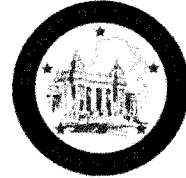


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
9.15
(ID # 5898)

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 39. Last assessed to: Patricia Hunter and Downtown Christian Fellowship, Inc., District 2. [\$6,881-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Patricia A Hunter, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 219250008-9;
2. Deny the claim from Cochran Investment Company, Inc., agent for Downtown Christian Fellowship Inc., last assessee;
3. Authorize and direct the Auditor-Controller to issue a warrant to Patricia A Hunter in the amount of \$6,881.74 and Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$6,881.73 to the county general fund pursuant to Revenue and Taxation Code Section 4674, 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

Jon Christensen, Treasurer-Tax Collector 1/4/2018

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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$6,881	\$ 0	\$6,881	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	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.

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

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

**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 two claims for excess proceeds:

1. Claim from Patricia A Hunter based on Grant Deed recorded July 29, 1991 as Instrument No. 1991-257038.
2. Claim from Cochran Investment Company, Inc., agent for Downtown Christian Fellowship Inc. based on Assignment of Right to Collect Excess Proceeds dated July 7, 2017 and a Grant Deed recorded February 23, 2006 as Instrument No. 2006-0130342.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Patricia A Hunter be awarded excess proceeds in the amount of \$6,881.74. The claim from Cochran Investment Company, Inc., agent for Downtown Christian Fellowship Inc. be denied since at the time the claim was filed and at all relevant times since, Downtown Christian Fellowship, Inc. 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 \$6,881.73 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 claimants by certified mail.

Impact on Residents and Businesses

Excess proceeds are being released to a last assessee of the property and being transferred to the county general fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Hunter

ATTACHMENT B. Claim Cochran


Stephanie Pasi 1/17/2018

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 SEP -7 PM 12: 52

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TAS-TAX COLLECTOR

TC 207 Item 39 Assessment Number: 219250008-9

Assessee: HUNTER, PATRICIA A & DOWNTOWN CHRISTIAN FELLOWSHIP INC

Situs: NONE

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 \$26,800 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. 257038, recorded on 7-29-1991. 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.

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 31 day of August, 2016 at Los Angeles, CA
County, State

Patricia A. Hunter
Signature of Claimant

Signature of Claimant

Patricia A. Hunter
Print Name

Print Name

900 RUTLAND AVE
Street Address

Street Address

Los Angeles, CA 90042
City, State, Zip

City, State, Zip

323 255-5092
Phone Number

Phone Number

COUNTY OF RIVERSIDE
TREASURER - TAX COLLECTOR
County Administrative Center-4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205

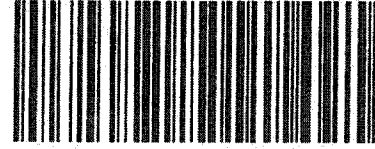


Satellite Offices

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

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

951-955-3900
951-955-3990 - Fax
www.countytreasurer.org
E-mail: ttc@rivcotc.org



7114 7344 2820 2554 2692



PATRICIA HUNTER
900 RUTLAND AVE
LOS ANGELES CA 90042

August 10, 2016

EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

Assessment Number 219250008-9 TC: 207 ITEM: 39
Situs Address: NONE
Assessee: HUNTER, PATRICIA A & DOWNTOWN CHRISTIAN FELLOWSHIP INC
Date Sold: May 24, 2016
Deed to Purchaser Recorded: July 14, 2016
Final Date to Submit Claim: July 14, 2017

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 indicate that you may be a party of interest, and we have enclosed a claim form for your convenience. Please note that your claim must be filed within one year from the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after the one year period 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.

