

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**19.5**

(1)

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Treasurer- Tax Collector regarding Distribution of Excess Proceeds for Tax Sale No. 207, Item 855. Last assessed to: John Porter and Patricia Porter, husband and wife as joint tenants, fifty percent (50%) interest, and Sheree Thomas, a married woman as her sole and separate property, fifty percent (50%) interest, all together as tenants in common, District 4, is approved as recommended.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: None

(2)

On Motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter be reconsidered.

Roll Call:

Ayes: Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: Jeffries

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 16, 2021, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: November 16, 2021  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *[Signature]* Deputy

AGENDA NO.  
**19.5**

xc: Tax Collector

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



ITEM: 19.5  
(ID # 10464)

MEETING DATE:  
Tuesday, November 16, 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 855. Last assessed to: John Porter and Patricia Porter, husband and wife as joint tenants, fifty percent (50%) interest, and Sheree Thomas, a married woman as her sole and separate property, fifty percent (50%) interest, all together as tenants in common, District 4. [\$22,443 - Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Kenneth Cooper, attorney for Banco Popular, N.A. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 654230048-4;
2. Deny the claim from Department of the Treasury-Internal Revenue Service;
3. Deny the claim from DK Terra, Inc.;
4. Deny the claim from Patricia Porter and Sheree Porter Thomas;
5. Authorize and direct the Auditor-Controller to issue a warrant to Kenneth Cooper, attorney for Banco Popular, N.A. in the amount of \$22,443.28, 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 11/3/2021

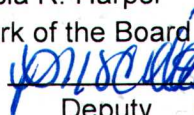
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MINUTES OF THE BOARD OF SUPERVISORS

(3)

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

Ayes: Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: Jeffries  
Date: November 16, 2021  
xc: Tax-Collector

Kecia R. Harper  
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>	\$22,443	\$ 0	\$22,443	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	21/22

**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 four claims for excess proceeds:

1. Claim from Kenneth Cooper, attorney for Banco Popular, N.A., based on an Abstract of Judgement recorded January 23, 2009 as Instrument No. 2009-0033115, and an emailed letter of authorization dated December 05, 2018.
2. Claim from Department of the Treasury-Internal Revenue Service, based on a Notice of Federal Taxes Due received September 02, 2016.
3. Claim from DK Terra, Inc., based on an Abstract of Judgement recorded December 16, 2011 as Instrument No. 2011-0556842.
4. Claim from Patricia Porter and Sheree Porter Thomas based on a Grant Deed recorded June 14, 2010 as Instrument No. 2010-0272901.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Kenneth Cooper, attorney for Banco Popular, N.A. be awarded excess proceeds in the amount of \$22,443.28. Since the amounts claimed exceed the amount of excess proceeds available, there are no funds available for consideration for the claims from Department of the Treasury-Internal Revenue Service, DK Terra, Inc., and Patricia Porter and Sheree Porter Thomas. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to claimants by certified mail.

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

**Impact on Residents and Businesses**

Excess proceeds will be released to a lien holder of the property.

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

**ATTACHMENT A. Claim Cooper**

**ATTACHMENT B. Claim IRS**

**ATTACHMENT C. Claim DKTerra**

**ATTACHMENT D. Claim Porter**

  
Stephanie Perez, Principal Management Analyst 11/10/2021

  
Gregory H. Priarios, Director County Counsel 7/22/2021

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

RECEIVED

2016 NOV 14 PH 6:57

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 855 Assessment Number: 654230048-4

Assessee: PORTER, JOHN & PATRICIA & THOMAS, SHEREE

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 \$ 67,799.38 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. 2009-33115; recorded on 1/23/2009. 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.**

Abstract of Judgment in Orange County Superior Court No. 30-2008-00101643,

recorded against judgment debtors Patricia Porter and Moonseed Inc. for

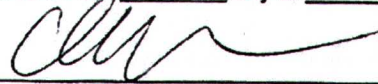
judgment entered on 1/2/2009 in the sum of \$39,955.00.

\*\$38,955.00 principal on judgment plus \$28,802.38 as interest to 5/24/2016.

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 19th day of September, 2016 at Los Angeles County, California  
County, State

  
Signature of Claimant  
Attorney for Banco Popular, N.A.

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

Kenneth Cooper  
Print Name

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

5550 Topanga Canyon Blvd.  
Street Address  
Suite 200  
Woodland Hills, CA 91367

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

City, State, Zip

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

(818) 594-0011  
Phone Number

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

LAW OFFICES  
**COOPER & LEWIS**  
5550 TOPANGA CANYON BOULEVARD  
SUITE 200  
WOODLAND HILLS, CALIFORNIA 91367  
FACSIMILE (818) 594-0797

KENNETH D. COOPER  
STEPHANIE COOPER

November 8, 2016

County of Riverside  
Treasurer – Tax Collector  
Tax Sale Operations  
County Administrative Center, 4<sup>th</sup> Floor  
4080 Lemon Street  
Riverside, California 92502

Re: Excess Proceeds from the Sale of Tax-Defaulted Property  
Assessment No.: 654230048-4 TC: 207 Item 855  
Assessee: Porter, John and Patricia and Thomas Sheree  
Date Sold: May 24, 2016  
Deed to Purchaser Recorded: July 14, 2016  
Final Date to Submit Claim: July 14, 2017

Dear Sir or Madam:

With respect to the above captioned matter, enclosed you will find your form "Claim For Excess Proceeds from the Sale of Tax-Defaulted Property," completed and signed. Also enclosed with the form is a copy (with recording details) of an Abstract of Judgment recorded as Document 2009-0033115 on January 23, 2009 with the office of the Riverside County Recorder. The Abstract reflects Patricia Porter as a judgment debtor.

