

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

343A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

JAN 28 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 122. Last assessed to: Diamond Brothers Eight, LLC, a California Limited Liability Company. District 1 [\$17,708] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the Riverside County Treasurer-Tax Collector for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 243150031-7;
- (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 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. 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 6, 2012, 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
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 17,708	\$ 0	\$ 17,708	\$ 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: 3/12/15
Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: March 24, 2015
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

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

9-32

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 1/28/15

Departmental Concurrence

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

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 122. Last assessed to: Diamond Brothers Eight, LLC, a California Limited Liability Company. District 1 [\$17,708] Fund 65595 Excess Proceeds from Tax Sale.

DATE: JAN 28 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from American Pacific Homes, Inc. as manager for Diamond Brothers Eight, LLC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 243150031-7;
3. Deny the claim from Kenneth Cooper, attorney for Homebuyers Guide Real Estate Inc.;
4. Authorize and direct the Auditor-Controller to issue warrants to the Riverside County Treasurer-Tax Collector in the amount of \$415.20 and American Pacific Homes, Inc. as manager for Diamond Brothers Eight, LLC in the amount of \$17,292.80 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND:

Summary (continued)

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

1. Claim from the Riverside County Treasurer-Tax Collector based on a Certificate of Lien recorded April 25, 2008 as Instrument No. 2008-0210076.
2. Claim from American Pacific Homes, Inc. as manager for Diamond Brothers Eight, LLC based on a Grant Deed recorded March 14, 2001 as Instrument No. 2001-104666, a Limited Liability Company Certificate of Cancellation filed December 6, 2004, and a Corporation, Limited Liability Company or Limited Liability Partnership Assumption of Tax Liability dated December 2, 2004.
3. Claim from Kenneth Cooper, attorney for Homebuyers Guide Real Estate Inc. based on an Abstract of Judgment recorded January 14, 2002 as Instrument No. 2002-022942.

Pursuant to Section 4675 (a) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that the Riverside County Treasurer-Tax Collector be awarded excess proceeds in the amount of \$415.20 and American Pacific Homes, Inc. as manager for Diamond Brothers Eight, LLC be awarded excess proceeds in the amount of \$17,292.80. The claim from Kenneth Cooper, attorney for Homebuyers Guide Real Estate Inc. be denied since the lien was recorded more than ten years prior to the tax sale and is no longer valid. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to a lien holder and last assessee of the property.

ATTACHMENTS (if needed, in this order):

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

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 122 Assessment No.: 243150031-7

Assessee: DIAMOND BROTHERS EIGHT

Situs: 2096 CENTURY HILL DR RIVERSIDE

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 14 PM 3:44
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 405²⁰ from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. See attached; recorded on . A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

See attached.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 05 day of June, 2012 at Riverside CA.
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

AP

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

DIAMOND BROTHERS EIGHT
P O BOX 6458
TORRANCE CA 90504

Doc # 2008-0210076
04/25/2008 08:00A Fee: NC
Page 1 of 1

Recorded in Official Records

County of Riverside

== Larry W Ward ==

Assessor, County Clerk and Recorder

This document was electronically prepared and recorded by the County of Riverside

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE

No. 0334321

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

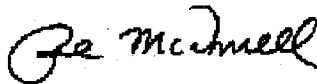
DIAMOND BROTHERS EIGHT
P O BOX 6458
TORRANCE CA 90504

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2002-2003	009-002	051855747-6	\$130.51	\$13.05		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 04/22/2008



Paul McDonnell, Tax Collector

County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax



**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

Palm Springs Office
997 E Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org

June 6, 2012

RIVERSIDE COUNTY TAX COLLECTOR
COUNTY ADMINISTRATIVE CENTER
4080 LEMON ST, 4TH FLOOR
P.O. BOX 12005
RIVERSIDE, CA 92502-2205

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 243150031-7 Item: 122
Situs Address: 2096 Century Hill Dr Riverside
Assessee: Diamond Brothers Eight
Date Sold: March 20, 2012
Date Deed to Purchaser Recorded: May 11, 2012
Final Date to Submit Claim: May 13, 2013

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By Adrian Potenciano
Deputy

INQUHIST 051855747-6 2002

06/14/2012 15:28:58 PAGE: 1

ASMTNBR: 051855747-6 YR: 2002 INPUT/PAY-DT: 03/20/2012 BAL-DUE: 405.20
PARENT: 243150022-9 TRA: 009-002 BILLNBR: 006278612 TAX CODE 0-00

ASSESSEE: DIAMOND BROTHERS EIGHT
MAILADDR: P O BOX 6458 TORRANCE CA 90504
SITUS: 1970 SYCAMORE HILL DR RIVERSIDE 92506
PRCLDESC: .73 ACRES IN LOT 11 MB 272/010 TR 28728-1
ID INFO: DUE TO NEW CONSTRUCTION EFFECTIVE DATE: 08/02/2002
VALUE(S): STR: 101130

* * * PRESS PA1 FOR MORE DATA * * *
* * * * * E N F O R C E M E N T A C T I O N S * * * * *

CTY: 33 LIEN NBR: 0334321 DOC: 000020080210076
PRNT: 02/29/2004 RECD: 04/25/2008 RELD:
NAME: DIAMOND BROTHERS EIGHT
ADDRESS: P O BOX 6458 TORRANCE CA 905040000

* * * PRESS PA1 FOR MORE DATA * * *
INPUT/PAY-DT: 03/20/2012
* * * * * C H A R G E S A N D P A Y M E N T H I S T O R Y * * * * *

TAX CODE 0-00				
DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
07/03/2003	TAXES		130.51	130.51
12/11/2003	DELQ PENALTY		13.05	143.56
02/29/2004	LIEN FEES		13.00	156.56
02/29/2004	MISC FEES		58.75	215.31
03/20/2012	ACCRUED PENALTY		189.89	405.20

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

RECEIVED
2012 OCT -4 PM 4:47
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector
Re: Claim for Excess Proceeds
TC 192 Item 122 Assessment No.: 243150031-7
Assessee: DIAMOND BROTHERS EIGHT, LLC
Situs: 2096 CENTURY HILL DR RIVERSIDE
Date Sold: March 20, 2012
Date Deed to Purchaser Recorded: May 11, 2012
Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 18,166.25 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2001-104666; recorded on 3-14-2001. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

GRANT DEED
REQUEST FOR TAX CLEARANCE
CERT. OF CANCELLATION (OF LLC)

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 28 day of SEPTEMBER 2012 at SAN BERNARDINO, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

STEVE TOPOR, AGENT
Print Name

Print Name

8213 WHITE OAK AVE
Street Address

Street Address

RANCHO CUCAMONGA CA 91730
City, State, Zip

City, State, Zip

(909) 988-9000 ext 330
Phone Number

Phone Number

A



Order No. Recording Requested By
Escrow No. First American Title Company
Loan No.

