at Law
4 6100 Center Drive
5 Suite 630
6 Los Angeles, CA 90045
7 (310) 670-4787
8 (310) 670-4789 FAX

331
FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAR 25 2005

CSOM

7 Attorney for ALVIN C. ROACH & ERNEST T. ROACH,
8 Co-Administrators

9
10 **SUPERIOR COURT OF CALIFORNIA, COUNTY RIVERSIDE**

11
12
13 Estate of) CASE NO. 085 127
14 ALVIN ROACH,)
15) **FIRST AND FINAL REPORT OF CO-**
16) **ADMINISTRATORS AND PETITION FOR**
17) **DISTRIBUTION ON WAIVER OF ACCOUNT,**
18) **(PROBATE CODE SECTION 10954), AND FOR**
19) **ALLOWANCE OF STATUTORY ATTORNEY'S**
20) **FEES, (PROBATE CODE SECTION 10)**
21)
22) DATE OF HEARING: 5-31-05
23) 8:30 A.M. DEPT. 10
24)
25)
26)
27)
28)
Deceased.

21 Alvin C. Roach and Ernest T. Roach, Co-Administrators of the estate of the decedent
22 herein, hereby present to the Court their First and Final Report and Petition for Distribution
23 on Waiver of Account and for Allowance of Statutory Attorney's Fees, as follows:

25 1. **DATE OF DEATH**

26 The decedent died July 5, 2003, being at the time of his death a resident
27 of the County of Riverside, State of California.

1 2. **LAST WILL AND TESTAMENT**

2 The decedent died intestate.

3 3. **LETTERS ISSUED**

4 Petitioners were appointed Co-Administrator of the estate of the decedent
5
6 herein by order of the Court on January 6, 2004 and Letters of Administration were issued to
7 them on January 6, 2004. Said Letters are still in full force and effect.

8 4. **INDEPENDENT ADMINISTRATION OF ESTATE**

9 The personal representatives are authorized to administer decedent's estate
10 under the Independent Administration of Estates Act, with limited authority. Said authority
11 has not been suspended or revoked.

12 5. **NOTICE TO CREDITORS**

13 Notice to Creditors has been given in the manner and form required by law
14 and proof of publication is on file herein. More than four months have elapsed since the
15 issuance of Letters of Administration and the time in which creditors may present claims
16 against the estate has expired.

17 6. **CREDITOR'S CLAIMS**

18 There have been no creditor's claims filed in this proceeding or presented to
19 the personal representatives.

20 The Co-Administrators have exercised due diligence in attempting to ascertain all
21 possible creditors of the deceased. All records of the decedent were reviewed and all
22 incoming mail was monitored to ascertain the debts of the decedent. There are no
23 reasonably ascertainable creditors to whom notice need be given pursuant to Probate Code
24 Section 9050 who did not receive such notice.
25
26
27
28

1 7. **NOTICE TO DEPARTMENT OF PUBLIC HEALTH**

2 The decedent did not, during his lifetime, receive medical assistance under
3 the Health and Welfare Code of the State of California nor was he the surviving spouse of a
4 person who received such assistance. No notice under Probate Code Section 9202 was
5 required and none was given.
6

7 8. **INVENTORY AND APPRAISAL**

8 An Inventory and Appraisal of the assets of the estate has been filed with the
9 Court, showing the estate to have the appraised value of \$279,566.88.
10

11 9. **WAIVER OF ACCOUNT – PROBATE CODE SECTION 10954**

12 The personal representative's are the sole heirs at law of the decedent and are
13 Waiving the requirement of an accounting.

14 10. **ESTATE TAXES**

15 The estate is not sufficient to warrant the filing of a federal estate tax return,
16 and as a result there is no California tax due.
17

18 11. **INCOME TAXES**

19 All income tax returns due from the estate have been or will be paid. There
20 are no fiduciary income taxes due or payable.
21

22 12. **PERSONAL PROPERTY TAXES**

23 There are no personal property taxes due or payable from the estate.

24 13. **NATURE OF ESTATE PROPERTY**

25 The entire estate is the sole and separate property of the decedent.

26 14. **ASSETS ON HAND**

27 The assets of the decedent's estate on hand for payment of expenses of
28

1 Administration and for distribution are set forth in Schedule "A" hereto.

2 15. COMPLIANCE WITH PROBATE CODE SECTION 9652

3 All funds, except for those required for the orderly administration of the
4 estate, have been maintained in interest bearing accounts.

5
6 16. PRELIMINARY DISTRIBUTIONS

7 There have been no preliminary distributions made in this proceeding.

8 17. COMPUTATION OF STATUTORY FEES AND COMMISSIONS

9 The computation of statutory fees and commissions is as follows:

10	Inventory and Appraisal	\$279,566.88
11		
12	4% of First \$100,000.00	\$ 4,000.00
13	3% of Next \$100,000.00	\$ 3,000.00
14	2% of Remaining \$79,566.88	<u>\$ 1,591.34</u>
15	Total	\$ 8,591.34

16
17 Petitioner's attorney, Georgetta H.R. Rainey, is entitled to statutory fees in
18 the amount of \$8,591.34, as computed above.

19 Petitioners are waiving their statutory commissions.

20 18. ADMINISTRATION COMPLETED

21 Petitioners have performed all duties required of them as Co-Administrators of the
22 decedent's estate. All debts of the decedent have been paid. All expenses of administration
23 have been paid, including, but not limited to, publication charges and probate referee's fees,
24 and the estate is now in condition to be finally settled and distributed.

25
26 19. DISTRIBUTION

27 Pursuant to the laws of intestate succession, decedent's entire estate should
28

1 be distributed as follows:

2 Decedent's entire estate, both real and personal, whether herein described or
3 not and wheresoever situated, to decedent's sons, Alvin C. Roach and Ernest T. Roach, in
4 equal shares, share and share alike.

5
6 20. **NAMES AND ADDRESSES OF PERSONS ENTITLED TO NOTICE**

7 ALVIN C. ROACH
8 2023 SUNNYSANDS DRIVE
9 PERRIS, CA 92570

10 ERNEST T. ROACH
11 2023 SUNNYSANDS DRIVE
12 PERRIS, CA 92570

13 21. **REQUEST FOR SPECIAL NOTICE**

14 There have been no requests for special notice filed in this proceeding.

15 22. **PROBATE CODE SECTIONS 1063 AND 1064 REQUIREMENTS**

16 (A) Market Value of Assets on Hand

17 The assets on hand consist of the following:

- 18 1. Single family residence located at 2023 Sunnysands Drive, Perris,

19 California 92570, with a date of death appraised value of \$170,000.00.

- 20 2. Household furniture and furnishings, clothing, jewelry and

21 miscellaneous personal effects, with a date of death appraised value of \$2,500.00.

22 3. 1985 24 foot Tioga Motorhome, with a date of death appraised value
23 of \$5,000.00.

- 24 4. Cash on deposit in the amount of \$102,066.88.

25 (B) Change in Form of Assets

26 There has been no change in the form of assets.
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(C) Allocation Between Principal and Income

There is no requirement for allocation of receipts or disbursements between principal and income.

(D) Specifically Devised Property

There is no specifically devised property.

(E) Interest Under Probate Code Sections 12003, 12004, 12005 or 16314

There is no requirement for payment of interest under the above Statutes.

(F) Proposed Distribution

The proposed distribution of decedent's entire estate is set forth in the Schedule of Proposed Distribution, attached hereto as "Exhibit 1".

(1) There were no transactions occurring during the period of the estate administration that are not otherwise readily understandable from the schedules.

(2) The heirs at law of the decedent have all waived the requirement of an accounting.

(3) There has been no compensation paid from the estate assets to the Fiduciary other than pursuant to a prior Court order.

(4) There is no family or affiliate relationship between the fiduciary and any agent hired by the fiduciary.

(5) All cash on hand belonging to the decedent or his estate has been maintained in interest bearing accounts.

23. **GRADUATED FILING FEE INFORMATION**

1. The first-filed Petition for Probate in this proceeding was filed on

1 November 3, 2003 by Alvin C. Roach and Ernest T. Roach.

2 2. The estimated value of the estate for filing fee purposes shown on the
3 first-filed Petition for Probate in this proceeding was \$220,000.00.

4 3. The filing fee paid by or for the petition on the first-filed Petition for
5 Probate in this proceeding was \$280.00.

7 4. The following Inventory and Appraisal was filed in this proceeding:

8 <u>Type</u>	<u>Date Filed</u>	<u>Appraised Value</u>
9 Final Inventory and Appraisal		\$279,566.88

10 The estimated value of the estate for filing fee purposes was in the range of
11 less than \$250,000.00. The total appraised value of the estate is \$279,566.88.

13 5. Corrected Filing Fee:
14 Total appraised value of estate: \$279,566.88
15 Filing fee as of the November 3, 2003 based
16 on total appraised value of estate: \$ 351.00

18 6. Difference between estimated and corrected
19 filing fee:
20 Estimated filing fee: \$ 280.00
21 Corrected filing fee: \$ 351.00
22 Difference: \$ 71.00

24 The additional filing fee of \$71.00 is being paid concurrently with the
25 filing of this petition.

26 WHEREFORE, petitioner prays;

27 1. That the Court make it's order that the administration of decedent's
28

1 estate may be terminated without the requirement of an accounting and that the petitioners
2 report be approved as filed;

3 2. That the petitioners be authorized to pay to their attorney, Georgetta
4 H. R. Rainey, statutory fees in the amount of \$8,591.34;

5 4. That the decedent's estate be distributed to the persons entitled
6 thereo, as set forth in paragraph 20 herein, and

7 5. That the Court make such other and further order as may be
8 necessary and proper in the premises.