Please file the claim for proceeds from the sale of tax-defaulted real property as set forth above. Kindly also place your "Received" stamp on this letter and the claim form and return them in the enclosed envelope. A stamped, return envelope is enclosed.

Please advise me if the enclosed form or documentation of a lien is incorrect, missing something or for any reason does not constitute a valid claim for excess tax-sale proceeds on real property with an assessor's number of 543230048-4.

Thank you for your courtesy and assistance.

Very truly yours,

COOPER & LEWIS

  
KENNETH D. COOPER

Encls. (2)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

KENNETH D. COOPER 047616  
COOPER & LEWIS  
5550 TOPANGA CANYON BOULEVARD,  
SUITE 200  
WOODLAND HILLS, CALIFORNIA 91367  
818.594.0011

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
STREET ADDRESS: 700 CIVIC CENTER DRIVE W  
MAILING ADDRESS: SAME  
CITY AND ZIP CODE: SANTA ANA, CALIFORNIA 92701  
BRANCH NAME: CENTRAL JUSTICE CENTER

DOC # 2009-0033115  
01/23/2009

Customer Copy Label  
The paper to which this label is affixed has not been compared with the recorded document

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

FOR RECORDER'S USE ONLY

PLAINTIFF: BANCO POPULAR, N.A.

DEFENDANT: MOONSEED, INC.; PATRICIA PORTER

CASE NUMBER:

30-2008 00101643

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS  Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

PATRICIA PORTER  
54010 AVENIDA MARTINEZ  
LA QUINTA, CALIFORNIA 92253

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): PATRICIA PORTER  
54010 AVENIDA MARTINEZ, LA QUINTA, CALIFORNIA 92253

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

BANCO POPULAR, N.A. c/o COOPER & LEWIS, 5550  
TOPANGA CANYON BL #200 WOODLAND HILLS, CA 91367

5.  Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: January 12, 2009

KENNETH D. COOPER

(TYPE OR PRINT NAME)



(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 38,955.00

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

b. In favor of (name and address):

8. a. Judgment entered on (date): JANUARY 2, 2009

b. Renewal entered on (date):

9.  This judgment is an installment judgment.

11. A stay of enforcement has

a.  not been ordered by the court.

b.  been ordered by the court effective until (date):

12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.

b.  A certified copy of the judgment is attached.

Clerk by

ALAN CARLSON Deputy  
BEVERLY RYAN



This abstract issued on (date):

JAN 16 2009

LAW OFFICES  
**COOPER & LEWIS**  
5550 TOPANGA CANYON BOULEVARD  
SUITE 200  
WOODLAND HILLS, CALIFORNIA 91367  
TELEPHONE: 818-594-0011  
FACSIMILE (818) 594-0797

KENNETH D. COOPER  
STEPHANIE L. LEWIS

July 11, 2018

Via email [memarquez@rivco.org](mailto:memarquez@rivco.org)

Ms. Miriam C. Marquez  
Senior Accounting Assistant  
Riverside County Treasurer – Tax Collector  
County Administrative Center – 4<sup>th</sup> Floor  
Riverside, California 92502

Re: Judgment Lien Claim on Sale of 654-23-0048-4  
Orange Superior Court No. 30-2008 00101643

Dear Ms. Marquez:

With respect to the above APN, you had asked that I provide you and the county with an update regarding the amount due on the judgment lien of Banco Popular. The lien arose from Orange County Superior Court, case No. 3-2008 00101643, with an abstract of judgment recorded on 1/25/2009 as Document 2009 00033115.

No payment has been made on any part of principal or interest on that judgment and the full amount of principal and interest as of the date of sale of May 24, 2016 of \$67,757.38 remains due, owing and unpaid to this date, July 11, 2018.

Please advise me if you or the county needs anything further.

Thank you for your attention to the matter.

Very truly yours,

COOPER & LEWIS



KENNETH D. COOPER



207-855

Wed, Dec 5, 2018 at 1:10 PM

Vonetta R. Evans <vevans@popular.com>  
To: Ken Cooper <ken@cooperlewislaw.com>

Ken,

My apologies for the delayed response. For the insurance information you previously sent your policy; however, we require the Certificate of Insurance. Can you please provide the same. Otherwise, the documents are in order and your office is authorized to represent Popular Bank, formerly known as Banco Popular North America, in the collection of assets in the matter of Banco Popular v. Moonseed, Orange County Superior Court No. 30 2008 00101643. If you need anything further from me please let me know. Thank you.