DOC # 2001-104886

03/14/2001 08:06A Fee:25.00

Page 1 of 1

Recorded in Official Records
County of Riverside

Dary L. Orso

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

Diamond Brothers Eight, LLC
1131 W. 6th Street, #110
Ontario, CA 91762

M	S	U	PAGE	SIZE	CA	PCOR	NOCOR	SWP	USE
A	R	L							

SMALL ABOVE INCLUDING PLUS SIGNATURE

26
C
LW

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$...N/A.....
.....Computed on the consideration or value of property conveyed; OR
.....Computed on the consideration or value less liens or encumbrances
remaining at time of sale

the undersigned grantor

Signature of Declarant or Agent determining tax-Payer Name

APN: 243-150-031 & 243-180-012

TRA: 009-002

GRANT DEED

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

Sanda Group Limited Partnership

hereby GRANT(S) to

Diamond Brothers Eight, LLC, a California Limited Liability
Company

the real property in the City of Riverside
County of Riverside

State of California, described as

LOTS A, B, ²⁴25, of tract no. 28728-1, as shown by map on file
in book 272 pages 10 through 13 of maps, records of Riverside
County, California

Sanda Group Limited Partnership
a California Limited Partnership

Dated March 9, 2001

STATE OF CALIFORNIA)
COUNTY OF San Bernardino,) ss.

On 3-9-01 before me,

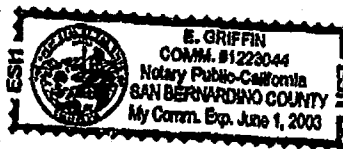
E. Griffin

personally appeared Yang Chang Hong

By: Sanda Development Corp.
Its General Partner

By: [Signature]
secretary

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 acted, executed the instrument.



WITNESS my hand and official seal

Signature [Signature]

(This area for official seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/84)

THIS MAP WAS PREPARED FOR AGRICULTURAL PURPOSES PER 1. AND UNLESS
 OTHERWISE SPECIFIED, THE DISTANCES SHOWN ON THIS MAP ARE
 MEASURED WITH A 100' TAPED MEASURE.

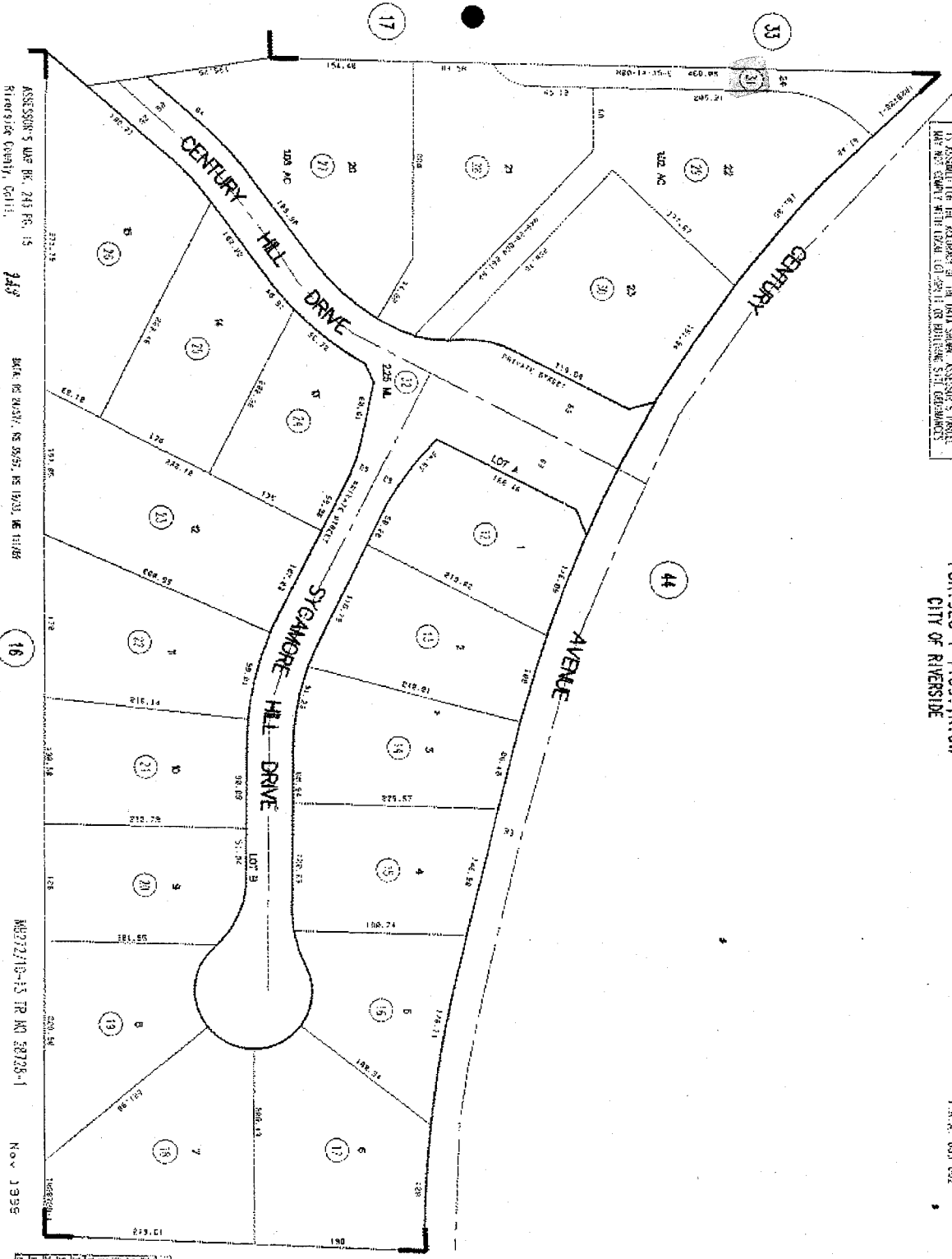
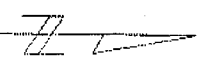
POR SEC 1 T. 35., R. 5W
 CITY OF RIVERSIDE