9
10 DATED: 3-21-05

11 
12 ALVIN C. ROACH

13
14 DATED: 3-21-05

15 
16 ERNEST T. ROACH

17
18 The undersigned, under penalty of perjury of the laws of the State of California,
19 hereby certifies and declares that the foregoing, including all attachments, is true and correct
20 and that this declaration is executed on March 21, 2005, at Perris, California.

21 
22 ALVIN C. ROACH

ESTATE OF ALVIN ROACH

SCHEDULE 'A' - ASSETS ON HAND

1. **SINGLE FAMILY RESIDENCE LOCATED AT 2023 SUNNYSANDS DRIVE, PERRIS, CALIFORNIA 92570. LEGALLY DESCRIBED AS:

LOT 22 OF SUN VIEW PARK NO. 1, IN THE CITY OF PERRIS, AS PER MAP RECORDED IN BOOK 48, PAGES 48 AND 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

APN #342181002-1**
2. **HOUSEHOLD FURNITURE AND FURNISHINGS, CLOTHING, JEWELRY AND MISCELLANEOUS PERSONAL EFFECTS.**
3. **1985 24 FOOT TIOGA MOTORHOME (INOPERABLE & UNLICENSED)**
4. **CASH ON DEPOSIT AT WASHINGTON MUTUAL BANK - \$102,066.88**

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): GEORGETTA H.R. RAINY 3EN 130562		TELEPHONE AND FAX NOB: (310) 670-4868 (310) 670-4789	DE-120 FOR COURT USE ONLY 5/31/05
ATTORNEY AT LAW 6100 CENTER DRIVE, SUITE 630 LOS ANGELES CA 90045			FILED SUPERIOR COURT OF RIVERSIDE COUNTY APR 06 2005 <u>28</u>
ATTORNEY FOR (Name): ALVIN C. ROACH & ERNEST L. ROACH SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 MAIN STREET MAILING ADDRESS: CITY AND ZIP CODE: RIVERSIDE CA 92501 BRANCH NAME:			
ESTATE OF (Name): ALVIN ROACH		DECEDENT	
NOTICE OF HEARING (Probate)		CASE NUMBER:	085127

This notice is required by law. This notice does not require you to appear in court, but you may attend the hearing if you wish.

1. NOTICE is given that (name): **ALVIN C. ROACH & ERNEST T. ROACH**
 (representative capacity, if any): **CO-ADMINISTRATORS**
 has filed (specify):* **FIRST AND FINAL REPORT OF CO-ADMINISTRATORS AND PETITION FOR DISTRIBUTION ON WAIVER OF ACCOUNT, (PROBATE CODE SECTION 10954) AND FOR ALLOWANCE OF STATUTORY ATTORNEY'S FEES (PROBATE CODE SECTION 10)**

2. You may refer to the filed documents for further particulars. (All of the case documents filed with the court are available for examination in the case file kept by the court clerk.)

3. A HEARING on the matter will be held as follows:

a. Date: 5/31/05	Time: 8:30 A.M.	Dept: 10	Room:
b. Address of court <input checked="" type="checkbox"/> shown above <input type="checkbox"/> is:			

* Do not use this form to give notice of hearing of the petition for administration (see Probate Code, § 8100).

(Continued on reverse)



MAY 26 2005

5/31/05

1 GEORGETTA H.R. RAINEY
2 SBN 130563
3 Attorney at Law
4 6100 Center Drive
5 Suite 630
6 Los Angeles, CA 90045
7 (310) 670-4787
8 (310) 670-4789 FAX

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAY 26 2005

bx

7 Attorney for ALVIN C. ROACH & ERNEST T. ROACH,
8 Co-Administrators

10 **SUPERIOR COURT OF CALIFORNIA, COUNTY RIVERSIDE**

13	Estate of	)	CASE NO. 085 127
14	ALVIN ROACH,)	
15		)	SUPPLEMENT TO FIRST AND FINAL REPORT OF
16		)	CO-ADMINISTRATORS AND PETITION FOR
17		)	DISTRIBUTION ON WAIVER OF ACCOUNT,
18		)	(PROBATE CODE SECTION 10954), AND FOR
19		)	ALLOWANCE OF STATUTORY ATTORNEY'S
20		)	FEES, (PROBATE CODE SECTION 10),
21		)	RESPONSIVE TO NOTES OF PROBATE EXAMINER
)	
		)	DATE OF HEARING: 5/31/05
		)	8:30 A.M. DEPT. 10
21	<u>Deceased.</u>)	

22 The undersigned, responsive to the notes of the Probate Examiner, hereby
23 supplements the First and Final Report of Co-Administrators and Petition for Distribution on
24 Waiver of Account, (Probate Code section 10954) and for Allowance of Statutory
25 Attorney's Fees, (Probate Code Section 10), as follows:

- 27 1. That I am employed as a Probate Paralegal by the attorney for the Co-
- 28 Administrators herein, Georgetta H.R. Rainey.

1 2. That I prepared the First and Final Report of Co-Administrators, filed with
2 the Court on March 25, 2005.

3 3. That due to inadvertence and clerical error, I neglected to set forth in the
4 petition the filing of a Request for Special Notice by Heir Buyout Company, assignee of
5 Alvin C. Roach, Jr.. However, Notice of Hearing and a copy of the petition in this matter
6 was served upon Heir Buyout Company. They presented their claim and it was paid in full.
7

8 4. Heir Buyout Company has executed a Receipt for Payment in Full and
9 Withdrawal of Assignment of Interest and a Release of Assignment of Interest in Decedent's
10 Estate and Withdrawal of Request for Special Notice. Pursuant to my telephone
11 conversation of Tuesday, May 24, 2005, Heir Buyout Company had signed both documents
12 and informed me that they were mailing both originals to my office. The originals were not
13 received by my office in the mail of May 25, 2005. Heir Buyout Company faxed copies of
14 the executed documents to my office and copies of both, signed by N. Mitchell Feinstein,
15 President of Heir Buyout Company, are attached hereto as Exhibit "1".
16
17

18 The original copies of the Receipt for Payment in Full and Withdrawal of
19 Assignment of Interest and Release of Assignment of Interest in Decedent's Estate and the
20 Withdrawal of Request for Special Notice will be filed with the Court as soon as they are
21 received, but it may not be possible to file those originals in time for the hearing on this
22 matter since Monday, May 30, 2005 is a Court holiday.
23

24 The matter of the Request for Special Notice filed by Heir Buyout Company
25 is the only issue raised by the Probate Examiner and request is made that petitioner's Final
26 Report be approved without an appearance and that upon the filing of the original
27
28

1 Withdrawal of Request for Special Notice that the Court sign the Order Approving Final
2 Report and Petition for Fees and Distribution.

3 DATED: 5/25/05

4
5 
6 _____
7 TRENT D. SCOTT

8 The undersigned, under penalty of perjury of the laws of the State of California,
9 hereby certifies and declares that the foregoing, including all attachments, is true and correct
10 and that this declaration is executed on May 25, 2005, at Los Angeles, California.

11 
12 _____
13 TRENT D. SCOTT

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05/24/2005 14:14 3103371277

LEGAL SERVICES

PAGE 02

1 **RICKS RAINEY**
 2 **ATTORNEYS AT LAW**
 3 **Georgetta Ricks Rainey, SB #130563**
 4 **5777 West Century Blvd., Suite 1470**
 5 **Los Angeles, California 90045**
 6 **Telephone: (310) 670-4787**
 7 **Facsimile: (310) 670-4789**
 8
 9 **Attorney for ALVIN C. ROACH & ERNEST L. ROACH.**
 10 **Petitioners**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

11
 12
 13 **In the Matter of the estate of**
 14 **ALVIN ROACH**

Case No. 065127

**RECEIPT FOR PAYMENT IN
FULL AND WITHDRAWAL OF
ASSIGNMENT OF INTEREST**

15
16
17 **Deceased**

**Hearing date: 5/31/05
Time: 8:30 AM
Dept.: 10**

18
 19
 20 **The undersigned hereby acknowledges receipt of payment in full of the amount of**
 21 **\$19,540.00 for the Agreement for Sale and Assignment of Interest in the distributive share**
 22 **of Alvin C. Roach, Jr., and hereby withdraws the Assignment of Interest to the undersigned**
 23 **in the distributive share of said legatee.**

24 **DATED: May 24, 2005.**

25 **HEIR BUY OUT COMPANY**

26
 27
 28 **By** *N. Weill Feinstein, President*

1
**WITHDRAWAL OF ASSIGNMENT OF INTEREST IN DISTRIBUTIVE
SHARE OF ALVIN C. ROACH, JR.**

1 HEIR BUYOUT COMPANY
 2 2143 South Sepulveda Blvd.,
 3 Los Angeles CA 90025
 Telephone: (310) 478-7000
 Facsimile: (310) 388-3034

4
 5
 6
 7
 8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
 9 FOR THE COUNTY OF RIVERSIDE

10
 11 Estate of

12 ALVIN ROACH,

13
 14 Deceased.

CASE NO.: RP085127

RELEASE OF ASSIGNMENT OF INTEREST
 IN DECEDENT'S ESTATE AND
 WITHDRAWAL OF REQUEST FOR SPECIAL
 NOTICE.

