

FORM APPROVED COUNTY COUNSEL  
 BY: *G.P. Priamos* 10/26/15  
 DATE: GREGORY P. PRIAMOS

Departmental Concurrence

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

115A



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

**SUBMITTAL DATE:**  
**OCT 26 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 11. Last assessed to: 7 Hills Mod. One Investors, LLC, a California Limited Liability Company. District 1 [\$10,987]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Found Extra Money, LLC assignee for 7 Hills Mod One Investors, LLC, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 271252050-4;

(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	\$ 10,987	\$ 0	\$ 10,987	\$ 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* 12/31/15

County Executive Office Signature

Samuel Wong

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, 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:** December 15, 2015  
**xc:** Treasurer

Kecia Harper-Ihem  
 Clerk of the Board

By: *Kecia Harper-Ihem*  
 Deputy

Prev. Agn. Ref.:

District: 1

Agenda Number:

9-7

- A-30
- Positions Added
- 4/5 Vote
- 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. 197, Item 11. Last assessed to: 7 Hills Mod. One Investors, LLC, a California Limited Liability Company. District 1 [\$10,987]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** OCT 26 2015  
**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Deny the claim from Alan B. Kaitz;
3. Authorize and direct the Auditor-Controller to issue a warrant to Found Extra Money, LLC, assignee for 7 Hills Mod One Investors, LLC, in the amount of \$10,987.94, 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 two claims for excess proceeds:

1. Claim from Found Extra Money, LLC, assignee for 7 Hills Mod One Investors, LLC based on an Authorization for Agent to Collect Excess Proceeds dated October 1, 2014, Grant Deeds recorded May 4, 2010 as Instrument No.(s) 2010-0204102, 2010-0204103, 2010-0204104, 2010-0204105, 2010-0204106, 2010-0204114, 2010-0204115, 2010-0204116, 2010-0204117, 2010-0204118, 2010-0204119, 2010-0204120 Grant Deeds recorded May 13, 2010 as Instrument No.(s) 2010-0221704, 2010-0221705, 2010-0221706 and a Grant Deed recorded May 19, 2010 as Instrument No. 2010-0230057.
2. Claim from Alan B. Kaitz based on Grant Deeds recorded May 4, 2010 as Instrument No.(s) 2010-0204102, 2010-0204103, 2010-0204104, 2010-0204105, 2010-0204106, 2010-0204114, 2010-0204115, 2010-0204116, 2010-0204117, 2010-0204118, 2010-0204119, 2010-0204120 Grant Deeds recorded May 13, 2010 as Instrument No.(s) 2010-0221704, 2010-0221705, 2010-0221706 and a Grant Deed recorded May 19, 2010 as Instrument No. 2010-0230057.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Found Extra Money, LLC, assignee for 7 Hills Mod One Investors, LLC be awarded excess proceeds in the amount of \$10,987.94. The claim from Alan B. Kaitz be denied since 7 Hills Mod One Investors, LLC had assigned their rights over to Found Extra Money, LLC to work as agent on their behalf. 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 the last assessee of the property.

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

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

**FOUND EXTRA MONEY, LLC**

UNCLAIMED MONEY CONSULTANTS

[WWW.FoundExtraMoney.com](http://WWW.FoundExtraMoney.com)

Email: [Richard@foundextramoney.com](mailto:Richard@foundextramoney.com)

**LAS VEGAS OFFICE:**

8022 S. Rainbow Blvd. #362

Las Vegas, NV 89139

Toll Free: (888) 867-4785

Fax No: (702) 331-4992

**LOS ANGELES OFFICE**

9420 Reseda Blvd. #830

Northridge, CA 91324

Toll Free: (888) 867-4785

Fax No.: (818) 701-7184

**PLEASE REPLY TO LOS ANGELES OFFICE**

October 1, 2014

Mr. Don Kent

Riverside County Treasurer-Tax Collector

P.O. Box 12005

Riverside, CA 92502

**RE: Excess Proceeds Claim: Parcel Number 271-252-050 (Vacant Lot 14)  
Riverside, CA 92503)**

Sale Date: 08/20/2013

Recorded Date: 10/02/2013

Total Amount of Excess Proceeds: approximately \$11,400.00

Claimant: 7 HILLS MOD ONE INVESTORS, LLC-- 75% of \$11,400.00 = \$8,550.00

Claimant: FOUND EXTRA MONEY, LLC ("FEM, LLC")—25% of \$11,400.00 =  
\$2,850.00

Dear Mr. Kent:

Enclosed for your reference, please find the following documents in support of our claim(s) for the excess proceeds resulting from the tax sale of the above-referenced property at the Tax Collector's Public Tax Auction held on August 20, 2013:

1. Copy of the Grant Deed recorded on 05/19/2010 7 HILLS MOD ONE INVESTORS, LLC as having been granted the above referenced APN (3 pages);
2. County of Riverside, Office of the Treasurer-Tax Collector Sale of Tax-Defaulted Property (Sale #TC197) on August 15, 2013 thru August 20, 2013, showing the above referenced parcel to be Item#11 on the sale list (1 page);

RECEIVED  
2014 OCT -2 PM 3:36  
RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

3. Property Report showing the legal description of the property, and showing 7 HILLS MOD ONE INVESTORS, LLC as having been the seller of the property at the time of the Public Auction which was recorded on 10/02/2013 (7 pages);
4. Riverside County Claim for Excess Proceeds from the Sale of Tax-Defaulted Property signed by GORDON KIMMICH on behalf of 7 HILLS MOD ONE INVESTORS, LLC on 10/1/2014 (1 page);
5. Authorization, Assignment, and Fee Agreement signed by GORDON KIMMICH. (Assignor) on 10/1/2014 and FEM, LLC (Assignee) signed on 10/01/2014 to pay 25% of the amount to FEM, LLC (1 page);
6. Notarized Assignment of Right to Collect Excess Proceeds to Found Extra Money, LLC, signed by GORDON KIMMICH on 10/1/2014, and by DENNIS A. MURKEY, Manager for Found Extra Money, LLC on 10/1/2014 (3 pages);

Pursuant to California Courts of Appeals case law and statutory authority you must recognize that our rights, as an assignee, must be protected in any distribution of proceeds by issuing of a separate draft in the name of Found Extra Money, LLC. (*Marion Drive, LLC v. Saladino* (2006) 136 Cal.App.4<sup>th</sup> 1432, 1437; *Fjaeran v. Board of Supervisors* (1989) 210 Cal.App.3d 434,442; CA Rev. & Tax Code Sec. 4675, subd (e) (2). Assignments are permitted (Section 4675, subd. (b));

7. Riverside County Claim for Excess Proceeds from the Sale of Tax -Defaulted Property signed by DENNIS A. MURKEY, Manager for FEM, LLC on 10/01/2014 (1 page);
- 8.A completed W-9 Form signed by GORDON KIMMICH on 10/01/2014 (1 page);
- 9.A completed W-9 Form signed by DENNIS A. MURKEY, Manager for Found Extra Money, LLC dated 10/01/2014 (1 page);

10. Notarized Limited Power of Attorney authorizing Found Extra Money, LLC to represent 7 HILLS MOD ONE INVESTORS, LLC as true and lawful attorney to do all things with regard to the collection of excess proceeds, and signed by GORDON KIMMICH on OCTOBER 1, 2014 (1 page).

Please issue separate checks as follow:

7 HILLS MOD ONE INVESTORS, LLC 75% = \$8,550.00  
FOUND EXTRA MONEY, LLC—25% = \$2,850.00


Mail to:

Found Extra Money, LLC  
9420 Reseda Blvd., #830  
Northridge, CA 91324

If you have any questions regarding the above, please do not hesitate to contact me at 888-867-4785.

Thank you.

Sincerely,

  
Dennis A. Murkey  
FEM, LLC

**AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS**

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. **PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.**

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make FOUND LITER MONEY, LLC my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 271,252,050 sold at public auction on 8/28/2014. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$11400.00 (approx.) and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]  
(Signature of Party of Interest)

GORDON KIMMICH  
7 HILLS MOD ONE INVESTORS, LLC  
(Name Printed)  
1907 HOLIDAY RD.  
(Address)  
NEWPORT BEACH, CA 92660  
(City/State/Zip)  
(949) 274.3355  
(Area Code/Telephone Number)

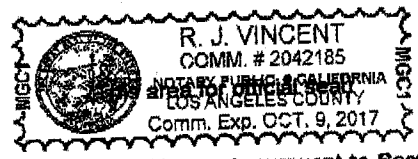
STATE OF CALIFORNIA ) ss.  
COUNTY OF Orange

On October 1, 2014, before me, RJ Vincent, Notary Public, personally appeared Gordon Kimmich, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
(Signature of Notary) RJ Vincent



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

DENNIS A. MURKE, MANAGER  
FOUND LITER MONEY,  
(Name Printed)  
9420 RESEA BLVD., # 830  
(Address)

STATE OF CALIFORNIA ) ss.  
COUNTY OF \_\_\_\_\_

NORRIDGE, CA 91324  
(City/State/Zip)

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature of Notary)

(This area for official seal)

**ACKNOWLEDGMENT**

State of California

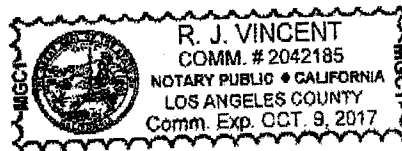
County of Orange


On October 1, 2014 before me, RS Vincent, Notary Public  
(insert name and title of the officer)

personally appeared Gordon Kimmich  
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   
RS Vincent

(Seal)

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make FOUND EXTRA MONEY, LLC my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 271-252-056 sold at public auction on 8/20/2013. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 11,400.00 (APPROX) and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

\_\_\_\_\_  
(Signature of Party of Interest) (Name Printed)

\_\_\_\_\_  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_ ) (City/State/Zip)

\_\_\_\_\_  
(Area Code/Telephone Number)

On \_\_\_\_\_, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

(This area for official seal)

\_\_\_\_\_  
(Signature of Notary)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

Dennis A. Murkey  
(Signature of Agent)

DENNIS A. MURKEY, MANAGER FOUND EXTRA MONEY, LLC  
(Name Printed)

9420 RESEDA BLVD, # 830  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF Los Angeles )

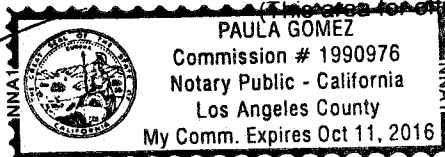
NORTRIDGE, CA 91324  
(City/State/Zip)

On OCTOBER 01-2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis A. Murkey, 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.