Vonetta Evans | Paralegal | Popular Bank

85 Broad St., 10<sup>th</sup> Floor | New York, NY 10004

w. 212.417.6609 | f. 212.417.6602 | e: [vevans@popular.com](mailto:vevans@popular.com)

**From:** Ken Cooper [mailto:ken@cooperlewislaw.com]  
**Sent:** Tuesday, October 16, 2018 3:42 PM  
**To:** Vonetta R. Evans <vevans@popular.com>  
**Cc:** Christopher Lalan <CLalan@popular.com>; Jacquelin Taveras <JTaveras@popular.com>  
**Subject:** Moonseed Collection

[Quoted text hidden]

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**Marquez, Miriam C.**

---

**From:** Ken Cooper <ken@cooperlewislaw.com>  
**Sent:** Wednesday, June 24, 2020 12:32 PM  
**To:** Marquez, Miriam C.  
**Subject:** Fwd: Moonseed Collection

Hello Ms. Marquez,

It was a pleasure to speak with you this morning. Thank you for your email and for moving the file along.

I am forwarding an email to you dated December 5, 2018 sent from Ms. Vonetta Evans in the legal department of Popular Bank, formerly known as Banco Popular, the plaintiff and judgment creditor in the lien sale of TC 207, Item 855 - APN 654-23-0408-4.

The email from Popular Bank seems quite clear, "**...your office is authorized to represent Popular Bank, formerly known as Banco Popular North America, in the collection of assets in the matter of Banco Popular v. Moonseed, Orange County Superior Court No. 30 2008 0010164.**"

Prior to the bank sending me the email, the legal department of the bank had asked me to confirm my malpractice insurance coverage. In order to comply with the request I had my insurance agent send the bank a copy of the policy. The bank clarified that and asked instead for a Certificate of Insurance.

A certificate of Insurance was sent. (It seems odd they would ask for a certificate of insurance when they had a copy of the entire policy in their possession, but I had my agent send the Certificate of Insurance as they requested.)

Further to your email, there has not been any payment or reduction on the judgment since I last informed the County that the amount owing is \$67,757.38. That amount remains due and owing. In fact, there has never been any payment of any amount nor a diminution of any kind on the judgment.

I certainly hope this answers the questions to me presented by the County of Riverside. Please let me know of any further questions or require anything further.

Best regards,

*Ken Cooper*

COOPER & LEWIS  
5550 Topanga Canyon Boulevard, Suite 200  
Woodland Hills, California 91367  
Tel: 818-594-0011  
Mobile: 818-599-0440  
Fax: 818-592-0985

----- Forwarded message -----

From: **Vonetta R. Evans** <vevans@popular.com>

Date: Wed, Dec 5, 2018 at 1:10 PM  
Subject: RE: Moonseed Collection  
To: Ken Cooper <[ken@cooperlewislaw.com](mailto:ken@cooperlewislaw.com)>

Ken,

My apologies for the delayed response. For the insurance information you previously sent your policy; however, we require the Certificate of Insurance. Can you please provide the same. Otherwise, the documents are in order and your office is authorized to represent Popular Bank, formerly known as Banco Popular North America, in the collection of assets in the matter of Banco Popular v. Moonseed, Orange County Superior Court No. 30 2008 00101643. If you need anything further from me please let me know. Thank you.



Vonetta Evans | Paralegal | Popular Bank

85 Broad St., 10<sup>th</sup> Floor | New York, NY 10004

w: 212.417.6609 | f: 212.417.6602 | e: [vevans@popular.com](mailto:vevans@popular.com)

**From:** Ken Cooper [mailto:[ken@cooperlewislaw.com](mailto:ken@cooperlewislaw.com)]  
**Sent:** Tuesday, October 16, 2018 3:42 PM  
**To:** Vonetta R. Evans <[vevans@popular.com](mailto:vevans@popular.com)>  
**Cc:** Christopher Lalan <[CLalan@popular.com](mailto:CLalan@popular.com)>; Jacquelin Taveras <[JTaveras@popular.com](mailto:JTaveras@popular.com)>  
**Subject:** Moonseed Collection

Hello Vonetta,

I hope you are doing well.

In response to the documents you requested earlier this year, attached you will find:

[Please note, the staff member accumulating information for the County of Riverside a while ago told me that no action from me was needed until the end of the year. Recently I was told if I could get a letter to the County of Riverside by November 5, 2018 indicating that this office represents Judgment Creditor Banco Popular, that would be fine.]

1) Certification of Receipt of Popular, Inc., Material (I could not locate the form mentioned in your email so I created a Certification form. If for any reason you would like the Popular, Inc. form used, please forward the same to me.

2) Executed Outside Guidelines;

3) Billing Schedule or Policy;

4) Proof of Current (12/16/17-12/15/18) Professional Liability Insurance with Proof of Am best Rating of A++;

5) New Vendor Form;

6) Completed W-9 Form;

7) Corporate Information Security Form, Tabs 1, 2, 3 and 4.