15
 16 HEIR BUYOUT COMPANY a California Corporation (Assignee), does hereby release the
 17 interest assigned unto it by the certain Assignment executed by ALVIN C. ROACH, JR., previously
 18 filed with this Court.

19 HEIR BUYOUT COMPANY, a California Corporation, who has filed a Request for Special
 20 Notice, hereby withdraws and cancels the Request for Special Notice of any further proceedings in the
 21 above-captioned matter.

22 I declare under the penalty of perjury under the laws of the State of California that the
 23 foregoing is true and correct. Executed herein at Los Angeles, California.

24 Dated: May 24, 2005

25 
 26 _____
 Mitchell Feinstein, President
 Heir Buyout Company

PROOF OF SERVICE BY MAIL

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is 2143 E. Sepulveda Blvd, Los Angeles, California, 90025.

On May 24, 2005, I served the foregoing document described as **RELEASE OF ASSIGNMENT OF INTEREST IN DECEDENT'S ESTATE AND WITHDRAWAL OF REQUEST FOR SPECIAL NOTICE** on the interested parties in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

Georgetta H. R. Rainey
Attorney At Law
5777 W. Century Blvd., Suite 1470
Los Angeles, CA 90045

Barbara Brunner, Paralegal
8740 Sepulveda Blvd., Suite 105
Los Angeles, CA 90045

by mail I caused such envelope with postage thereon fully prepaid to be placed in the United States mail at Los Angeles, California.

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

Executed on May 24, 2005, at Los Angeles, California.

Date: May 24, 2005


DANA MORTIMER

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**RICKS RAINY
ATTORNEYS AT LAW**
Georgetta Ricks Rainey, SB #130563
5777 West Century Blvd., Suite 1470
Los Angeles, California 90045
Telephone: (310) 670-4787
Facsimile: (310) 670-4789

FILED
MAY 27 2005
Let O'Dell

Attorney for **ALVIN C. ROACH & ERNEST L. ROACH,**
Petitioners

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

In the Matter of the estate of

ALVIN ROACH

Deceased

Case No. 085127

**RECEIPT FOR PAYMENT IN
FULL AND WITHDRAWAL OF
ASSIGNMENT OF INTEREST**

Hearing date: 5/31/05
Time: 8:30 AM
Dept.: 10

The undersigned hereby acknowledges receipt of payment in full of the amount of \$19,540.00 for the Agreement for Sale and Assignment of Interest in the distributive share of Alvin C. Roach, Jr., and hereby withdraws the Assignment of Interest to the undersigned in the distributive share of said legatee.

DATED: May 24, 2005.

HEIR BUY OUT COMPANY

By *[Signature]*
Michelle Feinstein, President

1 HEIR BUYOUT COMPANY
2 2143 South Sepulveda Blvd.,
3 Los Angeles CA 90025
4 Telephone: (310) 478-7000
5 Facsimile: (310) 388-3034

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
MAY 27 2005
LeLo'Dell

6
7
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **FOR THE COUNTY OF RIVERSIDE**

10
11 Estate of
12
13 **ALVIN ROACH,**
14 Deceased.)

CASE NO.: RP085127.
RELEASE OF ASSIGNMENT OF INTEREST
IN DECEDENT'S ESTATE AND
WITHDRAWAL OF REQUEST FOR SPECIAL
NOTICE.
HEARING DATE: 5-31-05
TIME: 8:30 AM
DEPT. 10

15
16 **HEIR BUYOUT COMPANY** a California Corporation (Assignee), does hereby release the
17 interest assigned unto it by the certain Assignment executed by **ALVIN C. ROACH, JR.**, previously
18 filed with this Court.

19 **HEIR BUYOUT COMPANY**, a California Corporation, who has filed a Request for Special
20 Notice, hereby withdraws and cancels the Request for Special Notice of any further proceedings in the
21 above-captioned matter.

22 I declare under the penalty of perjury under the laws of the State of California that the
23 foregoing is true and correct. Executed herein at Los Angeles, California.

24 Dated: May 24, 2005



Michael Feinstein, President
Heir Buyout Company

PROOF OF SERVICE BY MAIL

1 I am employed in the County of Los Angeles, State of California. I am over the age of 18 and
2 not a party to the within action; my business address is 2143 S. Sepulveda Blvd, Los Angeles,
3 California, 90025.

4 On May 24, 2005, I served the foregoing document described as RELEASE OF
5 ASSIGNMENT OF INTEREST IN DECEDENT'S ESTATE AND WITHDRAWAL OF REQUEST
6 FOR SPECIAL NOTICE on the interested parties in this action by placing a true copy thereof enclosed
7 in a sealed envelope addressed as follows:
8

9 Georgetta H. R. Rainsy
10 Attorney At Law
11 5777 W. Century Blvd., Suite 1470
12 Los Angeles, CA 90045

13 Barbara Brunner, Paralegal
14 8740 Sepulveda Blvd., Suite 105
15 Los Angeles, CA 90045

16 by mail I caused such envelope with postage thereon fully prepaid to be placed in the United States
17 mail at Los Angeles, California.

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

20 Executed on May 24, 2005, at Los Angeles, California.

21 Date: May 24, 2005


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DANA MORTIMER

5/31/05

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GEORGETTA H.R. RAINEY
SBN 130563
Attorney at Law
6100 Center Drive
Suite 630
Los Angeles, CA 90045
(310) 670-4787
(310) 670-4789 FAX

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAY 21 2005

S.Hopkins-Bright

Attorney for ALVIN C. ROACH & ERNEST T. ROACH,
Co-Administrators

SUPERIOR COURT OF CALIFORNIA, COUNTY RIVERSIDE

Estate of	)	CASE NO. 085 127
)	
ALVIN ROACH,	)	ORDER APPROVING FIRST AND FINAL REPORT
	)	OF CO-ADMINISTRATORS AND PETITION FOR
	)	DISTRIBUTION ON WAIVER OF ACCOUNT,
	)	(PROBATE CODE SECTION 10954), AND FOR
	)	ALLOWANCE OF STATUTORY ATTORNEY'S
	)	FEES, (PROBATE CODE SECTION 10)
)	
<u>Deceased.</u>)	

The First and Final Report of Co-Administrators and Petition for Distribution on Waiver of Account, (Probate Code section 10954) and for Allowance of Statutory Attorney's Fees, (Probate Code Section 10), came on regularly for hearing on May 31, 2005, at 8:30 A.M., in Department 10 of the above entitled Court, the Honorable Judge presiding

The Court, after examining the petition, the supplement thereto and the file finds:

That all notices of hearing have been given as required by law.

CALIFORNIA

EXPIRES 03-09-15

CLASS: C

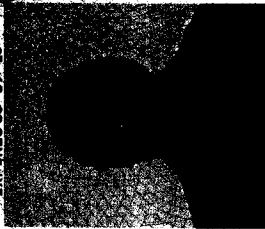
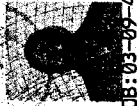
DRIVER LICENSE

ALVIN CHARLES ROACH
PO BOX 1271
TUSTIN CA 92781

SEX: M HAIR: BLK
HT: 5-11 WT: 180

DOB: 03-09-42

RSTR: CORR LENS



Alvin Roach

03/23/2010 542 BY FD/15

1

DECLARATION
OF ONE AND THE SAME PERSON

I, Alvin C. Roach, as Heir to the Estate of Alvin Roach, do hereby declare:

1. I am over the age of 18 and a resident of Tustin, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person as Alvin Charles Roach, Alvin C. Roach and Alvin Roach.
3. I am the surviving son to Alvin Roach who is one and the same Person who is mentioned on the referenced Grant Deed as Document# 73830, Recorded in Riverside County on 07/31/1968.
4. I am one and the same person who assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 342181002-1, on 5-13-2010.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 13 day of MAY, 2010, at TUSTIN, CA

x Alvin C. Roach
Alvin C. Roach, as Heir to the Estate of Alvin Roach

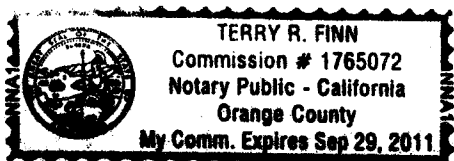
JURAT

State of CALIFORNIA
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this

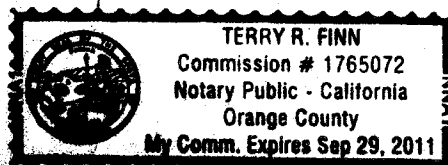
13 day of MAY, 20 10, by
Date Month Year
ALVIN C. ROACH
Name of Signer

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Terry R. Finn
Signature of Notary Public

(Place Notary Seal Above)



CLAIM SUMMARY

To: Riverside County Treasurer and Tax Collector

Assessors Parcel Number: 342181002-1
Last Assessee: ROACH ALVIN & DOROTHY J
Sale Date: 3/16/2010
Tax Sale Number: TC185
Item Number: 72
Deadline Date: 4/26/2011

RECEIVED
2010 MAY 27 AM 9:56
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Grant Deed granting interest to Alvin Roach and Dorothy J. Roach, Husband and Wife as Joint Tenants as Document# 73830, Recorded in Riverside County on 07/31/1968
2. Death Certificate for Alvin Roach (**Certified Copy in Claim Package for Alvin C. Roach**)
3. Death Certificate for Dorothy J. Roach (**Certified Copy in Claim Package for Alvin C. Roach**)
4. Entire Probate Case File for the Estate of Alvin Roach as Case Number: 085127 granting His Entire Estate to his Son's; Alvin C. Roach and Ernest T. Roach. **Please Note: On Attachment 6a(1) regarding Dorothy J. Roach:** "Decedent's spouse, Dorothy James Roach, failed to survive him by 120 hours and pursuant to probate code section 6403, is deemed to have predeceased him."
5. Birth Certificate for Ernest Roach
6. Declaration of one and the Same Person
7. Assignment of Excess Proceeds signed by Ernest L. Roach, as Heir to the Estate of Alvin Roach
8. Claim Form(s) signed by Global Discoveries
9. Photo ID for Assignor: Ernest L. Roach

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$29,438.50 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries, Ltd. and mailed to P.O. Box 1748, Modesto, California 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Chief Operating Officer, at (209) 593-3913, or e-mail to jed@globaldiscoveries.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 7009-3410-0001-7917-6623



ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to GLOBAL DISCOVERIES, LTD. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 342181002-1, Tax Sale Number TC185, Item 72 sold at public auction on 3/16/2010. I understand that the total of excess proceeds available for refund is \$ 58,877.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

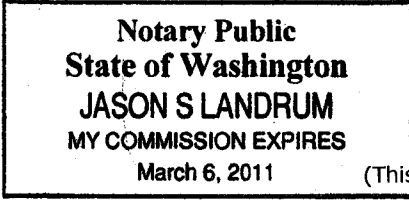
(Signature of Party of Interest/Assignor) (Date)
Tax ID/SS#

Ernest L. Roach, as Heir to the Estate of Alvin Roach
(Name Printed)
5501 W. Woodside Ave
(Address)
Spokane WA 99208
(City/State/Zip)
509-328-7162
(Area Code/Telephone Number)

STATE OF CALIFORNIA Washington
COUNTY OF Spokane)ss.

On 14th day of May, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest L. Roach Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

(Signature of Assignee)
Tax ID/SS# 77-0558969

Jed Byerly, Chief Operating Officer
(Name Printed)
Global Discoveries, Ltd.
(Address)

STATE OF CALIFORNIA
COUNTY OF Stanislaus)ss.

P.O. Box 1748
Modesto, California 95353-1748
(City/State/Zip)
Phone: (209) 593-3913

On 5-21-2010, before me, the undersigned, a Notary Public in and for said State, personally appeared ***Jed Byerly*** Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
(Signature of Notary)



(This area for official seal)

[REDACTED]

73830

RECORDING REQUESTED BY

WHEN RECORDED, PLEASE MAIL TO

Mr. and Mrs. Alvin Roach
873 Collingwood Drive
Pomona, California 91767

RECEIVED FOR RECORD
JUL 31 1968

AT 9:00 O'CLOCK A.M.
AT REQUEST OF
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Recorded in Official Records
of Riverside County, California

W.D. Balogh
Recorder
FEB 6 1968

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax \$3.50

Grant Deed

ROBERT T. O'DONNELL, a married man and MYRON UPTON, a married man

For a Valuable Consideration, the receipt of which is hereby acknowledged, do hereby
GRANT to ALVIN ROACH and DOROTHY J. ROACH, husband and wife as joint tenants

all that real property situated in the County of Riverside, State of California, described as follows:

Lot 22 of Sun View Park No. 1 as per map recorded in Book 48 pages 48 and 49 of Maps in the office of the Recorder of said County.

SUBJECT TO: General and Special Taxes not delinquent.

Covenants, conditions, and restrictions; and rights, rights of way, easements for public utilities, water companies, alleys and streets; now of record, if any.

The condition that any improvement construction on the herein described property shall contain a minimum of 1000 square feet. A violation thereof shall not defeat nor render invalid the lien of any mortgage or Deed of Trust made in good faith and for value.

1423950-0

CITY of Paris

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

Dated July 3, 1968

Robert T. O'Donnell
Myron Upton

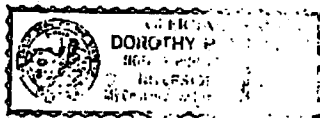
STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

On July 9, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert T. O'Donnell and Myron Upton

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal.

(Seal)



Dorothy P. McClure
(Notary Public's Signature)
DOROTHY P. McCLURE
(Name - Typed or Printed)
Notary Public in and for said State

Mail Tax: Statements to Return Address Above

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3 052003 1 06 799

CERTIFICATE OF DEATH

3 2003 3 30 06 529

Form with sections: DECEDENT'S PERSONAL DATA, USUAL RESIDENCE, SPOUSE AND PARENT INFORMATION, FURNERAL LOCAL REGISTRAR, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONERS USE ONLY. Includes fields for name, date of birth, marital status, occupation, residence, and cause of death.

NOT A VALID DOCUMENT TO ESTABLISH IDENTITY



CERTIFIED COPY OF VITAL RECORDS STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

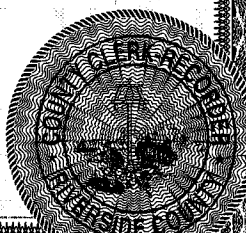
This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

DATE ISSUED APR 27 2010

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

Signature of Larry W. Ward

LARRY W. WARD ASSESSOR-COUNTY CLERK-RECORDER RIVERSIDE COUNTY, CALIFORNIA



STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3 052003 | 06800

CERTIFICATE OF DEATH

3200333006530

STATE FILE NUMBER 3 052003 | 06800		STATE OF CALIFORNIA USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS VS-11 (REV. 10/03)		LOCAL REGISTRATION NUMBER 3200333006530	
1. NAME OF DECEDENT - FIRST (Given) Dorothy		2. MIDDLE James		3. LAST (Family) Roach	
AKA, ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST) -		4. DATE OF BIRTH mm/dd/yyyy 10/15/1918		5. AGE Yrs. Months Days 84	
6. BIRTH STATE/FOREIGN COUNTRY TX		10. SOCIAL SECURITY NUMBER [REDACTED]		11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS (at Time of Death) Widowed		7. DATE OF DEATH mm/dd/yyyy 07/09/2003		8. HOUR (24 Hours) 0445	
13. EDUCATION - Highest Level/Degree (see worksheet on back) 9		14/15. WAS DECEDENT SPANISH/HISPANIC/LATINO? (If yes, see worksheet on back.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		14. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) Black	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED Caregiver		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) Health Care		19. YEARS IN OCCUPATION 12	
20. DECEDENT'S RESIDENCE (Street and number or location) 2023 Sunnysands Drive					
21. CITY Perris		22. COUNTY/PROVINCE Riverside		23. ZIP CODE 92570	
24. YEARS IN COUNTY 17		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP Ernest Roach, Son		27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) 2023 Sunnysands Drive Perris, CA 92570			
28. NAME OF SURVIVING SPOUSE - FIRST -		29. MIDDLE -		30. LAST (Maiden Name) -	
31. NAME OF FATHER - FIRST James		32. MIDDLE -		33. LAST (Maiden Name) -	
34. BIRTH STATE TX		35. NAME OF MOTHER - FIRST Natalie		36. BIRTH STATE TX	
37. DISPOSITION DATE mm/dd/yyyy 07/11/2003		38. PLACE OF FINAL DISPOSITION Riverside National Cemetery, Riverside, CA 92518			
41. TYPE OF DISPOSITION(S) BU		42. SIGNATURE OF REGISTRAR [REDACTED]		43. LICENSE NUMBER 7010	
44. NAME OF FUNERAL ESTABLISHMENT Miller-Jones Mortuary & Crematory INC		45. LICENSE NUMBER [REDACTED]		47. DATE mm/dd/yyyy 07/10/2003	
101. PLACE OF DEATH Own Residence		102. HOSPITAL, SPECIALTY CARE CENTER, NURSING HOME, ETC. <input type="checkbox"/> Hospital <input type="checkbox"/> Specialty Care Center <input type="checkbox"/> Nursing Home, Etc.		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> Home <input type="checkbox"/> Hospice <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY Riverside		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location) 2023 Sunnysands Drive		106. CITY Perris	
107. CAUSE OF DEATH IMMEDIATE CAUSE (A) (Final disease or condition resulting in death) Acute Myocardial Infarction (B) History of Severe Valvular Heart Disease (C) History of Congestive Heart Failure (D) History of Peripheral Vascular Disease, Hypertension		108. TIME INTERVAL BETWEEN ONSET AND DEATH (A) mins 2003-4111 (B) yrs (C) yrs		109. DEATH REPORTED TO CORONER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 2003-4111	
110. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		112. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107. History of Peripheral Vascular Disease, Hypertension					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) No					
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent: Attended Slices Decedent: Last Seen Alive		115. SIGNATURE AND TITLE OF CERTIFIER [REDACTED]		116. LICENSE NUMBER A72564	
117. DATE mm/dd/yyyy 06/26/2003		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE Stephen Nguyen MD 27830 Bradley Rd Sun City, CA 92586		119. DATE mm/dd/yyyy 07/10/2003	
118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.					
119. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE mm/dd/yyyy	
122. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
125. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)					
126. SIGNATURE OF CORONER / DEPUTY CORONER [REDACTED]		127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR A 4 B X C 2 D E		FAX AUTH. # 030943		CENSUS TRACT	



CERTIFIED COPY OF VITAL RECORDS
 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

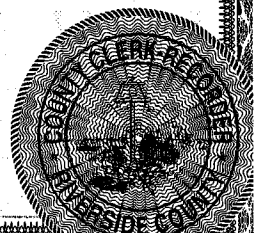
MAY 05 2010

DATE ISSUED

Larry W. Ward

LARRY W. WARD
 ASSESSOR-COUNTY CLERK-RECORDER
 RIVERSIDE COUNTY, CALIFORNIA

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.