In addition, please note 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
TAX SALE OPERATIONS

257038

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
Patricia Hunter
900 Rutland Avenue
Los Angeles, Ca. 90042

RECORDED FOR RECORD
AT 8:30 O'CLOCK A.M.
JUL 29 1990
Notary Public
C. D. Hastings

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.
Signature of Declarant or Agent Determining Tax _____ Form 8870

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Joseph F. Skiba and Harriett T. Skiba (name of grantor(s))

grant to Patricia Hunter (name of grantee(s))

all that real property situated in the City of Riverside
(or in an unincorporated area of) Riverside County, California.
(name of County)

described as follows (insert legal description):

RANCHERIA DE PACHAPP MB 002/038 POR BLK: LOT: 1

Assessor's parcel No. 219250008-9

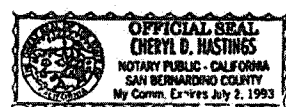
Executed on October 25, 1990 at Upland, Ca.

STATE OF CALIFORNIA } ss Joseph F. Skiba
COUNTY OF San Bernardino

On this 25 day of October, in the year 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph F. Skiba and Harriett T. Skiba
Harriett T. Skiba

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person, whose name are subscribed to the within instrument, and acknowledged to me that they executed it.

WITNESS my hand and official seal.
Cheryl D. Hastings
Notary Public in and for said State.



(This area for official notarial seal)

MAIL TAX STATEMENTS TO same as above
NAME ADDRESS ZIP

EP 207.39

Pazicni, Jennifer

From: Taxsale, TaxCollector
Sent: Wednesday, August 10, 2016 10:17 AM
To: Pazicni, Jennifer
Subject: FW: Tax Defaulted Property Unclaimed Cash

From: jerome skiba [<mailto:jeromejskiba@live.com>]
Sent: Wednesday, August 10, 2016 10:15 AM
To: Taxsale, TaxCollector
Subject: Tax Defaulted Property Unclaimed Cash

Good Morning
My name is Patricia Hunter

This is regarding a Tax Deed To Purchaser OF Tax Defaulted Property Document Number 2016-0293700
Recorded 7/14/2016 county of riverside.

So I am the **prior** property owner of assessor property number 219250008-9
City of Riverside Pachappa Hill vacant land.
The Pachappa Hill property was sold on May 24 2016 in a Tax Lein Sale.
If you pull up Property Document Number 2016-0293700 it will have all the pertinent information
Regarding the Sale.

I am contacting you as the prior legal owner of said property with rights to collect the
Remaining funds. The sale price as recorded is \$26,800
Tax's owed were ~ \$10-12 Thousand.
Would you please contact me with any forms and information regarding the residual balance
As well as any forms and instructions that I need to file a proper claim.

You Can reach Me By Phone 323-255-5092

By mail at Patricia Hunter
900 Rutland Avenue
Los Angeles, CA 90042

Or by E-mail jeromejskiba@live.com

Thank You in advance for you help

With Kind Regards

Patricia A. Hunter

Sent from Mail for Windows 10

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

RECEIVED

2017 JUL 14 PM 4:17

RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 39 Assessment No.: 219250008-9

Assessee: HUNTER, PATRICIA A & DOWNTOWN CHRISTIAN FELLOWSHIP INC

Situs:

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 \$ 14274 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. 2006-0130342 *; recorded on 2/23/2006 *. 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.

Copy of Driver's License, Assignment of Rights, Declaration of One and the Same, Statement of Information, Certificate of

Good Standing (to follow), Grant Deeds

* also Document No. 2006-0679646 recorded on 9/14/2006

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 JULY, 2017 at ORANGE, CA
County, State

Signature of Claimant
Cochran Investment Company, Inc.
Kelly A. Mills, Vice-President

Signature of Claimant

Print Name

Print Name

161 Fashion Ln., Ste. 105

Street Address

Street Address

Tustin, CA 92780

City, State, Zip

City, State, Zip

714-731-1820

Phone Number

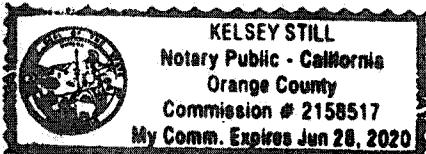
Phone Number

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.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 12
day of July, 2017, by Kelly A. Mills

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



(Seal)

Signature

K Still

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 219250008-9 sold at public auction on May 24, 2016 I understand that the total of excess proceeds available for refund is \$ 14,274 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 of Party of Interest/Assignor)

William Kennedy, Authorized Signer for Downtown Christian Fellowship Inc.
(Name Printed)