If you have any questions about any of the above, please let me know. Otherwise, I would very much appreciate a letter Popular Community Bank or Popular, Inc. letterhead indicating that this office is authorized to represent Popular Community Bank, formerly known as Banco Popular, in the collection of assets in the matter of Banco Popular v. Moonseed, Orange County Superior Court No. 30 2008 00101643.

Thank you for your cooperation.

Most sincerely,

Ken Cooper

*COOPER & LEWIS*  
5550 Topanga Canyon Boulevard, Suite 200  
Woodland Hills, California 91367

*Tel: 818-594-0011*  
*Fax: 818-592-0985*

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EP 207-855

Form **10492**  
(Rev. November 2013)

Department of the Treasury-Internal Revenue Service  
**Notice of Federal Taxes Due**

Escrow or Docket Number  
APN 654230048-4

To (Name of Estate Administrator, Escrow Holder, Agent of Taxpayer or Fiduciary)  
County of Riverside, Treasurer-Tax Collector

Amount due  
**\$6856.40**

Address (Number, Street, P.O. Box, City, State, Zip code)  
4080 Lemon St., PO BOX 12005  
Riverside, CA 92502-2205

You are hereby notified that there is now due, owing, and unpaid from -- (Name and Address of Taxpayer)  
John & Patricia Porter  
PO BOX 5743 La Quinta, CA 92248

to the United States of America, the sum of six thousand, eight hundred fifty six dollars & 40/100  
for Internal Revenue taxes secured by a lien pursuant to Internal Revenue Code (IRC) Sections 6321 and 6322, or the Estate Tax Lien  
arising under IRC Section 6324, from the date of each assessment.

Kind of Tax and Period	Taxpayer EIN or SSN	Assessment Date	Unpaid Assessed Balance	Accrued Interest	Accrued Late Payment Penalty	TOTAL
1040 12/31/2005	xxx-x	07/12/2010	\$3110.68	\$3745.72	\$0.00	\$6856.40

**RECEIVED**  
2016 SEP -2 PM 4:30  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

The total amount above reflects the amount owed as of December 28, 2016  
Additional penalty and interest charges will be due if you pay after this date.

If a Notice of Federal Tax Lien(s) has been recorded, a **Certificate of Release of Federal Tax Lien** will be filed immediately *only if payment is made in cash or by either a certified, cashier's, or treasurers check. The check must be drawn on any bank or trust company incorporated under the laws of the United States, or of any state or possession of the United States. Payment also can be made by a United States postal, bank, express, or telegraph money order. If you pay by personal check, issuance of the certificate of release will be delayed until the bank honors the check.*

**Caution to Fiduciaries:** A representative of a person or an estate (except a trustee acting under Title 11) paying any part of a debt of the person or estate before paying a claim of the Government is liable to the extent of the payment for unpaid claims of the Government. (31 U.S.C. § 3713)

**Caution to Persons in Possession of Estate Assets:** You may receive this notice of tax due if estate assets or funds were distributed to you prior to the taxes being paid. Estate assets or funds you received before taxes were paid are subject to levy or seizure to pay the unpaid taxes. In such case, you are advised to contact the person whose name appears at the bottom of this form to discuss potential enforcement against assets or funds you received from the estate. (IRC §§ 6324(a)(1), 6324(b) and 6901)

Please make payment payable to **United States Treasury** and send it to the Internal Revenue Service at the address below.

By (Name) R. Salcedo	Title LIEN ADVISOR	ID Number 1001023281	Telephone number 949-389-4584
Address (Number, Street, P.O. Box, City, State, Zip code) Internal Revenue Service 24000 Avila Rd., M/S 5905 Laguna Niguel, CA 92677		Signature	

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

To: Don Kent, Treasurer-Tax Collector  
Re: Claim for Excess Proceeds  
TC 207 Item 855 Assessment Number: 654230048-4  
Assessee: PORTER, JOHN & PATRICIA & THOMAS, SHEREE  
Situs: NONE  
Date Sold: May 24, 2016  
Date Deed to Purchaser Recorded: July 14, 2016  
Final Date to Submit Claim: July 14, 2017

Document #  
2011-0556842  
Amount \$350,000<sup>00</sup>  
Date Recorded  
12-16-2011

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$350,000 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. 2011-0556842 recorded on 12-16-2011. 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.