STATE OF LOUISIANA

CERTIFICATE OF LIVE BIRTH

19883132

BIRTH NO. 117-1945-231-00846

1A CHILD'S LAST NAME
ROACH

1B FIRST NAME
ERNEST

1C SECOND NAME

2A BIRTH DATE
JULY 1, 1945

2B TIME OF BIRTH
2:55 AM

3 SEX
MALE

4 NUMBER BORN
SINGLE

5 BIRTH ORDER

6A PLACE OF BIRTH (CITY, TOWN, OR LOCATION)
NEW ORLEANS

6B PARISH OF BIRTH
ORLEANS

6C NAME OF HOSPITAL OR INSTITUTION
* CHARITY

7A RESIDENCE OF MOTHER (CITY, TOWN, OR LOCATION)
NEW ORLEANS

7B PARISH
ORLEANS

7C STATE
LOUISIANA

7D ZIP CODE

7E STREET ADDRESS OF RESIDENCE
1306 S GALVEZ

8A FATHER'S LAST NAME
ROACH

8B FIRST NAME
ALVIN

8C SECOND NAME

8D CITY AND STATE OF BIRTH (IF NOT U.S., NAME OF COUNTRY)
NEW ORLEANS, LOUISIANA

8E AGE AT THIS BIRTH
26

9A MOTHER'S MAIDEN NAME
RICHARDSON

9B FIRST NAME
BEULAH

9C SECOND NAME

9D CITY AND STATE OF BIRTH (IF NOT U.S., NAME OF COUNTRY)
NEW ORLEANS, LOUISIANA

9E AGE AT THIS BIRTH
32

FILE DATE
JULY 6, 1945

DATE ISSUED
AUGUST 20, 2005

A REPRODUCTION OF THIS DOCUMENT IS VOID AND INVALID. DO NOT ACCEPT COPIES.



THIS ABOVE IS A FULL CERTIFICATION OF NAME AND

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):
GEORGETTA H. R. RAINEY, ESQ. SBH 130563
 5777 W. CENTURY BOULEVARD, SUITE 1470
 LOS ANGELES, CA 90045
 TELEPHONE NO.: (310) 670-4868 FAX NO. (Optional): (310) 670-4789
 E-MAIL ADDRESS (Optional):
 ATTORNEY FOR (Name): **ALVIN C. ROACH & ERNEST L. ROACH**

FOR COURT USE ONLY

FILED

SUPERIOR COURT OF CALIFORNIA
 COUNTY OF RIVERSIDE

NOV 03 2003

B 8

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
 STREET ADDRESS: **4050 MAIN STREET**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **RIVERSIDE, CA 92501**
 BRANCH NAME:

ESTATE OF (Name):
ALVIN ROACH DECEDENT

PETITION FOR Probate of Will and for Letters Testamentary
 Probate of Will and for Letters of Administration with Will Annexed
 Letters of Administration
 Letters of Special Administration with general powers
 Authorization to Administer Under the Independent Administration of Estates Act with limited authority

CASE NO.: **085127**

HEARING DATE:
12-9-03

DEPT.: **1** TIME: **8:45AM**

- Publication will be in (specify name of newspaper): **NET NEWS**
 a. Publication requested. b. Publication to be arranged.
- Petitioner (name of each): **ALVIN C. ROACH & ERNEST L. ROACH** requests
 a. decedent's will and codicils, if any, be admitted to probate.
 b. (name): **ALVIN C. ROACH & ERNEST L. ROACH**
 be appointed (1) executor (3) administrator
 (2) administrator with will annexed (4) special administrator with general powers
 and Letters issue upon qualification.
 c. that full limited authority be granted to administer under the Independent Administration of Estates Act.
 d. (1) bond not be required for the reasons stated in Item 4d.
 (2) \$ bond be fixed. It will be furnished by an admitted surety insurer or as otherwise provided by law.
 (Specify reasons in Attachment 2 if the amount is different from the maximum required by Prob. Code § 8482.)
 (3) \$ in deposits in a blocked account be allowed. Receipts will be filed. (Specify institution and location):
- a. Estimated value of the estate for filing fee purposes (Complete in all cases. The estimated value of the estate is the fair market value of the real and personal property of the estate at the date of the decedent's death, without reduction for encumbrances. See Gov. Code, § 26827.):
 (1) Less than \$250,000 (6) At least \$1.5 million and less than \$2 million
 (2) At least \$250,000 and less than \$500,000 (7) At least \$2 million and less than \$2.5 million
 (3) At least \$500,000 and less than \$750,000 (8) At least \$2.5 million and less than \$3.5 million
 (4) At least \$750,000 and less than \$1 million (9) \$
 (5) At least \$1 million and less than \$1.5 million * (Specify total estimated value of estate.)
 b. This petition is not the first petition for appointment of a personal representative with general powers filed in this proceeding. The first petition was filed on (date):
- a. Decedent died on (date): **7/5/03** at (place): **HEMET, CALIFORNIA**
 (1) a resident of the county named above.
 (2) a nonresident of California and left an estate in the county named above located at (specify location permitting publication in the newspaper named in Item 1):
- b. Street address, city, and county of decedent's residence at time of death (specify): **2023 SUNNYSANDS DRIVE
 PEKRIS, CA 92570
 RIVERSIDE COUNTY**

ESTATE OF (Name):

ALVIN ROACH

CASE NUMBER:

DECEDENT

4. c. Character and estimated value of the property of the estate for bond purposes:

- (1) Personal property: \$ 115,000.00
- (2) Annual gross income from
 - (a) real property: \$ -0-
 - (b) personal property: \$ 5,000.00
 - Total: \$ 120,000.00

(3) Real property: \$ 100,000.00 (If full authority under the Independent Administration of Estates Act is requested, state the fair market value of the real property less encumbrances.)

- d. (1) Will waives bond. Special administrator is the named executor and the will waives bond.
- (2) All beneficiaries are adults and have waived bond, and the will does not require a bond. (Affix waiver as Attachment 4d(2).)
- (3) All heirs at law are adults and have waived bond. (Affix waiver as Attachment 4d(3).)
- (4) Sole personal representative is a corporate fiduciary or an exempt government agency.

- e. (1) Decedent died intestate.
- (2) Copy of decedent's will dated: codicils dated: are affixed as Attachment 4e(2).
(Include in Attachment 4e(2) a typed copy of a handwritten will and a translation of a foreign language will.)
 The will and all codicils are self-proving (Prob. Code, § 8220).

f. Appointment of personal representative (check all applicable boxes):

- (1) Appointment of executor or administrator with will annexed:
 - (a) Proposed executor is named as executor in the will and consents to act.
 - (b) No executor is named in the will.
 - (c) Proposed personal representative is a nominee of a person entitled to Letters. (Affix nomination as Attachment 4f(1)(c).)
 - (d) Other named executors will not act because of death declination other reasons (specify in Attachment 4f(1)(d)).
- (2) Appointment of administrator:
 - (a) Petitioner is a person entitled to Letters. (If necessary, explain priority in Attachment 4f(2)(a).)
 - (b) Petitioner is a nominee of a person entitled to Letters. (Affix nomination as Attachment 4f(2)(b).)
 - (c) Petitioner is related to the decedent as (specify): **SONS**
- (3) Appointment of special administrator requested. (Specify grounds and requested powers in Attachment 4f(3).)

g. Proposed personal representative is a resident of California nonresident of California (affix statement of permanent address as Attachment 4g). resident of the United States nonresident of the United States.

5. Decedent's will does not preclude administration of this estate under the Independent Administration of Estates Act.

6. a. The decedent is survived by (check at least one box in each of items (1)-(4)).

- (1) spouse no spouse as follows: divorced or never married spouse deceased
- (2) domestic partner no domestic partner (See Prob. Code, §§ 37(b), 6401(c), and 6402.)
- (3) child as follows: natural or adopted natural adopted by a third party no child
- (4) issue of a predeceased child no issue of a predeceased child

b. Decedent is is not survived by a stepchild or foster child or children who would have been adopted by decedent but for a legal barrier. (See Prob. Code, § 6454.)

7. (Complete if decedent was survived by (1) a spouse or domestic partner but no issue (only a or b apply), or (2) no spouse, domestic partner, or issue. Check the first box that applies):

- a. Decedent is survived by a parent or parents who are listed in item 9.
- b. Decedent is survived by issue of deceased parents, all of whom are listed in item 9.
- c. Decedent is survived by a grandparent or grandparents who are listed in item 9.
- d. Decedent is survived by issue of grandparents, all of whom are listed in item 9.
- e. Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 9.
- f. Decedent is survived by next of kin, all of whom are listed in item 9.
- g. Decedent is survived by parents of a predeceased spouse or issue of those parents, if both are predeceased, all of whom are listed in item 9.
- h. Decedent is survived by no known next of kin.

