

FORM APPROVED COUNTY COUNSEL 10/1/15
 BY: GREGORY P. PRAMOS DATE

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

632A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
OCT 01 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 116. Last assessed to: Randy Taylor, an unmarried man. District 1 [\$2,133]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Kimball, Tirey & St. John LLP, attorneys for Arnel Management Company for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 342040044-3;

(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 February 4, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded March 21, 2014. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on April 22, 2014 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent
 Don Kent
 Treasurer-Tax Collector

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,133	\$ 0	\$ 2,133	\$ 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 10/26/15*
 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: November 3, 2015
xc: Treasurer

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:

9-28

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 116. Last assessed to: Randy Taylor, an unmarried man. District 1 [\$2,133]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: OCT 01 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Kimball, Tirey & St. John LLP, attorneys for Arnel Management Company in the amount of \$2,133.90, 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.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$4,075.57 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

BACKGROUND:

Summary (continued)

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

- Examined title reports to notify all parties of interest attached to the parcel.
- Researched all last assessee's through the County's Property Tax System for any parties of interest.
- Used Accurint (people finder) to notify any new addresses that may be listed for our parties of interest.
- Advertised in newspapers for three consecutive weeks in the Desert Sun, Palo Verde Valley Times and the Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
- Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on March 21, 2014.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Kimball, Tirey & St. John LLP, attorneys for Arnel Management Company based on an Abstract of Judgment recorded July 22, 2008 as Instrument No. 2008-0398504.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Kimball, Tirey & St. John LLP, attorneys for Arnel Management Company be awarded excess proceeds in the amount of \$2,133.90. Since there are no other claimants the unclaimed excess proceeds in the amount of \$4,075.57 will be transferred to the county general fund. 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 a lien holder and transferred to the county general fund.

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)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 199 Item 116 Assessment No.: 342040044-3

Assessee: TAYLOR, RANDY

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

2014 MAY -1 AM 11:44
RIVERSIDE COUNTY
TREAS- TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2,133.90 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. 2008-0398504; recorded on 07/22/2008. A copy of this document is attached hereto. 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
- Judgment by Default by Court
- Payment History Report

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 28th day of April, 2014 at San Diego, California
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Daniel R. Segnit, Kimball, Tiley & St. John LLP
Print Name

Print Name

7676 Hazard Center Dr., Ste. 900-C
Street Address

Street Address

San Diego, California 92108
City, State, Zip

City, State, Zip

(900) 575-1770
Phone Number

Phone Number

DOC # 2008-0398504

07/22/2008 08:00A Fee:20.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

KIMBALL, TIREY & ST. JOHN, LLP

AND WHEN RECORDED MAIL TO:

KIMBALL, TIREY & ST. JOHN, LLP
5510 Trabuco Road
Irvine, CA 92620

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	(A)	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT						T:	CTY	UNI	042

20

Space above this line for recorder's use only

TRA:
DTT:

ABSTRACT OF JUDGMENT

C
042

Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

Atty. Bar #135698/ Atty. Bar #126739
KIMBALL, TIREY & ST. JOHN, LLP
5510 Trabuco Road
Irvine, CA 92620

(800) 564-6611

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE
STREET ADDRESS: COUNTY OF ORANGE
MAILING ADDRESS: 8141 13th Street
CITY AND ZIP CODE: Westminster, CA 92683
BRANCH NAME: WEST JUSTICE CENTER

FOR RECORDER'S USE ONLY

PLAINTIFF: ARNEL MANAGEMENT COMPANY

DEFENDANT: Randy Taylor

CASE NUMBER:

07WL07262

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

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

Randy Taylor
15200 Magnolia, #37
Westminster, CA 92683

b. Driver's license no. [last 4 digits] and state: Unknown

c. Social security no. [last 4 digits]: Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Randy Taylor
15200 Magnolia, #37, Westminster, CA 92683

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

ARNEL MANAGEMENT COMPANY, c/o Kimball, Tirey & St. John LLP, 5510 Trabuco Rd., Irvine, CA 92683

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 6/18/08

SUSAN E. GREEK

Bar #126739

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

8. Total amount of judgment as entered or last renewed:
\$ 1,360.00

10. An execution lien attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 5/29/08

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.

b. A certified copy of the judgment is attached.

Clerk, by

ALAN SLATER

Deputy

CHRIS JOHNSON



This abstract issued on (date):

JUN 24 2008

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

17. Name and last known address

Driver's license no. [last 4 digits]
and state:

Unknown
 Unknown

Driver's license no. [last 4 digits]
and state:

Unknown
 Unknown

Social security no. [last 4 digits]:

Social security no. [last 4 digits]:

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

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

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits]
and state:

Unknown

Driver's license no. [last 4 digits]
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Social security no. [last 4 digits]:

Unknown

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

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

20. Continued on Attachment 20.

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, Address, Telephone No.) Atty. Bar #135698/Atty. Bar #126739 KIMBALL, TIREY & ST. JOHN, LLP 5510 Trabuco Road Irvine, CA 92620 (800) 564-6611 Fax (949) 476-5580 ATTORNEY FOR (Name): PLAINTIFF Bar No: 135698/12673	FOR COURT USE ONLY SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE WEST JUSTICE CENTER MAY 20 2008 ALAN SLATER, Clerk of the Court
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE JUSTICE CENTER: <input type="checkbox"/> Central - 700 Civic Center Dr. West, Santa Ana, CA 92701 <input type="checkbox"/> Harbor-Newport Beach Facility - 4601 Jamboree Rd., Newport Beach, CA 92660-2595 <input type="checkbox"/> Harbor-Laguna Hills Facility - 23141 Moulton Pkwy., Laguna Hills, CA 92653 <input type="checkbox"/> North - 1275 N. Berkeley Ave., P.O. Box 5000, Fullerton, CA 92838-0500 <input checked="" type="checkbox"/> West - 8141 13th Street, Westminster, CA 92683	
PLAINTIFF: ARNEL MANAGEMENT COMPANY DEFENDANT: Randy Taylor	CASE NUMBER: 07WL07262
<p style="text-align: center;">JUDGMENT BY DEFAULT BY COURT</p> <input checked="" type="checkbox"/> Limited Civil <input type="checkbox"/> Unlimited Civil	Case assigned to: Judge: Department: Date complaint filed: 10/23/07 Hearing/trial date: None pending

Upon application to the Honorable _____ on (date): _____

After having heard the testimony and considered the evidence,
 A declaration under Section 585(d) of the Code of Civil Procedure, in lieu of testimony, having been considered,
 Judgment entered for plaintiff(s) ARNEL MANAGEMENT COMPANY

to recover from defendant(s) Randy Taylor

<input checked="" type="checkbox"/>	The sum of:	\$ <u>835.00</u>	Principal or Rent and damages
		\$ <u>150.00</u>	Attorney fees
		\$ <u>375.00</u>	Costs
		\$ _____	Interest
		\$ _____	Other (specify): _____
		\$ <u>1,360.00</u>	TOTAL, plus interest after judgment at the legal rate.

Restitution and possession of those premises situated in the County of Orange, State of California, and described as:
Possession no longer at issue

Judgment includes tenants, subtenants, named claimants, and any other occupants of the premises.
 Judgment includes possession of the following personal property: _____
 or its value, which is fixed at \$ _____ in case possession cannot be had.
 Other: _____

Date: MAY 29 2008 MICHAEL BEECHER
Judge/Commissioner/Court Clerk

This judgment was entered on (date): MAY 29 2008 ALAN SLATER, Clerk of the Court
By: _____
Deputy Clerk

L A W O F F I C E S O F
Kimball, Tirey & St. John LLP

7676 Hazard Center Drive, Suite 900-A
 San Diego, California 92108
 Telephone: (619) 234-1690
 Facsimile: (619) 237-0457
 www.kts-law.com

Plaintiff: ARNEL MANAGEMENT COMPANY
Defendant: RANDY TAYLOR
Case#: 07WL07262
Judgment Amt: 1360.00
Judgment Date: 05/29/2008
Print Date: 02/04/2014

KTS#: TAY0136

Daily Interest: 0.373
Total Interest: 773.90
Total amount credited to judgment balance: 0.00
Grand Total Due: 2133.90

Date	Payment	Cost	Days	New Interest	Unpaid Interest	Interest Reduction	Principal Reduction	Principal Balance
02/04/2014	0.00	0.00	2077	0.00	773.90	0.00	0.00	1360.00
Summary	0.00	0.00			773.90	0.00		1360.00
Grand Total							2133.90	

September 3, 2015

Arnel Management Company
C/O Kimball, Tirey & St. John LLP
Attn: Daniel R. Segnit
7676 Hazard Center Dr., Ste. 900-C
San Diego, CA 92108

Re: APN: 342040044-3
TC 199 Item 116
Date of Sale: February 4, 2014

To Whom It May Concern:

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"/> Copy of Birth Certificates for |
| <input type="checkbox"/> Notarized Statement of different/misspelled | <input type="checkbox"/> Copy of Marriage Certificate for |
| <input checked="" type="checkbox"/> Notarized Statement Giving Authorization to Kimball, Tirey & St. John LLP to claim on behalf of Arnel Mangement Company. | <input type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Certified Death Certificate for | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale) |
| | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| | <input type="checkbox"/> Court Order Appointing Administrator |
| | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| | <input type="checkbox"/> Other - |

Please send in all documents within 30 days (**October 5, 2015**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Pazicni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax
jpazicni@co.riverside.ca.us

LAW OFFICES OF
Kimball, Tirey & St. John

1600 Dove Street, Suite 450 ♦ Newport Beach, CA 92660 (949) 476-5585 ♦ Fax (949) 476-5580

Partners

Ted Kimball ♦ Patricia H. Tirey ♦ Wendy St. John ♦ Helaine S. Ashton ♦ Linda C. Fritz
Robert C. Thorn ♦ Stephen M. Kappos ♦ Kenneth E. Lange ♦ Jamie J. Sternberg ♦ Patricia A. Coyne

Susan E. Greek Robert H. Winter, Jr.
Linda T. Cardoso Gary D. Urie
Danielle A. Kussler J. Kathleen Belville
Paul L. Goodwin Mark A. Brody
James M. Grass Kerina I. Bowler
Lisa G. Salisbury Jeffrey L. Lepere
Kirk D. Beatty D. Patrick O'Laughlin
Philip A. Zampello Patricia E. Kelley
Amy L. Williams Christopher A. Seaman
Chris J. Evans Craig D. McMahon
Camilla F. Robinson Kevin A. Harris
Brian Rosales

Of Counsel

Burton Parker, Esq.
Hon. Mack P. Lovett, Judge Superior Court (ret.)
Not an active member of the State Bar

ARNEL MANAGEMENT COMPANY - KTS
COLLECTION AGREEMENT – October 30, 2000
ALL CASES AS SUBMITTED

Our Collection Department exclusively specializes in the collection of debt incurred from former occupants of residential or commercial property. Whether or not you have a judgment, we will effectively represent you in the professional way you will appreciate.

You will not be expected to or required to pay any out-of-pocket fees or costs. Our attorneys' fee is fifty percent (50%) of the total amount of the debt collected (this fee arrangement is by law negotiable). If no recovery is obtained, no fees or costs for our services shall be owed by you. If you have a judgment, we will add court costs and ten percent (10%) interest to the balance of your judgment as provided for by law. Any additional court costs we advance will be reimbursed to us out of the monies collected before the balance is divided.

We will never give up the collection effort unless the debt is discharged by bankruptcy or other legal means. Any challenge to your judgment or claim by appeal, bankruptcy, motion to set aside or any other legal action, however, is subject to a separate fee arrangement. This agreement also confirms limited power of attorney to Kimball, Tirey & St. John to endorse payments received pursuant to said agreement. If, for any reason you receive any monies directly, you also agree to pay us our attorneys' fees as set forth in this agreement. You also understand and agree that this debt cannot by law be assigned to any other agency or law firm during our collection efforts.

It is important that you provide all pertinent information about the debtor. Applications, social security numbers, bank account numbers and present employment are extremely valuable. If you have a judgment, please also indicate what credit, if any, the debtor is entitled to from their deposit.

If you want us to proceed with our vigorous collection process, California law requires that you sign and return this agreement to us, and keep a copy for your records. Please forward the application and any other documents that can assist us in our efforts. Thank you for allowing us to be of service to you.

Arnel Management Company

CLIENT NAME (Please Print)

By Richard Pierette, VP

CLIENT SIGNATURE

10/31/00 (714) 481-5060
DATE PHONE

Sean Schelton-Custora
KIMBALL, TIREY & ST. JOHN
COLLECTION DIVISION

SAN DIEGO
(619) 234-1690 ♦ (800) 338-6039

NORTHERN CALIFORNIA
(925) 469-1690 ♦ (916) 722-1690
(800) 525-1690

SOUTHERN CALIFORNIA
(949) 476-5585 ♦ (800) 564-6611

L A W O F F I C E S O F
Kimball, Tirey & St. John LLP

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 San Diego, California 92108
 Telephone: (619) 234-1690
 Facsimile: (619) 237-0457
 www.kts-law.com

RECEIVED

2015 SEP 10 PM 3: 59

RIVERSIDE COUNTY
 TREAS-TAX COLLECTOR

Plaintiff: ARNEL MANAGEMENT COMPANY
Defendant: RANDY TAYLOR
Case#: 07WL07262
Judgment Amt: 1360.00
Judgment Date: 05/29/2008
Print Date: 02/04/2014

KTS#: TAY0136

Daily Interest: 0.373
Total Interest: 773.90
Total amount credited to judgment balance: 0.00
Grand Total Due: 2133.90

Date	Payment	Cost	Days	New Interest	Unpaid Interest	Interest Reduction	Principal Reduction	Principal Balance
02/04/2014	0.00	0.00	2077	0.00	773.90	0.00	0.00	1360.00
Summary	0.00	0.00			773.90	0.00		1360.00
Grand Total							2133.90	

Pazicni, Jennifer

From: Ann Thieu <athieu@arnel.com>
Sent: Tuesday, September 15, 2015 10:47 AM
To: Pazicni, Jennifer
Cc: Ania.Moran@kts-law.com
Subject: 21554 FW: Claim for Excess Proceeds (APN# 342040044-3) EP 199-116

Good Morning Jennifer,

Please use this email to certify that the **Law Offices of Kimball, Tirey & St. John** does currently represent Arnel Management Company in reference to the judgment against Randy Taylor (Account number Calespana Apartments #37). Feel free to contact me directly if you should require anything additional. Thank you in advance for your cooperation in getting this matter resolved.

Sincerely,

Ann Thieu
Collections Manager
Arnel Management Company
714-481-5000
714-481-5131 direct
714-481-5094/fax
athieu@arnel.com

From: Ania Moran [mailto:Ania.Moran@kts-law.com]
Sent: Tuesday, September 15, 2015 10:44 AM
To: Athieu@arnel.com
Subject: Claim for Excess Proceeds (APN# 342040044-3) EP 199-116

Good morning Anne,

Please find enclosed the e-mail we received from Ms. Pazicni at the Riverside County Treasurer-Tax Collector's Office in regards to the claim for excess proceeds that we filed on behalf of Arnel Management for the following case: case no.: 07WL07262, Arnel Management Company v. Randy Taylor. When you have a moment, please send Ms. Pazicni an e-mail confirming that our office is working on behalf of Arnel Management for this case. Ms. Pazicni's e-mail address is: JPazicni@co.riverside.ca.us.

Thank you for your assistance with this matter.

Best regards,

Ania Moran, Paralegal
Law Offices of Kimball, Tirey & St. John LLP
7676 Hazard Center Drive, Suite 900
San Diego, CA 92108
Phone 619.234.1770 x 1857 Fax 619.234.1755
Ania.Moran@kts-law.com | www.kts-law.com



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From: Pazicni, Jennifer [<mailto:JPazicni@co.riverside.ca.us>]
Sent: Tuesday, September 15, 2015 8:45 AM
To: Ania Moran
Subject: RE: Claim for Excess Proceeds (APN# 342040044-3) EP 199-116

Good Morning Ms. Moran,

Would you be able to have a representative of Arnel Management send me a quick and simple email just stating that your office is still working on their behalf? That way it supports the agreement you sent to us that was dated 10/31/2000. Please let me know if you have any questions for me.

Thank you,

Jennifer Pazicni
Riverside County Treasurer-Tax Collector's Office
Tax Sale Operations/Excess Proceeds
951 955-3336
jpazicni@co.riverside.ca.us

From: Ania Moran [<mailto:Ania.Moran@kts-law.com>]
Sent: Friday, September 11, 2015 9:19 AM
To: Pazicni, Jennifer
Subject: RE: Claim for Excess Proceeds (APN# 342040044-3) EP 199-116

Good morning Ms. Pazicni,

Richard Pinette does work for Arnel Management. His title is Vice President Administration. Please let me know if you need any additional information.

Thank you,

Ania Moran, Paralegal
Law Offices of Kimball, Tirey & St. John LLP
7676 Hazard Center Drive, Suite 900
San Diego, CA 92108
Phone 619.234.1770 x 1857 Fax 619.234.1755
Ania.Moran@kts-law.com | www.kts-law.com



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From: Pazicni, Jennifer [<mailto:JPazicni@co.riverside.ca.us>]
Sent: Thursday, September 10, 2015 4:31 PM
To: Ania Moran
Subject: FW: Claim for Excess Proceeds (APN# 342040044-3) EP 199-116

Thank you for sending the requested documentation. The collection agreement was signed by a Richard Piuelte, VP. Who is this? And does he work for Arnel Management? Please confirm.

Thank you,

Jennifer Pazicni
Riverside County Treasurer-Tax Collector's Office
Tax Sale Operations/Excess Proceeds
951 955-3336
jpazicni@co.riverside.ca.us

From: Ania Moran [<mailto:Ania.Moran@kts-law.com>]
Sent: Wednesday, September 09, 2015 1:07 PM
To: Taxsale, TaxCollector
Cc: Daniel Segnit
Subject: Claim for Excess Proceeds (APN# 342040044-3)

Good afternoon,

We received a letter requesting additional documentation for the claim for excess proceeds that our office filed on behalf of our client, Arnel Management Company. The claim was filed in regards to the sale of the following tax-defaulted property:

APN: 342040044-3
TC 199 Item 116
Date of Sale: February 4, 2014

Pursuant to your letter, please find enclosed a copy of the collection agreement with our client, Arnel Management Company, and a copy of the payment history report that states the amount that was owed as of the date of the tax sale (2/4/14). Please let me know if you need any additional information.

Thank you,

Ania Moran, Paralegal
Law Offices of Kimball, Tirey & St. John LLP
7676 Hazard Center Drive, Suite 900
San Diego, CA 92108
Phone 619.234.1770 x 1857 Fax 619.234.1755
Ania.Moran@kts-law.com | www.kts-law.com



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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, September 08, 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:	ARNEL MANAGEMENT COMPANY
Entity Number:	C0678439
Date Filed:	04/09/1973
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	949 S COAST DR STE 600
Entity City, State, Zip:	COSTA MESA CA 92626
Agent for Service of Process:	DANIEL J RUSSO
Agent Address:	949 S COAST DR STE 600
Agent City, State, Zip:	COSTA MESA CA 92626

* 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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