2378 University Ave.
(Address)

Riverside, CA 92507
(City/State/Zip)

951-533-1295
(Area Code/Telephone Number)

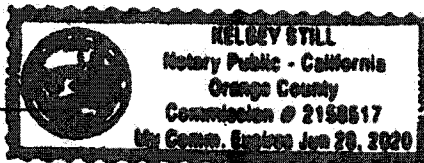
STATE OF CALIFORNIA)ss.
COUNTY OF Orange)

On July 7, 2017, before me, Kelsey Still, Notary Public, personally appeared William Kennedy, 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.

K Still
(Signature of Notary)



(This area for official seal)

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.

Kelly A. Mills
(Signature of Assignee)

Kelly A. Mills, Cochran Investment Company, Inc.
(Name Printed)

161 Fashion Ln. Ste 105
(Address)

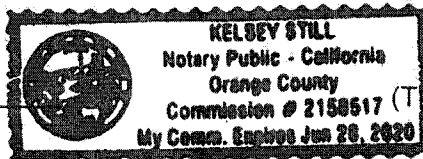
Tustin, CA 92780
(City/State/Zip)

STATE OF CALIFORNIA)ss.
COUNTY OF Orange)

On July 12, 2017, 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.

K Still
(Signature of Notary)



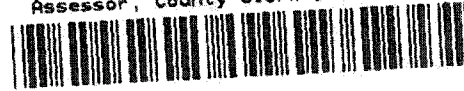
(This area for official seal)

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

Family Bible Church
4092 10th St. PO Box 3517
Riverside, CA 92517

DOC # 2006-0130342
02/23/2006 08:00A Fee: 13.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
			3			✓			
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

4 -
C
AS

GRANT DEED

ASSESSOR'S PARCEL NO.:
2192-50008-9

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:

\$132 County TRA 009

- computed on the full value of the interest of property conveyed, or
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lonnie Maples and Susan Maples, husband and wife as joint tenants, as to an undivided 50% interest

hereby GRANT(S) to Downtown Christian Fellowship, Inc.,

all that real property situated in the City of Riverside, County of Riverside, State of California, described as:

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A COMPLETE PART HEREOF.

Dated: January 26, 2006

State of California
 County of Riverside
 On 1-6-2006, Before me, Monica C. Kent, Notary Public, Personally appeared Lonnie Maples and Susan Maples, Personally known to me (or 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.

Lonnie Maples
 Lonnie Maples
Susan Maples
 Susan Maples

WITNESS my hand and official seal
Monica C. Kent
 Signature

MAIL TAX STATEMENTS TO: same as above

(This area for official notary seal)

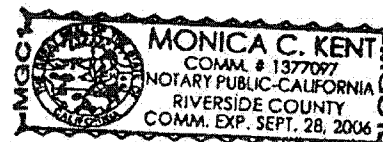


EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of Lot 1 of Rancheria De Pachappa, in the County of Riverside, State of California, as per map recorded in Book 2, page(s) 38, of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a three-fourths inch iron pipe marking the most Southerly corner of Lot 2 of said Rancheria De Pachappa;

Thence along the Southerly line of that certain parcel of land as conveyed to Paul Giesser, et ux, by Deed recorded August 12, 1947 in Book 864, page 61, of Official Records of said County, North 80° 02' 31" East 212.05 feet;

Thence South 15° 02' 54" West 166.08 feet;

Thence South 6° 10' 22" East 47.93 feet;

Thence South 31° 08' 14" East 67.16 feet;

Thence South 14° 52' 24" West 291.28 feet;

Thence South 21° 35' 34" West 93.52 feet;

Thence along a tangent curve concave Northwesterly with a radius of 2,250 feet, through an angle of 2° 45' 13", a distance of 108.13 feet to a Southerly line of said Lot 1;

Thence along last said Southerly line North 86° 44' 26" West 51.36 feet to a two-inch by tow-inch hub marking an angle point in the Westerly boundary line of said Lot 1;

Thence along said Westerly boundary line North 0° 14' 42" West 693.97 feet (Record 695) feet to the point of beginning.