WITNESS my hand and official seal.

Paula Gomez  
(Signature of Notary)

(This area for official seal)





①

**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 11 Assessment No.: 271252050-4

Assessee: 7 HILLS MOD ONE INV

Situs: VACANT LOT, RIVERSIDE, CA 92503

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 11,400.00 (Approx) from the sale of the above mentioned real property. I/We were the  lienholder(s), ASSIGNEE  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. \_\_\_\_\_; recorded on \_\_\_\_\_. 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.**

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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

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 1<sup>ST</sup> day of OCTOBER, 2014 at LOS ANGELES, CA  
County, State

Dennis A. Murkey  
Signature of Claimant

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

DENNIS A. MURKEY, MANAGER  
FOUND EXTRA MONEY, LLC  
Print Name

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

9420 RESEDA BLVD., # 830  
Street Address

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

NORTHRIDGE, CA 91324  
City, State, Zip

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

(888) 867-4785  
Phone Number

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

**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 11 Assessment No.: 271262060-4

Assessee: 7 HILLS MOD ONE INV

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$11,400.00 (11,400) 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. 2013-0413 144 recorded on 10/02/2013. 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.

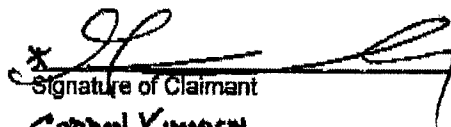
**NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.**

GRANT DEED  
SEE ATTACHED DOCUMENTS

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 1st day of October, 2014 at County of Orange, State of California  
County, State

  
Signature of Claimant  
GORDON KIMNICH  
Print Name  
7 HILLS MOD ONE INVESTORS, LLC  
Print Name  
1907 HOLIDAY RD.  
Street Address  
NEWBET BERRY, CA 92660  
City, State, Zip  
(949) 274-3355  
Phone Number

\_\_\_\_\_  
Signature of Claimant  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Phone Number

**FOUND EXTRA MONEY, LLC**  
UNCLAIMED MONEY CONSULTANTS  
WWW.FoundExtraMoney.com  
Email: Richard@foundextramoney.com

**LAS VEGAS OFFICE:**  
8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
Toll Free: (888) 867-4785  
Fax No: (702) 331-4992

**LOS ANGELES OFFICE**  
9420 Reseda Blvd. #830  
Northridge, CA 91324  
Toll Free: (888) 867-4785  
Fax No.: (818) 701-7184

PLEASE REPLY TO: Los Angeles Office **CLAIM NO: RCB-#19**

**AUTHORIZATION, ASSIGNMENT AND FEE AGREEMENT**

By executing this Agreement, the undersigned hereby authorizes Found Extra Money, LLC, ("FEM, LLC") by its agents and its representatives, as Claimants' exclusive agent, and its assignee, to locate, prepare, and process all documents and receive and disburse all funds owed to Claimant, according to the terms of this Agreement, either as an individual, trustee, agent for a business entity, or as a personal representative or heir of an estate.

In consideration and for the time and expense to locate Claimant and in preparing and in processing the claims for these funds, that FEM, LLC has located for Claimant's benefit, Claimant agrees that FEM, LLC shall receive 25% (twenty five percent) of the total funds recovered. FEM, LLC is solely responsible for all processing costs including research costs, document preparation, filing fees and other costs associated with the processing of this claim, or claims. **No fee will be charged to Claimant if there is no recovery of funds.**

Claimant agrees to sign and return all documents necessary to process this claim, within 3 business days of FEM, LLC's request for such. In the event that the claim is not paid, both parties are released of their duties and obligations under this Agreement and Claimant will have no obligation to pay FEM, LLC for any expenses it has incurred.

This Agreement may be signed in counterparts and a signed copy received electronically, or by fax, shall be deemed an original and shall be governed by the laws of the State of California. In the event a dispute arises, the prevailing party shall be entitled to attorney's fees, costs and other relief by the Court. Venue shall be in Los Angeles County, California.

I agree to the above:  
**Gordon Kimmich for 7 Hills Mod One Investors, LLC**

GORDON KIMMICH  
APPLICANT/CLAIMANT (PLEASE PRINT):

By: \_\_\_\_\_

*Dennis A. Murkey*  
(SIGNATURE):

Title: MANAGER-OWNER

Date: 10-1-14

**DENNIS A. MURKEY, MANAGER**

**FOUND EXTRA MONEY, LLC**

*Dennis A. Murkey 10/1/2014*



**State of California  
Secretary of State**

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

That the attached transcript of 1 page(s) has been compared with the record on file in this office, 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

SEP 24 2008

*Debra Bowen*

DEBRA BOWEN  
Secretary of State



# State of California Secretary of State

LLC-1 File # 200826710187

**ENDORSED - FILED**  
In the office of the Secretary of State  
of the State of California

SEP 28 2008

## LIMITED LIABILITY COMPANY ARTICLES OF ORGANIZATION

A \$70.00 filing fee must accompany this form.

**IMPORTANT - Read instructions before completing this form.**

This Space For Filing Use Only

**ENTITY NAME** (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Lid." and "Co.," respectively.)

1. NAME OF LIMITED LIABILITY COMPANY  
**7 HILLS MOD. ONE INVESTORS, LLC**

**PURPOSE** (The following statement is required by statute and should not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

**INITIAL AGENT FOR SERVICE OF PROCESS** (If the agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 3 must be completed (leave Item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS  
**GORDON KIMMICH**

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE  
**1907 Holiday Road, Newport Beach CA 92660**

**MANAGEMENT** (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

- ONE MANAGER
- MORE THAN ONE MANAGER
- ALL LIMITED LIABILITY COMPANY MEMBER(S)

**ADDITIONAL INFORMATION**

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

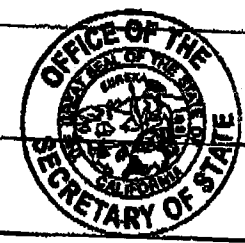
**EXECUTION**

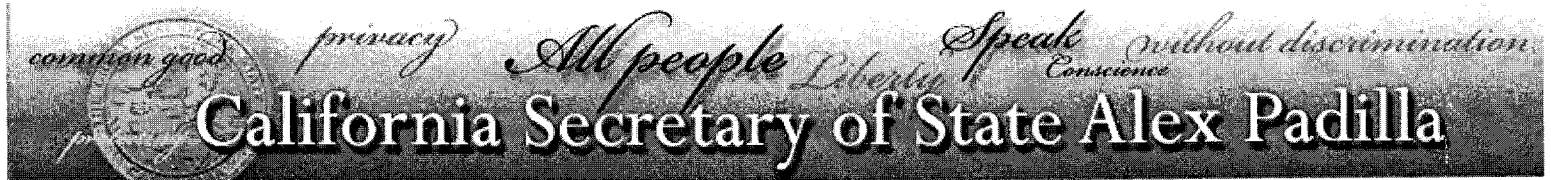
7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

September 22, 2008  
DATE

SIGNATURE OF ORGANIZER

Alan B. Kaitz  
TYPE OR PRINT NAME OF ORGANIZER




[Secretary of State Main Website](#)
[Business Programs](#)
[Notary & Authentications](#)
[Elections](#)
[Campaign & Lobbying](#)

## 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, September 01, 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:	7 HILLS MOD. ONE INVESTORS, LLC
Entity Number:	200826710187
Date Filed:	09/23/2008
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	1907 HOLIDAY RD
Entity City, State, Zip:	NEWPORT BEACH CA 92660
Agent for Service of Process:	GORDON KIMMICH
Agent Address:	1907 HOLIDAY RD
Agent City, State, Zip:	NEWPORT BEACH CA 92660

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

\* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- 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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05/04/2010 08:00A Fee:34.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
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Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz  
840 W. 9th Street, Suite J  
Upland, CA 91786

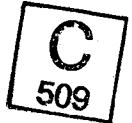
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### GRANT DEED

Title of Document



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ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS ~~\$0~~ EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RICHARD L. BARE, Trustee of the Para-Scope Trust,**  
**As to an undivided \$25,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10-16-08

