

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



ITEM
9.4
(ID # 2097)

MEETING DATE:

Tuesday, July 25, 2017

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 352. Last assessed to: Jasmine Herrera, a single woman, District 3. [\$41,411-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 459150007-3;
2. Approve the claim from Jasmine Herrera, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 459150007-3;
3. Authorize and direct the Auditor-Controller to issue warrants to the County of Riverside, Code Enforcement Department in the amount of \$2,437.90 and Jasmine Herrera in the amount of \$38,973.26, 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.

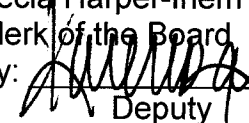
ACTION: Policy


Don Kent, Treasurer-Tax Collector 7/12/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 25, 2017
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

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 May 5, 2015 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 18, 2015. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 22, 2015, 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.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 41,411	\$ 0	\$ 41,411	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	17/18

C.E.O. RECOMMENDATION: APPROVE

BACKGROUND:

Summary (continued)

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Noncompliance recorded February 28, 2011 as Instrument No. 2011-0088952, a Notice of Pendency of Administrative Proceedings recorded September 2, 2011 as Instrument No. 2011-0394032, a Notice of Pendency of Administrative Proceedings recorded June 18, 2014 as Instrument No. 2014-0223989 and a Notice of Lien recorded April 21, 2015 as Instrument No. 2015-0159807.
2. Claim from Jasmine Herrera based on a Quitclaim Deed recorded October 26, 2010 as Instrument No. 2010-0511592.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$2,437.90 and Jasmine Herrera be awarded excess proceeds in the amount of \$38,973.26. 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.

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



Impact on Residents and Businesses

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim CountyOfRiverside

ATTACHMENT B. Claim Herrera

	
Gregory H. Priamos, Director County Counsel	Stephanie P. Si
6/22/2017	7/18/2017

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 MAY 19 PM 1:52

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 203 Item 352 Assessment No.: 459150007-3

Assessee: HERRERA, JASMINE

Situs: 31164 SUNNY AVE HOMELAND 92548

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

(We) pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$2,437.90 from the sale of the above mentioned real property. (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. 2015-0159807, recorded on 04/21/2015. A copy of this document is attached hereto. (We) are the rightful claimants by virtue of the attached assignment of interest. (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.

Summary Statement of Abatement Costs

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.

(We) affirm under penalty of perjury that the foregoing is true and correct.

Executed this 17 day of May, 2015 at County of Riverside, CA
County, State

Valerie Low
Signature of Claimant

Signature of Claimant

Valerie Low
Print Name

Print Name

4080 Lemon St, 14th Floor
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-955-1836
Phone Number

Phone Number

County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax



**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

Palm Desert Office
38-686 El Cerrito Road
Palm Desert, CA 92211

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org

July 22, 2015

LEOPOLDO ESPERICUETA CASTANEDA
1217 S. 7 AVE APT 214
AVENAL, CA 93204

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 459150007-3 Item: 352
Situs Address: 31164 Sunny Ave Homeland 92548
Assessee: Herrera, Jasmine
Date Sold: May 5, 2015
Date Deed to Purchaser Recorded: June 18, 2015
Final Date to Submit Claim: June 20, 2016

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3336.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By Jennifer Pazleni
Deputy

When recorded please mail to:

Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0088952

02/28/2011 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Jasmine Herrera

Case No. CV10-09316
CV10-03896



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish, Riverside County Ordinance No. 348, (RCC Title 17.52.010) described as Excessive Outside Storage, Riverside County Ordinance No. 457, (RCC Title 15.08.010) described as Construction without a permit - addition to house, and Riverside County Ordinance No. 348, (RCC Title 17.52.010) described as Occupied Recreational Vehicle. Such Proceedings are based upon the noncompliance of such real property, located at 31164 Sunny Lane, Homeland, CA, and more particularly described as Assessor's Parcel Number 459-150-007 and having a legal description of LOT 7 MB 055/050 TR 3353, Records of Riverside County, with the requirements of Ordinance No. 541, 348, 457 & 348 (RCC Title 8.120.010, 17.52.010, 15.08.010 & 17.52.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Lori Lyon.