- 1) Abstract of Judgement Amount \$350,000 to DK Terra (aka Dali Shaker)
- 2) Title Report - see pg 7, item # 23 For Judgement
- 3) Lien holders current address (Dali Shaker, DK Terra)
- 4) Former counsel's notice of address change to their office

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 4th day of May, 2017 at Los Angeles County, CA  
County, State

[Signature]  
Signature of Claimant

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

DK Terra Inc  
Print Name

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

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

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

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

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

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

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

RECEIVED  
2011 MAY -8 PM 2:35  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Dali Shafer, DK Terra  
23136 Schumann Rd,  
Chatsworth CA 91311

Don Kent, Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, CA 92502-2205  
Attention: Excess Proceeds

**RE: Assessors # 65430048-4**

5/4/17

To Whom It May Concern,

Enclosed please find the following documents for a claim for excess proceeds:

- 1) Claim form for Excess Proceeds
- 2) Abstract of Judgement for the amount of \$350,000.00 (three hundred thousand fifty dollars). The judgement creditor is DK Terra, which is my company. No payments have been received, therefore the entire judgement is due.
- 3) A partial title report showing the recorded judgement on page 7, item 23
- 4) Letter from Savis Law to me, Dali Shafer, DK Terra, forwarding your Notice of Excess Proceeds. The letter lists my previous address & Savis Law's current address.
- 5) My current address which is different than what is shown on the letter from Savis Law to me, is:  
**Dali Shafer**  
**23136 Schumann Rd, Chatsworth CA 91311**  
**My current phone #'s are: Landline: 818-592-0383 Mobile: 818-521-9185**  
**My Email: [Houndstoothpetdental@gmail.com](mailto:Houndstoothpetdental@gmail.com)**
- 6) A change of address notice from lienholder's former counsel, Savis Law, stating their current address as: 13428 Maxella ave #155, Marina Del Rey Ca 90292.  
**PLEASE NOTE:** Savis Law is no longer DK Terra/Dali Shafer's counsel. Therefore, all correspondence should be sent to DK Terra/Dali Shafer's address which is listed above in item #6

Please contact me with any questions.  
Thank you.

Dali Shafer  
DK Terra Inc.  
23136 Schumann Rd, Chatsworth CA 91311  
Office: 818-592-0383  
Mobile: 818-521-9185



EJ-001

DOC # 2011-0556842

12/16/2011 10:26A Fee:18.00

Page 1 of 2

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

Niloo Savis, Esq. (SBN 186809)  
SAVIS LAW  
1901 Avenue of the Stars, Suite 200  
Los Angeles, CA 90067  
310-461-1560

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS: Same

CITY AND ZIP CODE: Los Angeles, CA 90012

BRANCH NAME: Central - Stanley Mosk Courthouse

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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PLAINTIFF: DK Terra, Inc.

DEFENDANT: Porter, et. al.

CASE NUMBER:

BC 439784

FOR COURT USE ONLY

C  
002

22

ABSTRACT OF JUDGMENT—CIVIL  Amended  
AND SMALL CLAIMS

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Patricia Porter  
54010 Avenida Martinez  
La Quinta, CA 92253

b. Driver's license no. [last 4 digits] and state:

c. Social security no. [last 4 digits]:

Unknown

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Patricia Porter, 54010 Avenida Martinez, La Quinta, CA 92253

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

DK Terra, Inc. c/o SAVIS LAW  
1901 Avenue of the Stars, #200, LA, CA 90067

5.  Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: December 6, 2012

Niloo Savis, Esq.

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$350,000 (Three Hundred & Fifty Thousand Dollars)

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): October 18, 2011

b. Renewal entered on (date):

9.  This judgment is an installment judgment.

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

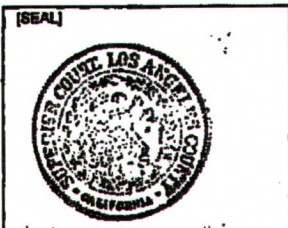
11. A stay of enforcement has

a.  not been ordered by the court.

b.  been ordered by the court effective until (date):

12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.

b.  A certified copy of the judgment is attached.



This abstract issued on (date):

DEC 08 2011

Clerk, by

, Deputy

ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS

PLAINTIFF: DK Terra, Inc.	CASE NUMBER: <b>BC 439784</b>
DEFENDANT: Porter, et. al.	

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address

John Porter, by and through his Guardian Ad Litem, Patricia Porter, Guardian Ad Litem  
54010 Avenida Martinez, La Quinta, CA 92253

Sheree Porter  
54010 Avenida Martinez  
La Quinta, CA 92253

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

John Porter, by and through his Guardian Ad Litem, Patricia Porter, Guardian Ad Litem  
54010 Avenida Martinez, La Quinta, CA 92253

Sheree Porter  
54010 Avenida Martinez  
La Quinta, CA 92253

18. Name and last known address

19. Name and last known address

[ ]  
[ ]

[ ]  
[ ]

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.

95555015 # 6542 30048-4

First American Title

1. Preliminary Report - Amended

CLTA Preliminary Report Form  
(Rev. 11/06)

Order Number: 0625-3957893

Page Number: 1

See last page for  
Judgement

Amended



First American Title

Item # 23  
page 7

**First American Title Company**

323 Court Street  
San Bernardino, CA 92401

Ann Lonnie  
Sunset Escrow  
1701 North Palm Canyon Drive Suite 9  
Palm Springs, CA 92262  
Phone: (760)325-6886  
Fax: (760)325-6881

Affects: The land and other property.