Containing 2.50 acres, more or less

Excepting into the State of California any and all rights of Ingress to our egress from the real property herein conveyed to or from the freeway constructed upon lands lying Easterly of said property.

It is the purpose of the foregoing exception and reservation to provide that no easement of access in and to said freeway shall attach or be appurtenant to the property hereby conveyed, by reason of the fact that the same abuts upon a

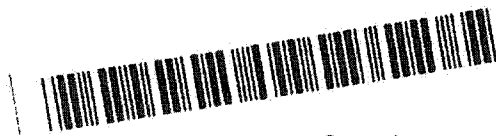


2006-0130342
82/23/2006 00:00A
2 of 3

File No: 07106677

public way adjoining said freeway, with access only to the freeway being restricted.

Excepting therefrom, all minerals, oil, gases and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described without, however, the right to drill, dig or mine through the surface thereof.



2006-0130342
02/23/2006 08:08A
3 of 3

RECORDING REQUESTED BY:

Downtown Christian Fellowship, Inc. dba Family Bible Church AND WHEN RECORDED, MAIL TO:

Family Bible Church Attn: Atty Wm. C. Kennedy 4001 Eleventh St. Riverside, Ca. 92501

DOC # 2006-0679646 09/14/2006 08:00A Fee:20.00 Page 1 of 2 Doc T Tax Paid Recorded in Official Records County of Riverside Larry U. Ward Assessor, County Clerk & Recorder

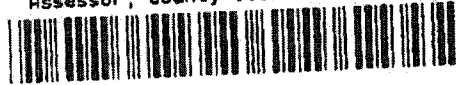


Table with columns: S, R, U, PAGE, SIZE, DA, MISC, LONG, RFD, COPY. Includes handwritten entries like '2' in PAGE, 'M A L' in S, and 'PCOR NCOR SMF NCHG' in MISC.

C 002

GRANT DEED

ASSESSOR'S PARCEL NO.: 2192-50008-9

TRA: 009

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:

\$ 132.00 County \$ City

XX computed on the full value of the interest of property conveyed, or

computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lonnie Maples and Susan Maples, husband and wife as joint tenants, as to an undivided 50% interest

hereby GRANT(S) to Down Town Fellowship, Inc.,

all that real property situated in the City of Riverside, County of Riverside, State of California, described as:

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A COMPLETE PART HEREOF.

Dated: January 6, 2006

State of California County of Riverside

On 1-6-2006

Before me Monica C. Kent, Notary Public

Personally appeared Lonnie Maples and Susan Maples

Personally known to me (or 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.

Lonnie Maples

Susan Maples

WITNESS my hand and official seal

Signature of Monica C. Kent



(This area for official notary seal)

MAIL TAX STATEMENTS TO: same as above

EXHIBIT "A"

That portion of Lot 1 of RANCHERIA DE PACHAPPA, as shown by Map on file in Book 2 of Maps, Page 38, Records of said County, described as follows:

BEGINNING at a three-fourths inch iron pipe marking the most Southerly corner of Lot 2 of said RANCHERIA DE PACHAPPA; thence along the Southerly line of that certain parcel of land as conveyed to Paul Giesser, et ux, by Deed recorded August 12, 1947 in Book 864, Page 61, Official Records of said County, North 80 degrees 02' 31" East 212.05 feet; thence South 15 degrees 02' 54" West 166.08 feet; thence South 6 degrees 10' 22" East 47.93 feet; thence South 31 degrees 08' 14" East 67.16 feet; thence South 14 degrees 52' 24" West 291.28 feet; thence South 21 degrees 35' 34" West 93.52 feet; thence along a tangent curve concave Northwesterly with a radius of 2,250 feet, through an angle of 2 degrees 45' 13", a distance of 108.13 feet to a Southerly line of said Lot 1; thence along last said Southerly line North 86 degrees 44' 26" West 51.36 feet to a two-inch by two-inch hub marking an angle point in the Westerly boundary line of said Lot 1; thence along said Westerly boundary line North 0 degrees 14' 42" West 693.97 feet (Record 695) feet to the POINT OF BEGINNING.