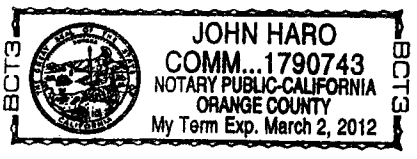
*Richard L Bare, Tr*

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

On this 16<sup>TH</sup> day of OCT, 2008, before me JOHN HARO NOTARY PUBLIC personally appeared RICHARD L. BARE, 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)



MAIL TAX STATEMENT AS DIRECTED ABOVE



EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



DOC # 2010-0204103

05/04/2010 08:00A Fee:34.00

Page 1 of 4

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County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
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AND WHEN RECORDED MAIL TO:

Alan B. Kaitz

840 W. 9th Street, Suite J

Upland, CA 91786

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AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

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### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CLAIR and CAROLE KAMRATH, Husband and Wife as Joint Tenants, As to an undivided \$30,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10/16/2008

Clair W. Kamrath

Carole Kamrath

STATE OF <sup>MONTANA</sup> ~~CALIFORNIA~~ )  
COUNTY OF Missoula ) ss

On this 16<sup>th</sup> day of October, 2008, before me Brett Chapman personally appeared Clair + Carole Kamrath, 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 Brett Chapman (seal)



BRETT CHAPMAN  
NOTARY PUBLIC - MONTANA  
Residing at Missoula, Montana  
My Comm. Expires April 30, 2012

MAIL TAX STATEMENT AS DIRECTED ABOVE



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

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(XC)

LEG/



EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



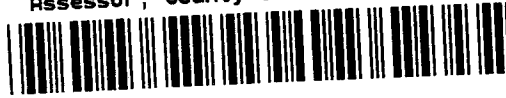
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Page 1 of 4

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County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



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840 W. 9th Street, Suite J  
Upland, CA 91786

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840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BANNER RIDGE FAMILY LTD PARTNERSHIP, Rudy Kimmich as General Partner, As to an undivided \$25,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10-17-08

*Rudy Kimmich*  
Banner Ridge Family LTD  
Partnership

STATE OF <sup>Washington</sup> ~~CALIFORNIA~~ )  
COUNTY OF Pacific ) ss

On this 17 day of October, 2008, before me Jennifer L. Morrison personally appeared Rudy Kimmich, 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 <sup>Washington</sup> ~~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 Jennifer L. Morrison

JENNIFER L. MORRISON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires Sept. 28, 2011

MAIL TAX STATEMENT AS DIRECTED ABOVE





EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



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05/04/2010 08:00A  
4 of 4

DOC # 2009-0204105  
05/04/2010 08:00A Fee:34.00  
Page 1 of 4

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



AN

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz  
840 W. 9th Street, Suite J  
Upland, CA 91786

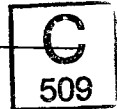
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Title of Document



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DTT: \_\_\_\_\_

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

RECORDING REQUESTED BY:

ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Are City of Newpo

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PENNY L. LAVOIE, A married Woman Sole and Separate, As to an undivided \$40,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of Riverside, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10/16/08

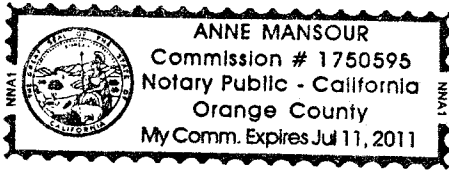
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

**Anne Mansour, Notary Public**

On this 16 day of October, 2008, before me \_\_\_\_\_ personally appeared PENNY L. LAVOIE, 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 Anne Mansour (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE



EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



2018-0204105  
05/04/2018 08:00A  
4 of 4

DOC # 2010-0204106

05/04/2010 08:00A Fee:37.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz

840 W. 9th Street, Suite J

Upland, CA 91786

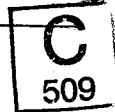
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### GRANT DEED

Title of Document



TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

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ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX IS ~~\$0~~ EXEMPT

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Are City of \_\_\_\_\_


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HENRY and HYLDA A. WYLE, Trustees of the Wyle Family Trust dated 12/24/1996, As to an undivided \$30,000.00 / \$490,000.00 Interest**

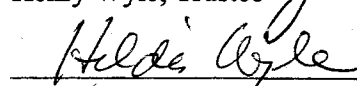
hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10/28/08

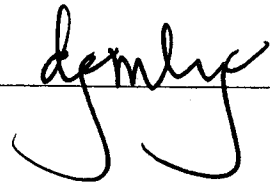
  
 \_\_\_\_\_  
 Henry Wyle, Trustee

  
 \_\_\_\_\_  
 Hilda Wyle aka Hylde A. Wyle, Trustee

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

On this 28<sup>th</sup> day of Oct, 2008, before me HUNG MANH DANG, NOTARY PUBLIC personally appeared HENRY WYLE and HILDA WYLE, 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  (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE



EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

F S/

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

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LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Public Personally

2010-0204106  
05/04/2010 08:08A  
5 of 5



Date: 5/4/10

Signature: *Stephanie*

Print Name: Stephanie Kaitz

DOC # 2010-0204114

05/04/2010 08:00A Fee:37.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz  
840 W. 9th Street, Suite J  
Upland, CA 91786



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38

GRANT DEED

Title of Document



TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

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AND WHEN RECORDED MAIL TO:

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840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **EVA VAGNER, Trustee of the Eva Vagner Inter Vivos Trust dated January 27, 2004, As to an undivided \$55,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: October 21, 2008

Eva Vagner, Trustee

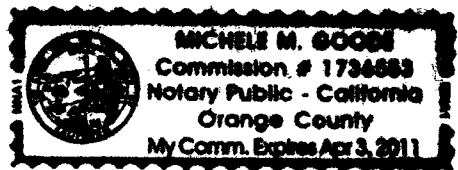
STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss

On this 21 day of October, 2008, before me Michele M. Goodie, Notary Public personally appeared EVA VAGNER, TRUSTEE, 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 Michele M. Goodie (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3

05/04/2010 08:00H  
3 of 5

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

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2010-0204114  
05/04/2010 08:00A  
4 of 5



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Michele M. Goode

Commission #: 17345583

Place of Execution: Orange, CA

Date Commission Expires: 4/3/11

Date: 5/4/10

Signature: *[Handwritten Signature]*

Print Name: Alan B. Kaitz





DOC # 2010-0204115

05/04/2010 08:00A Fee:34.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz

840 W. 9th Street, Suite J

Upland, CA 91786



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# GRANT DEED

Title of Document

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UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

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### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MARK A. and MAUREEN J. SPINAT, Husband and Wife as Community Property, As to an undivided \$50,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 3/13/10

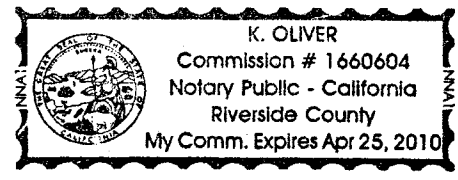
*Mark A. Spinat*  
*Maureen J. Spinat*

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss

On this 13 day of March, 2010, before me K. Oliver a Notary Public personally appeared Mark A Spinat and Maureen J Spinat, who proved to me on the basis of satisfactory evidence to be the person(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/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)



MAIL TAX STATEMENT AS DIRECTED ABOVE



2010-0204115  
05/04/2010 08:00A  
2 of 4

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3

05/04/2016 08:03:04  
3 of 4



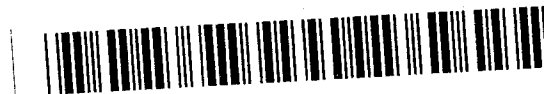
PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



2010-0204115  
05/04/2010 08:08A  
4 of 4

DOC # 2010-0204116  
05/04/2010 08:00A Fee:34.00  
Page 1 of 4

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz  
840 W. 9th Street, Suite J  
Upland, CA 91786



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# GRANT DEED

Title of Document



TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

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

RECORDING REQUESTED BY:

ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BRANDT and MARLYS A. DAVIS, Trustees of the Davis Living Trust dated 12/20/1999, As to an undivided \$50,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10/21/08

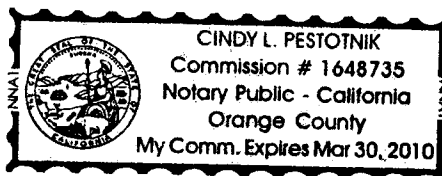
Brandt Davis  
Marlys A Davis

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss

On this 21<sup>st</sup> day of October, 2008, before me Cindy L. Pestotnik, Notary Public personally appeared Brandt Davis and Marlys A. Davis, 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 Cindy L. Pestotnik (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE



2010-0204116  
05/04/2010 08:00A  
2 of 4

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



2010-0204116  
05/04/2010 08:00A  
4 of 4



DOC # 2010-0204117

05/04/2010 08:00A Fee:34.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz

840 W. 9th Street, Suite J

Upland, CA 91786



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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GRANT DEED

Title of Document

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

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(\$3:00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:

ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DAVID and PNINA SHICHOR, Trustees of the Shichor Family Trust Dated February 27, 1995, As to an undivided \$25,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: October 21, 2008