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

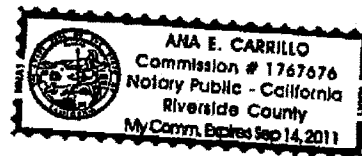
State of California)
County of Riverside)

On 02/14/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0394032
09/02/2011 04:22P Fee:NC

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



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Jasmine Herrera

Case No.: CV10-09316

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026
026

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 31164 Sunny Avenue, Homeland, CA 92548

PARCEL #: 459-150-007

LEGAL DESCRIPTION: LOT 7 MB 055/050 TR 3353

VIOLATIONS: Riverside County Ordinance No. 348, (RCC Title 17.52.010) described as excessive outside storage & Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as accumulation of rubbish.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Dated: August 18, 2011

By: *Mary Overholt*
Mary Overholt, Code Enforcement Department

ACKNOWLEDGEMENT

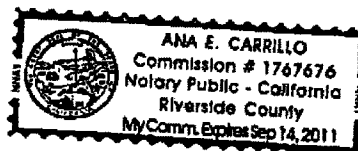
State of California)
County of Riverside)

On 08/18/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt 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

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

DOC # 2014-0223989

06/18/2014 01:38P Fee:NC

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Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

Case #: CV-1003896

JASMINE HERRERA)
and DOES I through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 31164 SUNNY AVE, HOMELAND CA, 92548

PARCEL #: 459-150-007

LEGAL DESCRIPTION: 0.2 acres in LOT 7 of TR 3353, recorded in MB 55 page 50

VIOLATION(S): Riverside County Code (Ordinance) 15.08.010 (Ord. 457) Construction without Permit- Re-modeled mobile home, that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: *Hector Viray*
Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)

County of Riverside) SS

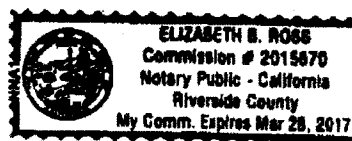
On 06/11/2014, before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Commission #: 2015670 Expires: March 28, 2017

Signature: *Elizabeth B. Ross* (Seal)



County of Riverside
Code Enforcement: Administration
4080 Lemon St., 12th floor
Riverside, CA. 92501
ATTN: Liens / Releases Dept.

When recorded please mail to:
Mail Stop# 1083

DOC # 2015-0159807

04/21/2015 11:17A Fee: NC

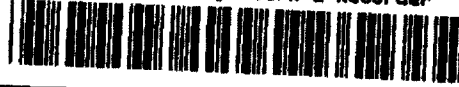
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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder



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NOTICE OF LIEN

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

APN: 459-150-007
OWNER OF RECORD: JASMINE HERRERA
SITUS ADDRESS: 31164 SUNNY AVE, HOMELAND CA
LEGAL DESCRIPTION: LOT 7 MB 055/050 TR 3353

Case No.	Violation Description	Ordinance No. (RCC Code)
CV10-03896,	Construction Without Permit (CWP)	457 (RCC Title 15)
	Occupied Recreational Vehicle	348 (RCC Title 17)
CV10-09316	Accumulated Rubbish (AR)	541 (RCC Chapter 8:120)
	Excess Outdoor Storage (EOS)	348 (RCC Title 17)

Pursuant to the Ordinance Nos. listed above and ordinance 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, proceedings have been completed based upon the noncompliance of the subject property with respect to the removal of violations described above; and that the abatement costs incurred by the County, including, but not limited to actual abatement costs, administrative costs and related fines and penalties have become a lien on said property.

The actions taken to abate the subject condition were as follows: A Notice of Violation was issued. Multiple site visits were conducted and Administrative Citations were issued regarding the violation. Subsequently, the case was closed.

On March 26, 2015, the County Hearing Officer conducted a hearing and determined the reasonable costs of abatement to be \$ 2,437.90. The County Hearing Officer also ordered that a lien be imposed on the above-described real property for the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Valerie Lam
Valerie Lam
TLMA Administration

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside) SS.

