

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



**ITEM: 19.7  
(ID # 12200)**

**MEETING DATE:**  
Tuesday, March 30, 2021


**FROM:** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 565. Last assessed to: Epic Enterprises, LLC, a California Limited Liability Company, District 5. [\$13,851 - 100% Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Cochran Investment Company, Inc., assignee for Epic Enterprises, LLC, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 519320014-3;
2. Authorize and direct the Auditor-Controller to issue a warrant to Cochran Investment Company, Inc., assignee for Epic Enterprises, LLC in the amount of \$13,851.02 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**


  
Matthew Jennings, Treasurer-Tax Collector 3/16/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: March 30, 2021  
xc: Treasurer, Auditor

Kecia R. Harper  
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	\$13,851	\$ 0	\$13,851	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	20/21

**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 Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Cochran Investment Company, Inc., assignee for Epic Enterprises, LLC based on an Assignment of Right to Collect Excess Proceeds dated July 10, 2017 and a Grant Deed recorded February 06, 2007 as Instrument No. 2007-0086419.

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 Epic Enterprises, LLC be awarded excess proceeds in the amount of \$13,851.02. 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**

Excess proceeds will be released to the last assessee of the property.

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

**ATTACHMENT A. Claim Cochran**

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



Stephanie P., Principal Management Analyst 3/23/2021



Gregory L. Priamos, Director County Counsel 2/18/2021

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 JUL 13 AM 9:28

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

TC 207 Item 565 Assessment No.: 519320014-3

Assessee: EPIC ENTERPRISES

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 \$ 14,362 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. 2007-0086419; recorded on 2/6/2007. 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.**

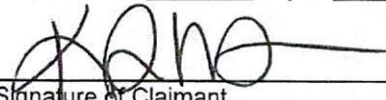
Assignment of Rights, Declaration of One and the Same, Grant Deed, Statement of Information

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

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 10<sup>TH</sup> day of July, 2017 at Orange, California  
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.

# CALIFORNIA JURAT

State of California )

County of Orange )

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day

of July, 20 17, by VICTORIA NELSON, Notary Public  
Kelly A Mills

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

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 jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

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

Additional Information	
<b>Method of Affiant 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"/> Affiant(s) Thumbprint(s)	<input type="checkbox"/> Describe: _____
_____	

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 519320014-3 sold at public auction on May 24, 2016. I understand that the total of excess proceeds available for refund is \$ +/- 14,362 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)

Riley LeBrun, Authorized Signer for Epic Enterprises, LLC  
(Name Printed)

2500 Broadway, Building F, Ste. 125  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF Los Angeles

Santa Monica, CA 90404  
(City/State/Zip)

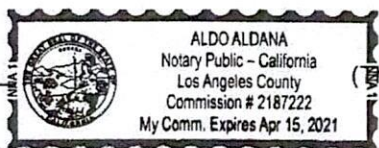
310-775-0255  
(Area Code/Telephone Number)

On June 28, 2017, before me, Aldo Aldana, Notary Public, personally appeared Riley LeBrun, 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)



(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.

[Signature]  
(Signature of Assignee)

Kelly A. Mills  
(Name Printed)

161 Fashion Ln. Ste 105  
(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 of Notary)

Attached

(This area for official seal)

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 ORANGE }

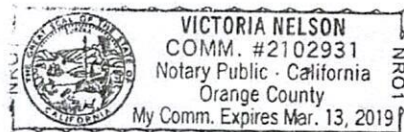
On July 10, 2017 before me, Victoria Nelson Notary Public,  
(Here insert name and title of the officer)

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]*  
 Notary Public Signature



(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

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

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

DOC # 2007-0086419

02/06/2007 08:00A Fee: 10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE COMPANY

When Recorded Mail Document  
and Tax Statement To:

Epic Enterprises, LLC  
PO Box 12052  
Palm Desert, CA 92255

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			465	426	PCOR	NCOR	SMF	NCHG	EXAM
									021

APN: 519-320-014-3 and 015-4 055-046

GRANT DEED

TRA 055

The undersigned grantor(s) declare(s)

Documentary transfer tax is -0- *NO Consideration*

- 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 Palm Desert

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Edgar A. Torres, a single man

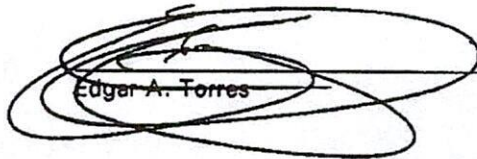
hereby GRANT(S) to Epic Enterprises, LLC, a California limited liability company

the following described real property in the City of Palm Desert,  
County of Riverside, State of California:  
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
HAS RECORDED THIS INSTRUMENT BY REQUEST AS  
AN ACCOMMODATION ONLY AND HAS NOT EXAMINED  
IT FOR REGULARITY AND SUFFICIENCY OR AS TO ITS  
EFFECT UPON THE TITLE TO ANY REAL PROPERTY  
THAT MAY BE DESCRIBED THEREIN.

DATED: November 10, 2006

State of California  
County of Riverside

  
Edgar A. Torres

On November 10, 2006 \_\_\_\_\_ before me,  
Kelly Collier, notary public  
(here insert name and title of the officer)  
personally appeared Edgar A. Torres

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.



WITNESS my hand and official seal.

Signature  (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

A110751



# Exhibit One

## PARCEL 1:

THAT PORTION OF LOT 53 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT, WESTERLY 460.25 FEET THEREON FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 125.00 FEET PARALLEL WITH THE EAST LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 102.00 FEET PARALLEL WITH THE EAST LINE OF SAID LOT TO THE NORTH LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 9, 1940, AS INSTRUMENT NO. 529 IN BOOK 476 PAGE 563 OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ON LAST SAID NORTH LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND WESTERLY 405.25 FEET (MEASURED ON THE NORTH LINE OF SAID LOT) FROM THE EAST LINE OF SAID LOT; THENCE NORTH 104.67 FEET ON LAST SAID PARALLEL LINE TO A POINT THEREON SOUTH 125.00 FEET FROM THE NORTH LINE OF SAID LOT; THENCE WEST 55.00 FEET, PARALLEL WITH THE NORTH LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING.