Customer Reference: 6076-AL  
Order Number: 0625-3957893 (gp)  
Title Officer: Josh Guzman/ Porscha Peterson  
Phone: (951)787-1762  
Fax No.: (866)292-6890  
E-Mail: RVTtitle@firstam.com  
Property: Vacant Land  
Riverside, CA

**PRELIMINARY REPORT**

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

**LEGAL DESCRIPTION**

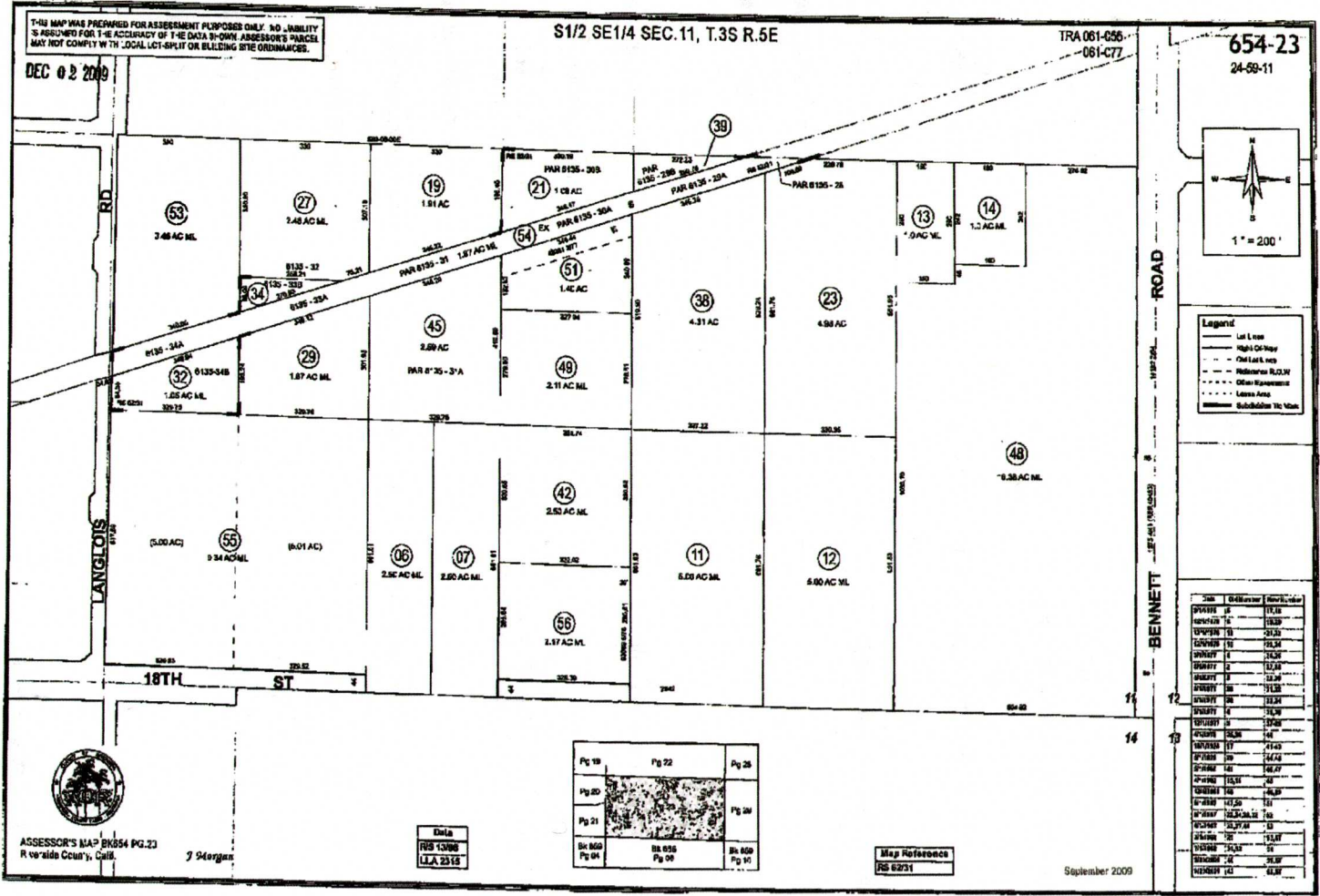
Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THE EAST ½ OF THE WEST ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

EXCEPT THEREFROM THAT PORTION INCLUDED IN PARCEL 6135-28, AS SHOWN BY RECORD OF SURVEYS ON FILE IN BOOK 62 PAGE(S) 31, RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ALL MINERALS, AS SET OUT IN DEED FROM GEORGE RICHARD CORKILL AND JEANNETTE G. CORKILL, HUSBAND AND WIFE, RECORDED DECEMBER 8, 1955 IN BOOK 1831 PAGE 279 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 654-230-023-1



Order Number: 0625-3957893  
Page Number: 11

Dated as of February 10, 2012 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

JOHN PORTER AND PATRICIA PORTER, HUSBAND AND WIFE AS JOINT TENANTS, FIFTY PERCENT (50%) INTEREST, AND SHEREE THOMAS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, A FIFTY PERCENT (50%) INTEREST ALL TOGETHER, AS TENANTS IN COMMON, SUBJECT TO ITEMS NOS. 13, 14 AND 15

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2012-2013, a lien not yet due or payable.
2. The lien of defaulted taxes for the fiscal year 2002-2003, and any subsequent delinquencies.