On 4-15-15 before me, Angela Sarmiento, Notary Public, personally appeared Valerie Lam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 Angela Sarmiento (Seal of Notary)





COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Date: 3/26/2015

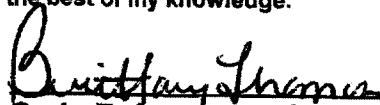
Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
10/28/2014	CV1003896- INV #106870. Orig. Amount \$896.60. Per 03/26/2015 SOAC Hearing, costs recovery adjusted from \$2,503.30 to \$2,437.90, reduction of \$65.40 in labor costs	896.60	896.60
03/15/2011	CV1003896:A37120- INV #A37120. Orig. Amount \$100.00. A37120	100.00	996.60
06/13/2011	CV1003896:A37589- INV #A37589. Orig. Amount \$200.00. A37589	200.00	1,196.60
08/31/2011	CV1003896:A38477- INV #A38477. Orig. Amount \$500.00. A38477	500.00	1,696.60
09/25/2014	CV1003896:A49102- INV #A49102. Orig. Amount \$200.00. A49102	200.00	1,896.60
05/30/2014	CV1003896:A49164- INV #A49164. Orig. Amount \$100.00. A49164	100.00	1,996.60
10/28/2014	CV1009316- INV #106873. Orig. Amount \$141.30.	141.30	2,137.90
03/15/2011	CV1009316:A37121- INV #A37121. Orig. Amount \$100.00. A37121	100.00	2,237.90
06/03/2011	CV1009316:A37590- INV #A37590. Orig. Amount \$200.00. A37590	200.00	2,437.90
		Total Now Due	\$2,437.90

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside
Code Enforcement Department
4080 Lemon St. 12th Floor, Riverside, CA 92502
P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
Email: demandsprocessing@rctlma.org

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Statement of Abatement Costs

Date	Invoice #
10/28/2014	106870

Case Number	District	Class
CV1003896	3	SOAC

Property Address

459-150-007
JASMINE HERRERA
31164 SUNNY AVE
HOMELAND, CA 92548

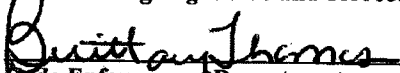
You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
11/16/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/11/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/15/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/30/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/31/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
5/30/2014	Officer Hours	Labor Charges - Officer Time	1.5	109.00	163.50
3/26/2015	Dismissal - Hearing	Reduced Labor Charges - Officer Time per Hearing Officer (0.6 hr @ \$109.00)		-65.40	-65.40
9/23/2014	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/23/2014	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/24/2014	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/24/2014	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/25/2014	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/25/2014	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
9/26/2014	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/26/2014	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/26/2014	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
9/30/2014	Officer Hours	Labor Charges - Officer Time	0.2	129.00	25.80
10/28/2014	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			581.30
10/28/2014	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
10/28/2014	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			120.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal	\$896.60
Payments/Credits	\$0.00
Total	\$896.60

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Dwight Jones
Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Citation Issue Date	Billing Date
9/25/2014	10/28/2014

Citation Number	District	Class
A49102	3	SOAC

Property Address
459-150-007 JASMINE HERRERA 31164 SUNNY AVE HOMELAND, CA 92548

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A49102--CV1003896	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Credits	\$0.00
			Total	\$200.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Citation Issue Date	Billing Date
5/30/2014	10/28/2014

Citation Number	District	Class
A49164	3	SOAC

Property Address
459-150-007 JASMINE HERRERA 31164 SUNNY AVE HOMELAND, CA 92548

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A49164--CV1003896	1	100.00	100.00
			Subtotal	\$100.00
			Payments/Credits	\$0.00
			Total	\$100.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rectlma.org

Administrative Citation

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Citation Issue Date	Billing Date
8/31/2011	10/28/2014

Citation Number	District	Class
A38477	3	SOAC

Property Address
459-150-007 JASMINE HERRERA 31164 SUNNY AVE HOMELAND, CA 92548

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1003896 -- A38477	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside

Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Citation Issue Date	Billing Date
6/13/2011	10/28/2014