ESTATE OF (Name): ALVIN ROACH	CASE NUMBER: DECEDENT
---	---------------------------------

8. (Complete only if no spouse or issue survived decedent.) Decedent had no predeceased spouse had a predeceased spouse who (1) died not more than 15 years before decedent owning an interest in real property that passed to decedent, (2) died not more than five years before decedent owning personal property valued at \$10,000 or more that passed to decedent, (3) neither (1) nor (2) apply. (If you checked (1) or (2), check only the first box that applies):
- a. Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 9.
 - b. Decedent is survived by a parent or parents of the predeceased spouse who are listed in item 9.
 - c. Decedent is survived by issue of a parent of the predeceased spouse, all of whom are listed in item 9.
 - d. Decedent is survived by next of kin of the decedent, all of whom are listed in item 9.
 - e. Decedent is survived by next of kin of the predeceased spouse, all of whom are listed in item 9.

9. Listed below are the names, relationships, ages, and addresses, so far as known to or reasonably ascertainable by petitioner, of (1) all persons named in decedent's will and codicils, whether living or deceased; (2) all persons named or checked in items 2, 6, 7, and 8; and (3) all beneficiaries of a devise trust in which the trustee and personal representative are the same person.

Name and Relationship	Age	Address
DOROTHY JAMES ROACH, PREDECEASED SPOUSE		
ALVIN C. ROACH	ADULT SON	2023 SUNNYSANDS DRIVE FERRIS, CA 92570
ERNEST L. ROACH	ADULT SON	2023 SUNNYSANDS DRIVE FERRIS, CA 92570
STANLEY ROACH, PREDECEASED SON, NO ISSUE OR SPOUSE		

Continued on Attachment 9.

10. Number of pages attached: _____

Date: **10-28-03**

* (Signatures of all petitioners also required. (Prob. Code, § 1020, California Rules of Court, rule 7.103).)

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

Date: **10-27-03**

ALVIN C. ROACH


(TYPE OR PRINT NAME)

ERNEST L. ROACH

(TYPE OR PRINT NAME)



(SIGNATURE OF ATTORNEY)



(SIGNATURE OF PETITIONER)



(SIGNATURE OF PETITIONER)

ATTACHMENT 40(3)

WAIVER OF BOND

PETITIONERS HEREIN ARE THE ISSUE OF THE DECEDENT AND THE SOLE HEIRS AT LAW OF HIS ESTATE AND HEREBY WAIVE THE REQUIREMENT OF BOND.

IF THE COURT REQUIRES THAT PETITIONERS BE BONDED AS CO-ADMINISTRATORS, PETITIONERS ALLEGE THAT A BOND IN THE AMOUNT OF \$120,000.00 IS SUFFICIENT.

ATTACHMENT 6a(1)

PREDECEASED SPOUSE

DECEDENT'S SPOUSE, DOROTHY JAMES ROACH, FAILED TO SURVIVE HIM BY 120 HOURS AND PURSUANT TO PROBATE CODE SECTION 6403, IS DEEMED TO HAVE PREDECEASED HIM.

A COPY OF DOROTHY JAMES ROACH'S DEATH CERTIFICATE IS ATTACHED HERETO.

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

320833006530

Name		Sex		Date of Birth		Race	
James		M		10/15/1918		W	
Marital Status		Date of Marriage		Date of Death		Cause of Death	
Widowed		07/09/2003		07/10/2003		045	
Place of Birth		Place of Death		Place of Burial		Place of Interment	
Riverside, California		Riverside, California		Riverside, California		Riverside, California	
Address		City		State		Zip	
207 S. Main Street, Riverside, CA 92501		Riverside		CA		92501	
Physician		Date of Death		Date of Burial		Date of Interment	
Stephen M. Dwyer, M.D.		07/10/2003		07/10/2003		07/10/2003	
Cause of Death		ICD-10 Code		ICD-9 Code		ICD-10 Code	
History of Severe Valvular Heart Disease		I07.0		434.0		I07.0	
History of Congestive Heart Failure		I50.0		434.0		I50.0	
Hypertension		I10		434.0		I10	
Diabetes Mellitus		E10		434.0		E10	
Stroke		I69		434.0		I69	
Other		I00-I09		434.0		I00-I09	
Other		I10-I19		434.0		I10-I19	
Other		I20-I29		434.0		I20-I29	
Other		I30-I39		434.0		I30-I39	
Other		I40-I49		434.0		I40-I49	
Other		I50-I59		434.0		I50-I59	
Other		I60-I69		434.0		I60-I69	
Other		I70-I79		434.0		I70-I79	
Other		I80-I89		434.0		I80-I89	
Other		I90-I99		434.0		I90-I99	
Other		J00-J99		434.0		J00-J99	
Other		K00-K99		434.0		K00-K99	
Other		L00-L99		434.0		L00-L99	
Other		M00-M99		434.0		M00-M99	
Other		N00-N99		434.0		N00-N99	
Other		P00-P99		434.0		P00-P99	
Other		Q00-Q99		434.0		Q00-Q99	
Other		R00-R99		434.0		R00-R99	
Other		S00-S99		434.0		S00-S99	
Other		T00-T99		434.0		T00-T99	
Other		U00-U99		434.0		U00-U99	
Other		V00-V99		434.0		V00-V99	
Other		W00-W99		434.0		W00-W99	
Other		X00-X99		434.0		X00-X99	
Other		Y00-Y99		434.0		Y00-Y99	
Other		Z00-Z99		434.0		Z00-Z99	



CERTIFIED COPY OF VITAL RECORDS

COUNTY OF RIVERSIDE

DATE ISSUED 07/14/2003



*001277864

This copy not valid unless prepared on approved form displaying seal and signature of Registrar.

1-4

THE PRESS-ENTERPRISE

Corona-Norco Independent, Elsinore Sun-Tribune,
Rancho News, Sun City News, Menifee Valley News

2512 Fourteenth Street
Riverside CA 92501-3878
909-904-1200
909-969-9018 FAX

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE
(2016, 2016.5 C.C.P.)

PROOF OF PUBLICATION OF

LE-Petition to Administer

Ad Desc.: Estate of Roach / 085127

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the city of Riverside, County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54448, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 257694; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12-19-03
12-20-03
12-26-03

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Dec. 29, 2003
At: Riverside, California



OAL NET

PO BOX 60869
LOS ANGELES CA 90060

Ad #: 5448695

PO #: CN693674

Agency #: _____

[Vertical column of text, mostly illegible due to heavy blacking out]

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

DEC 29 2003


K. Pappas

527 N. GARDEN ST.
LOS ANGELES, CA 90012
NEWSPAPER PUBLICATION
CITY OF LOS ANGELES
CALIFORNIA

ORIGINAL

DE-140

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): 130563 Georgetta H. R. Rainey Ricks Rainey Attorneys at Law 5777 W. Century Blvd. Suite 1470 Los Angeles, CA 90045		TELEPHONE AND FAX NOB.: (310) 670-4868	FOR COURT USE ONLY
ATTORNEY FOR (Name): ALVIN & ERNEST ROACH		FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE JAN 6 2004 <i>[Signature]</i>	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE			
STREET ADDRESS: 4050 MAIN STREET			
MAILING ADDRESS: SAME			
CITY AND ZIP CODE: RIVERSIDE, CA 92501			
BRANCH NAME: MAIN			
ESTATE OF (Name): THE ESTATE OF ALVIN ROACH			
ORDER FOR PROBATE DECEDENT			CASE NUMBER: 085127
ORDER APPOINTING <input type="checkbox"/> Executor <input type="checkbox"/> Administrator with Will Annexed <input checked="" type="checkbox"/> Administrator <input type="checkbox"/> Special Administrator <input checked="" type="checkbox"/> Order Authorizing Independent Administration of Estate <input type="checkbox"/> with full authority <input checked="" type="checkbox"/> with limited authority			
WARNING: THIS APPOINTMENT IS NOT EFFECTIVE UNTIL LETTERS HAVE ISSUED.			

1. Date of hearing: 01-06-04 Time: 8:45 Dept./Room: 1 Judge: Stephen D. Cunnison

THE COURT FINDS

- 2. a. All notices required by law have been given.
- b. Decedent died on (date): 7-09-03
 - (1) a resident of the California county named above.
 - (2) a nonresident of California and left an estate in the county named above.
- c. Decedent died
 - (1) intestate
 - (2) testate
 and decedent's will dated: _____ and each codicil dated: _____
 was admitted to probate by Minute Order on (date): _____

THE COURT ORDERS

- 3. (Name): ALVIN C. ROACH & ERNEST L. ROACH is appointed personal representative:
 - a. executor of the decedent's will
 - b. administrator with will annexed
 - c. administrator
 - d. special administrator
 - (1) with general powers
 - (2) with special powers as specified in Attachment 3d(2)
 - (3) without notice of hearing
 - (4) letters will expire on (date): _____
 and letters shall issue on qualification.

- 4. a. Full Authority is granted to administer the estate under the Independent Administration of Estates Act.
- b. Limited authority is granted to administer the estate under the Independent Administration of Estates Act (there is no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
- 5. a. Bond is not required.
- b. Bond is fixed at \$ _____ to be furnished by an authorized surety company or as otherwise provided by law.
- c. Deposits of \$ _____ are ordered to be placed in a blocked account at (specify institution and location): _____ and receipts shall be filed. No withdrawals shall be made without a court order. Additional orders in Attachment 5c.
- d. The personal representative is not authorized to take possession of money or any other property without a specific court order.