Tax Rate Area:	061-055
A. P. No.:	654-230-023-1
Amount to redeem:	\$7,809.62
Valid through:	FEBRUARY 2012
Amount to redeem:	\$7,870.41
Valid through:	MARCH 2012

**Please contact the tax office to verify the payoff amount.**

The defaulted taxes shown above have been placed into an installment plan by the County Tax Collector.

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

23. A certified copy of a judgment or an abstract thereof, recorded DECEMBER 16, 2011 as INSTRUMENT NO. 11-0556842 of Official Records.
- Court: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
- Case No.: BC 439784
- Debtor: PATRICIA PORTER, JOHN PORTER, BY AND THROUGH HIS GUARDIAN AD LITEM, PATRICIA PORTER, GUARDIAN AD LITEM AND SHEREE PORTER
- Creditor: DK TERRA, INC.
- Amount: \$350,000.00, and any other amounts due thereunder
24. Any defects, liens, encumbrances or other matters which name parties with the same or similar names as SHEREE THOMAS (4 MATTERS). The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we will require a statement of information.

**Prior to the issuance of any policy of title insurance, the Company will require:**

25. A deed from the spouse of any married vestee herein be recorded in the public records, or the joinder of the spouse of any married vestee named herein on any conveyance, encumbrance or lease to be executed by the vestee.

The deed should contain the following statement:

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."



13428 Maxella Avenue #155 • Marina del Rey, CA 90292  
T: (310) 470~9192 • F: (310) 270~9284  
niloo@savislaw.com

August 19, 2016

VIA EMAIL & U.S. MAIL

Ms. Dali Shafer  
DK Terra, Inc.  
1547 Banning Blvd.  
Wilmington, CA 90744  
Email: houndstoothpetdental@gmail.com

note: Address change for DK Terra  
current address as of 1/1/2017  
DK Terra  
23136 Schumann Rd  
Chatsworth CA 91311

Re: *Terra, Inc. v. Porter, et. al.*, LASC Case No.: BC 439784

Dear Ms. Shafer:

Enclosed please find the *original* Notice of Excess Proceeds from the Sale of Tax-Defaulted Property, issued by the County of Riverside Tax Collector on August 10, 2016.

Enclosed please also find a Notice of Change of Address, filed with Los Angeles Superior Court in the above-referenced action. As reflected therein, effective August 30, 2016, Savis Law's address will change to the following:

13428 Maxella Avenue #155  
Marina del Rey, CA 90292

As such, none of the mail sent to the former address on Avenue of the Stars will be received by me.

The enclosed Abstract of Judgment, recorded with the County of Riverside on December 16, 2011, lists my office as the contact address (under Section 3) for the Judgment Creditor. Please seek legal counsel and take all necessary measures to ensure that you will receive future notices at your own address for DK Terra, Inc. Since our attorney-client relationship terminated over a year ago, I am foreclosed from taking any action on your behalf.

Sincerely,

Niloo Savis

Encls.



955055015 #  
654230048-4

1 Niloo Savis, Esq. (SBN 186809)  
SAVIS LAW  
2 13428 Maxella Ave, #155  
Marina Del Rey, CA 90292  
3 Tel: (310) 461-1560  
Fax: (310) 734-1525  
4

5 Attorneys for Plaintiff DK TERRA, INC.  
6  
7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **FOR THE COUNTY OF LOS ANGELES, CENTRAL DISTRICT**  
10

11 TERRA, INC., a California Corporation;

12 Plaintiff,

13 v.

14 PATRICIA PORTER, an individual; SHEREE  
15 PORTER, an individual; JOHN PORTER, an  
16 individual, and DOES 1 to 50,

17 Defendants.  
18  
19

CASE NO. BC 439784

[The Honorable William F. Fahey Presiding]

**NOTICE OF CHANGE OF ADDRESS  
FOR PLAINTIFF'S COUNSEL**

Dept: 78  
Complaint Filed: June 24, 2010

20 **TO THE HONORABLE COURT AND ALL INTERESTED PARTIES:**

21 PLEASE TAKE NOTICE that SAVIS LAW, former counsel for Plaintiff DK TERRA,  
22 INC., has a new address:  
23

24 Niloo Savis, Esq.  
SAVIS LAW  
25 13428 Maxella Ave, #155  
Marina Del Rey, CA 90292  
26  
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**NOTICE OF CHANGE OF ADDRESS FOR PLAINTIFF'S COUNSEL**

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The phone and fax numbers remain the same as follows:

Telephone: (310) 470-9192

Facsimile: (310) 270-9284

Please update all service lists to reflect this address change effective August 1, 2016. As

of August 31, 2016, the former address will become non-operational and no mail sent to the

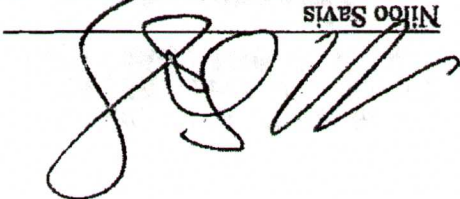
former address will be received.