Citation Number	District	Class
A37589	3	SOAC

Property Address
459-150-007 JASMINE HERRERA 31164 SUNNY AVE HOMELAND, CA 92548

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37589-CV1003896	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Credits	\$0.00
			Total	\$200.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Citation Issue Date	Billing Date
3/15/2011	10/28/2014

Property Address
459-150-007 JASMINE HERRERA 31164 SUNNY AVE HOMELAND, CA 92548

Citation Number	District	Class
A37120	3	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37120-CV1003896	1	100.00	100.00
			Subtotal	\$100.00
			Payments/Credits	\$0.00
			Total	\$100.00



County of Riverside
Code Enforcement Department

4080 Lemon St. 12th Floor, Riverside, CA 92502

P.O. Box 1469, Riverside, CA 92502

Phone: (951) 955-2004 Fax: (951) 955-8680

Email: demandsprocessing@rctlma.org

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Statement of Abatement Costs

Date	Invoice #
10/28/2014	106873

Case Number	District	Class
CV1009316	3	SOAC

Property Address

459-150-007
JASMINE HERRERA
31164 SUNNY AVE
HOMELAND, CA 92548

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
11/16/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
1/11/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/15/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/30/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
6/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
6/27/2011	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
10/28/2014	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			141.30

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal	\$141.30
Payments/Credits	\$0.00
Total	\$141.30

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Citation Issue Date	Billing Date
6/3/2011	10/28/2014

Citation Number	District	Class
A37590	3	SOAC

Property Address
459-150-007 JASMINE HERRERA 31164 SUNNY AVE HOMELAND, CA 92548

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37590-CV1009316	1	200.00	200.00

			Subtotal	\$200.00
			Payments/Credits	\$0.00
			Total	\$200.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

459-150-007
JASMINE HERRERA
606 N PEARL AVE
COMPTON, CA 90221

Citation Issue Date	Billing Date
3/15/2011	10/28/2014

Citation Number	District	Class
A37121	3	SOAC

Property Address
459-150-007 JASMINE HERRERA 31164 SUNNY AVE HOMELAND, CA 92548

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37121-CV1009316	1	100.00	100.00

			Subtotal	\$100.00
			Payments/Credits	\$0.00
			Total	\$100.00

Pazicni, Jennifer

From: Lam, Valerie
Sent: Tuesday, October 25, 2016 1:12 PM
To: Pazicni, Jennifer
Cc: Cerezo, Maria Bella T.
Subject: RE: EP 203-352

Yes, that's the billable amount.

From: Pazicni, Jennifer [mailto:JPazicni@RivcoTTC.org]
Sent: Tuesday, October 25, 2016 12:41 PM
To: Lam, Valerie
Cc: Cerezo, Maria Bella T.
Subject: RE: EP 203-352

So the total amount due is only \$2,437.90?

Jennifer Pazicni

From: Lam, Valerie
Sent: Tuesday, October 25, 2016 11:59 AM
To: Pazicni, Jennifer
Cc: Cerezo, Maria Bella T.
Subject: RE: EP 203-352

Hi Jennifer,

Attached is the Claim For Excess Proceeds. There is no change in the claim. Let me know if you need anything else.

Thank you,

Valerie Lam
County of Riverside
Transportation Land Management Agency - Fiscal
(951) 955-1836 | Mail Box 1083 | (951) 955-5177
vlam@rctlma.org

How are we doing? Click the link to tell us

Public Service Hours are 8:00 a.m. to 5:00 p.m. - Monday through Friday

For demand or request of releases recorded by County of Riverside Code Enforcement Department, please go to our website: <http://rctlma.org/ce/Online-Demand-Request-Form> and fill out the online form.

This e-mail is intended only for the person to whom it is addressed. If you have received this e-mail in error, please delete this message from your system. Please do not copy it or use it for any purpose, or disclose its contents to any other person. Thank you for your cooperation.

From: Pazicni, Jennifer [mailto:JPazicni@RivcoTTC.org]
Sent: Monday, October 24, 2016 1:56 PM

To: Lam, Valerie
Subject: FW: EP 203-352

Good Morning-

I wanted to follow up on this file to see if I could get an updated statement of money owed. You can reply to this email with the verification of how much is still due and owing on this file.

