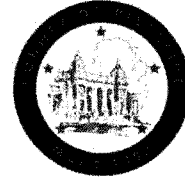


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
9.9  
(ID # 5808)

**MEETING DATE:**

Tuesday, January 23, 2018

**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 440. Last assessed to: Lands Downe Group, LLC., District 5. [\$0]

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

1. Deny the claim from Cochran Investment Company Inc., assignee for Lands Downe Group, LLC, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 429290032-9;
2. Deny the claim, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$9,319.19 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:** Policy

Jon Christensen, Treasurer-Tax Collector 1/10/2018

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley 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:** January 23, 2018  
**xc:** Treasurer

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

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

| <b>FINANCIAL DATA</b>   | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>        | <b>Ongoing Cost</b> |
|-------------------------|-----------------------------|--------------------------|---------------------------|---------------------|
| <b>COST</b>             | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>NET COUNTY COST</b>  | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>SOURCE OF FUNDS:</b> |                             |                          | <b>Budget Adjustment:</b> | N/A                 |
|                         |                             |                          | <b>For Fiscal Year:</b>   | 17/18               |

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

**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 24, 2016 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 14, 2016. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 10, 2016, 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.

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

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

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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

of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on July 14, 2016.

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

1. Claim from Cochran Investment Company Inc., assignee for Lands Downe Group, LLC based on an Assignment of Right to Collect Excess Proceeds dated November 2, 2016 and a Trustee's Deed recorded January 08, 2013 as Instrument No. 2013-0010682.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Cochran Investment Company Inc., assignee for Lands Downe Group, LLC be denied since at the time the claim was filed and at all relevant times since, the company was FTB suspended which deprives it of all rights, privileges, and powers and it has no right or authority to file an administrative claim for the excess proceeds. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$9,319.19 will be transferred to the county general fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

**Impact on Residents and Businesses**

The excess proceeds are being transferred to the county general fund.

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

**ATTACHMENT A. Claim Cochran**

  
Stephanie P. [unclear] 1/12/2018

**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 DEC -1 PM 1:49

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 440 Assessment No.: 429290032-9

Assessee: LANDS DOWNE GROUP

Situs: 23685 TAPATIA RD HOMELAND 92548

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 9830 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. 0010682; recorded on 1/8/13. 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 Rights to Claim Excess Proceeds, Declaration of One and the Same, Driver's License, Trustees Deed,

Minutes of Organizational Meeting of Members of Lands Downe Group, LLC, and Claim Form

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 15<sup>TH</sup> day of NOVEMBER, 2016 at ORANGE, CA  
County, State

  
Signature of Claimant

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

Kelly A. Mills  
Print Name

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

2512 Chambers Rd., Ste. 102  
Street Address

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

Tustin, CA 92780  
City, State, Zip

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

714-731-1820  
Phone Number

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

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.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California )

County of Orange )

On November 18, 2016 before me, Victoria Nelson, Notary Public  
(here insert name and title of the officer)

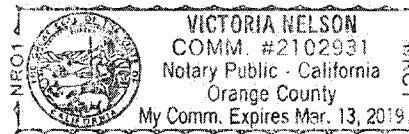
personally appeared Kelly A. Mills

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 Victoria Nelson



(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

| Additional Information                              |  |
|---|--|
| <b>Method of Signer Identification</b>              |  |
| Proved to me on the basis of satisfactory evidence: |  |
| <input type="checkbox"/> form(s) of identification  | <input type="checkbox"/> credible witness(es)    |
| Notarial event is detailed in notary journal on:    |  |
| Page # _____  | Entry # _____                                    |
| Notary contact: _____                               |  |
| <b>Other</b>  |  |
| <input type="checkbox"/> Additional Signer(s)       | <input type="checkbox"/> Signer(s) Thumbprint(s) |
| <input type="checkbox"/> _____                      |  |

ASSIGNMENT OF RIGHT 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 assign to Cochran Investment Company, Inc. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 429290032-9 sold at public auction on May 24, 2016 I understand that the total of excess proceeds available for refund is \$ 9830 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Signature]  
(Signature of Party of Interest/Assignor)

Mark Walpin, authorized signer for Lands Downe Group, LLC  
(Name Printed)