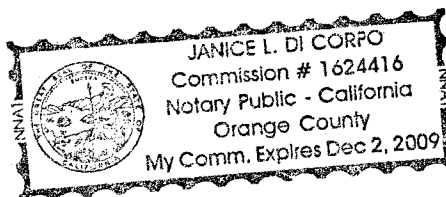
*David Shichor*  
*Pnina Shichor*

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

On this 21<sup>st</sup> day of OCTOBER, 2008, before me JANICE L. DI CORPO, NOTARY PUBLIC personally appeared DAVID SHICHOR AND PNINA SHICHOR, 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~~ they executed the same in ~~his~~ 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 Janice L. Di Corpo (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE



2010-0204117  
05/04/2010 08:00A  
2 of 4

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



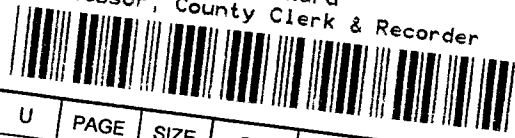
2010-0204117  
05/04/2010 08:00A  
4 of 4

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
Alan B. Kaitz

AND WHEN RECORDED MAIL TO:  
Alan B. Kaitz  
840 W. 9th Street, Suite J  
Upland, CA 91786

DOC # 2010-0204118  
05/04/2010 08:00A Fee:34.00  
Page 1 of 4

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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GRANT DEED  
Title of Document

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ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

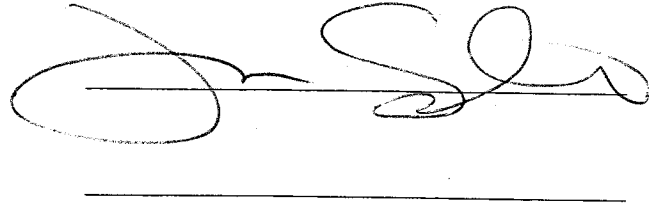
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JEANNINE SCHECHTER, a Single Woman Sole and Separat , As to an undivided \$20,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10/21/08



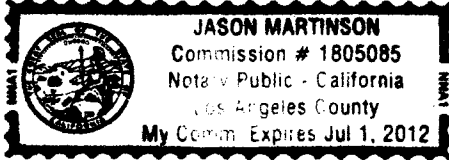
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss

On this 21<sup>st</sup> day of OCTOBER, 2008, before me JASON MARTINSON NOTARY personally appeared Jeannine Schechter, 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 Jason Martinson (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE



2010-0204118  
05/04/2010 08:00A  
2 of 4

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

JR1.  
SA

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

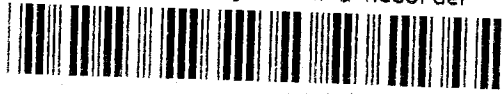
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)





DOC # 2010-0204119  
05/04/2010 08:00A Fee:34.00  
Page 1 of 4

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
Alan B. Kaitz

AND WHEN RECORDED MAIL TO:  
Alan B. Kaitz  
840 W. 9th Street, Suite J  
Upland, CA 91786

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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### GRANT DEED

Title of Document



TRA: \_\_\_\_\_  
DTT: \_\_\_\_\_

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

RECORDING REQUESTED BY:

ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The Undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **EDWARD and ESTHER SCHECHTER, Trustees of the Schechter Revocable Living Trust u/d/t February 15, 2009, As to an undivided \$50,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

EX

Dated: 10/16/08

*Edward Schechter*  
*Esther Schechter*

STATE OF CALIFORNIA

COUNTY OF Orange

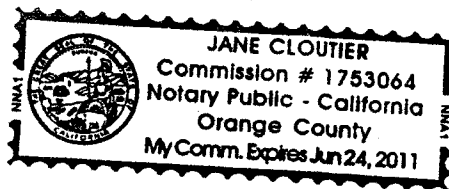
)  
)  
) ss

On this 16<sup>th</sup> day of October, 2008, before me Jane Cloutier, Notary personally appeared Edward + Esther Schechter, 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 Jane Cloutier (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE



2010-0204119  
05/04/2010 08:00A  
2 of 4

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

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2010-0204119  
05/04/2010 08:00A  
4 of 4

DOC # 2010-0204120

05/04/2010 08:00A Fee:37.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

Alan B. Kaitz

AND WHEN RECORDED MAIL TO:

Alan B. Kaitz

840 W. 9th Street, Suite J

Upland, CA 91786



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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GRANT DEED

Title of Document

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

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

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ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

APN 271-252-050

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOHN HINSON and VICTORIA HINSON, Trustees of the Hinson Family Trust Dated January 31, 2006, As to an undivided \$25,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10 / 17 / 08

*Victoria Hinson, trustee*

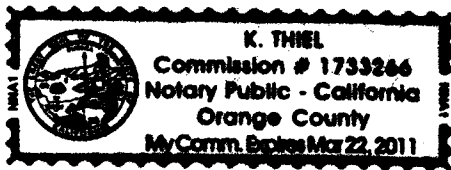
*John Hinson, Trustee*

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss

On this 17 day of October, 2008, before me K. Thiel, Notary Public personally appeared John and Victoria Hinson, 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 *K. Thiel* (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE



EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



2010-0204120  
05/04/2010 08:00A  
4 of 5





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:


Name of Notary: K. Thiel

Commission #: 1733266

Place of Execution: Orange County

Date Commission Expires: 3/22/11

Date: 5/4/10

Signature: 

Print Name: ALAN B. KAITZ





RECORDING REQUESTED BY:

ALAN B. KAITZ

ND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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APN 271-252-050

ESC

GRANT DEED

32

The Undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BARBARA E. KAITZ OR ROBERT M. KAITZ, Trustees of the Robert M. Kaitz and Barbara E. Kaitz 2001 Family Trust Dated March 8, 2001 As to an undivided \$20,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **K & K FAMILY INVESTMENTS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of Riverside, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10/16/08

Robert M Kaitz

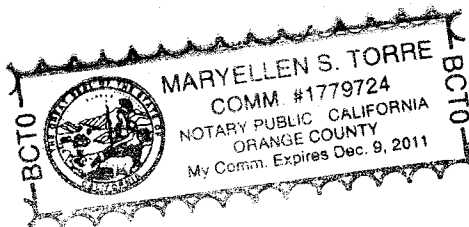
Barbara E Kaitz

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss

On this 16<sup>th</sup> day of October, 2008, before me Maryellen S. Torre, notary public personally appeared Robert M. Kaitz and Barbara E. Kaitz, 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 Maryellen S. Torre (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



2010-0221704  
05/13/2010 08:00A  
2 of 3

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

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2010-0221704  
05/13/2010 08:00A  
3 of 3

RECORDING REQUESTED BY:

ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

DOC # 2010-022 705  
05/13/2010 08:00A Fee:31.00  
Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									513

C  
513

32

APN 271-252-050

ESCR

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FORA VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **K & K FAMILY INVESTMENTS, LLC , A California Limited Liability Company, As to an undivided \$20,000.00 / \$490,000.00 interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 4/8/10

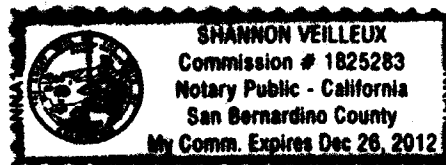
*[Signature]*

STATE OF CALIFORNIA  
COUNTY OF San Bernardino } ss

On this 8 day of April, 2010, before me Shannon Veilleux Notary Public personally appeared Alan Bruce Kaitz, 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 Shannon Veilleux (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



2010-0221705  
05/13/2010 08:00A  
2 of 3

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 287 OF ASSESSOR'S MAP NO. 57)



2010-0221705  
05/13/2010 08:06A  
3 of 3

RECORDING REQUESTED BY:

ALAN B. KAITZ

SEND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

DOC # 2010-022170  
05/13/2010 08:00A Fee:31.00  
Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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1			3						1
M	A	L	465	426	PCOR	INCOR	SMF	NCHG	EXAM
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APN 271-252-050

SE 32

### GRANT DEED

The Undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DANIEL E. and KATHLEEN L. ANDERSON, Husband and Wife as Joint Tenants, As to an undivided \$30,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of **Riverside**, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: April 3, 2010

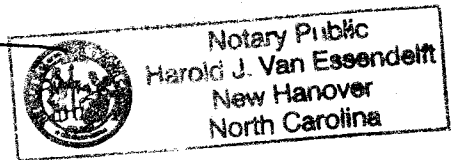
Daniel E. Anderson  
Kathleen L. Anderson

STATE OF <sup>NC</sup> ~~CALIFORNIA~~  
COUNTY OF New Hanover ) ss

On this 3<sup>rd</sup> day of April, 2010, before me Harold J. Van Essendelt Notary Public personally appeared Daniel Anderson & Kathleen Anderson, 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)



My Commission Expires: 4/10/10



EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.



2010-0221706  
05/13/2010 08:00A  
2 of 3

LEGAL DESCRIPTION CONTINUED ON PAGE 3

NSQ 4-03-10  
KRA 4/3/10

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ATA SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; A DISTANCE OF 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 286 OF ASSESSOR'S MAP NO. 57).

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

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2010-0221706  
05/13/2010 08:00A  
3 of 3

*W&A 4-03-10*  
*W&A 4/3/10*

1

RECORDING REQUESTED BY:

ALAN B. KAITZ

AND WHEN RECORDED MAIL TO:

ALAN B. KAITZ  
840 W. 9<sup>TH</sup> ST., SUITE J  
UPLAND, CA 91786

DOC # 2010-0230057

05/19/2010 08:00A Fee:31.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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						T:	CTY	UNI	012

APN 271-252-050

ESCROW NO.

**GRANT DEED**

32



The Undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX IS \$0 EXEMPT

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated Are City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MILTON LEVY, A Married Man Sole and Separate, As to an undivided \$15,000.00 / \$490,000.00 Interest**

hereby remise, release and grants to **7 HILLS MOD. ONE INVESTORS, LLC, a California Limited Liability Company**

the following described real property situated in the City of \_\_\_\_\_ County of Riverside, State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Dated: 10/20/2008

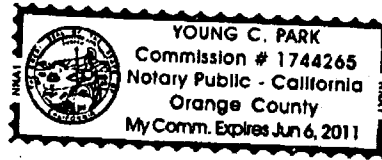
Milton Levy

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss

On this 20<sup>th</sup> day of Oct, 2008, before me Young C. Park **Notary Public** personally appeared Milton Levy, who 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.

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 Young C. Park (seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT "A"

*Description of the Property*

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 600 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTIONS 28, A DISTANCE OF 165 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 165 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 35 FEET.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE METROPOLITAN WATER DISTRICT BY INSTRUMENT RECORDED FEBRUARY 13, 1975 AS INSTRUMENT NO. 17295, OFFICIAL RECORDS.

SAID PROPERTY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL NO. 2:

COMMENCING AT A POINT 495 FEET SOUTH AND 600 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 SE 1/4 NW 1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO EL SOBRANTE DE SAN JACINTO, IN RIVERSIDE COUNTY, CALIFORNIA; THENCE IN A SOUTHERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A DISTANCE OF 165 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SECTION 28, A DISTANCE OF 60 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION FOLLOWING A LINE PARALLEL WITH THE WEST LINE OF SECTION 28 A FOLLOWING A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 60 FEET TO A STAKE, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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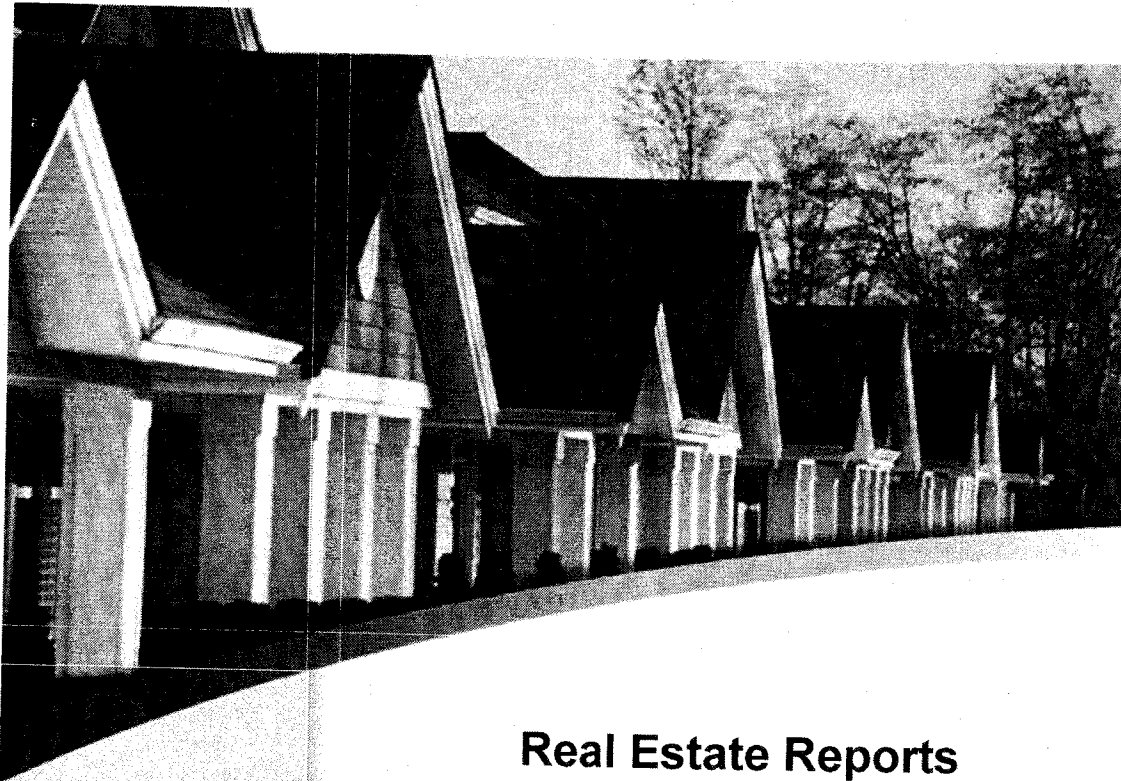
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;

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2

COUNTY OF RIVERSIDE  
OFFICE OF THE TREASURER-TAX COLLECTOR  
SALE OF TAX DEFAULTED PROPERTY - TC197  
AUGUST 15, 2013 - AUGUST 20, 2013

<u>ITEM#</u>	<u>ASSESSMENT#</u>	<u>STATUS</u>	<u>SALE PRICE</u>
1	117163009-6	OFF SALE	
2	146141031-9	SOLD	\$24,500.00
3	147110020-0	REDEEMED	
4	149020009-7	REDEEMED	
5	149320002-7	SOLD	\$85,200.00
6	149420005-9	REDEEMED	
7	149420012-5	REDEEMED	
8	209141001-2	SOLD	\$120,100.00
9	219292007-8	SOLD	\$59,100.00
10	271072013-5	REDEEMED	
11	271252050-4	SOLD	\$22,349.93
12	271252051-5	SOLD	\$30,300.07
13	271263004-7	SOLD	\$21,250.00
14	280100013-7	REDEEMED	
15	287352002-5	REDEEMED	
16	304360004-8	SOLD	\$223,055.00
17	313221007-7	SOLD	\$9,300.00
18	315082002-7	REDEEMED	
19	315201004-6	SOLD	\$12,100.00
20	315241003-9	SOLD	\$17,100.00
21	318130012-5	REDEEMED	
22	319051024-9	SOLD	\$17,100.00
23	319082014-6	SOLD	\$13,950.00
24	319162009-9	SOLD	\$25,100.00
25	321060012-3	REDEEMED	
26	323080075-6	SOLD	\$6,501.00
27	326062017-9	REDEEMED	
28	326071001-2	REDEEMED	
29	326072004-8	OFF SALE	
30	326072005-9	REDEEMED	
31	326082017-1	SOLD	\$28,200.00
32	327100034-8	SOLD	\$3,400.00
33	333142009-1	SOLD	\$2,600.00
34	345035009-7	SOLD	\$1,711.00
35	345230011-1	SOLD	\$16,100.00
36	347300027-6	REDEEMED	
37	350072006-7	NO BID	
38	350083003-8	NO BID	
39	350101009-9	SOLD	\$2,150.00
40	350101037-4	SOLD	\$2,250.00
41	350101040-6	SOLD	\$2,150.00
42	350111030-8	NO BID	
43	350111040-7	SOLD	\$2,211.00
44	350111041-8	SOLD	\$2,211.00
45	350112033-4	NO BID	

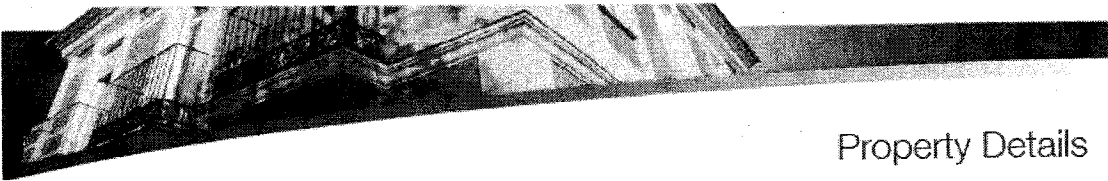


## Real Estate Reports

**Property:**

Riverside, CA 92503  
APN: 271-252-050

Data deemed reliable, but not guaranteed. LPS Data Services 2009.  
Copyright 2009 AgentPro247.com LoanPro247.com TitlePro247.com



### Property Details

Green, Carrie R; Green, Stephen R  
Riverside, CA 92503

APN: 271-252-050  
Riverside County

#### Owner Information

Primary Owner: GREEN, CARRIE R; GREEN,  
STEPHEN R

Secondary Owner:

Mail Address: 25999 GLEN EDEN RD # 234  
CORONA CA 92883

Site Address:  
RIVERSIDE CA 92503

Assessor Parcel Number: 271-252-050

Census Tract: 0420.08

Housing Tract Number:

Lot Number: 286

Legal description: Lot: 286 Abbreviated Description: LOT:286 .25 ACRES M/L IN POR LOTS 286, 287 & 288  
AM 002/021 ASSESSORS MAP 57

#### Sale Information

Sale Date: 10/02/2013

Document #: 2013-0475144

Sale Amount: \$22,349

Seller: 7 HILLS MOD ONE  
INV,

Sale Type:

Cost/SF:

#### Assessment & Tax Information

Assessed Value: \$54,121

Land Value: \$54,121

Imp. Value:

Homeowner  
Exemption:

% Improvement:

Tax Amount: \$590.60

Tax Status: Delinquent: 2007

Tax Year: 2013

Tax Rate Area: 88-027

Tax Account ID:

#### Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet:

Lot Size: 10,890 SF

Partial Baths:

Number of Units: 0

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: Commercial Vacant Land

Building Style:

Use Code: Vacant Land (General)

Zoning: RA





## Transaction History

Green, Carrie R; Green, Stephen R  
Riverside, CA 92503

APN: 271-252-050  
Riverside County

## Prior Transfer

Recording Date: 10/02/2013	Document #: <u>2013-0475144 BK-PG -</u>
Price: \$22,349	Document Type: Public Action
First TD: N/A	Type of Sale: Sold For Taxes
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: GREEN, CARRIE R; GREEN, STEPHEN R	
Buyer Vesting: Joint Tenancy	
Seller Name: 7 HILLS MOD ONE INV,	
Legal description: Lot: 288	

## Prior Transfer

Recording Date: 08/00/2010	Document #: <u>2010-0230057 BK-PG -</u>
Price: N/A	Document Type: N/A
First TD: N/A	Type of Sale: Per Assessor Transaction History
Mortgage Doc #:	Interest Rate:
Lender Name: N/A	
Buyer Name: 7 HILLS MOD ONE INV	
Buyer Vesting: CO	
Seller Name: N/A	
Legal description: Lot: 286	
Abbreviated Description: .25 ACRES M/L IN POR LOTS 286, 287 & 288 AM 002/021 ASSESSORS MAP 57	

## Prior Transfer

Recording Date: 05/19/2010	Document #: <u>2010-0230057 BK-PG -</u>
Price: N/A	Document Type: Grant Deed
First TD: N/A	Type of Sale: Transfer Tax On Doc. Indicated As EXEMPT
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,	
Buyer Vesting: N/A	
Seller Name: LEVY, MILTON	
Legal description:	

## Prior Transfer

Recording Date: 05/13/2010	Document #: <u>2010-0221706 BK-PG -</u>
Price: N/A	Document Type: Grant Deed
First TD: N/A	Type of Sale: Transfer Tax On Doc. Indicated As EXEMPT
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,	
Buyer Vesting: N/A	
Seller Name: ANDERSON, DANIEL E; ANDERSON, KATHLEEN L	
Legal description:	
City/Muni/Twp: UNINCORPORATED	

## Prior Transfer

Recording Date: 05/13/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0221705 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT  
 Interest Rate:

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: K & K FAMILY INVESTMENTS LLC,  
 Legal description:  
 City/Muni/Twp: UNINCORPORATED

## Prior Transfer

Recording Date: 05/13/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0221704 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT  
 Interest Rate:

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: K & K FAMILY INVESTMENTS LLC,  
 Buyer Vesting: N/A  
 Seller Name: KAITZ, BARBARA E; KAITZ, ROBERT M; ROBERT M KAITZ & BARBARA E KATIZ 2001 FA  
 Legal description:  
 City/Muni/Twp: UNINCORPORATED

## Prior Transfer

Recording Date: 05/04/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0204120 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT  
 Interest Rate:

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: HINSON, JOHN; HINSON, VICTORIA; HINSON FAMILY TRUST  
 Legal description: Lot: 286&287  
 City/Muni/Twp: UNINCORPORATED

## Prior Transfer

Recording Date: 05/04/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0204119 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT  
 Interest Rate:

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: SCHECHTER, EDWARD; SCHECHTER, ESTHER; SCHECHTER REVOCABLE LIVING TRUST  
 Legal description: Lot: 286&287  
 City/Muni/Twp: UNINCORPORATED

## Prior Transfer

Recording Date: 05/04/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0204118 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT  
 Interest Rate:

Mortgage Doc #:

Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: SCHECHTER, JEANNINE  
 Legal description: Lot: 286&287  
 City/Muni/Twp: UNINCORPORATED

## Prior Transfer

Recording Date: 05/04/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0204117 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: SHICHOR, DAVID; SHICHOR, PNINA; SHICHOR FAMILY TRUST  
 Legal description: Lot: 286&287  
 City/Muni/Twp: UNINCORPORATED

Interest Rate:

## Prior Transfer

Recording Date: 05/04/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0204116 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: DAVIS, BRANDT; DAVIS, MARLYS A; DAVIS LIVING TRUST  
 Legal description: Lot: 286&287  
 City/Muni/Twp: UNINCORPORATED

Interest Rate:

## Prior Transfer

Recording Date: 05/04/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0204115 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: SPINAT, MARK A; SPINAT, MAUREEN J  
 Legal description: Lot: 286&287  
 City/Muni/Twp: UNINCORPORATED

Interest Rate:

## Prior Transfer

Recording Date: 05/04/2010  
 Price: N/A  
 First TD: N/A

Document #: 2010-0204114 BK-PG -  
 Document Type: Grant Deed  
 Type of Sale: Transfer Tax On Doc.  
 Indicated As EXEMPT

Mortgage Doc #:  
 Lender Name:  
 Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
 Buyer Vesting: N/A  
 Seller Name: VAGNER, EVA; EVA VAGNER INTER VIVOS TRUST,  
 Legal description: Lot: 286&287  
 City/Muni/Twp: UNINCORPORATED

Interest Rate:

Prior Transfer

Recording Date: 05/04/2010  
Price: N/A  
First TD: N/A

Document #: 2010-0204106 BK-PG -  
Document Type: Grant Deed  
Type of Sale: Transfer Tax On Doc.  
Indicated As EXEMPT  
Interest Rate:

Mortgage Doc #:  
Lender Name:  
Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
Buyer Vesting: N/A  
Seller Name: WYLE, HENRY; WYLE, HYLDA A; WYLE FAMILY TRUST  
Legal description: Lot: 286&287  
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date: 05/04/2010  
Price: N/A  
First TD: N/A

Document #: 2010-0204105 BK-PG -  
Document Type: Grant Deed  
Type of Sale: Transfer Tax On Doc.  
Indicated As EXEMPT  
Interest Rate:

Mortgage Doc #:  
Lender Name:  
Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
Buyer Vesting: N/A  
Seller Name: LAVOIE, PENNY L  
Legal description: Lot: 286&287  
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date: 05/04/2010  
Price: N/A  
First TD: N/A

Document #: 2010-0204104 BK-PG -  
Document Type: Grant Deed  
Type of Sale: Transfer Tax On Doc.  
Indicated As EXEMPT  
Interest Rate:

Mortgage Doc #:  
Lender Name:  
Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
Buyer Vesting: N/A  
Seller Name: BANNER RIDGE FAMILY LTD PARTNERSHIP,  
Legal description: Lot: 286&287  
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date: 05/04/2010  
Price: N/A  
First TD: N/A

Document #: 2010-0204103 BK-PG -  
Document Type: Grant Deed  
Type of Sale: Transfer Tax On Doc.  
Indicated As EXEMPT  
Interest Rate:

Mortgage Doc #:  
Lender Name:  
Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
Buyer Vesting: N/A  
Seller Name: KAMRATH, CLAIR; KAMRATH, CAROLE  
Legal description: Lot: 286&287

Prior Transfer

Recording Date: 05/04/2010  
Price: N/A  
First TD: N/A

Document #: 2010-0204102 BK-PG -  
Document Type: Grant Deed  
Type of Sale: Transfer Tax On Doc.  
Indicated As EXEMPT  
Interest Rate:

Mortgage Doc #:  
Lender Name:

Buyer Name: 7 HILLS MOD ONE INVESTORS LLC,  
Buyer Vesting: N/A  
Seller Name: BARE, RICHARD L; PARA SCOPE TRUST,  
Legal description: Lot: 286&287  
City/Muni/Twp: UNINCORPORATED

## Prior Transfer

Recording Date: 01/08/2009

Price: \$50,000

First TD: N/A

Mortgage Doc #:

Lender Name:

Buyer Name: DAVIS, BRANDT; DAVIS, MARLYS A; VAGNER, EVA; WYLE FAMILY TRUST; WYLE,  
HENRY; ANDERSON, KATHLEEN L; ANDERSON, DANIEL E; DAVIS LIVING TRUST; EVA  
VAGNER INTER VIVOS TRUST; WYLE, HYLDA A; SCHECHTER, JEANNINE; SHICHOR,  
DAVID; SCHECHTER REVOCABLE LIVING TRUST; SHICHOR, NINA; SCHECHTER,  
EDWARD; LAVOIE, PENNY L; BANNER RIDGE FAMILY LTD PARTNERSHIP; SCHECHTER,  
ESTHER; HINSON, JOHN; HINSON FAMILY TRUST; SHICHOR FAMILY TRUST; SPINAT,  
AUREEN J; SPINAT, MARK A; HINSON, VICTORIA; KAMRATH, CAROLE; KAMRATH,  
CLAIR; LEVY, MILTON; ROBERT M KAITZ & BARBARA E KAITZ 2001 FA; BARE, RICHARD  
L; KAITZ, BARBARA E; KAITZ, ROBERT M; PARA SCOPE TRUST

Buyer Vesting: Living Trust

Seller Name: GARCIA, MICHAEL E

Legal description: Lot: A

Abbreviated Description: OLD APN 271-252-025 &amp; 271-252-026

Document #: 2009-0008247 BK-PG -

Document Type: Trustee's Deed

Type of Sale: Full Amount On Deed

Interest Rate:

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name (as shown on your income tax return)

**Found Extra Money, LLC**

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

Individual/sole proprietor     C Corporation     S Corporation     Partnership     Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ **C**

Other (see instructions) ▶

Exemptions (see instructions):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting  
code (if any) \_\_\_\_\_

Address (number, street, and apt. or suite no.)

**9420 Reseda Blvd., #830**

City, state, and ZIP code

**Northridge, CA 91324**

List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Employer identification number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here

Signature of U.S. person ▶

*Dennis R. Spunkey, MANAGER*

Date ▶

10/1/2014

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** The IRS has created a page on IRS.gov for information about Form W-9, at [www.irs.gov/w9](http://www.irs.gov/w9). Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

## Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

**Note.** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

## Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Name (as shown on your income tax return)  
**7 Hills Mod One Investors, LLC**

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:  
 Individual/sole proprietor     C Corporation     S Corporation     Partnership     Trust/estate  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ \_\_\_\_\_  
 Other (see instructions) ▶ \_\_\_\_\_

Exemptions (see instructions):  
 Exempt payee code (if any) \_\_\_\_\_  
 Exemption from FATCA reporting code (if any) \_\_\_\_\_

Address (number, street, and apt. or suite no.)  
**1907 Holiday Rd.**  
City, state, and ZIP code  
**Newport Beach, CA 92660**

Requester's name and address (optional)

List account number(s) here (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Notes: If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number								

Employer identification number								

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here      Signature of U.S. person *[Handwritten Signature]*      Date *10-1-14*

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

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**Purpose of Form**

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- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

**Notes.** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

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- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

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**FOUND EXTRA MONEY, LLC**  
UNCLAIMED MONEY CONSULTANTS  
WWW.FoundExtraMoney.com  
Email: Richard@foundextramoney.com

**LAS VEGAS OFFICE:**  
8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
Toll Free: (888) 867-4785  
Fax No: (702) 331-4992

**LOS ANGELES OFFICE**  
9420 Reseda Blvd. #830  
Northridge, CA 91324  
Toll Free: (888) 867-4785  
Fax No.: (818) 701-7184

**LIMITED POWER OF ATTORNEY**

**BE IT KNOWN** that 7 Hills Mod One Investors, LLC/Gordon Kimmich has made and appointed and by these presents does hereby make and appoint Found Extra Money, LLC in his/her name, place and stead, for the following and limited purposes only: TO DO ALL THINGS NECESSARY TO THE FILING, COLLECTION AND RECOVERY OF ANY AND ALL UNCLAIMED PROPERTY AND/OR EXCESS PROCEEDS FUNDS FROM ANY/ALL FINANCIAL INSTITUTIONS AND/OR GOVERNMENT AGENCIES, giving and granting said attorney full power and Authority to do and perform all and every act and thing whatsoever necessary to be done in And about the specific and limited premises (set out herein) as fully, to all intents and purposes as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawful do or cause to be done by virtue hereof.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this 1<sup>st</sup> day of October, 20 14.

[Signature]  
(Signature)

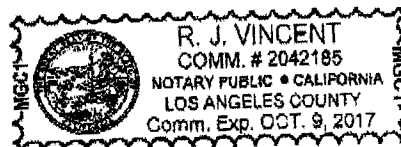
Gordon Kimmich  
(Please Print)

State of California

County of Orange

On October 1, 2014 before me, RJ Vincent, Notary Public, personally appeared Gordon Kimmich, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is /are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/hers/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.

[Signature]  
Notary Public RJ Vincent  
My Commission Expires on: October 9, 2017.



(Place Notary Seal above)



From: (818) 701-0252  
Richard Murkey  
9420 Reseda Blvd., #830  
Northridge, CA 91324

Origin ID: HAFA



Ship Date: 01OCT14  
ActWgt: 1.0 LB  
CAD: 105152599/INET3550

Delivery Address Bar Code



SHIP TO: (951) 955-3900

BILL SENDER

Ref #  
Invoice #

Mr. Don Kent  
Riverside County Treasurer  
4080 Lemon Street, 4th Floor

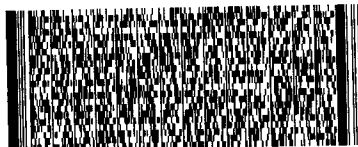
**TREASURER-TAX COLLECTOR**

RIVERSIDE, CA 92501

OCT 02 2014

THU - 02 OCT 10:30A  
PRIORITY OVERNIGHT

**RECEIVED** 9 0548



**WM ONTA**

92501  
CA-US  
ONT



520310F648AC9

**After printing this label:**

1. Use the "Print" button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

**FOUND EXTRA MONEY, LLC**

UNCLAIMED MONEY CONSULTANTS

**WWW.FoundExtraMoney.com**

Email: [Richard@foundextramoney.com](mailto:Richard@foundextramoney.com)

**LAS VEGAS OFFICE:**

8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
Toll Free: (888) 867-4785  
Fax No: (702) 331-4992

**LOS ANGELES OFFICE**

9420 Reseda Blvd. #830  
Northridge, CA 91324  
Toll Free: (888) 867-4785  
Fax No.: (818) 701-7184

**PLEASE REPLY TO LOS ANGELES OFFICE**

October 3, 2014

Mr. Don Kent  
Riverside County Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, CA 92502

**RE: Excess Proceeds Claim: Parcel Number 271-252-050 (Vacant Lot,  
Riverside, CA 92503)**

Sale Date: 08/20/2013

Recorded Date: 10/02/2013

Total Amount of Excess Proceeds: approximately \$11,400.00

Claimant: 7 HILLS MOD ONE INVESTORS, LLC-- 75% of \$11,400.00 = \$8,550.00

Claimant: FOUND EXTRA MONEY, LLC ("FEM, LLC")—25% of \$11,400.00 =  
\$2,850.00

Dear Mr. Kent:

Enclosed for your reference, please find the following **additional** documents in support of our claim(s) for the excess proceeds resulting from the tax sale of the above-referenced property at the Tax Collector's Public Tax Auction held on August 20, 2013:

1. **Original** Riverside County Claim for Excess Proceeds from the Sale of Tax-Defaulted Property signed by GORDON KIMMICH on behalf of 7 HILLS MOD ONE INVESTORS, LLC on 10/1/2014 (1 page);
2. **Original** Authorization, Assignment, and Fee Agreement signed by GORDON KIMMICH. (Assignor) on 10/1/2014 and FEM, LLC (Assignee) signed on 10/01/2014 to pay 25% of the amount to FEM, LLC (1 page);
3. **Original** Notarized Assignment of Right to Collect Excess Proceeds to Found Extra Money, LLC, signed by GORDON KIMMICH on 10/1/2014,

and by DENNIS A. MURKEY, Manager for Found Extra Money, LLC on 10/1/2014 (3 pages);

Pursuant to California Courts of Appeals case law and statutory authority you must recognize that our rights, as an assignee, must be protected in any distribution of proceeds by issuing of a separate draft in the name of Found Extra Money, LLC. (*Marion Drive, LLC v. Saladino* (2006) 136 Cal.App.4<sup>th</sup> 1432, 1437; *Fjaeran v. Board of Supervisors* (1989) 210 Cal.App.3d 434,442; CA Rev. & Tax Code Sec. 4675, subd (e) (2). Assignments are permitted (Section 4675, subd. (b));

4. **Original** completed W-9 Form signed by GORDON KIMMICH on 10/01/2014 (1 page);

5. **Original** Notarized Limited Power of Attorney authorizing Found Extra Money, LLC to represent 7 HILLS MOD ONE INVESTORS, LLC as true and lawful attorney to do all things with regard to the collection of excess proceeds, and signed by GORDON KIMMICH on OCTOBER 1, 2014 (1 page).

Please issue separate checks as follow:

7 HILLS MOD ONE INVESTORS, LLC 75% = \$8,550.00  
FOUND EXTRA MONEY, LLC—25% = \$2,850.00


Mail to:

Found Extra Money, LLC  
9420 Reseda Blvd., #830  
Northridge, CA 91324

If you have any questions regarding the above, please do not hesitate to contact me at 888-867-4785.

Thank you.

Sincerely,

  
Dennis A. Murkey  
FEM, LLC

①

**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 11 Assessment No.: 271252050-4

Assessee: 7 HILLS MOD ONE INV  
Situs:  
Date Sold: August 20, 2013  
Date Deed to Purchaser Recorded: October 2, 2013  
Final Date to Submit Claim: October 2, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 11,400.00 (9920) 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. 2013-0475144; recorded on 10/02/2013. 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.**

Grant Deed  
See Attached Documents

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 1st day of October, 2014 at County of Orange, State of California  
County, State

\* [Signature]  
Signature of Claimant  
GORDON KIMMICH  
Print Name  
7 HILLS MOD ONE INVESTORS, LLC  
Print Name  
1907 HOLIDAY RD.  
Street Address  
NEWPORT BEACH, CA 92660  
City, State, Zip  
(949) 274-3355  
Phone Number

\_\_\_\_\_  
Signature of Claimant  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Phone Number

2

**FOUND EXTRA MONEY, LLC**  
UNCLAIMED MONEY CONSULTANTS  
**WWW.FoundExtraMoney.com**  
Email: Richard@foundextramoney.com

**LAS VEGAS OFFICE:**  
8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
Toll Free: (888) 867-4785  
Fax No: (702) 331-4992

**LOS ANGELES OFFICE**  
9420 Reseda Blvd. #830  
Northridge, CA 91324  
Toll Free: (888) 867-4785  
Fax No.: (818) 701-7184

PLEASE REPLY TO: Los Angeles Office **CLAIM NO: RC8-#19**

**AUTHORIZATION, ASSIGNMENT AND FEE AGREEMENT**

By executing this Agreement, the undersigned hereby authorizes Found Extra Money, LLC, ("FEM, LLC") by its agents and its representatives, as Claimants' exclusive agent, and its assignee, to locate, prepare, and process all documents and receive and disburse all funds owed to Claimant, according to the terms of this Agreement, either as an individual, trustee, agent for a business entity, or as a personal representative or heir of an estate.

