

FORM APPROVED COUNTY COUNSEL  
 BY: G.P.R. 6/29/15  
 DATE  
 GREGORY P. PRIAMOS

Departmental Concurrence

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

595 A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**  
 JUN 29 2015

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 279. Last assessed to: Mc Coy Construction Company, a California Corporation. District 1 [\$26,563] Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from McCoy Construction Company, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 391480018-8;

(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 April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 17, 2013 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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 26,563	\$ 0	\$ 26,563	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 15/16

**C.E.O. RECOMMENDATION:** APPROVE

BY: Samuel Wong 7/13/15  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Benoit 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: July 21, 2015  
 xc: Treasurer, Auditor

Kecia Harper-Ihem  
 Clerk of the Board  
 By: Kecia Harper-Ihem  
 Deputy

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

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

9-50

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 279. Last assessed to: McCoy Construction Company, a California Corporation. District 1 [\$26,563] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** JUN 29 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to McCoy Construction Company in the amount of \$26,563.81 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 one claim for excess proceeds:

1. Claim from McCoy Construction Company based on a Grant Deed recorded January 30, 1987 as Instrument No. 27584.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that McCoy Construction Company be awarded excess proceeds in the amount of \$26,563.81. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

**Impact on Citizens and Businesses**

Excess proceeds are being released to the last assessee of the property.

**ATTACHMENTS (if needed, in this order):**

A copy of the Excess Proceeds Claim form 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 196 Item 279 Assessment No.: 391480018-8

Assessee: MCCOY CONST CO

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED  
2014 JAN 15 PM 2:59  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ all \_\_\_\_\_ 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. 27584; recorded on Jan. 30, 1987. 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.

- 1. Grant Deed recorded January 30, 1987, Doc. No. 27584

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 7 day of January, 2014 at Ventura County, Calif. 9  
McCoy Construction Company, a California Corporation County, State

By: [Signature]  
Signature of Claimant

Signature of Claimant

JANE MCCOY  
Print Name

Print Name

5760 RISTA DR.  
Street Address

Street Address

AGUA HILLS, CA 91301  
City, State, Zip

City, State, Zip

(805) 432-3544  
Phone Number

Phone Number

Up

Jan. 30, 1987

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW  
MAIL TAX STATEMENT TO

Name **MC COY CONSTRUCTION CO.**  
Street Address **23241 Ventura Blvd.  
Woodland Hills, Ca. 91364**  
City & State **Jim Johnson**

27584

PAID  
Doc Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

JAN 30 1987  
Notary Public  
of Riverside County, California  
*William E. Conerly*  
Recorder

SURVEYORS  
Monument Fund  
\$10.00

MAIL TAX STATEMENTS TO

Name  
Street Address  
City & State  
**AS ABOVE.**

TITLE ORDER NO 1712033 ESCROW NO 7434-P

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ **124.30**  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 unincorporated area  
 city of \_\_\_\_\_ AND

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

**LARRY E. HANKINS, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY AND  
ROBERT W. PARKER ENTERPRISES, INC., A CALIFORNIA CORPORATION,**

hereby GRANT(s) to  
**MC COY CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION**

the following described real property in the \_\_\_\_\_ State of California:  
County of **RIVERSIDE**  
**AS PER THE ATTACHED EXHIBIT A, MADE A PART HEREOF;**

1712033-4

27584

ROBERT W. PARKER ENTERPRISES

*Robert W. Parker*  
By: **Robert W. Parker, Pres.**

**LARRY E. HANKINS**  
*Larry E. Hankins*

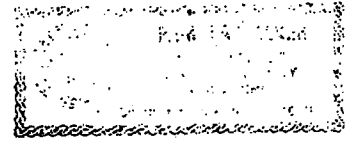
Dated **Aug. 5, 1986**

STATE OF CALIFORNIA }  
COUNTY OF **Riverside** } SS  
On this **3rd** day of **Sept.** in the year **1986**  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared **Larry E. Hankins**

personally known to me  
for proved to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to the within  
instrument, and acknowledged to me that he executed it

WITNESS my hand and official seal.

Signature *[Signature]*  
NOTARY PUBLIC IN AND FOR SAID STATE



(This area for official notary seal)

Jan. 30, 1987

27584

EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED BETWEEN LINES PARALLEL WITH AND FIFTY FEET EACH SIDE OF THE LOCATED CENTER LINE OF MAIN TRACT OF CORONA AND SANTA FE RAILWAY COMPANY, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, SAID TOWNSHIP 5 SOUTH, RANGE 5 WEST, 54.25 FEET EASTERLY ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTHWESTERLY IN A DIRECT LINE PARALLEL WITH AND FIFTY FEET SOUTHWESTERLY FROM THE SOUTHWESTERN LINE OF COUNTY HIGHWAY TO A POINT OF ENDING IN THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 17, DISTANT 1065.7 FEET SOUTH ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 17;

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING, ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS

BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON; AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY DOCUMENT RECORDED NOVEMBER 27, 1985 AS INSTRUMENT NO. 268350 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SAID LAND IS ALSO SHOWN AS SBE 804-33-31, PORTION OF PARCEL 3.