350 Forest Ave. #305  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF Orange

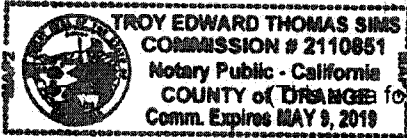
Laguna Beach, CA 92652  
(City/State/Zip)

949-400-1750  
(Area Code/Telephone Number)

On 11-2-10, before me, Troy Sims, personally appeared mark walpin, 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)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature]  
(Signature of Assignee)

Kelly A. Mills  
(Name Printed)

2512 Chambers Rd., Ste. 102  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF Orange

Tustin, CA 92780  
(City/State/Zip)

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

*see attached*

(This area for official seal)

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.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California )

County of Orange )

On November 8, 2016 before me, Victoria Nelson, Notary Public  
(here insert name and title of the officer)

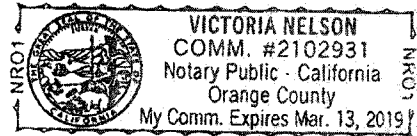
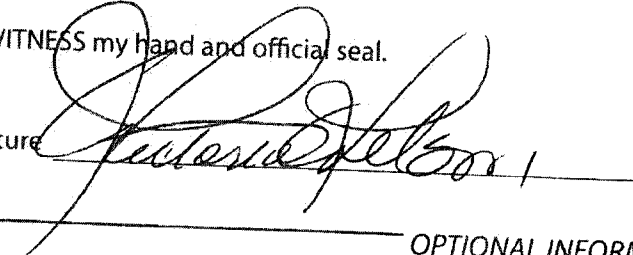
personally appeared Kelly A. Mills

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)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Names of Person(s) or Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Additional Signer(s)     Signer(s) Thumbprint(s)

RECORDED AT THE REQUEST OF  
 COAST ASSESSMENT SERVICE COMPANY  
 WHEN RECORDED RETURN TO  
 LANDS DOWNE GROUP LLC  
 350 Forest Avenue, Suite 305  
 LAGUNA BEACH, CALIFORNIA 92652

MAIL FUTURE TAX STATEMENTS TO  
 GRANTEE  
 Above Address

Order No. 12-32182-1 00109-9133

DOC # 2013-0010682

01/08/2013 01:23P Fee: 18.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



| S | R | U | PAGE | SIZE | DA   | MISC  | LONG | RFD  | COPY  |
|---|---|---|------|------|------|-------|------|------|-------|
| 1 |   |   | 2    |      |      |       |      |      | 10.00 |
| M | A | L | 465  | 426  | PCOR | NCOR  | SMF  | NCHG | EXAM  |
|   |   |   |      |      |      | T: 93 | CTY  | UNY  | 065   |

28.00

A.P. No. 429-290-032

# Trustee's Deed



- The undersigned certifies: 1. The Grantee named herein  was  was not the foreclosing Association;  
 2. The amount of unpaid debt, together with costs, was \$ 5,612.00  
 3. The amount bid by Grantee at the Trustee's Sale was \$ 5,612.01  
 4. Documentary Transfer Tax, based on the foregoing, is \$ 6.60 and;

COAST ASSESSMENT SERVICE COMPANY, a California corporation, herein called "Trustee", as duly appointed or lawfully substituted Trustee of the Association herein referred to, hereby grants and conveys, without warranty, express or implied, to

