

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



ITEM: 19.9
(ID # 13646)

MEETING DATE:
Tuesday, August 01, 2023

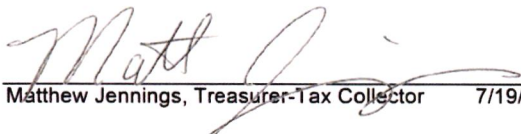
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 466. Last assessed to: Premium Real Estate Inc. District 3. [\$32,518-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Premium Real Estate, Inc., last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 438230012-1;
2. Authorize and direct the Auditor-Controller to issue a warrant to Premium Real Estate, Inc. in the amount of \$32,518.51, 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.

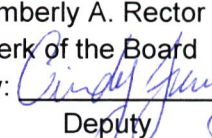
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 7/19/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 1, 2023
xc: Treasurer

Kimberly A. Rector
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	\$32,518	\$ 0	\$32,518	\$ 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:	23/24

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 1, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 18, 2018, 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 Premium Real Estate, Inc. based on a Quitclaim Deed recorded April 17, 2018 as Instrument No. 2018-0148294.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Premium Real Estate, Inc. be awarded excess proceeds in the amount of \$32,518.51. 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 Premium

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

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 6/22/2023

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 466 Assessment No.: 438230012-1

Assessee: SAFFIE, GEORGE JR TR, PREMIUM REAL ESTATE INC. (ITS AUTHORIZED AGENT REZA MORADI)

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

RECEIVED

2019 MAR 11 AM 8:49

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 32,518.51 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. 2018-0148294 recorded on 04/17/2018. 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 - COMPANY RESOLUTION
- 2 - COPY OF DEED
- 3 - COPY OF PURCHASE CONTRACT
- 4 - STATE OF CA STATE OF INFO FOR COMPANY
- 5 - ARTICLE OF INCORPORATION
- 6 - PERSONAL ID ^{MENT}
- 7 - CLAIM FORM
- 8 - BUSINESS CARD (COMPANY)

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 27 day of FEBRUARY, 2019 at TARZANA, LA COUNTY, CALIFORNIA
County, State

Reza Moradi
Signature of Claimant

REZA MORADI
Print Name
AUTHORIZED AGENT FOR
PREMIUM REAL ESTATE INC.

6043 TAMPA AVE #210
Street Address

TARZANA, CA 91356
City, State, Zip

(213) 327-7107
Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

RECORDING REQUESTED BY
GEORGE SAFFIE JR.

2018-0148294

04/17/2018 05:00 PM Fee: \$ 14.00

AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

NAME PREMIUM REAL ESTATE INC.

STREET ADDRESS 6043 TAMPA AVE # 210

CITY, STATE & ZIP CODE TARZANA, CA
91356

TITLE ORDER NO. _____
ESCROW NO. _____



459

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: 071
APN: 438-230-012-1

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 33.00

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) _____

GEORGE SAFFIE JR TRUST DATED 10/1/96

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to _____

PREMIUM REAL ESTATE INC.

(NAME OF GRANTEE(S))

the following described real property in the City of N/A, County of RIVERSIDE
State of CALIFORNIA

(Insert Legal Description)

POR LOT 1 BLK 112 MB 001/014 HEMET LAND CO

DATED: 4/13/2018

[Signature]
Name GEORGE SAFFIE JR, TRUSTEE FOR GEORGE SAFFIE JR TRUST

DATED 10/1/96

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.

Name _____

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On April 13, 2018 before me, Sharouna Daniali, Notary Public, personally appeared
(here insert name and title of the officer)

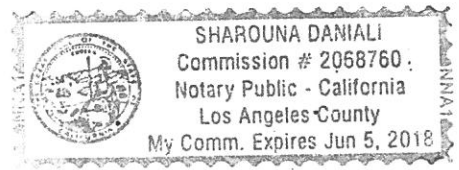
George Saffie Jr
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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 [Signature] (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE



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Business Search

The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, a **basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a **contains ?keyword?** search. The Advanced search allows for a **?starts with?** filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

An Advanced search is required when searching for publicly traded disclosure information or a status other than active.

An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2)select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

PREMIUM REAL ESTATE INC.
(3707757)



Initial Filing Date	09/03/2014
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Stock Corporation - CA - General
Principal Address	6043 TAMPA AVE #210 TARZANA, CA 91356
Mailing Address	6043 TAMPA AVE #210 TARZANA, CA 91356
Statement of Info Due Date	09/30/2022
Agent	Individual 3464563 REZA MORADI 6043 TAMPA AVE #210 TARZANA, CA 91356



View History



Request Access

premium real estate inc

Advanced

Results: 2

Entity Information	Initial Filing Date	Status	Entity Type	Formed In	Agent
PREMIUM GROUP REAL ESTATE, INC. (4235832)	04/22/2021	Active	Stock Corporation - CA - General	CALIFORNIA	DAVID L EMERZIAN
PREMIUM REAL ESTATE INC. (3707757)	09/03/2014	Active	Stock Corporation - CA - General	CALIFORNIA	REZA MORADI