5. (Name): Margaret Singleton, MAI, AS appointed probate referee.
 Probate Referee
 1-800-528-3664
 P. O. Box 308
 Turlock, CA 92580
 Date: Jan 6, 2004
 JUDGE OF THE SUPERIOR COURT

7. Number of pages attached: Turlock, CA 92580 SIGNATURE FOLLOWS LAST ATTACHMENT

Form Approved by the
 Judicial Council of California
 DE-140 (Rev. January 1, 1999)
 Mandatory Use (7/1/2000)

ORDER FOR PROBATE

Legal Solutions Co. Plus

Probate Code, §§ 8008, 8400

ESTATE OF (Name): ALVIN ROACH	DECEDENT	CASE NUMBER: 085127
---	----------	-------------------------------

d. File a change of ownership

At the time you file the inventory and appraisal, you must also file a change of ownership statement with the county recorder or assessor in each county where the decedent owned real property at the time of death, as provided in section 480 of the California Revenue and Taxation Code.

3. NOTICE TO CREDITORS

You must mail a notice of administration to each known creditor of the decedent within four months after your appointment as personal representative. If the decedent received Medi-Cal assistance, you must notify the State Director of Health Services within 90 days after appointment.

4. INSURANCE

You should determine that there is appropriate and adequate insurance covering the assets and risks of the estate. Maintain the insurance in force during the entire period of the administration.

5. RECORD KEEPING

a. Keep accounts

You must keep complete and accurate records of each financial transaction affecting the estate. You will have to prepare an account of all money and property you have received, what you have spent, and the date of each transaction. You must describe in detail what you have left after the payment of expenses.

b. Court review

Your account will be reviewed by the court. Save your receipts because the court may ask to review them. If you do not file your accounts as required, the court will order you to do so. You may be removed as personal representative if you fail to comply.

6. CONSULTING AN ATTORNEY

If you have an attorney, you should cooperate with the attorney at all times. You and your attorney are responsible for completing the estate administration as promptly as possible. When in doubt, contact your attorney.

NOTICE: 1. This statement of duties and liabilities is a summary and is not a complete statement of the law. Your conduct as a personal representative is governed by the law itself and not by this summary.
2. If you fail to perform your duties or to meet the deadlines, the court may reduce your compensation, remove you from office, and impose other sanctions.

ACKNOWLEDGMENT OF RECEIPT

- I have petitioned the court to be appointed as a personal representative.
- My address and telephone number are (specify): **2023 SUNNYSANDS DRIVE
PERRIS, CA 92570**
- I acknowledge that I have received a copy of this statement of the duties and liabilities of the office of personal representative.

Date: **9/23/03**

ALVIN C. ROACH

(TYPE OR PRINT NAME)

Date: **9/23/03**

ERNEST L. ROACH

(TYPE OR PRINT NAME)

Alvin C. Roach
(SIGNATURE OF PETITIONER)

Ernest L. Roach
(SIGNATURE OF PETITIONER)

CONFIDENTIAL INFORMATION: If required to do so by local court rule, you must provide your date of birth and driver's license number on supplemental Form DE-147S. (Prob. Code, § 8404(b).)

ORIGINAL

DE-150

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): GEORGETTA H.R. RAJNEY BBN 130563 ATTORNEY AT LAW 5777 WEST CENTURY BOULEVARD, SUITE 1470 LOS ANGELES CA 90045		TELEPHONE AND FAX NO.:(S) (310) 670-4868 (310) 670-4789	FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE JAN - 6 2004 <i>K. Rahlwes</i>
ATTORNEY FOR (Name): ALVIN C. ROACH & ERNEST L. ROACH SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 MAIN STREET MAILING ADDRESS: CITY AND ZIP CODE: RIVERSIDE CA 92501 BRANCH NAME:			
ESTATE OF (Name): ALVIN ROACH DECEDENT		CASE NUMBER: 085127	
<input type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED		LETTERS <input checked="" type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> SPECIAL ADMINISTRATION	

- LETTERS**
- The last will of the decedent named above having been proved, the court appoints (name):
 - executor.
 - administrator with will annexed.
 - The court appoints (name): **ALVIN C. ROACH & ERNEST L. ROACH**
 - administrator of the decedent's estate.
 - special administrator of decedent's estate
 - with the special powers specified in the Order for Probate.
 - with the powers of a general administrator.
 - letters will expire on (date):
 - The personal representative is authorized to administer the estate under the independent Administration of Estates Act with full authority with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
 - The personal representative is not authorized to take possession of money or any other property without a specific court order.

- AFFIRMATION**
- PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
 - INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
 - INSTITUTIONAL FIDUCIARY (name):

I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.
(Name and title):

4. Executed on (date): **1-6-04**
 at (place): **Riverside**, California.
Alvin Roach

 (SIGNATURE)

CERTIFICATION
 I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.

WITNESS, clerk of the court, with seal of the court affixed.

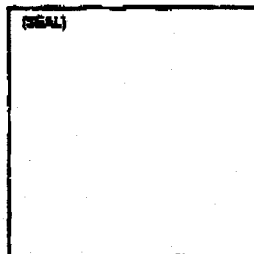


Date: **JAN 06 2004**

Clerk, by

K. Rahlwes

 (DEPUTY)



Date:

Clerk, by

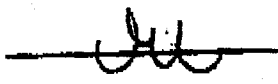
(DEPUTY)

ORIGINAL

1 RICKS RAINEY
2 ATTORNEYS AT LAW
3 Georgetta Ricks Rainey, SB #130563
4 5777 West Century Blvd., Suite 1470
5 Los Angeles, California 90045
6 Telephone: (310) 670-4787
7 Facsimile: (310) 670-4789

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
JAN 6 2004

8 Attorney for ALVIN C. ROACH & ERNEST L. ROACH,
9 Petitioners



10 SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

11
12
13 In the Matter of the estate of)

Case No. 085127

14 ALVIN ROACH)

SUPPLEMENT TO PETITION
FOR PROBATE

15)
16 Deceased)

Hearing date: 1/6/04
Time: 8:45 AM
Dept.: 01

17
18 The undersigned, responsive to the notes of the Probate Examiner, hereby certifies
19 and declares as follows:

20 I am the attorney for the petitioners herein.

21 The following declaration is based upon statute and upon facts substantiated by
22 public record. If called upon to testify I would and could testify competently to the
23 following:

24 Attached hereto are copies of the death certificates of decedent herein, Alvin Roach,
25 who died at 7:48 AM on July 5, 2003, and of his surviving spouse, Dorothy James Roach,
26 who died at 4:45 AM on July 9, 2003.

27 The period of time elapsing between the death of this deceased and the death of his
28 surviving spouse was 3 days and 21 hours, which is a total of 93 hours.

1 Probate Code §6403 provides that a person who fails to survive the decedent by 120
2 hours is deemed to have predeceased the decedent for the purpose of intestate succession,
3 and the heirs are determined accordingly.

4 I certify and declare, under penalty of perjury of the laws of the State of California,
5 that the foregoing is true and correct, and that this declaration is executed on January 6,
6 2004 at Los Angeles, California.

7
8 
9 _____
10 GEORGITTA H. R. RAINEY

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1 Heir Buyout Company, Inc.
2 2143 S. Sepulveda Blvd.
3 Los Angeles, Ca 90025
4 (310) 954-1607

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAR 24 2004

K. Rahlwes

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF RIVERSIDE

11 Estate of

12 Alvin Roach,
13 Deceased.

CASE NO. RP08S127

ASSIGNMENT OF INTEREST IN ESTATE
(TOGETHER WITH AGREEMENT FOR SALE)

16
17 I, Alvin C. Roach, Jr., irrevocably and absolutely hereby assign to HEIR BUYOUT COMPANY,
18 my beneficial interest as heir, legatee, devisee or otherwise, in the Estate of Alvin Roach, Deceased,
19 Case No. RP08S127, including any and all Ancillary Proceeding(s), as provided in that certain
20 Agreement for Sale and Assignment of Interest in Estate, a full and correct copy of which is
21 attached hereto as Exhibit "A" and incorporated herein by this reference. The real property is
22 Commonly known as 2023 Sunnysands Drive, Ferris, CA 92570 and legally described in
23 Exhibit B, attached hereto.

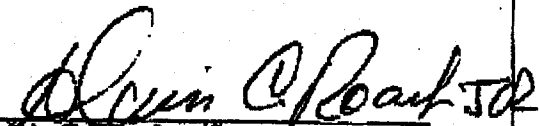
24
25
26 
27 Alvin C. Roach, Jr.
28

EXHIBIT "B"
Schedule of Real Property

Asset # 105109

1

2023 Sunnysands Drive, Ferris, CA 92570
County of Riverside / Assessor's Parcel Number: 342-181-002-1

**Lot 22 of San View Park No. 1, as per map recorded in Book 48 Pages 48 and 49 of Maps, in
the office of the County Recorder of said county.**

[105109]

Exhibit "B"

AGREEMENT FOR SALE AND ASSIGNMENT OF INTEREST IN ESTATE

This Agreement is made and entered into on March 12, 2004 between Alvin C. Roach^{Jr} an individual (hereinafter "SELLER") and Blair Baymont Company, 2143 S. Sepulveda Boulevard, Los Angeles, California 90025 (hereinafter "PURCHASER") upon the following premises:

A. SELLER is a beneficiary of the Estate of Alvin Roach, deceased (the "Decedent"). Decedent's estate is currently being administered as Case Number RP083127 in the Superior Court of Riverside County (the "Probate Court"). All of the Decedent's assets, including all assets being administered in any ancillary probate proceedings (whether real or personal property), are hereinafter referred to as "Estate Assets".

