

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

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

609A



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

**SUBMITTAL DATE:**

JUN 29 2015

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 172. Last assessed to: One Trust. District 4 [\$2,821] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from One Trust, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 639292007-8;  
 (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 August 20, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded October 2, 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 October 30, 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	\$ 2,821	\$ 0	\$ 2,821	\$ 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:** 15/16

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

APPROVE

BY: *Samuel Wong 7/13/15*

County Executive Office Signature Samuel Wong

**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: *Cecilia Gil*  
 Deputy

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

9-64

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 172. Last assessed to: One Trust. District 4 [\$2,821] 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 One Trust in the amount of \$2,821.36 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 One Trust based on a Grant Deed recorded February 17, 2011 as Instrument No. 2011-0075556.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that One Trust be awarded excess proceeds in the amount of \$2,821.36. 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 197 Item 172 Assessment No.: 639292007-8

Assessee: ONE TRUST

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

RECEIVED  
2013 DEC 12 PM 2:43  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2821.35 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. 2010075556; recorded on 11-17-11. 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Nov day of 11-29-2013, 2013 at Orange Co CA  
County, State

[Signature]  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

One Trust Sam Faddi  
Print Name

\_\_\_\_\_  
Print Name

P.O. Box 927  
Street Address

\_\_\_\_\_  
Street Address

Lake Forest CA 92620  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

949 933 0000  
Phone Number

\_\_\_\_\_  
Phone Number

**O-N-E**

**TRUST AGREEMENT**

**DATED: NOVEMBER 6, 2000**

**Trustor: Mofeda Mohamad Marstani**

**Co-Trustee: Nehal Bettar**

**Co-Trustee: Bassam S. Fadli**

RECORDING REQUESTED BY :

Parcel No. 639292007-8

AND WHEN RECORDED MAIL TO:  
PO BOX 927  
LAKE FOREST, CA 92609  
*One Trust*

*2nd St.*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$4.40 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Desert Hot Spring

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

**Mario G. Arellano (IRA)**  
hereby GRANT(S) to

**One Trust**

the following described real property in the County of , State of California:

Lots 05 BLK M MB of Desert Hot Springs TR 4. 024/056, of Maps, records of Riverside County, State of California.

Date February 15, 2011

*Mario G. Arellano*

Mario G. Arellano

STATE OF CALIFORNIA

§ S.S.

COUNTY OF ORANGE,

FEB 15 2011

On \_\_\_\_\_, before me,

*Rudy Gutierrez*, **NOTARY PUBLIC**

personally appeared Mario G. Arellano

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.

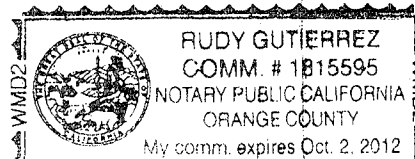
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

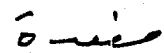
*[Handwritten signature]*

(Seal)

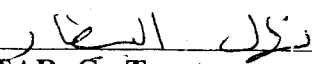


9.5 Internal References. A "section" means all paragraphs and subparagraphs preceded by the same numeral that appears after "SECTION." For example, "SECTION 6" would mean all paragraphs and subparagraphs beginning with the numeral "6," such as, 6.1, 6.1.1, 6.1.1.1, 6.2, and so on. A "paragraph" means the lines preceded by a two-digit number, such as 7.3, and includes all lines that begin with the same two-digit number, such as, 7.3.1, 7.3.2, and so on. A "subparagraph" means the lines preceded by more than a two-digit number, such as 8.3.1 or 8.2.2.1, and is limited to those lines.

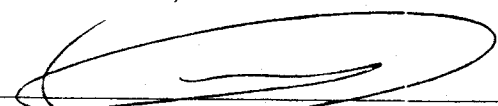
The trustor and trustee have executed this Trust Agreement on the day and year first above written.



\_\_\_\_\_  
**MOFEDA MOHAMAD MARSTANI, Trustor**



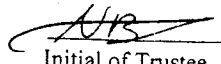
\_\_\_\_\_  
**NEHAL BETTAR, Co-Trustee**



\_\_\_\_\_  
**BASSAM S. FADLI, Co-Trustee**



\_\_\_\_\_  
Initial of Trustor



\_\_\_\_\_  
Initial of Trustee

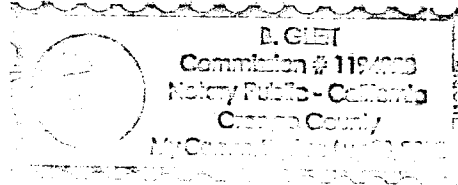


\_\_\_\_\_  
Initial of Trustee

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On November 6, 2000, before me, the undersigned Notary Public, personally appeared MOFEDA MOHAMAD MARSTANI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

WITNESS my hand and official seal.



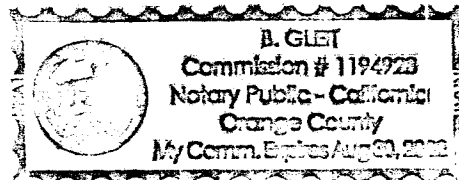
Signature *B. Glet*

(SEAL)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On November 6, 2000, before me, the undersigned Notary Public, personally appeared NEHAL BETTAR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

WITNESS my hand and official seal.