## PARCEL 2:

THAT PORTION OF LOT 53 OF CABAZON SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 200 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT TO A POINT ON THE NORTHERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 9, 1940, AS INSTRUMENT NO. 529 IN BOOK 476 PAGE 563, OFFICIAL RECORDS, RIVERSIDE; THENCE SOUTHEASTERLY ON SAID NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THAT PORTION CONVEYED TO LULU CHLOE PERKINS, ET AL, BY DEED RECORDED NOVEMBER 28, 1936 IN BOOK 303 PAGE 471, OFFICIAL RECORDS, RIVERSIDE, WHICH POINT IS 217 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT, MEASURED AT RIGHT ANGLES THEREFROM; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID PARCEL TO A POINT ON THE NORTHERLY LINE OF SAID LOT 217 FEET WESTERLY ON THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY 243.40 FEET ON SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT, 217 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING WESTERLY 139 FEET ON SAID NORTHERLY LINE; THENCE SOUTHERLY 135 FEET PARALLEL WITH THE EASTERLY LINE OF SAID LOT; THENCE WESTERLY 30 FEET, PARALLEL WITH THE NORTHERLY LINE THEREOF; THENCE SOUTHERLY 102 FEET MORE OR LESS, AND PARALLEL WITH SAID EASTERLY LINE TO THE NORTHERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA; THENCE EASTERLY 174.44 FEET MORE OR LESS, AND ON THE NORTHERLY LINE OF THE PORTION CONVEYED TO THE STATE TO A POINT ON A LINE PARALLEL WITH AND 217 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY 380 FEET ON SAID PARALLEL LINE TO THE POINT OF BEGINNING.

**DECLARATION**  
**OF ONE AND THE SAME PERSON**

I, Riley LeBrun, Authorized Signer for Epic Enterprises, LLC do hereby declare:

1. I am over the age of 18 and a resident of Santa Monica, 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 Riley Alexander LeBrun as noted on my California Drivers License.
3. I represent that I am an Authorized Signer for Epic Enterprises, LLC, who is referenced on the referenced Grant Deed as Document #2007-0086419, Recorded in Riverside County on 2/6/2007.
4. I am one and the same person as Riley LeBrun, Riley A. LeBrun, and Riley Alexander LeBrun.
5. I am one and the same person who assigned the excess proceeds to Cochran Investment Company, Inc., for Riverside County Assessors Parcel Number 519320014-3, on June 28, 2017

I declare under penalty of perjury that the foregoing is true and correct. Executed the 28<sup>th</sup> day of June 2017, at Los Angeles, CA.

x  Signed

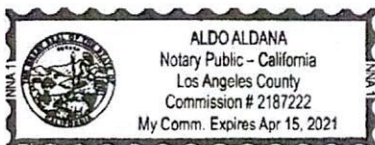
JURAT

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

Riley LeBrun

Name of Signer

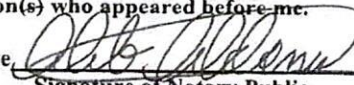
"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."



(Place Notary Seal Above)

State of California  
County of Los Angeles

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

Signature   
Signature of Notary Public



**State of California  
Secretary of State**

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53

**STATEMENT OF INFORMATION  
(Limited Liability Company)**

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

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted.)

EPIC Enterprises, LLC

**FILED**  
in the office of the Secretary of State  
of the State of California

**AUG 12 2010**

A This Space For Filing Use Only

**DUE DATE:**

**FILE NUMBER AND STATE OR PLACE OF ORGANIZATION**

2. SECRETARY OF STATE FILE NUMBER

200329610033

3. STATE OR PLACE OF ORGANIZATION

California

**COMPLETE ADDRESSES FOR THE FOLLOWING** (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

15541 Computer Lane

CITY AND STATE

Huntington Beach, CA

ZIP CODE

92649

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)

15541 Computer Lane

CITY

Huntington Beach

STATE

CA

ZIP CODE

92649

**NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY**

6. NAME

ADDRESS

CITY AND STATE

ZIP CODE

**NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER** (Attach additional pages, if necessary.)

7. NAME

ADDRESS

CITY AND STATE

ZIP CODE

Riley LeBrun

19815 Deep Harbor Dr.

Huntington Beach, CA

92648

8. NAME

ADDRESS

CITY AND STATE

ZIP CODE

9. NAME

ADDRESS

CITY AND STATE

ZIP CODE

**AGENT FOR SERVICE OF PROCESS** (If the agent is an individual, the agent must reside in California and Item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 11 must be left blank.)

10. NAME OF AGENT FOR SERVICE OF PROCESS

Melissa Phillips

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

19712 McArthur Boulevard, Suite 222

CITY

Irvine

STATE

CA

ZIP CODE

92612

**TYPE OF BUSINESS**

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

Real Estate

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

Riley LeBrun

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

Member

TITLE

May 25, 2010

DATE

**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: 519320014-3  
Last Assessee: Epic Enterprises  
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:

Riley LeBrun, Authorized Signer:

1. Assignment of Rights to Claim Excess Proceeds
2. Copy of Grant Deed recorded as Instrument Number 2007-0086419
3. Copy of Statement of Information
4. Declaration of One and the Same

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 \$14362 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](mailto: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: 9405-5036-9930-0066-9885-56