Thank you,

Jennifer Pazicni
Riverside County Treasurer-Tax Collector's Office
Tax Sale Operations/Excess Proceeds
951 955-3336
jpazicni@RivCoTTC.org

From: Lam, Valerie
Sent: Monday, September 26, 2016 10:39 AM
To: Pazicni, Jennifer
Subject: RE: EP 203-352

Thanks.

From: Pazicni, Jennifer [<mailto:JPazicni@RivcoTTC.org>]
Sent: Monday, September 26, 2016 10:37 AM
To: Lam, Valerie
Subject: RE: EP 203-352

We sold the property, APN 459150007-3, on May 5, 2015.

Jennifer Pazicni

From: Lam, Valerie
Sent: Monday, September 26, 2016 10:19 AM
To: Pazicni, Jennifer
Subject: RE: EP 203-352

Jennifer,

What's the claim date to? The tax sale date?

Valerie Lam
County of Riverside
Transportation Land Management Agency - Fiscal
☎ (951) 955-1836 | ✉ Mail Box 1083 | 📠 (951) 955-5177
✉ vlam@rctlma.org

How are we doing? Click the link to tell us
Public Service Hours are 8:00 a.m. to 5:00 p.m. - Monday through Friday

For demand or request of releases recorded by County of Riverside Code Enforcement Department, please go to our website: <http://rctlma.org/ce/Online-Demand-Request-Form> and fill out the online form.

This e-mail is intended only for the person to whom it is addressed. If you have received this e-mail in error, please delete this message from your system. Please do not copy it or use it for any purpose, or disclose its contents to any other person. Thank you for your cooperation.

From: Pazicni, Jennifer [<mailto:JPazicni@RivcoTTC.org>]

Sent: Monday, September 26, 2016 10:09 AM

To: Lam, Valerie

Subject: EP 203-352

Good Morning Valerie,

I am currently working on your claim for excess proceeds on Parcel # 459150007-3, Jasmine Herrera. Please send me an updated statement of money still due and owing. You may reply to this email with the amount if you wish. Please let me know if you have any questions.

Thank you,

Jennifer Pazicni
Riverside County Treasurer-Tax Collector's Office
Tax Sale Operations/Excess Proceeds
951 955-3336
jpazicni@RivCoTTC.org

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 MAY -5 PM 3:41

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 203 Item 352 Assessment No.: 459150007-3

Assessee: HERRERA, JASMINE

Situs: 31164 SUNNY AVE HOMELAND 92548

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 41,411.16 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. 200-0511542 recorded on 3/31/2010. 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.

• DEED

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 29 day of April, 2016 at Los Angeles, California
County, State

Signature of Claimant

Jasmine Herrera

Print Name

606 N. Pearl Ave

Street Address

Compton, CA 90221

City, State, Zip

(562) 846-8635

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

INSTRUCTIONS FOR FILING CLAIM

(See Claim Form on Reverse Side)

The California Revenue and Taxation Code, Section 4675, states in part (paraphrased):

For the purposes of this article, parties of interest and their order of priority are:

(a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority; and

(b) Then, any person with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the reverse of this form stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3336, mail, or in person.

You must attach copies of documents to support your claim as follows:

1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the Tax Collector.

2. In case (b), attach copies of any other documents (e.g., deed, certified death certificate, will, court order, etc.) supporting your claim.

PLEASE NOTE: We cannot, by law, begin processing of claims until one year has passed from the date of the deed to the purchaser. In order to receive consideration by the Riverside County Board of Supervisors, claims must be filed **ON OR BEFORE THE EXPIRATION OF ONE YEAR** following the date of the recording of the deed to the purchaser. Please see the "Date Deed to Purchaser Recorded" appearing on the attached notice (Form 117-170). The Tax Collector will submit a recommendation to the County Board of Supervisors as to what disposition should be made on your claim. Following the Board's review, the claim will either be approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will issue a County warrant in payment. By law, the Auditor-Controller cannot issue a warrant in payment of the approved claim until 90 days following the action taken by the Board.