T.R.A. 033-032

243-15

5-74

1" = 100'
 ANGLE 6 8



ASSESSOR'S MAP BK. 243 PG. 15
 RIVERSIDE COUNTY, CALIF. 243

BACK TO GRANT, NO. 8557, PG. 1903, PG. 13188

16

MS27210-15 TR. NO. 58725-1

Nov 1995

SECTION	TOWNSHIP	RANGE	ACRES
1	35	5	160.00
2	35	5	160.00
3	35	5	160.00
4	35	5	160.00
5	35	5	160.00
6	35	5	160.00
7	35	5	160.00
8	35	5	160.00
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29	35	5	160.00
30	35	5	160.00
31	35	5	160.00
32	35	5	160.00
33	35	5	160.00
34	35	5	160.00
35	35	5	160.00



State of California
Kevin Shelley
Secretary of State

LIMITED LIABILITY COMPANY
CERTIFICATE OF CANCELLATION

NOTE: The filing of this Certificate of Cancellation (Form LLC-4/7) cancels the limited liability company's Articles of Organization or Application for Registration.

FILED
 in the office of the Secretary of State
 of the State of California

DEC - 6 2004

AG A

Kevin Shelley
 KEVIN SHELLEY, SECRETARY OF STATE

There is no fee for filing a Certificate of Cancellation.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

1. Secretary of State File Number 1999 11310101	2. Name of Limited Liability Company Diamond Brothers Eight, LLC
--	---

3. The tax liability will be satisfied on a taxes paid basis or a person, limited liability company, or other business entity assumes the tax liability, if any, of the dissolving limited liability company as security for the issuance of a Tax Clearance Certificate from the Franchise Tax Board and is responsible for additional taxes or fees, if any, that are assessed under the Revenue and Taxation Code and become due after the date of the assumption of tax liability. [Do not alter this statement.]

4. DOMESTIC LIMITED LIABILITY COMPANIES ONLY
 The dissolution was made by a vote of all of the members. YES NO
 Note: If no, the limited liability company must file a Certificate of Dissolution (Form LLC-3) with this Certificate of Cancellation.

5. Other information the managers or members filing the Certificate of Cancellation determine to include.
 (Attach additional pages, if necessary.)

6. I declare I am the person who executed this instrument, which execution is my act and deed.

	Diamond Brothers Eight, LLC Manager by Alex S. Xu.
Signature of Authorized Person	Title of Authorized Person
Alex S. Xu	NOV 29 2004
Type or Print Name of Authorized Person	Date

7. RETURN TO:

NAME	[Diamond Brothers Eight, LLC]
FIRM	
ADDRESS	4959 Palo Verde St. # B110
CITY/STATE	Montclair CA
ZIP CODE	[91763]

CORPORATION, LIMITED LIABILITY COMPANY OR LIMITED LIABILITY PARTNERSHIP ASSUMPTION OF TAX LIABILITY

The Assumption of Tax Liability

of (1) Diamond Brothers Eight, LLC)

A limited liability company or limited liability partnership)

199911310101
California corporation number, Secretary of State file number, or federal employer identification number

by (2) American Pacific Homes Incorporated)

A corporation, limited liability company or limited liability partnership)

C 2217108
California corporation number, Secretary of State file number, or federal employer identification number

Name of assumer American Pacific Homes Incorporated unconditionally agrees to file with the Franchise Tax Board all tax returns and data required and pay in full all tax liabilities, penalties, interest, and fees of (1) Diamond Brothers Eight, LLC

_____ at the effective date of cancellation.

(2) American Pacific Homes Incorporated
Exact corporation, limited liability company, or limited liability partnership name

Alex S Xu President
Print name and title of officer/manager/partner

[Signature]
Signature and title of officer/manager/partner

State of San Bernardino

County of California

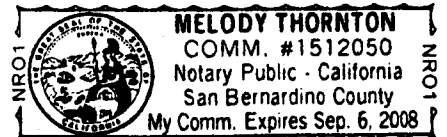
On December 2, 2004 before me, the undersigned, a notary public in and for said state, personally appeared Alex S Xu

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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Melody Thornton, Notary Public

Name Melody Thornton, Notary Public
(typed or printed)



Note: LLC, LLP, and corporation assumers must provide financial statement.

Request for Tax Clearance Certificate Limited Liability Company or Limited Liability Partnership

CALIFORNIA FORM

3555L

Limited Liability Company (LLC) or Limited Liability Partnership (LLP) Name Diamond Brothers Eight, LLC		Secretary of State File Number 199911310101	
Current Address 4959 Palo Verde St. # B110 Montclair CA 91763		Phone Number (909) 988-9000	
Date business commenced in California: 4/12/1999		Date business ceased or will cease in California: 12/31/104	
Latest California tax return Income period: Calendar 2003		Date filed: 4/15/04	

All tax returns must be filed and balances due must be paid or secured before we will issue a Tax Clearance Certificate. All returns will remain subject to audit until the expiration of the normal statutes of limitations.

If an individual or another business entity will act as the Assumer of any future tax liability, check the **Assumer** box below and follow the appropriate instructions. Requests taking advantage of the Assumer method generally receive a Tax Clearance Certificate within **30 days**.

Assumer Individual or Trust complete pages 2 and 3.
Corporate, LLC, or LLP complete pages 3 and 4.

If you are requesting a tax clearance without an Assumer, check the appropriate box below. Requests other than the Assumer method generally take **6 to 9 months** to receive a Tax Clearance Certificate.

Surety Bond
 Cash Deposit
 Taxes Paid - A final return must be filed before we will issue a Tax Clearance Certificate based on Taxes Paid.

Has the IRS changed the LLC's or LLP's income tax liability for any years that you have not reported to us?
 Yes No

If yes, send us a copy of the Revenue Agent's Report.

If the LLC or LLP is currently being examined or an examination is pending, identify the agency or agencies below:
 IRS FTB Both

If being examined, indicate which years:
Current: _____
Pending: _____

Check tax return form filed: Form 100 Form 565 Form 568

Supplemental information. Please furnish the following information ONLY if another business entity will continue to conduct the business in California after the current cancellation of the original LLC or LLP.