LANDS DOWNE GROUP LLC,

herein called "Grantee", all right, title and interest heretofore held or claimed by the prior owner(s) of the estate described herein, ERIC MARK FAMILY LIMITED PARTNERSHIP or by the holder(s) of any Mortgage, Deed of Trust, or other interest therein recorded after recordation of the Declaration hereinafter referred to, to which the Association's lien for assessments was not specifically subordinated, in and to all that certain real property situate in the unincorporated area of the County of Riverside, State of California, and more particularly described on the sheet(s) attached hereto, marked EXHIBIT "A", and hereby made a part hereof. This conveyance is made under authority of and pursuant to the power of sale conferred on Trustee by the Governing Body of SKY MESA PROPERTY OWNERS ASSOCIATION, a California non-profit corporation "the Association", by Section 1367 et seq., of the California Civil Code, and by that Declaration of Covenants, Conditions and Restrictions recorded December 31, 1981 in the office of the County Recorder of said County, as Recorder's Instrument No. 241332, which Declaration, as supplemented, amended, or re-recorded, imposed obligations on said prior owner(s) to pay assessments, and after fulfillment of all requirements authorizing the same. The Association's Notice of Delinquent Assessment was recorded March 2, 2012 in said office as Recorder's Instrument No. 2012-0095233. A copy thereof was served on said prior owner(s). Default occurred as set forth in that Notice of Default and Election to Sell Under Assessment Lien, which Notice was recorded August 16, 2012 in said office as Recorder's Instrument No. 2012-0391576. All requirements of Section 1367 et seq., and Section 2924 et seq., of said Civil Code as to notice, posting or publication, and mailing of a Notice of Default, and publication, mailing, recording and posting of a Notice of Trustee's Sale, have been fully complied with. Said real property was sold on January 3, 2013, at public auction, "as-is", without warranty, express or implied, and subject to a 90 day right of redemption, at the time and place specified in said Notice of Trustee's Sale, within said County and State. Grantee, being the highest bidder at said sale, became the purchaser of said real property, by payment to Trustee of the full amount bid therefor of \$ 5,612.01, or by satisfaction, pro tanto, of all the obligations then secured by said Assessment Lien. IN WITNESS WHEREOF, Trustee has executed these presents the date set forth in the acknowledgement certificate hereinbelow.

STATE OF CALIFORNIA }  
 COUNTY OF ORANGE } ss:

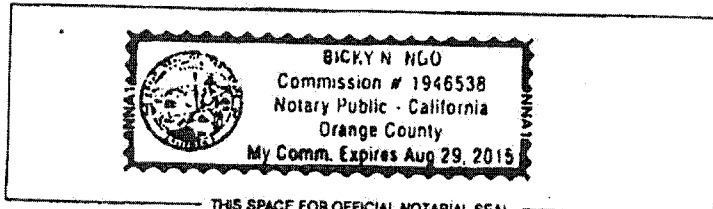
On January 4, 2013, before me, BICKY N. NGO, a Notary Public for said State, personally appeared D. J. MORGER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/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.

*Bicky N. Ngo*

BICKY N. NGO, Notary Public for said State

COAST ASSESSMENT SERVICE COMPANY,  
 a California corporation, as Trustee

By: *[Signature]*  
 (SEAL) D. J. Morger, Senior Vice President



THIS SPACE FOR OFFICIAL NOTARIAL SEAL

MAIL TAX STATEMENTS AS DIRECTED ABOVE



EXHIBIT "A"

Lot 37 of Tract No. 1425-1, in the County of Riverside, State of California, as per map recorded in Book 125, Pages 42 to 47 inclusive of Maps, and amended by Certificates of Correction recorded April 5, 1984 as Instrument No. 70327 and June 19, 1984 as Instrument No. 141140, all of Official Records of said County.

**MINUTES OF ORGANIZATIONAL MEETING  
OF MEMBERS  
OF  
LANDS DOWNE GROUP, LLC**

**MINUTES OF ORGANIZATIONAL MEETING OF MEMBERS OF  
LANDS DOWNE GROUP, LLC  
a CALIFORNIA LIMITED LIABILITY COMPANY**

The organizational meeting of the Members was held at the following date, time and place:

Date: August 23, 2010

Time: Organizational Meeting

Place: 202 Cypress Drive, Laguna Beach, CA 92651

The following Members were present:

Mai Thi Huynh and Mark Will Walpin

RESOLVED FURTHER, that each Certificate of Membership Interest shall state a statement of designations, preferences, qualifications, limitations, restrictions, and special or related rights of the holder on the face or back of the certificate, or, in lieu thereof, the company shall furnish the statement as a separate document to the holder upon request without charge; and

RESOLVED FURTHER, that the Manager/Secretary is instructed to insert a blank Certificate of Membership Interest as adopted hereby as a specimen in the Record Book of Company immediately following these minutes.

#### *COMPANY RECORD BOOK*

The chair stated that a book should be maintained as the Record Book of Company for the purpose of collecting and having all of the important documents of Company readily available. The following resolution was moved, seconded and adopted:

RESOLVED, that Company shall obtain and maintain a Record Book of Company, which shall include the Articles and any amendments thereto, and the Agreement and any amendments thereto, the minutes of all meetings (or consents in lieu of meetings) of the Members of Company and all other important Company documents.

#### *MANAGERS*

The chair stated that managers of Company shall be elected. The following resolution was moved, seconded and adopted:

RESOLVED, that the following persons are elected as manager(s) of Company:

##### NAME

Mai Thi Huynh

Mark Will Walpin

The Managers accepted their appointments as evidenced by their signatures on the Acceptances of Appointments by Managers attached to these Minutes.

#### *OFFICERS*

The chair stated that officers of Company shall be elected. The following resolution was moved, seconded and adopted:

RESOLVED, that the following persons are elected as officers of Company to the positions set forth opposite their respective names:

| <u>OFFICE</u>                     | <u>NAME</u>      |
|-----------------------------------|------------------|
| President                         | Mai Thi Huynh    |
| Vice President                    | Mark Will Walpin |
| Secretary                         | Mark Will Walpin |
| Chief Financial Officer/Treasurer | Mai Thi Huynh    |

The Officers accepted their appointments as evidenced by their signatures on the Acceptances of Appointments by Officers attached to these Minutes.

*PRINCIPAL PLACE OF BUSINESS IN STATE OF ORGANIZATION*

The chair stated that the principal place of business in California should be identified. The following resolution was moved, seconded and adopted:

RESOLVED, that the principal place of business of Company within the State of California shall be as follows:

202 Cypress Drive,  
Laguna Beach, California 92651

*RESIDENT AGENT IN STATE OF ORGANIZATION*

The chair stated that the name and address of its Registered Agent in California should be identified. The following resolution was moved, seconded and adopted:

RESOLVED, that as provided in the Articles, we confirm the name and address of the Registered Agent of Company within the State of California shall be as follows:

Name: Paul J. Cambio, Esq.  
Address: Law Offices of Paul J. Cambio  
38 Corporate Park  
Irvine, California 92606

*BANK RESOLUTIONS*

The chair stated that a depository for the funds of Company is needed. The following resolutions were moved, seconded and adopted:

RESOLVED, that Mai Thi Huynh as Manager/CFO and Mark Will Walpin as Manager/Secretary is/are hereby authorized to do the following acts:

- (a) To designate one or more banks, trust companies, or other similar institutions as depositories of the funds, including without limitation, cash and cash equivalents

DECLARATION  
OF ONE AND THE SAME PERSON

I, Mark Walpin, Authorized Signer for Lands Downe Group, LLC do hereby declare:

1. I am over the age of 18 and a resident of Laguna Beach, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person as Mark William Walpin as noted on my California Drivers License.
3. I represent that I am an Authorized Signer for Lands Downe Group, LLC who is referenced on the Trustee's Deed as Document Number 2013-0010682, recorded in Riverside County on 1/8/13.
4. I am one and the same person as Mark Walpin, Mark W. Walpin, and Mark William Walpin.
5. I am one and the same person who assigned the excess proceeds to Cochran Investment Company, Inc., for Riverside County Assessors Parcel Number 429290032-9, on 11-2-10.

I declare under penalty of perjury that the foregoing is true and correct. Executed the 2nd day of November, at Laguna Beach, CA.

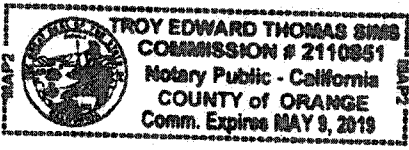
x Mark Walpin  
Signed

JURAT

Subscribed and sworn to (or affirmed) before me on this 2nd day of November, 2010 by  
Date                      Month                      Year

Mark Walpin  
Name of Signer

"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 CA  
County of Orange

Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature T. Sims  
Signature of Notary Public

(Place Notary Seal Above)

CALIFORNIA DRIVER LICENSE

DL

EXP 10/01/2020

LN WALPIN  
FN MARK WILLIAM  
202 CYPRESS DR  
LAGUNA BEACH, CA 92653

DOB 05/01/1957

SEX M HT 5-00 EYES BLD  
CORR LENS

00011807

ISS 08/01/2015

DD 08/10/2015

*mark walpin*