Containing 2.50 acres, more or less.

EXCEPTING AND RESERVING unto the State of California any and all rights of ingress to or egress from the real property herein conveyed to or from the freeway constructed upon lands lying Easterly of said real property.

It is the purpose of the foregoing exception and reservation to provide that no easement of access in and to said freeway shall attach or be appurtenant to the property hereby conveyed, by reason of the fact that the same abuts upon a public way adjoining said freeway, with access only to the freeway being restricted.

EXCEPTING therefrom, all minerals, oil, gases and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described without, however, the right to drill, dig, or mine through the surface therefor.

SUBJECT TO: A right of way reserved to the Riverside Water Company and its assigns for the construction and maintenance of all necessary water ditches, pipes, fumes and apparatus for the purpose of irrigation and domestic use.

SUBJECT TO: Special assessments if any, restrictions, reservations, and easements of record.

Alex Padilla
California Secretary of State

Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Wednesday, November 15, 2017. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

C1982652 DOWNTOWN CHRISTIAN FELLOWSHIP, INC.

Registration Date: 04/17/1997
Jurisdiction: CALIFORNIA
Entity Type: DOMESTIC NONPROFIT
Status: SOS/FTB SUSPENDED
Agent for Service of Process: ARMANDO J ORTIZ
 7870 MAGNOLIA AVE NO 59
 RIVERSIDE CA 92504
Entity Address: 7870 MAGNOLIA AVE NO 59
 RIVERSIDE CA 92504
Entity Mailing Address: 7870 MAGNOLIA AVE NO 59
 RIVERSIDE CA 92504

Document Type	↕ File Date	↕ PDF
SI-COMPLETE	04/01/2005	
SI-COMPLETE	03/12/2003	
REGISTRATION	04/17/1997	Image unavailable. Please request paper copy.

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

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, 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 [Frequently Asked Questions](#).

[Modify Search](#) [New Search](#) [Back to Search Results](#)

ORIGINAL

05-670073



State of California

N

Kevin Shelley
Secretary of State



STATEMENT OF INFORMATION
(Domestic Nonprofit Corporation)

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. CORPORATE NAME (Please do not alter if name is preprinted.)
DOWNTOWN CHRISTIAN FELLOWSHIP, INC.

C 1982652

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

APR 01 2008

gc 251/rfs
This Space For Filing Use Only

DUE DATE:

COMPLETE PRINCIPAL OFFICE ADDRESS (Do not abbreviate the name of the city. Item 2 cannot be a P.O. Box.)

2. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY. CITY STATE ZIP CODE
7870 Magnolia Avenue, #59 Riverside CA 92504

NAMES AND COMPLETE ADDRESSES OF THE FOLLOWING OFFICERS (The corporation must have these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

3. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY AND STATE	ZIP CODE
ARMANDO J. ORTIZ	7870 MAGNOLIA AVE. #59	RIVERSIDE, CA.	92504
4. SECRETARY/	ADDRESS	CITY AND STATE	ZIP CODE
WILLIAM C. KENNEDY	2567 GRAMBLING WAY,	RIVERSIDE, CA.	92507
5. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY AND STATE	ZIP CODE
WILLIAM C. KENNEDY	2567 GRAMBLING WAY,	RIVERSIDE, CA.	92507

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 7 must be completed with a California address. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 7 must be left blank.)

6. NAME OF AGENT FOR SERVICE OF PROCESS
ARMANDO J. ORTIZ

7. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE
ARMANDO J. ORTIZ, 7870 MAGNOLIA AVE. #59 RIVERSIDE, CA 92504

DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT (California Civil Code section 1350, et seq.)

8. Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act and proceed to Items 9, 10 and 11.
NOTE: Corporations formed to manage a common interest development must also file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code section 1363.6. Please see instructions on the reverse side of this form.