B. The SELLER, as a beneficiary of the Decedent's estate, is entitled to a distribution of all or a portion of the Estate Assets. SELLER wishes to sell the right to receive a distribution of a fixed amount of the SELLER'S share of the estate's assets for an immediate cash payment from PURCHASER.

C. PURCHASER hereby offers to pay SELLER \$11,000.63 ("Purchase Price") to buy the first \$19,540.00 which SELLER may receive from SELLER'S interest in Assets ("Assigned Inheritance Amount"). The parties hereto acknowledge and agree that the Purchase Price offered to SELLER is a reasonable offer.

D. SELLER accepts PURCHASER'S offer and this Agreement shall set forth all the terms and conditions of the agreements of the SELLER and the PURCHASER with respect to the sale and the assignment of the Assigned Inheritance Amount.

Now therefore in consideration of the foregoing, the parties hereby agree as follows:

1. SELLER for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agrees to sell, assign, transfer, and convey to PURCHASER, and PURCHASER agrees to buy from SELLER the Assigned Inheritance Amount in exchange for the Purchase Price.

2. As a material part of this Agreement, SELLER agrees and expressly represents and covenants to PURCHASER, as follows:

(a) Upon SELLER'S receipt of the Purchase Price and delivery to the Probate Court of the Assignment of Interest in Estate, sale, assignment, transfer and conveyance of the Assigned Inheritance Amount to PURCHASER will be absolute and shall not be revocable by SELLER.

(b) SELLER is the lawful beneficial owner of and has good and marketable title to the Assigned Inheritance Amount, and upon delivery to by SELLER or Estate to PURCHASER of the Assigned Inheritance Amount, PURCHASER shall have good and marketable title to the Assigned Inheritance Amount, free and clear of all liens and claims of any persons.

(c) SELLER has full power and authority to enter into, execute and deliver this agreement and to perform its obligations hereunder. When executed and delivered by SELLER, this Agreement will constitute the valid and binding obligation of SELLER enforceable in accordance with its terms.

(d) SELLER has not directly or indirectly disclaimed or limited, and shall not directly or indirectly disclaim or limit, any right to inherit from the Decedent's estate.

(e) SELLER shall not directly or indirectly delay, seek to prevent, impair, or frustrate payment or distribution of the Assigned Inheritance Amount to PURCHASER in any way, and SELLER has not heretofore taken any such action.

(f) SELLER is not indebted to the estate.

(g) SELLER is not aware of any unasserted or unfiled claims against the Decedent's estate. To the best of SELLER'S knowledge, all claims that may be made against the Decedent's estate have been filed with the Probate Court, as well as the Personal Representative of the Decedent's estate and/or the attorney for the Decedent's estate.

EXHIBIT A

(h) SELLER has provided PURCHASER, if applicable, with a copy of the Decedent's Will that has been filed with the Probate Court in the probate proceeding relating to the Decedent's estate (hereafter the "Will"). SELLER is not aware of any person(s) who has or may contest the validity of the Will as the Decedent's last will and testament. SELLER is not aware of any person(s) who may contest the distribution of the Decedent's Assets as they are provided for in the Will.

(i) SELLER is aware of no facts or circumstances that have or may materially reduce the fair market value of the Estate Assets.

(j) There are no facts or circumstances known to the SELLER that may prevent or delay the distribution of the Decedent's Assets.

(k) SELLER has not engaged in this sale with any intent or purpose to avoid or defraud any creditor of SELLER. SELLER is not contemplating or intending to file a bankruptcy or other proceeding for relief from creditors.

(l) Entering into this Agreement and carrying out the actions provided for in this Agreement and the exhibits will not cause SELLER to be in breach or violation of any other agreement or legal obligation to which SELLER is a party.

(m) SELLER has not made any prior assignment of all or any part of SELLER'S beneficial interest in the estate.

All representations and warranties of SELLER are now and shall remain in effect and be true at all times until PURCHASER has received the full Assigned Inheritance Amount and this transaction has been fully and finally completed.

3. Should SELLER, directly or indirectly, in any manner prevent delivery of the Assigned Inheritance Amount to PURCHASER, or should there be a default under or breach of any of SELLER'S representations, warranties or covenants hereunder, all costs incurred, together with reasonable attorney's fees, shall be paid from any remaining portion of the SELLER'S interest in Estate Assets; or if none, by the SELLER, individually.

4. The parties hereto recognize and agree that the sale of the Assigned Inheritance Amount to PURCHASER is an absolute sale of ownership by SELLER. SELLER has no right to redeem or repurchase the Assigned Inheritance Amount under any circumstances, and, so long as SELLER does not, directly or indirectly, in any manner prevent delivery of the Assigned Inheritance Amount to PURCHASER, and so long as no default under or breach of any of SELLER'S representations, warranties or covenants hereunder shall have occurred, SELLER shall have no personal liability for the amount (if any) by which the amount received by PURCHASER from the estate is less than the amount in Recital C above.

5. PURCHASER'S interest in the Assigned Inheritance Amount shall be satisfied first by cash, and if there are insufficient liquid assets to satisfy any unpaid part of the Assigned Inheritance Amount, then at PURCHASER'S option, PURCHASER shall have the right to satisfy the balance of the Assigned Inheritance Amount from non cash in-kind transfers of personal property or real property assets of the estate. Unless otherwise directed by PURCHASER in writing, PURCHASER shall be deemed to have exercised its option to satisfy the balance of the Assigned Inheritance amount from an in-kind transfer of real property assets of the estate in an amount sufficient to satisfy any unpaid part of the Assigned Inheritance Amount. Any interest in real property delivered to PURCHASER hereunder shall be valued at the appraised value for such property as set forth in the Inventory and Appraisement on file with the Probate Court. SELLER authorizes PURCHASER to record the Memorandum of Option Agreement, in the office of the county recorder, in the county in which any real property is located.

6. PURCHASER and SELLER agree that the value of the interest of Seller in the Estate is dependent upon numerous factors affecting the Estate, including without limitation creditor's claims, tax and government claims, unknown heirs interests, and other matters.

7. By executing this Agreement, SELLER acknowledges that PURCHASER has made no representations to SELLER as to the tax implications to SELLER of this transaction, and that he or she has either consulted with his or her own tax advisor or chosen not to do so.

8. Each of the parties hereto shall take all actions reasonably necessary to cause distribution to be made by the Decedent's estate at the earliest possible date.

9. This Agreement constitutes the entire understanding between the parties hereto with respect to the transaction described in paragraph C of this agreement and supersedes all prior and contemporaneous oral or written representations, statements, documents, understandings and agreements with respect thereto. This Agreement may be modified only by a further written instrument setting forth the modification and signed by PURCHASER and SELLER. This Agreement may be executed in counterparts, all of which when taken together shall constitute one and the same instrument.

10. This Agreement is made and shall be interpreted under the law of the State of California. It may be amended only in a writing that is dated and signed by the parties.

IN WITNESS WHEREOF, the undersigned have caused this agreement to be executed and delivered.

Date: 3/13/04

Alvin C. Roach, Jr. By: [Signature]
HEIR BUYOUT COMPANY
Alvin C. Roach, Jr. Harry Koury, Vice President

STATE OF California
COUNTY OF Orange SS
On MARCH 13, 2004
before me, E. Blocker Notary,
personally appeared Alvin C. Roach, Jr.
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.

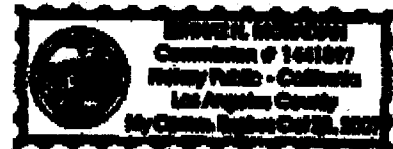


WITNESS my hand and official seal.
[Signature]
Notary's Signature

(seal)

THIS SECTION FOR HBC USE ONLY

STATE OF California COUNTY OF Los Angeles SS
On 3-11-04
before me, Shirley H. Macchia Notary,
personally appeared Harry Koury, 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]
Notary's Signature

(seal)

#27249
3/15/04

ADDENDUM

TO

AGREEMENT FOR SALE AND ASSIGNMENT OF INTEREST IN ESTATE

This addendum, executed this 12th day of March, 2004 by and between Alvin C. Roach an individual (hereinafter "SELLER") and HEIR BUYOUT COMPANY, 2143 S. Sepulveda Boulevard, Los Angeles, California (hereinafter "PURCHASER") modifies the Agreement for Sale and Assignment of Interest in Estate (hereinafter "AGREEMENT"), executed of even date.

Paragraph C of the aforementioned AGREEMENT is hereby modified as follows:

PURCHASER hereby offers to pay SELLER \$11,000.63 (Purchase Price) to buy the first \$19,540.00 which SELLER may receive from SELLER'S interest in Assets ("Assigned Inheritance Amount") in the subject probate (Superior Court of the State of California, County of Riverside, Case No RP085127 The parties hereto acknowledge that the Purchase Price offered to SELLER is a reasonable offer.

PURCHASER agrees to accept less than the Assigned Inheritance Amount as payment in full of the Assigned Amount, referred to in the paragraph above, if the Assets are distributed to SELLER according to the following timetable and funds are received by PURCHASER in its offices:

- 1) On or prior to January 12, 2005 \$17,545.00
- 2) On or prior to March 12, 2005 \$18,050.00

No other discounts are implied or are to be anticipated or inferred.

Further, all other terms and conditions of the Agreement for Sale and Assignment of Interest in Estate and all of the related documents remain in full force and effect and are not affected by this modification.

SELLER

PURCHASER

Alvin C. Roach, Jr. *Alvin C. Roach Jr*
(Date) 03-13-04

Heir Buyout Company *[Signature]*
(Date)