Name of Transferee		California Identification Number or Secretary of State File Number of Transferee
Current Address	Phone Number ()	Federal employer identification number
Date Assets Transferred to Transferee	Section of the Internal Revenue Code applicable to the transfer of taxpayer's business or assets:	

We will send a copy of the Tax Clearance Certificate to the California Secretary of State. If we are to mail the original Tax Clearance Certificate to someone other than the LLC or LLP listed above, please complete the following:

Name	Phone Number ()
Address	

Mail completed form to:
**LIMITED LIABILITY COMPANY/PARTNERSHIP UNIT
SECRETARY OF STATE
PO BOX 944228
SACRAMENTO CA 94244-2280**

For more information concerning this form, telephone the Franchise Tax Board at (916) 845-4124.
Assistance for persons with disabilities: We comply with the Americans with Disabilities Act. Persons with hearing or speech impairments please call TTY/TDD (800) 822-6268.

FINANCIAL STATEMENT FOR ASSUMER

Limited Liability Company (LLC) or Limited Liability Partnership (LLP) name

Diamond Brothers Eight, LLC

Secretary of State file number

199911310101

State of Assets and Liabilities

Item	Present value (A)	Liabilities balance due (B)	Equity in asset
Cash			
Bank accounts	274,418		
Stocks and bonds			
Cash or loan value of insurance			
Household furniture			
Real property			
Vehicles			
Other assets (describe)			
Federal taxes outstanding			
Loans			
Other (include judgements)			
Payables		274,911	
Net assets (Total column A less total column B)	274,418	274,911	\$ - 493

General Information (Please attach additional schedules if necessary.)

Net annual income

Loss

Source (name of business or employer)

< \$ 493 >

Banks and savings and loan accounts (names and addresses)

Description and license number of each vehicle

Stocks and bonds (name of company, number of shares, etc.)

Real property (brief descriptions and locations)

I certify that the information above is correct to the best of my knowledge.

Assumer's name (print)

American Pacific Homes, Inc. / Alex S. Xu

Assumer's address

4959 Palo Verde St #B110 Montclair CA 91763

Phone number

(909) 988-9000

Assumer's Signature



Date

DEC 02 2004

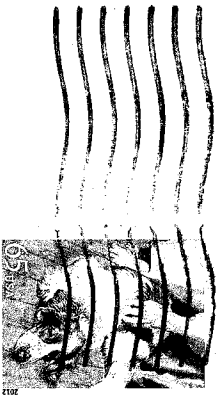
American Pacific Homes, Inc.
8213 White Oak Avenue
Rancho Cucamonga, CA 91730

TREASURER-TAX COLLECTOR

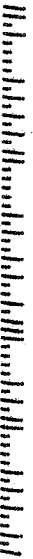
OCT 01 2012

RECEIVED

Don Kent, Treasurer-Tax Collector
Attention: Excess Proceeds
Post Office Box 12005
Riverside, CA 92502-2205



925022205 9900



Pazicni, Jennifer

From: Pazicni, Jennifer
Sent: Thursday, April 24, 2014 11:23 AM
To: 'stopor@aphonline.com'
Subject: EP 192-122 Excess Proceeds

Good Morning Mr. Topor,

I am working on your claim for excess proceeds this morning and I need a few more documents. According to what you have sent already, it is my understanding that American Pacific Homes, Inc. acquired Diamond Brothers Eight, LLC. However, do you have any documentation from American Pacific Homes, Inc. that gives you authority to claim on their behalf? I just need to make that connection and I will be able to move forward with your claim. Please call if you have any questions at all. Thank you for your continued patience.

Sincerely,

Jennifer Pazicni
Riverside County Treasurer-Tax Collector's Office
Excess Proceeds/Tax Sale Operations
951 955-3947 Office
951 955-3990 Fax
JPazicni@co.riverside.ca.us



June 30, 2014

Excess Proceeds
PO Box 12005
Riverside, CA 92502-2205

Re: Claim for Excess Proceeds
TC 192 Item 122 Assessment: 243150031-7
2096 Century Hill Drive, Riverside

To whom it may concern:

This letter is to confirm that Steve Topor of our office has the authority to process the claim for the return of excess proceeds on the above referenced parcel. This authority shall extend to Diamond Brothers Eight, LLC (DB8) and American Pacific Homes, managing member of DB8 and the surviving responsible entity to DB8.

Please contact me should you have any questions or need additional clarity on this matter.

Sincerely,

A handwritten signature in black ink that reads "K R Brooks". The signature is written in a cursive, slightly slanted style.

Kevin R. Brooks, President
909-988-9000, ext. 329

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of SAN BERNARDINO } SS.

On 6-30-14, before me, YING WAN CHAN, NOTARY PUBLIC,
DATE

personally appeared KEVIN R. BROOKS, 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.

[Handwritten Signature]

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Claim for excess proceeds

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

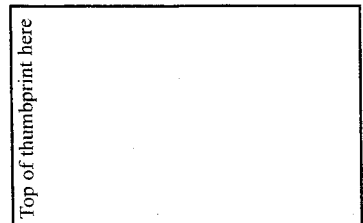
DATE OF DOCUMENT

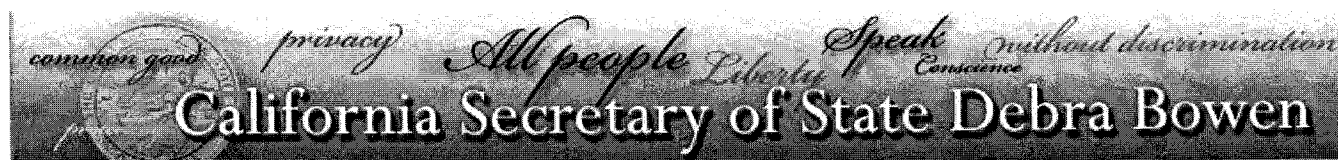
OTHER

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER





Secretary of State

Administration

Elections

Business Programs

Political Reform

Archives

Registries

Business Entities (BE)

Online Services

- [E-File Statements of Information for Corporations](#)
- [Business Search](#)
- [Processing Times](#)
- [Disclosure Search](#)

[Main Page](#)[Service Options](#)[Name Availability](#)[Forms, Samples & Fees](#)[Statements of Information](#)
(annual/biennial reports)[Filing Tips](#)[Information Requests](#)
(certificates, copies & status reports)[Service of Process](#)[FAQs](#)[Contact Information](#)

Resources

- [Business Resources](#)
- [Tax Information](#)
- [Starting A Business](#)

Customer Alerts

- [Business Identity Theft](#)
- [Misleading Business Solicitations](#)

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, October 14, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	AMERICAN PACIFIC HOMES, INC.
Entity Number:	C2217108
Date Filed:	06/19/2000
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	8213 WHITE OAK AVE
Entity City, State, Zip:	RANCHO CUCAMONGA CA 91730
Agent for Service of Process:	KEVIN R BROOKS
Agent Address:	8213 WHITE OAK AVE
Agent City, State, Zip:	RANCHO CUCAMONGA CA 91730

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

[Modify Search](#) [New Search](#) [Printer Friendly](#) [Back to Search Results](#)

[Privacy Statement](#) | [Free Document Readers](#)

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Green, Shawana

From: Steve Topor <stopor@aphonline.com>
Sent: Monday, August 04, 2014 1:27 PM
To: Green, Shawana
Subject: Excess Proceeds Claim, EP192-122, APN 243150031-7
Attachments: DOC080414.pdf

Shawana:

Attached is a copy of the amendment that discusses American Pacific Home's (APH) purchase of 5% of the Diamond Brothers 8, LLC entity and being appointed as Manager of the LLC. (See Sections C1, C2, C3) At no time did APH acquire all of the assets of the LLC, just bought in as a 5% owner and became the manager of the LLC.

I hope this answers your questions.

As I have mentioned before, the refund of the excess proceeds could be in the name of American Pacific Homes or Diamond Brothers 8, LLC. Either is acceptable to us. even though DB8, LLC is a dissolved entity, American Pacific Homes (as Manager) is the surviving entity, responsible for all taxes, etc.

Sincerely,
Steve Topor

From: Green, Shawana [<mailto:SSGreen@co.riverside.ca.us>]
Sent: Monday, August 04, 2014 12:00 PM
To: stopor@aphonline.com
Subject: Excess Proceeds Claim, EP192-122, APN 243150031-7

Hi Steve,

Management has reviewed the file for EP 192-122, APN 243150031-7 and we will need further documentation other than tax liability showing that American Pacific Homes, Inc. acquired Diamond Brothers Eight, LLC. Please let me know if you have any questions.

Shawana Green
County of Riverside
Treasurer-Tax Collector
ssgreen@co.riverside.ca.us

**FIRST AMENDMENT TO OPERATING AGREEMENT
DIAMOND BROTHERS EIGHT, LLC**

THIS FIRST AMENDMENT TO OPERATING AGREEMENT ("**Amendment**") is entered into as of August 31, 2000, by and among Diamond Brothers Group of Companies LLC, a California limited liability company ("**DBG**"), American Pacific Homes, Inc., a California corporation ("**APH**"), and those other entities and individuals executing this Amendment as "**Members**" (each a "**Member**" and collectively the "**Members**"), based upon the following facts:

A. Previously, the Members and DBG, as a Member and the Manager, entered into an Operating Agreement dated as of April 3, 1999 ("**Operating Agreement**") for Diamond Brothers Eight, LLC, a California limited liability company. All defined terms used but not defined.

B. Pursuant to that certain Agreement for Purchase and Sale of Membership Interests in Diamond Brothers Eight, LLC dated as of August 22, 2000 between DBG and APH (the "**Purchase Agreement**"), DBG and APH have agreed to the following: (i) APH shall purchase a 5% membership interest in the Company from DBG and APH shall be admitted as a Member; (ii) Crystal Management Company, LLC ("**Crystal**") shall resign as the Manager of the Company and APH shall be appointed to serve as the Manager of the Company; (iii) Diamond Habitat Corporation, dba Diamond Brothers, Inc. ("**DHC**") shall resign as the Project manager and Concordia Homes of Southern California, an affiliate of APH, or its affiliate ("**Concordia**"), shall be appointed to be the Project manager.

C. The Members have approved of the terms of the Purchase Agreement, and the parties now desire to execute this Amendment to evidence and effectuate these amendments and modifications.

NOW, THEREFORE, the parties hereby agree to amend the Operating Agreement as follows:

1. Sale. The sale of the Membership Interest to APH pursuant to the Purchase Agreement is hereby approved. From and after the date of such sale, the Members' interests in the Company shall be as set forth on Exhibit A attached hereto.

2. Admission. APH hereby is admitted as a Member in the Company, effective as of the date hereof.

3. Manager. Crystal hereby resigns as the Manager of the Company, and the Members hereby appoint APH to be the Manager of the Company in place of Crystal. From and after the date hereof, APH shall (i) have all of the rights, power and authority of the Manager under the Operating Agreement; (ii) perform all of the duties and obligations of the Manager which arise from and after the date hereof, and (iii) be entitled to the compensation set forth in Section 5.3 of the Operating Agreement. Within three business days after the date hereof, Crystal agrees to turn over to APH the Company books and records, and to transfer to APH sole signature authority on all Company accounts, and to take such further actions as may be necessary or desirable to effectuate this transition of management.

4. Additional Agreements Regarding Management. The Members additionally agree to clarify and amend the management provisions of the Operating Agreement as follows:

- (i) The Member shall not have the right to remove APH as the Manager, unless APH is guilty of gross negligence, willful misconduct or fraud. Additionally, in the event APH resigns or is removed as the Manager, and as a condition to such removal the Members shall take such actions as are necessary to fully release APH from, and shall indemnify APH from any losses or liabilities arising in connection with, any guarantees, warranties, duties and obligations relating to the Company or the Project;
- (ii) The Manager shall have the right to appoint all Company officers;
- (iii) The Manager shall have the right to arrange for all Project and Company financing;
- (iv) The Manager shall have the right to hire a Project manager and general contractor, and to approve, on behalf of the Company, any and all other construction and development related contracts and agreements as the Manager deems necessary or advisable in the connection with the Project.

5. Project Manager. DHC hereby resigns as the Project manager, and the Manager hereby appoints Concordia Homes of Southern California, or its affiliate ("Concordia") to act as the Project manager, on the same terms (including terms of compensation) set forth in Section 5.7 of the Operating Agreement.

6. No Release of Prior Entities. The foregoing resignations of Crystal (as Manager) and DHC (as Project manager) shall not be deemed to be a release of Crystal or DHC for any loss, cost, damage or liability which is caused by or arise out of the activities and decisions of Crystal (in its role as the Manager) and DHC (in its role as the Project manager). APH and Concordia shall only be responsible for losses and liabilities which arises as a direct result of their decisions and activities as Manager and Project manager, respectively.

7. Further Actions. The Members hereby agree to take such further steps as may be necessary or desirable to effectuate the full intent of this Amendment. In that regard, the Members hereby acknowledge and agree that the Manager shall thoroughly review the Operating Agreement and the Company books and records, and determine whether (and if so, what) other amendments and modifications of the Operating Agreement and other Company documents may be necessary or desirable.

8. General Provisions. Except as expressly amended and modified hereby, the terms and provisions of the Operating Agreement are hereby ratified and affirmed, and remain in full force and effect. This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one and the same instrument. This Amendment shall be governed by the laws of the Sate of California.

IN WITNESS THEREOF, the parties have duly executed this First Amendment to Operating Agreement as the date first above written.

APH:

AMERICAN PACIFIC HOMES,
a California corporation

By:  _____

Its: _____

DBG:

DIAMOND BROTHERS GROUP OF
COMPANIES, LLC,
a California limited liability company

By:  _____

Frank Hsu, its Manager

MEMBERS:

Jack P. H. Cho and Nancy S.K. Cho, joint tenants

Aileen Chan and Associates, Inc.

By: _____
Aileen Chan

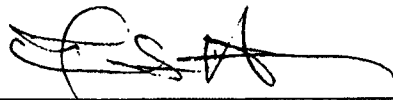
Tsu-Liang Fu and Ming-Hui Liu, joint tenants

MIAO FAMILY TRUST

By: _____
Trustee

Frank K. Liu and Marcia Liu, joint tenants

Jen Chen Yang, Ping Chu Yang,
Elizabeth Yang and Steven Yang, joint tenants



Frank Hsu and Flora Hsu, joint tenants

EXHIBIT A

Diamond Brothers Eight, LLC Members' Percentage Interests

American Pacific Homes 1131 West 6th Street Suite 110 Ontario, California 91762	5%
Diamond Brothers Group of Companies, LLC 18645 East Gale Avenue, Suite 205 Industry, California 91748	25%
Jack P. H. Cho and Nancy S. K. Cho, Joint Tenants 3041 Millicent Way Pasadena, California 91107 Phone: 626-304-9248	11%
Aileen Chan and Associates, Inc 19010 Brittany Place Rowland Heights, California 91748 Fax: 626-839-9629	3%
Tsu-Liang Fu and Ming-Hui Liu, joint tenants 8339 Bevin San Gabriel, California 91775 Fax: 626-291-5189	5%
Yee Shun Frank Miao or Andree Yu Ching Miao, co-trustees of the Miao Family Trust 2010 Yucca Avenue Fullerton, California 92835	10%
Frank K. Liu and Marcia Liu, joint tenants 17101 East Gale Avenue Industry, California 91745 Fax: 909-860-6966	20%
Jen Chen Yang, Ping Chu Yang, Elizabeth Yang and Steven Yang, joint tenants 3010 Wagon Train Lane Diamond Bar, California 91765	10%
Frank Hsu and Flora Hsu, joint tenants 18645 East Gale Avenue, Suite 205 Industry, California 91748	11%

7. Further Actions. The Members hereby agree to take such further steps as may be necessary or desirable to effectuate the full intent of this Amendment. In that regard, the Members hereby acknowledge and agree that the Manager shall thoroughly review the Operating Agreement and the Company books and records, and determine whether (and if so, what) other amendments and modifications of the Operating Agreement and other Company documents may be necessary or desirable.

8. General Provisions. Except as expressly amended and modified hereby, the terms and provisions of the Operating Agreement are hereby ratified and affirmed, and remain in full force and effect. This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one and the same instrument. This Amendment shall be governed by the laws of the State of California.

IN WITNESS THEREOF, the parties have duly executed this First Amendment to Operating Agreement as the date first above written.

APH:

AMERICAN PACIFIC HOMES,
a California corporation

By: 

Its: _____

DBG:

DIAMOND BROTHERS GROUP OF
COMPANIES, LLC,
a California limited liability company

By: 

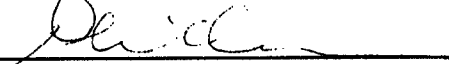
Frank Hsu, its Manager

MEMBERS:



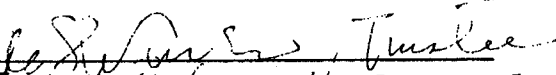
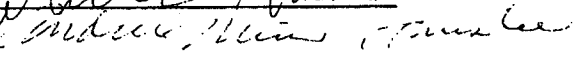
Jack P. H. Cho and Nancy S.K. Cho, joint tenants

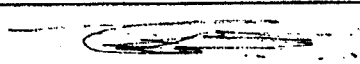
Aileen Chan and Associates, Inc.

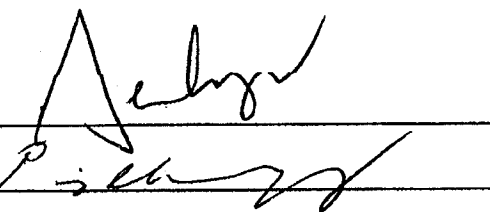
By: 
Aileen Chan


Tsu-Liang Fu and Ming-Hui Liu, joint tenants

MIAO FAMILY TRUST

By: , Trustee
Trustee 


Frank K. Liu and Marcia Liu, joint tenants



Jen Chen Yang, Ping Chu Yang,
Elizabeth Yang and Steven Yang, joint tenants

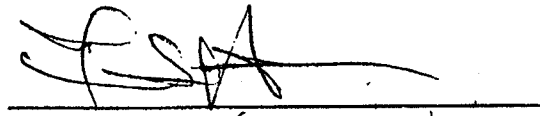
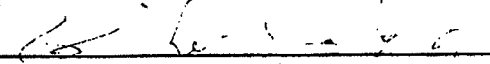


Frank Hsu and Flora Hsu, joint tenants

EXHIBIT A

Diamond Brothers Eight, LLC Members' Percentage Interests

American Pacific Homes 5%
1131 West 6th Street
Suite 110
Ontario, California 91762