STATE OF CALIFORNIA  
COUNTY OF Riverside  
On Sept. 3, 1986

before me, the undersigned, a Notary Public in and for said State, personally appeared Robert W. Parker and personally known to me or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Secretary, on behalf of ROBERT W. PARKER ENTERPRISES the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal

Signature: *[Signature]*

(This area for official notarial seal)

Signature: *[Signature]*  
NOTARY PUBLIC IN AND FOR SAID STATE  
(This area for official notarial seal)

ERPRISES  
Pres.

3002 (6/82) - (Corporation) First American Title Insurance Company

# NELSON COMIS KETTLE & KINNEY LLP

## ATTORNEYS AT LAW

Stuart A. Comis  
Kerry M. Kinney  
Mark A. Nelson\*  
Keri S. Kettle\*  
Sylvia Soto\*  
Laura S. Withrow+

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\*Certified Family Law Specialist  
California State Bar Board of Legal Specialization  
+Also Licensed in Massachusetts

Anson M. Whitfield, *Of Counsel*  
Mitchel B. Kahn, *Of Counsel*

January 9, 2014

*Timestamped and  
mailed back copy.  
J. P. Zicari*

2343-0

Don Kent, Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, California 92502-2205  
Attn: Excess Proceeds

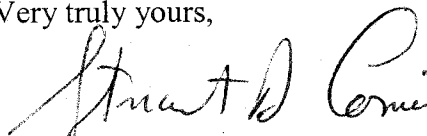
Re: TC 196, Item 279, Assessment No. 391480018-8

Dear Mr. Kent:

Enclosed please find the original and one copy of a Claim for Excess Proceeds From the Sale of Tax-Defaulted Property for the above-identified property. Please file the original and conform the attached copy and return it to me in the enclosed self-addressed, stamped envelope. Please proceed to process the claim in accordance with your procedures.

Should you have any questions concerning the claim, please do not hesitate to contact the undersigned.

Very truly yours,

  
STUART A. COMIS

SAC:ls  
Enclosure

# NELSON COMIS KETTLE & KINNEY LLP

## ATTORNEYS AT LAW

Stuart A. Comis  
Kerry M. Kinney  
Mark A. Nelson\*  
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February 24, 2015

\**Certified Family Law Specialist*  
*California State Bar Board of Legal Specialization*  
†*Also Licensed in Massachusetts*

Anson M. Whitfield, *Of Counsel*  
Mitchel B. Kahn, *Of Counsel*

2343-0

### VIA FED EX

Don Kent, Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, California 92502-2205  
Attn: Excess Proceeds

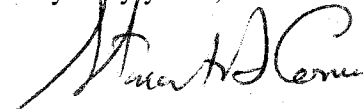
Re: TC 196, Item 278, Assessment No. 391480016-6  
TC 196, Item 279, Assessment No. 391480018-8

Dear Mr. Kent:

Your office requested that we provide you with a Board Resolution confirming that Jane McCoy had authority to submit the two Claims for Excess Proceeds. Enclosed please find an original Board Resolution that authorizes her to file the claims for both properties/assessments identified above.

Should you have any questions concerning the claim, please do not hesitate to contact the undersigned.

Very truly yours,



STUART A. COMIS

SAC:ls  
Enclosure

**ACTION BY THE BOARD OF DIRECTORS OF  
McCOY CONSTRUCTION COMPANY,  
A CALIFORNIA CORPORATION**

Dated: January 7, 2014


The undersigned, being the present directors of McCoy Construction Company, a California corporation, do hereby consent, by this writing, to take the following actions, adopt the following resolutions and transact the following business of the Corporation:

**RESOLVED**, that the Secretary of the Corporation, Jane McCoy, is hereby authorized and directed to file on behalf of the Company a claim for excess proceeds from the sale of the Company's two tax defaulted properties, 391480016-6 and 391480018-8, and all related documents.

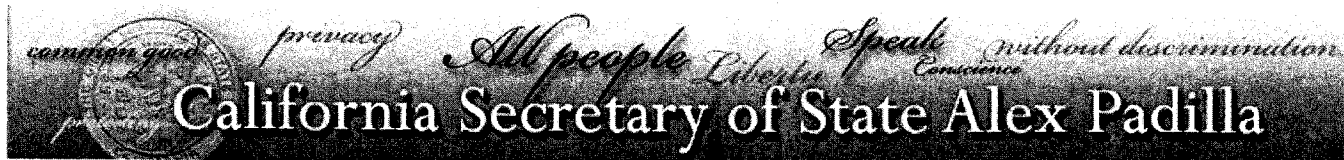
The undersigned direct that this consent be filed with the Minutes of the proceedings of the Board of Directors of this Corporation. Notice of meeting is hereby waived.

This consent is executed pursuant to the Corporations Code of the State of California which authorizes the taking of action by the Board of Directors by unanimous written consent without a meeting.

  
DENNIS McCOY

  
JANE McCOY




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## Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, March 03, 2015. 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.

<b>Entity Name:</b>	MCCOY CONSTRUCTION CO.
<b>Entity Number:</b>	C0647571
<b>Date Filed:</b>	03/17/1972
<b>Status:</b>	ACTIVE
<b>Jurisdiction:</b>	CALIFORNIA
<b>Entity Address:</b>	5760 RISTA DRIVE
<b>Entity City, State, Zip:</b>	AGOURA HILLS CA 91301
<b>Agent for Service of Process:</b>	JANE MCCOY
<b>Agent Address:</b>	5760 RISTA DRIVE
<b>Agent City, State, Zip:</b>	AGOURA HILLS CA 91301

\* 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](#).

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