9. ADDRESS OF BUSINESS OR CORPORATE OFFICE OF THE ASSOCIATION, IF ANY CITY STATE ZIP CODE
NOT APPLICABLE

10. FRONT STREET AND NEAREST CROSS STREET FOR THE PHYSICAL LOCATION OF THE COMMON INTEREST DEVELOPMENT (Complete if the business or corporate office is not on the site of the common interest development.) 9-DIGIT ZIP CODE
NOT APPLICABLE

11. NAME AND ADDRESS OF ASSOCIATION'S MANAGING AGENT, IF ANY CITY STATE ZIP CODE
NOT APPLICABLE

12. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

WILLIAM C. KENNEDY
TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

W.C. Kennedy
SIGNATURE

SECRETARY
TITLE

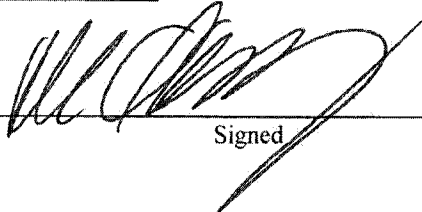
1-30-2005
DATE

DECLARATION
OF ONE AND THE SAME PERSON

I, William Kennedy, Authorized Signer for Downtown Christian Fellowship Inc. do hereby declare:

1. I am over the age of 18 and a resident of Riverside, 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 William Kennedy as noted on my California Drivers License.
3. I represent that I am an Authorized Signer for Downtown Christian Fellowship Inc., who is referenced on the referenced Grant Deed as Document #2006-0130342, Recorded in Riverside County on 2/23/2006.
4. I am one and the same person as William Kennedy and William C. Kennedy.
5. I am one and the same person who assigned the excess proceeds to Cochran Investment Company, Inc., for Riverside County Assessors Parcel Number 219250008-9, on 7/7/17.

I declare under penalty of perjury that the foregoing is true and correct. Executed the 7 day of July 2017, at Tustin, CA.

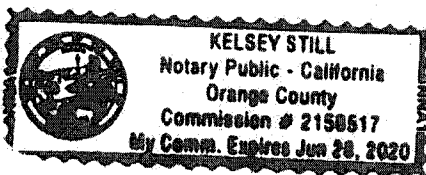
X 
Signed

JURAT

Subscribed and sworn to (or affirmed) before me on this 7 day of July, 2017 by
Date Month Year

William Kennedy
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."



(Place Notary Seal Above)

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 
Signature of Notary Public

COCHRAN INVESTMENT COMPANY, INC.

161 Fashion Ln., Ste. 105, Tustin, CA 92780
Office: (714) 731-1820 ♦ Fax: (714) 731-1848
kmills@cochraninvestment.com

CLAIM SUMMARY

To: County of Riverside Treasurer & Tax Collector

Assessors Parcel Number: 219250008-9

Last Assessee: Patricia Hunter/Downtown Christian Fellowship

Sale Date: May 24, 2016

Deadline: July 14, 2017

Dear Treasurer/Tax Collector:

Claimant(s): Cochran Investment Company, Inc.

The following proof of claim(s) for excess proceeds and documents are attached:

William Kennedy, Authorized Signer:

1. Copy of driver's license.
2. Assignment of Rights to Claim Excess Proceeds
3. Copy of Grant Deed recorded as Instrument Number 2006-0130342
4. Copy of Grant Deed recorded as Instrument Number 2006-0679646
5. Declaration of One and the Same
6. Statement of Information
7. Certificate of Good Standing (to follow)

Cochran Investment Company, Inc.

1. A resolution of the Board of Directors, with corporate seal
2. California Secretary of State – status of good standing for Cochran Investment Company, Inc.
3. Copy of Articles of Incorporation for Cochran Investment Company, Inc.
4. Driver's License and Business Card for Kelly A. Mills, Vice-President
5. Claim Form

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$14274 or 100% of the claimant's share of the excess proceeds made payable to Cochran Investment Company, Inc. and mailed to 161 Fashion Ln., Ste. 105, Tustin, CA 92780.

Please address questions regarding the attached claim(s) to Kelly Mills, Vice-President, at (714) 731-1820, or e-mail to kmills@cochraninvestment.com.

The Client(s) and the staff of Cochran Investment Company, Inc., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 9405-5036-9930-0068-1172-20

RECEIVED
2017 JUL 14 PM 4:17
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR