

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE 8/24/15

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

267A



**SUBMITTAL DATE:  
 AUG 24 2015**

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

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 474. Last assessed to: Land Parcel Liquidators, Inc., a California Corporation. District 4 [\$18,094]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Land Parcel Liquidators, Inc., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 604180034-2;
- (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)

*[Signature]*

Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 18,094	\$ 0	\$ 18,094	\$ 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 9/10/15  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Tavaglione, Benoit and Ashley  
**Nays:** None  
**Absent:** Washington  
**Date:** September 22, 2015  
**xc:** Treasurer

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

**9-50**

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

Departmental Concurrence

**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 474. Last assessed to:  
Land Parcel Liquidators, Inc., a California Corporation. District 4 [\$18,094]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 24 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to Land Parcel Liquidators, Inc. in the amount of \$18,094.07, 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 Land Parcel Liquidators, Inc. based on a Grant Deed recorded March 24, 2006 as Instrument No. 2006-0210116.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Land Parcel Liquidators, Inc. be awarded excess proceeds in the amount of \$18,094.07. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

**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 474 Assessment No.: 604180034-2

Assessee: LAND PARCEL LIQUIDATORS INC

Situs: 44030 OCOTILLO DR LA QUINTA 92253

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 18,094.07 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. 0210116; recorded on 3-24-2006. 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.

CERTIFIED COPY of GRANT DEED 2006-0210116

ARTICLES OF INCORPORATION of Land Parcel Liquidators, Inc.;

RESOLUTION: CERTIFICATE OF STATUS: STATEMENT OF INFORMATION for

Domestic Stock Corporation.

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 16 day of August, 2013 at Los Angeles, California  
County, State

*Tamara A. Steinsapir*  
Signature of Claimant

Signature of Claimant

Land Parcel Liquidators, Inc.  
by Its President

Tamara A. Steinsapir  
Print Name

Print Name

4765 Park Encino Lane #333  
Street Address

Street Address

Encino, CA 91436  
City, State, Zip

City, State, Zip

818- 986-2829  
Phone Number

Phone Number

RECORDING REQUESTED BY  
 FIDELITY NATIONAL TITLE INSURANCE CO.  
 IN AN ELECTRONIC TRANSACTION  
 AND WHEN RECORDED MAIL THIS DEED TO:

DOC # 2006-0210116  
 03/24/2006 08:00A Fee:7.00  
 Page 1 of 1 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder

NAME [ Land Parcel Liquidators, Inc.  
 STREET ADDRESS [ 16260 Ventura Blvd. #LL-50  
 Encino, CA 91436  
 CITY, STATE, ZIP [ ]



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

TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_

A.P.N.: 604 180 034

TRA:020

**GRANT DEED**



THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is \$ 11 County \$ \_\_\_\_\_ City  
 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.  
 GLADYS A. WALKER, an unmarried woman who acquired title as GLADYS A. WALKER, a married woman as her sole and separate property hereby GRANT(S) to

LAND PARCEL LIQUIDATORS, INC., a California corporation  
 the following described real property in the City of La Quinta  
 County of Riverside, State of California:

Lot 89 of Tract No. 24517, in the City of La Quinta, County of Riverside, State of California, as per map recorded in Book 212, pages 45 to 48, inclusive of Maps, in the Office of the County Recorder of said County.

Dated March 13, 2006  
 STATE OF CALIFORNIA  
 COUNTY OF Los Angeles } SS  
 On March 13, 2006 before me,  
Vivian Ramirez, a Notary Public  
 personally appeared Gladys A. Walker

Gladys A. Walker  
 GLADYS A. WALKER

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



WITNESS my hand and official seal.  
 Signature Vivian Ramirez

(This area for official notarial seal)

Mail Tax Statements to:  
Gladys A. Walker 5327 Aldrich Rd South Gate CA 90280  
 NAME STREET ADDRESS CITY, STATE & ZIP

**LAND PARCEL LIQUIDATORS, INC.**

**RESOLUTION**

I, Tamara A. Steinsapir, President of Land Parcel Liquidators, Inc., hereby certify that:

'RESOLVED, by the Board of Directors of Land Parcel Liquidators, Inc, that Tamara A. Steinsapir, President, is authorized to, and will file, to claim the excess proceeds the corporation is entitled to claim from the sale of the real property identified by its Assessors Parcel Number (APN): 604-180-034-2 sold by the Riverside County Tax Collector.

RESOLVED, by the Board of Directors of Land Parcel Liquidators, Inc that Tamara A Speinsapir, President, is and has been authorized to execute any and all documents necessary to effect the recovery on behalf of the corporation.

These Resolutions are effective August 1st, 2013.

2. At a special meeting of the Board of Directors of Land Parcel Liquidators, Inc and the above resolutions were passed and unanimously adopted by the Directors of said Corporation.

  
Tamara A. Steinsapir, President

**State of California**  
**Secretary of State**



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of \_\_\_\_\_ page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

**IN WITNESS WHEREOF**, I execute this certificate and affix the Great Seal of the State of California this day of



---

Handwritten signature of Bruce McPherson in cursive script.

BRUCE McPHERSON  
Secretary of State

ARTICLES OF INCORPORATION

OF

LAND PARCEL LIQUIDATORS, INC.

791215  
ENDORSED  
FILED

In the office of the Secretary of State  
of the State of California

FEB 17 1977

MARCH FONG EU, Secretary of State

By IRENE SANCHEZ  
Deputy

The undersigned Incorporator hereby executes, acknowledges and files the following ARTICLES OF INCORPORATION for the purposes of forming a corporation under the General Corporation Law of the State of California:

One: The name of the Corporation shall be:

Land Parcel Liquidators, Inc.

Two: The purpose of the Corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

Three: The name and address in this state of the Corporation's initial agent for service of process in accordance with subdivision (b) of Section 1502 of the General Corporation Law is:

Marshall Wexler  
13103 Ventura Boulevard  
Studio City, California 91406

Four: The Corporation is authorized to issue only one class of shares, and the total number of shares which the Corporation is authorized to issue is 10,000 shares.

IN WITNESS WHEREOF, the undersigned Incorporator has executed the foregoing Articles of Incorporation on February 17, 1977.

  
Marshall D. Wexler, Incorporator

The undersigned declares that he is the person who executed the foregoing Articles of Incorporation and that such instrument is the act and deed of the undersigned.

  
Marshall D. Wexler

**State of California**  
**Secretary of State**



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of \_\_\_\_\_ page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

**IN WITNESS WHEREOF**, I execute this certificate and affix the Great Seal of the State of California this day of \_\_\_\_\_



A handwritten signature in cursive script, reading "Bruce McPherson".

BRUCE McPHERSON  
Secretary of State



12-016283

S



**State of California  
Secretary of State**

**Statement of Information**  
(Domestic Stock and Agricultural Cooperative Corporations)

16

**FEES (Filing and Disclosure): \$25.00. If amendment, see instructions.  
IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

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

**FEB 02 2012**

1. CORPORATE NAME  
Land Parcel Liquidators, Inc.

This Space for Filing Use Only

Due Date: 2-29-2012

**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 2 and 3 cannot be P.O. Boxes.)

2. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
4765 Park Encino Lane #333	Encino	CA	91436
3. STREET ADDRESS OF PRINCIPAL BUSINESS IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
same as above		CA	
4. MAILING ADDRESS OF THE CORPORATION, IF DIFFERENT THAN ITEM 2	CITY	STATE	ZIP CODE
same as above			

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

5. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
Tamara A Steinsapir	4765 Park Encino Lane #333	Encino	CA	91436
6. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
Tamara A Steinsapir	4765 Park Encino Lane #333	Encino	CA	91436
7. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
Tamara A Steinsapir	4765 Park Encino Lane #333	Encino	CA	91436

**Names and Complete Addresses of All Directors, Including Directors Who are Also Officers** (The corporation must have at least one director. Attach additional pages, if necessary.)

8. NAME	ADDRESS	CITY	STATE	ZIP CODE
Tamara A Steinsapir	4765 Park Encino Lane #333	Encino	CA	91436
9. NAME	ADDRESS	CITY	STATE	ZIP CODE
10. NAME	ADDRESS	CITY	STATE	ZIP CODE

11. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**Agent for Service of Process** (If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California street address (a P.O. Box is not acceptable). If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.)

12. NAME OF AGENT FOR SERVICE OF PROCESS InCorp Services, Inc.			
13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
		CA	

**Type of Business**

14. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION  
land sales

15. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

1/31/12      Tamara A Steinsapir      President  
DATE      TYPE/PRINT NAME OF PERSON COMPLETING FORM      TITLE      *Tamara A Steinsapir*  
SIGNATURE



# State of California Secretary of State

**S**

**E-Q11333**

**FILED**

In the office of the Secretary of State  
of the State of California

**Jan - 7 2013**

This Space For Filing Use Only

**Statement of Information  
(Domestic Stock and Agricultural Cooperative Corporations)**

**FEES (Filing and Disclosure): \$25.00. If amendment, see instructions.**

**IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**1. CORPORATE NAME**

LAND PARCEL LIQUIDATORS, INC.

4765 PARK ENCINO LN #333

ENCINO, CA 91436

**Due Date:**

**No Change Statement** ( Not applicable if agent address of record is a P.O. Box address. See instructions.)

- 2  If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to **Item 16**.  
If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement has been previously filed, this form must be completed in its entirety.

**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 3 and 4 cannot be P.O. Boxes.)

3. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
4. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE <b>CA</b>	ZIP CODE
5. MAILING ADDRESS OF THE CORPORATION, IF DIFFERENT THAN ITEM 3	CITY	STATE	ZIP CODE

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

6. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
7. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
8. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE

**Names and Complete Addresses of All Directors, Including Directors Who are Also Officers** (The corporation must have at least one director. Attach additional pages, if necessary.)

9. NAME	ADDRESS	CITY	STATE	ZIP CODE
10. NAME	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE

12. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**Agent for Service of Process** (If the agent is an individual, the agent must reside in California and Item 14 must be completed with a California street address (a P.O. Box address is not acceptable). If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 14 must be left blank.)

13. NAME OF AGENT FOR SERVICE OF PROCESS				
14. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE <b>CA</b>	ZIP CODE	

**Type of Business**

15. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION

16. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

01/07/2013      TAMARA A STEINSAPIR      PRESIDENT  
DATE      TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM      TITLE      SIGNATURE

**State of California**  
**Secretary of State**

CERTIFICATE OF STATUS

ENTITY NAME:

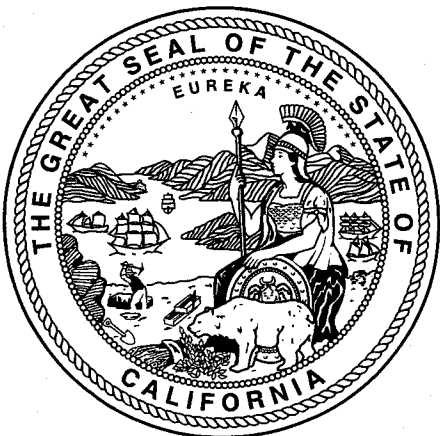
LAND PARCEL LIQUIDATORS, INC.

FILE NUMBER:  
FORMATION DATE: 02/17/1977  
TYPE: DOMESTIC CORPORATION  
JURISDICTION: CALIFORNIA  
STATUS: ACTIVE (GOOD STANDING)

I, DEBRA BOWEN, Secretary of State of the State of California,  
hereby certify:

The records of this office indicate the entity is authorized to  
exercise all of its powers, rights and privileges in the State of  
California.

No information is available from this office regarding the financial  
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate  
and affix the Great Seal of the State of  
California this day of August 21, 2013.

*Debra Bowen*

**DEBRA BOWEN**  
Secretary of State

## Business Entity Detail

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Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, August 11, 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.

Entity Name:	LAND PARCEL LIQUIDATORS, INC.
Entity Number:	C0791815
Date Filed:	02/17/1977
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	4765 PARK ENCINO LN #333
Entity City, State, Zip:	ENCINO CA 91436
Agent for Service of Process:	INCORP SERVICES, INC.
Agent Address:	5716 CORSA AVE STE 110
Agent City, State, Zip:	WESTLAKE VILLAGE CA 91362-7354

\* 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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