PLEASE TAKE FURTHER NOTICE that SAVIS LAW's representation of DK TERRA,

INC. has terminated.

Dated: August 19, 2016

SAVIS LAW

By:   
Nifoo Savis  
Attorney for Plaintiff DK TERRA, INC.

## Business Search - Entity Detail



The California Business Search is updated daily and reflects work processed through Monday, July 9, 2018. 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.

C1952158 DK TERRA INC.

Registration Date: 10/24/1995  
 Jurisdiction: CALIFORNIA  
 Entity Type: DOMESTIC STOCK  
 Status: **SOS SUSPENDED**  
 Agent for Service of Process: DARLENE SHAFER  
 23136 SCHUMANN ROAD  
 CHATSWORTH CA 91311  
 Entity Address: 23136 SCHUMANN ROAD  
 CHATSWORTH CA 91311  
 Entity Mailing Address: 23136 SCHUMANN ROAD  
 CHATSWORTH CA 91311

Document Type	File Date	PDF
SI-NO CHANGE	02/11/2014	
AMENDMENT	12/13/2010	
SI-COMPLETE	07/25/2010	
REGISTRATION	10/24/1995	

\* 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**.

**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 855 Assessment No.: 654230048-4

Assessee: PORTER, JOHN & PATRICIA & THOMAS, SHEREE

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 \$ 22,000.92 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. 2010-0272906 recorded on 6-14-2010. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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

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 6<sup>TH</sup> day of JULY, 2017 at RIVERSIDE COUNTY CALIFORNIA  
County, State

Patricia Porter  
Signature of Claimant

John Thomas  
Signature of Claimant

PATRICIA PORTER  
Print Name

JOHN THOMAS  
Print Name

4000 Avenida Mendocino  
Street Address

LA BOUNTY CA 92253  
Street Address

LA BOUNTY CA 92253  
City, State, Zip

LA BOUNTY CA 92253  
City, State, Zip

714 367-3555  
Phone Number

714 367-3555  
Phone Number

**Recording Requested By:**  
 Patricia Porter  
 2436 West Orange Avenue  
 Anaheim, CA 92804



**When Recorded Mail To:**  
 PATRICIA PORTER  
 5400 AVENIDA MARTINEZ  
 LA QUINTA, CA 92253

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MAIL TAX STATEMENTS TO ADDRESS ABOVE

GRANT DEED

37-

C  
811

The undersigned grantor(s) declare(s):

APN: 654-230-083  
 654-230-048

Documentary transfer tax is SN/A.

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale
- Unincorporated area:

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

DOMINIK THOMAS and SHEREE THOMAS,  
 hereby GRANT(S) to:

John Porter and Patricia Porter, husband and wife as joint tenants, Fifty Percent (50%) interest, and Sheree Thomas, a married woman as her sole and separate property, a Fifty Percent (50%) interest all together, as tenants in common

The real property County of Riverside, State of California and more particularly described as:  
 SEE ATTACHED EXHIBIT "A"

Said Deed is to replace document recorded as Document # 2003-0401099 as "EXHIBIT A" thereof, which was inadvertently omitted from the Recorded Deed.

Dated: 10-29-09

DOMINIK THOMAS

SHEREE THOMAS

STATE OF CALIFORNIA

} SS.

before me, \_\_\_\_\_ personally appeared COUNTY OF \_\_\_\_\_

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.

Please See Attached 2007 Certificate

Notarys Initials

BS

Date

10/29/09

WITNESS my signature and seal:

**ACKNOWLEDGMENT**

State of California  
County of RIVERSIDE

On October 29, 2009 before me, BETH SCHULER-NOTARY PUBLIC  
(Insert name and title of the officer)

personally appeared Dominik Thomas & Sheru Thomas  
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 *Beth Schuler* (Seal)



EXHIBIT "A"

Parcel 2:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE LAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM THE EAST 55 FEET CONVEYED TO THE COUNTY OF RIVERSIDE.

Parcel 3:

THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION II, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN. AS SHOWN BY UNITED STATES GOVERNMENT SURVEY:

EXCEPTING THEREFROM THAT PORTION WHICH LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, 290 FEET SOUTH OF THE NORTHWEST CORNER THEREOF:  
THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID PROPERTY, 150 FEET;  
THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID PROPERTY, 48 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HEBREW GEORGE LEW AND GRACE LANCASTER LEW, HUSBAND AND WIFE, BY DEED RECORDED JUNE 12, 1956 IN BOOK 1926, PAGE 479 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE PARCEL SO CONVEYED TO HEBREW GEORGE LEW AND WIFE, 180 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION II, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



2818-8272981  
06/14/2018 08:08A  
3 of 3