In consideration and for the time and expense to locate Claimant and in preparing and in processing the claims for these funds, that FEM, LLC has located for Claimant's benefit, Claimant agrees that FEM, LLC shall receive 25% (twenty five percent) of the total funds recovered. FEM, LLC is solely responsible for all processing costs including research costs, document preparation, filing fees and other costs associated with the processing of this claim, or claims. **No fee will be charged to Claimant if there is no recovery of funds.**

Claimant agrees to sign and return all documents necessary to process this claim, within 3 business days of FEM, LLC's request for such. In the event that the claim is not paid, both parties are released of their duties and obligations under this Agreement and Claimant will have no obligation to pay FEM, LLC for any expenses it has incurred.

This Agreement may be signed in counterparts and a signed copy received electronically, or by fax, shall be deemed an original and shall be governed by the laws of the State of California. In the event a dispute arises, the prevailing party shall be entitled to attorney's fees, costs and other relief by the Court. Venue shall be in Los Angeles County, California.

I agree to the above:  
**Gordon Kimmich for 7 Hills Mod One Investors, LLC**

GORDON KIMMICH  
APPLICANT/CLAIMANT (PLEASE PRINT):

By: \_\_\_\_\_

\* [Signature]  
(SIGNATURE):

Title: \* MANAGER OWNER

Date: \* 10-1-14

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make FOUND EXTRA MONEY, LLC my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 271,252,050 sold at public auction on 8/20/2013. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$11,400.00 (APPROX.) and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]  
(Signature of Party of Interest)

GORDON KIMMICH  
7 HILLS MOD ONE INVESTORS, LLC  
(Name Printed)

1907 HOLIDAY RD.  
(Address)

NEWPORT BEACH, CA 92660  
(City/State/Zip)

(949) 274.3355  
(Area Code/Telephone Number)

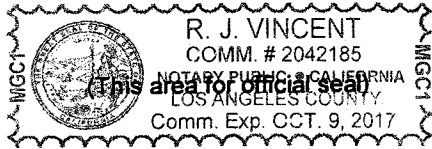
STATE OF CALIFORNIA )ss.  
COUNTY OF Orange

On October 1, 2014, before me, RJ Vincent, Notary Public, personally appeared Gordon Kimmich, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
(Signature of Notary) RJ Vincent



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]  
(Signature of Agent)

DENNIS A. MURPHY, MANAGER  
FOUND EXTRA MONEY,  
(Name Printed)

9420 RESEDA BLVD., # 830  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_

NORBRIDGE, CA 91324  
(City/State/Zip)

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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.

WITNESS my hand and official seal.

[Signature]  
(Signature of Notary)

(This area for official seal)

**ACKNOWLEDGMENT**

State of California

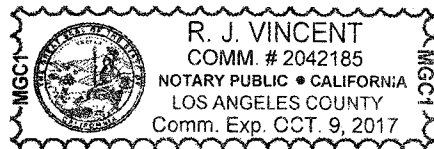
County of Orange)

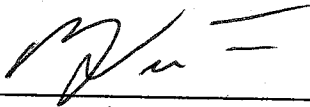
On October 1, 2014 before me, RS Vincent, Notary Public  
(insert name and title of the officer)

personally appeared Gordon Kimmich  
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   
RS Vincent

(Seal)

**Request for Taxpayer  
Identification Number and Certification**

**Give Form to the  
requester. Do not  
send to the IRS.**

Print or type  
See Specific Instructions on page 2.

Name (as shown on your income tax return)

**7 Hills Mod One Investors, LLC**

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

Individual/sole proprietor     C Corporation     S Corporation     Partnership     Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ \_\_\_\_\_

Other (see instructions) ▶ \_\_\_\_\_

Exemptions (see instructions):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

Address (number, street, and apt. or suite no.)

**1907 Holiday Rd.**

City, state, and ZIP code

**Newport Beach, CA 92660**

Requester's name and address (optional)

List account number(s) here (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number  
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ][ ][ ]

\* Employer identification number  
[ ][ ][ ][ ] - [ ][ ][ ][ ][ ][ ][ ][ ][ ]

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

- 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- 3. I am a U.S. citizen or other U.S. person (defined below), and
- 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here

Signature of U.S. person ▶ \*

Date ▶ \*

10-1-14

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** The IRS has created a page on IRS.gov for information about Form W-9, at [www.irs.gov/w9](http://www.irs.gov/w9). Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

**Purpose of Form**

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- 1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- 2. Certify that you are not subject to backup withholding, or
- 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

**Note.** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.



6

**FOUND EXTRA MONEY, LLC**

UNCLAIMED MONEY CONSULTANTS

[WWW.FoundExtraMoney.com](http://WWW.FoundExtraMoney.com)

Email: [Richard@foundextramoney.com](mailto:Richard@foundextramoney.com)

**LAS VEGAS OFFICE:**

8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
Toll Free: (888) 867-4785  
Fax No: (702) 331-4992

**LOS ANGELES OFFICE**

9420 Reseda Blvd. #830  
Northridge, CA 91324  
Toll Free: (888) 867-4785  
Fax No.: (818) 701-7184

**LIMITED POWER OF ATTORNEY**

**BE IT KNOWN** that 7 Hills Mod One Investors, LLC/Gordon Kimmich has made and appointed and by these presents does hereby make and appoint **Found Extra Money, LLC** in his/her name, place and stead, for the following and limited purposes only: TO DO ALL THINGS NECESSARY TO THE FILING, COLLECTION AND RECOVERY OF ANY AND ALL UNCLAIMED PROPERTY AND/OR EXCESS PROCEEDS FUNDS FROM ANY/ALL FINANCIAL INSTITUTIONS AND/OR GOVERNMENT AGENCIES, giving and granting said attorney full power and Authority to do and perform all and every act and thing whatsoever necessary to be done in And about the specific and limited premises (set out herein) as fully, to all intents and purposes as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawful do or cause to be done by virtue hereof.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this 1st day of October, 20 14.

[Signature]  
(Signature)

GORDON Kimmich  
(Please Print)

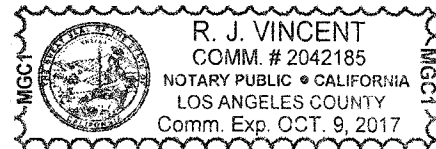
State of California

County of Orange }

On October 1, 2014, before me, RS Vincent, Notary Public, personally appeared Gordon Kimmich, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is /are subscribed to the within instrument and acknowledge 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.

[Signature]  
Notary Public RS Vincent  
My Commission Expires on: October 9, 2017.



(Place Notary Seal above)

**ACKNOWLEDGMENT**

State of California

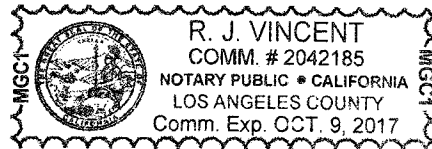
County of Orange)

On October 1, 2014 before me, RJ Vincent, Notary Public  
(insert name and title of the officer)

personally appeared Gordon Kimmich,  
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]  
RJ Vincent

(Seal)

**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 11 Assessment No.: 271252050-4

Assessee: 7 HILLS MOD ONE INV

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

TREASURER-TAX COLLECTOR

DEC 04 2013

**RECEIVED**

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 10,987.94 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 Exhibit A; recorded on See Exhibit A. 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 Exhibit A attached hereto and incorporated by reference

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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 November, 2013 at San Bernardino, CA  
County, State

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

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

Alan B. Kaiz, Managing Member  
\_\_\_\_\_  
Print Name

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

840 W. 9th Street, Suite J  
\_\_\_\_\_  
Street Address

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

Upland, CA 91786  
\_\_\_\_\_  
City, State, Zip

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

909-917-1340  
\_\_\_\_\_  
Phone Number

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

## EXHIBIT A

Attached to Claim for Excess Proceeds from the Sale of Tax-Defaulted Property			
1	Shichor	2010-0204117	5/4/2010
2	Spinat	2010-0204115	5/4/2010
3	Vagner	2010-0204114	5/4/2010
4	Wyle	2010-0204106	5/4/2010
5	Schechter	2010-0204119	5/4/2010
6	J Schechter	2010-0204118	5/4/2010
7	Levy	2010-0230057	5/19/2010
8	K & K Family Inv., LLC	2010-0221705	5/13/2010
9	Kamrath	2010-0204103	5/4/2010
10	Banner Ridge Family Ltd	2010-0204104	5/4/2010
11	Lavoie	2010-0204105	5/4/2010
12	Anderson	2010-0221706	5/13/2010
13	Bare	2010-0204102	5/4/2010
14	Davis	2010-0204116	5/4/2010
15	Hinson	2010-0204120	5/4/2010