Diamond Brothers Group of Companies, LLC
18645 East Gale Avenue, Suite 205
Industry, California 91748 25%

Jack P. H. Cho and Nancy S. K. Cho, Joint Tenants
3041 Millicent Way
Pasadena, California 91107 11%
Phone: 626-304-9248

Aileen Chan and Associates, Inc
19010 Brittany Place
Rowland Heights, California 91748 3%
Fax: 626-839-9629

Tsu-Liang Fu and Ming-Hui Liu, joint tenants
8339 Bevin
San Gabriel, California 91775 5%
Fax: 626-291-5189

Yee Shun Frank Miao or Andree Yu Ching Miao, co-trustees of the Miao Family Trust
2010 Yucca Avenue
Fullerton, California 92835 10%

Frank K. Liu and Marcia Liu, joint tenants
17101 East Gale Avenue
Industry, California 91745 20%
Fax: 909-860-6966

Jen Chen Yang, Ping Chu Yang, Elizabeth Yang and Steven Yang, joint tenants
3010 Wagon Train Lane
Diamond Bar, California 91765 10%

Frank Hsu and Flora Hsu, joint tenants
18645 East Gale Avenue, Suite 205
Industry, California 91748 11%

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 122 Assessment No.: 243150031-7

Assessee: DIAMOND BROTHERS EIGHT

Situs: 2096 CENTURY HILL DR RIVERSIDE

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 9,375.00 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2002-0229412; recorded on 1/14/2002. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Abstract of Judgment (copy) is attached.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 12th day of April, 2013 at Los Angeles, California
County, State

[Signature]
Signature of Claimant

[Signature]
Signature of Claimant

Kenneth Cooper
Print Name

Attorney for lien holder
Home Buyers Guide Real Estate, Inc.
Print Name

5550 Topanga Canyon Bl #200
Street Address

Street Address

Woodland Hills, CA 91367
City, State, Zip

City, State, Zip

818-594-0011
Phone Number

Phone Number

AP

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TELEPHONE NO:
 Recording requested by and return to: 818-594-0011
KENNETH D. COOPER
 COOPER & LEWIS
 5550 Topanga Canyon Boulevard
 Suite 200
 Woodland Hills, CA 91367
 ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

FOR RECORDER'S USE ONLY

DOC # 2002-022942
01/14/2002

Conformed Copy
 Has not been compared with original
Gary L Orso
 County of Riverside
 Assessor, County Clerk & Recorder

NAME OF COURT: LOS ANGELES SUPERIOR COURT
 STREET ADDRESS: 1427 WEST COVINA PARKWAY
 MAILING ADDRESS: SAME
 CITY AND ZIP CODE: WEST COVINA, CA 91790-2799
 BRANCH NAME: CITRUS JUDICIAL DISTRICT
 PLAINTIFF: HOMEBUYERS GUIDE REAL ESTATE, INC.
 DEFENDANT: FRANK HSU, ETC., ET AL.

CASE NUMBER:
00C02293

ABSTRACT OF JUDGMENT

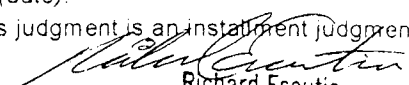
1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:
 a. Judgment debtor's
 Name and last known address
 FRANK HSU
 2339 REMORA DRIVE
 ROWLAND HEIGHTS, CA 91748
 b. Driver's license No. and state: Unknown
 c. Social Security No.: Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
 FRANK HSU
 2339 REMORA DRIVE
 ROWLAND HEIGHTS, CA 91748
 e. Additional judgment debtors are shown on reverse
 Date: December 12, 2001
 KENNETH D. COOPER
 (TYPE OR PRINT NAME)

FOR COURT USE ONLY


 (SIGNATURE OF APPLICANT OR ATTORNEY)

2. a. I certify that the following is a true and correct abstract of the judgment entered in this action.
 b. A certified copy of the judgment is attached.
 3. Judgment creditor (name): HOMEBUYERS GUIDE REAL ESTATE, INC.
 whose address appears on this form above the court's name
 4. Judgment debtor (full name as it appears in judgment):
 FRANK HSU --CONTINUED ON PAGES 2 AND 3.
 5. a. Judgment entered on (date): 12/11/01
 b. Renewal entered on (date):
 c. Renewal entered on (date):
 6. Total amount of judgment as entered or last renewed:
 \$ 9,375.00
 7. An execution attachment lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):
 8. A stay of enforcement has
 a. not been ordered by the court
 b. been ordered by the court effective until (date):
 9. This judgment is an installment judgment



John A. Clarke
 Executive Officer
 This abstract issued on (date) DEC 19 2001
 Clerk by 
 Richard Escutia Deputy Clerk
 Deputy

PLAINTIFF: HOMEBUYERS GUIDE REAL ESTATE, INC.

CASE NUMBER

00C02293

DEFENDANT: FRANK HSU, ETC., ET AL.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address

DIAMOND BROTHERS, INC.
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

14. Name and last known address

DIAMOND BROTHERS ONE PARTNERSHIP, LP
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

11. Name and last known address

DIAMOND BROTHERS EIGHT, LLC
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

15. Name and last known address

SEVEN DIAMOND BROTHERS FINANCIAL, INC
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

12. Name and last known address

DIAMOND BROTHERS FOUR PARTNERSHIP
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

16. Name and last known address

DIAMOND BROTHERS THREE PARTNERSHIP
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

13. Name and last known address

DIAMOND BROTHERS GROUP OF COMPANIES,
LLC
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

17. Name and last known address

DIAMOND BROTHERS TWO
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & state: Unknown

Social Security No.: Unknown

Summons was personally served at or mailed to (address):

2239 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

18. Continued on attachment 18.

18. Name and last known address

UNITED DIAMOND BROTHERS INTERNATIONAL, LLC
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & State:

Unknown

Social Security No.:

Unknown

Summons was personally served at or mailed to (address):
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

19. Name and last known address

SEVEN DIAMOND BROTHERS DIVERSIFIED, INC.
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

Driver's license No. & State:

Unknown

Social Security No.:

Unknown

Summons was personally served at or mailed to (address):
2339 REMORA DRIVE
ROWLAND HEIGHTS, CA 91748

LAW OFFICES
COOPER & LEWIS
5550 TOPANGA CANYON BOULEVARD
SUITE 200
WOODLAND HILLS, CALIFORNIA 91367
TELEPHONE: 818-594-0011
FACSIMILE (818) 594-0797
April 26, 2013

KENNETH D. COOPER
STEPHANIE I. LEWIS

Riverside County Treasurer
Attn: A. Potenciano-Tax Sale Operations
P.O. Box 12005
Riverside, California 92502-2205

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Dear Mr. Potenciano:

Regarding your letter of June 6, 2012, enclosed you will find:

- (1) Claim for Excess Proceeds from the Sale of Tax-Defaulted Property; and
- (2) A copy of the Abstract of Judgment.