MAIL COMPLETED FORMS TO:

Don Kent, Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

Attention: Excess Proceeds

County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org



**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

Palm Desert Office
38-686 El Cerrito Road
Palm Desert, CA 92211

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

July 22, 2015

LEOPOLDO ESPERICUETA CASTANEDA

1217 S. 7 AVE APT 214

AVENAL, CA 93204

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 459150007-3 Item: 352
Situs Address: 31164 Sunny Ave Homeland 92548
Assessee: Herrera, Jasmine
Date Sold: May 5, 2015
Date Deed to Purchaser Recorded: June 18, 2015
Final Date to Submit Claim: June 20, 2016

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3336.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By Jennifer Pazienti
Deputy

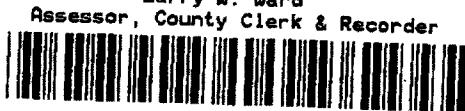
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

JASMINE HERRERA
606 N. VEARL AVENUE
COMPTON, CA 90221

DOC # 2010-0511592
10/26/2010 08:00A Fee:15.00
Page 1 of 1

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



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QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of HOMELAND AND

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

LEOPOLDO ESPERICUETA CASTANEDA, A SINGLE MAN

do(es) hereby remise, release and forever quitclaim to:

JASMINE HERRERA, A SINGLE WOMAN

the real property in the City of HOMELAND, County of RIVERSIDE, State of California, described as:

LOT 7 OF TRACT NO. 3353, AS SHOWN BY MAP ON FILE, IN BOOK 55, PAGES 50 AND 51 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
A.P. # 459-150-007

Also Known as: 31164 SUNNY LANE, HOMELAND, CA 92548

"THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN R & T 11911."

DATED MARCH 31, 2010

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On March 31, 2010

before me, Mark Raymond Campos

A Notary Public in and for said State personally appeared

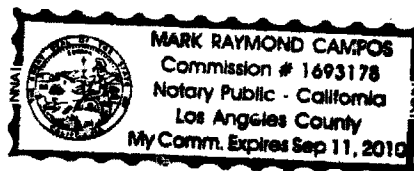
Leopoldo Espericueta Castaneda

Leopoldo Espericueta Castaneda
LEOPOLDO ESPERICUETA CASTANEDA

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

Mark Raymond Campos

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

JASMINE HERRERA
606 N. YEARL AVENUE
COMPTON, CA 90221

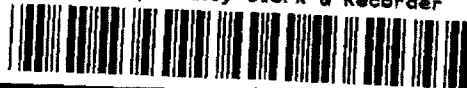
DOC # 2010-0511591

10/26/2010 08:00A Fee:36.00

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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CM	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

DAVID CHAVEZ AND MARIA CHAVEZ C.

Owner and holder of the Note secured by the Deed of Trust dated **November 29, 2005**, made by **LEOPOLDO ESPERICUETA CASTANEDA**, as Trustor to

FIRST AMERICAN TITLE INSURANCE, Trustee,

for the benefit of **DAVID CHAVEZ AND MARIA CHAVEZ C.**, as Beneficiary,

which Deed of Trust was recorded in the office of the County Recorder of **RIVERSIDE COUNTY, STATE OF CALIFORNIA**, on **January 11, 2006** as Instrument No. **2006-0024292** hereby substitutes **DAVID CHAVEZ AND MARIA CHAVEZ C.** as Trustee, in lieu of the above named Trustee under said Deed of Trust.

DAVID CHAVEZ AND MARIA CHAVEZ C. hereby accepts said appointment as Trustee under said Deed of Trust and, as successor Trustee pursuant to the request of said Owner and Holder and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

APN: 459-150-007

DATED **MARCH 31, 2010**

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On March 31, 2010

before me, Mark Raymond Campos

A Notary Public in and for said State personally appeared

David Chavez

Maria Chavez C.

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

Mark Raymond Campos

David Chavez
DAVID CHAVEZ - BENIFICIARY

Maria Chavez C.
MARIA CHAVEZ C. - BENIFICIARY

David Chavez
DAVID CHAVEZ - SUBSTITUTED TRUSTEE

Maria Chavez C.
MARIA CHAVEZ C. - SUBSTITUTED TRUSTEE



(Seal)