Signature *B. Glet*

(SEAL)

*B*  
Initial of Trustor

*MB*  
Initial of Trustee


*B*  
Initial of Trustee

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

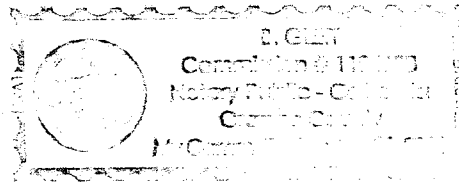
On November 6, 2000, before me, the undersigned Notary Public, personally appeared BASSAM S. FADLI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

WITNESS my hand and official seal.

Signature



\_\_\_\_\_

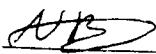


(SEAL)




\_\_\_\_\_

Initial of Trustor



\_\_\_\_\_

Initial of Trustee



\_\_\_\_\_

Initial of Trustee





# RIVERSIDE COUNTY SUPPLEMENTAL PROPERTY TAX BILL

This is a **ONE-TIME** bill. It is **IN ADDITION TO** the annual property tax bill.

This bill was **NOT** mailed to a mortgage company or other lending agency (see #2 on reverse)

**Offices in Riverside, Palm Springs and Temecula**

To send us an e-mail, visit our Website: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

**IMPORTANT INFORMATION ON REVERSE SIDE**

**DON KENT, TREASURER**  
4080 Lemon St (1st Floor) Riverside, California  
(P.O. Box 12005, Riverside, CA 92502-2205)

Telephone: (951) 955-3900  
or, from area codes 951 and 760 only  
toll free: 1 (877) RIVCOTX (748-2689)

Property Data LOT 5 BLK M MB 024/056 DESERT HOT SPRINGS TR 4

Bill Number 007102754 ASSESSMENT NUMBER 053051165-0

Address DUE TO CONVEYANCE NBR 0075556 EFFECTIVE DATE 02-17-2011

Tax Rate Area 014-049 Parcel Number 639292007-8

ONE TRUST  
PO BOX 927  
LAKE FOREST, CA 92609-0927  
[Barcode]

*Handwritten:* 4-10-12  
630

All questions about ownership, values or exemptions must be directed to the Riverside County Assessor at (951) 955-6200.

Assessor's Notice Mailed on 12-01-2011

Article XIII of the California Constitution generally requires reappraisal whenever a change of ownership occurs or property is newly constructed.

CHARGES LEVIED BY TAXING AGENCIES (See Item #4 on reverse)	AMOUNT
1% TAX LIMIT PER PROP 13 (951) 955-3820	13.67
UNIFIED SCHOOL DEBT SV	1.80
COMMUNITY COLLEGE DEBT SV	.27
DESERT WATER AGENCY DEBT SV (760) 323-4971	1.09

	PRORATED FOR 2010 - 2011	100% FOR 2011 - 2012
NEW VALUES FOR: LAND	4000	4000
STRUCTURES		
TRADE FIXTURES		
TOTAL NEW BASE-YEAR VALUE	4000	4000
EXISTING ROLL VALUE	2955	2977
PRIOR SUPPLEMENTALS		
FULL VALUE	1045	1023
LESS: EXEMPTIONS:		
NET VALUE	1045	1023
OWNERSHIP FACTOR (BASED ON EFFECTIVE DATE)	33/	100/
TAX RATE PER \$100 VALUE	1.23219	1.23219
<b>TOTAL AMOUNT</b>		<b>\$16.84</b>

	\$8.42	\$8.42
Add 10% penalty after 02-29-2012	\$8.42	Add 10% penalty plus cost after 06-30-2012
	\$8.42	\$8.42

**PLEASE KEEP TOP PORTION FOR YOUR RECORDS**  
(NO RECEIPTS WILL BE ISSUED - YOUR CANCELLED CHECK IS YOUR RECEIPT)

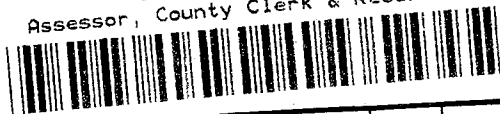
DOC # 2011-0075556  
 02/17/2011 11:53A Fee: 15.00  
 Page 1 of 1 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:

Parcel No. 639292007-8

AND WHEN RECORDED MAIL TO:  
 PO BOX 927  
 LAKE FOREST, CA 92609  
 One Trust

2nd St.



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**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$4.40 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Desert Hot Spring

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

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hereby GRANT(S) to

**One Trust**

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Lots 05 BLK M MB of Desert Hot Springs TR 4. 024/056, of Maps, records of Riverside County, State of California.

Date February 15, 2011

*Mario G. Arellano*

Mario G. Arellano

STATE OF CALIFORNIA

COUNTY OF ORANGE,  
FEB 15 2011

}  
 } S.S.  
 }

On \_\_\_\_\_, before me, Rudy Gutierrez, NOTARY PUBLIC

personally appeared Mario G. Arellano 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 [Signature] (Seal)