Please process the claim for any excess proceeds.

Kindly confirm receipt of this letter by placing a received stamp on the Claim Form and return a copy in the enclosed envelope.

Thank you for your courtesy and cooperation in this matter.

Very truly yours,

COOPER & LEWIS



KENNETH D. COOPER

KDC: nd
Encls.

FROM



Mr. Kenneth Cooper
Ste. 200
5550 Topanga Canyon Blvd.
Woodland Hills, CA 91367

ATTN: **A. Potenciano - Tax Sale Operations**

DATE

ASSESSMENT NUMBER

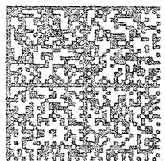
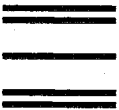
243150031-7

TREASURER-TAX COLLECTOR

APR 23 2013

RECEIVED

RIVERSIDE COUNTY TREASURER
P.O. BOX 12005
RIVERSIDE, CA 92502-2205



02 1P
000938874 APR 23 2013
MAILED FROM ZIP CODE 91367
PITNEY BOWERS

\$000.660

PLACE STAMP
HERE
POST OFFICE
WILL NOT
DELIVER
IF POSTAGE
IS PAID
BY OTHER
METHOD



LAW OFFICES
COOPER & LEWIS
5550 TOPANGA CANYON BOULEVARD
SUITE 200
WOODLAND HILLS, CALIFORNIA 91367
TELEPHONE: (818) 594-0011
FACSIMILE (818) 594-0797

KENNETH D. COOPER
STEPHANIE L. LEWIS

May 12, 2014

Riverside County Treasurer
Tax Sale Operations
Attn: Desiree Taylor
P.O. Box 12005
Riverside, California 92502

RECEIVED
2014 MAY 14 PM 12: 22
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY
ASSESSMENT NO.: 243150031-7
SITUS ADDRESS: 2096 Century Hill Dr Riverside
CASE NO.: 00C02293

Dear Ms. Taylor:

With respect to the above captioned matter, this is to state that there have been no changes with respect to payments made on the above judgment and lien.

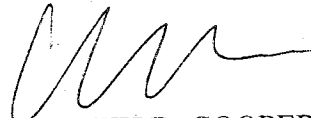
The amount of the judgment remains at \$9,375.00 with interest at the rate of 10% per year. The interest is thus calculated at \$9,375.00 with total amount due \$18,750.00.

Kindly advise me of the next step in the procedure or if there is anything else you need from this office.

Thank you for your courtesy and cooperation in this matter.

Sincerely,

COOPER & LEWIS



KENNETH D. COOPER

KDC: nd

Cooper & Lewis
5550 Topanga Cyn. Blvd. Ste 200
Woodland Hills CA 91367

TREASURER-TAX COLLECTOR
DATA / MAILROOM

MAY 14 2014

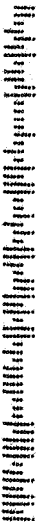
RECEIVED

Riverside County Treasurer
Tax Sale Operations
Attn: Desiree Taylor
P.O. Box 12005
Riverside, California 92502

12 MAY 2014

513
\$00.480
MAY 12 2014
MAILED FROM ZIP CODE 91367

92502220505



Accrued Interest for Abstract of Judgment on 243150031-7

Original Judgment Amount **\$9,375.00**
% Rate 10 per annum = **\$937.50** per year
Interest per day = **\$2.568**

Amount owing as of 1/14/2002		\$9,375.00
Interest from 1/14/2002 to 1/14/2003	\$937.50	\$10,312.50
Interest from 1/14/2003 to 1/14/2004	\$937.50	\$11,250.00
Interest from 1/14/2004 to 1/14/2005	\$937.50	\$12,187.50
Interest from 1/14/2005 to 1/14/2006	\$937.50	\$13,125.00
Interest from 1/14/2006 to 1/14/2007	\$937.50	\$14,062.50
Interest from 1/14/2007 to 1/14/2008	\$937.50	\$15,000.00
Interest from 1/14/2008 to 1/14/2009	\$937.50	\$15,937.50
Interest from 1/14/2009 to 1/14/2010	\$937.50	\$16,875.00
Interest from 1/14/2010 to 1/14/2011	\$937.50	\$17,812.50
Interest from 1/14/2011 to 1/14/2012	\$937.50	\$18,750.00
Interest from 1/14/2012 to 3/20/2012 (65)	\$166.92	\$18,916.92

Total **\$18,916.92**

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

SUE BAUER
SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO
INVESTMENT MANAGER



DON KENT
TREASURER

GARY COTTERILL
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

September 12, 2014

Kenneth Cooper
5550 Topanga Canyon Blvd #200
Woodland Hills, CA 91367

FINAL NOTICE

Re: APN: 243150031-7
Last Assessee: Diamond Brothers Eight
TC 192 Item 122
Date of Sale: March 20, 2012

Dear Kenneth Cooper:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- | | |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Notarized Statement of different/mispelled name for | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale) |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Copy of Trust/Will (Complete) for | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Certified Death Certificate's for | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Marriage Certificate for | <input checked="" type="checkbox"/> Other – Re-filed lien that is less than 10 years from the date of the sale of the property |

If your documentation is not received within 30 days (October 12, 2014), your claim will be denied.

If you should have any questions, please contact me at the number listed below.

Sincerely,

Shawana Green

Shawana Green
County of Riverside
Treasurer-Tax Collector
Tax Sale Operations
(951) 955-3947
(951) 955-3990 Fax

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR * P.O. BOX 12005 * RIVERSIDE, CALIFORNIA 92502

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kenneth Cooper
5550 Topanga Canyon Blvd. #200
Woodland Hills, CA 91367

EP 192-122

2. Article Number
(Transfer from sender)

7003 2260 0004 1559 3395

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

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

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes