

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



ITEM: 19.11
(ID # 14896)

MEETING DATE:
Tuesday, August 01, 2023

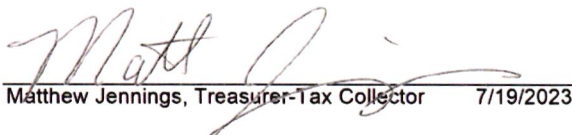
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 819. Last assessed to: Betsy Jo-Anne Eskenazi and Harold Rodman Eskenazi, each, an undivided one-half interest. District 4. [\$11,542-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Harold Rodman Eskenazi, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 664040038-1;
2. Approve the claim from Betsy JoAnn Eskenazi AKA Betsy Jo-Anne Eskenazi, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 664040038-1;
3. Authorize and direct the Auditor-Controller to issue a warrant to Harold Rodman Eskenazi in the amount of \$5,771.15 and to Betsy JoAnn Eskenazi AKA Betsy Jo-Anne Eskenazi in the amount of \$5,771.15, 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.

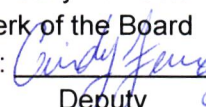
ACTION:Policy


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	\$ 11,542	\$ 0	\$ 11,542	\$ 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 two claims for excess proceeds:

1. Claim from Harold Rodman Eskenazi based on an Order Settling Final Account and for Distribution recorded June 27, 1980 as Instrument No. 117760.
2. Claim from Betsy JoAnn Eskenazi AKA Betsy Jo-Anne Eskenazi based on an Order Settling Final Account and for Distribution recorded June 27, 1980 as Instrument No. 117760.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Harold Rodman Eskenazi be awarded excess proceeds in the amount of \$5,771.15 and Betsy JoAnn Eskenazi AKA Betsy Jo-Anne Eskenazi be awarded \$5,771.15. 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 will be released to the last assesseees of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Harold

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

ATTACHMENT B. Claim Betsy

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 819 Assessment No.: 664040038-1

Assessee: ESKENAZI, HAROLD RODMAN & BETSY JO ANNE

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 11,900 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. 819; recorded on 06/26/2018. 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.

I have been notified that the property was sold without my knowledge. We have never received correspondence from the seller claiming the Excess Proceeds for which I agree with Paola the money. Vacant Lot 664-040-038 Riverside County

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 26th day of June, 2019 at New York, New York
County, State


Signature of Claimant


Signature of Claimant

HAROLD RODMAN ESKENAZI
Print Name

Betsy JoAnn Eskenazi
Print Name

236 E 36th Street, 11G
Street Address

6615 Camellia Ave.
Street Address

Brooklyn, NY 10016
City, State, Zip

N. Hollywood, CA 91606
City, State, Zip

917 822-5401
Phone Number

(310) 378-1700
Phone Number

Hal Eskenazi
236 E 36th St, Apt 11G
New York, NY 10016
917 822-5401
cyclinghal@gmail.com

RECEIVED
2021 MAY 24 PM 4: 39
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

May 12, 2021

Ms. Ana Galindo
Riverside County Treasurer-Tax Collector
Attn: Excess Proceeds
P.O. Box 12005
Riverside, CA 92502-2205

RE: Proceeds from Sale of Parcel 664040038

Dear Ms Galindo

Please be advised that I **the last assessed owner of parcel 664040038 as of the time of the sale (May 01, 2018).**

The names I have used in the past/present are:

Harold Eskenazi, Harold Rodman Eskenazi, Hal Rodman Eskenazi,
Hal Eskenazi

Sincerely

Hal Eskenazi

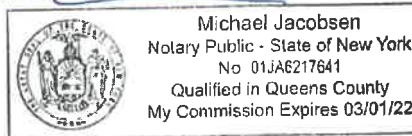
5/12/2021

Notary Public

Michael Jacobsen

Date

May 12, '21



SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

117760

June 16, 1980

Order and Decree No. 31

Dept. 11 of the above entitled Court convened, the Honorable Jack V. Swink, Judge Presiding, and the following proceedings were had:

No. P- 635791

Estate of MORRIS MURRAY ESKENAZI, also known as MURRAY ESKENAZI, MORRIS M. ESKENAZI, and as MORRIS ESKENAZI, Deceased.

ORDER SETTLING FINAL ACCOUNT AND FOR DISTRIBUTION

Attorney(s) appearing for Petitioner(s): Haberman and Klein Law Corporation.

The final account and report and petition for distribution herein of Betsy Jo-Anne Eskenazi, as special administratrix, and as administratrix of the estate of said deceased, coming on this day for hearing and settlement by the Court, all notices of said hearing having been given as required by law, the Court, after hearing the evidence, and finding that the property of said estate is separate property, and that the inheritance tax and all personal property taxes due and payable by said estate have been paid, settles said account, approves said report and orders distribution of said estate as follows:

It is Ordered, Adjudged and Decreed by the Court that due notice to the creditors of said deceased has been given; that said Betsy Jo-Anne Eskenazi is hereby discharged from further duties and responsibilities as special administratrix of the estate of said deceased, and her bond exonerated; that said administratrix has/have in her possession belonging to said estate, a detailed accounting being waived, a balance consisting of the property hereinafter described, at the value of the appraisal, and said account and report is hereby approved, allowed and settled accordingly; that the sum of \$1,765.32 is hereby allowed said administratrix as statutory commissions; that the sum of \$1,765.32 is hereby allowed said attorney(s) as statutory fees; and the further sum of \$520.00 is hereby allowed said attorney(s) for extraordinary services rendered said estate; that the payment of debts of decedent without verified claims having been filed therefor, pursuant to Section 929 of the Probate Code, as more particularly set forth in said account and report, is hereby approved; that said administratrix is/are hereby authorized to withhold the sum of \$100.00 as a reserve for closing expenses; that the inheritance tax paid by said administratrix from the funds of said estate shall be charged to the person(s) hereinafter named and in the manner specified

(1)

PROBATE ORDER AND DECREE

117760

(Pg. 2, 6/16/80 #31)
P- 635791 - Estate of Eskenazi, Deceased.

in said petition; that said deceased left surviving as his only heir(s)-at-law, the person(s) hereinafter named; and the property hereinafter described and all other property belonging to said estate, whether described herein or not, be and hereby is distributed as follows:

To Betsy Jo-Anne Eskenazi, the Chevrolet Malibu, automobile License No. 406 PHZ, Vehicle Identification No. 1C35L62429908;

To Harold Rodman Eskenazi, cash in the sum of \$3,000.00 in lieu of his interest in said automobile;

To Betsy Jo-Anne Eskenazi and Harold Rodman Eskenazi, each, an undivided one-half interest therein, all the rest, residue and remainder of said estate, consisting, so far as the same is known, of the following:

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 601070012-1, described as: S-1/2 of W 10 AC of E 20 AC of GOVT LOT 1 IN SEC 3 T5S R8E 5 AC. The West 10 acres of the East 20 acres of Government Lot 1 of Section 3, Township 5 South, Range 8 East, San Bernardino Base and Meridian as shown by U.S. Gov. survey, County of Riverside, State of California, except the North half.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 310220030-3, described as: That portion of the Southeast Quarter of Section 33, Township 4 South, Range 3 West, SAN BERNARDINO MERIDIAN, according to United States Government survey, described as follows:

Beginning at the point of intersection of the West line of said Southeast Quarter and the North line of Ellis Avenue 60' wide, said point being also the Northwesterly corner of Segment 1, as shown on Detail Map of Relinquishment Sheet 2 of 3 sheets filed in State Highway Map Book 3, Page 18 on July 18, 1961, in the Office of the County Recorder of said County, and relinquished to the County of Riverside, as recorded January 8, 1962, in Book 3052, Page 120 of Official Records in the Office of the County Recorder of said County; thence along the West line of said Southeast Quarter North 0° 30' 07" East 157.51 feet; thence South 51° 18' 00" East 173.59 feet to the Westerly line of said Segment 1; thence along said Westerly line South 0° 26' 05" West 50 feet to the Northerly line of said Segment 1, being also said North line of Ellis Avenue, thence along said Northerly line North 89° 33' 55" West 136.48 feet to the Point of Beginning.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 66404002-8, described as: The South one-half of the North one-half of Parcel No. 17 of a Record of Survey on File in Book 20, Page 15, of Records of Survey of Riverside County Records.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 664100012-2, described as: Parcel No. 3 of a Record of Survey of a portion of the S.W.1/4 of Section 26, Township

117760

(Pg. 3, 6/16/80 #31)
P- 635791 - Estate of Ekenazi, Deceased.

2 South, Range 4 East, S.B.B.M., as recorded in Book 42, Page 78, Riverside County Records.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 664110018-9 described as: Parcel No. 4 of a Record of Survey of a portion of the S.E.1/4 of the S.W.1/4 of Section 26, T.2 S., R.4E., S.B.B.M., as recorded by map on File in Book 46, Page 41, of Records of Survey, Riverside County Records.

Subject to Easements, rights of way, reservations and restrictions on record, if any.

Real property (unimproved) situated in the County of San Bernardino, assessor's Parcel No. 455 241 40, described as: The South 132 feet of the North 528 feet of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 North, Range 5 West, San Bernardino Base and Meridian, according to the Official Plot of said land approved by the Surveyor General, dated March 19, 1856.

Excepting therefrom 25 per cent of all oil, petroleum, hydrocarbons, and related substances and minerals, metallic and non-metallic, rare earths that may be produced or saved therefrom as reserved in the deed from Eddie Collins, a married man, recorded December 20, 1965 in Book 6535, Page 21, Official Records.

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST JUN 20 1980 18
JOHN A. GOODMAN, County Clerk and Clerk of the Superior Court of California, County of Los Angeles
BY [Signature] DEPUTY

117760

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
ON 6/16/80

Book 1780, Page 117760

JUN 27 1980

Received by County Recorder
of Riverside County, California
Donald D. Sullivan - Recorder
1980 117760

HABERMAN - Klein Law Corp
1901 Avenue of the Stars
5th Fl. 1600
Los Angeles, Ca 90047

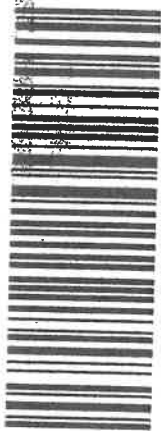
END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

HAL ESKENAZI

236 E. 36th Street - Apt. 11G
New York, NY 10016

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL

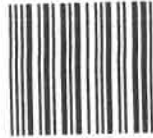


7017 0530 0000 9683 3037

*Mr. Jon Christensen
Treasurer Tax Collector
P.O. Box 12005
RIVERSIDE, CA 92502-2205*



1000



92502

U.S. POSTAGE PAID
FCM LETTER
NEW YORK, NY
10020
JUN 26, 19
AMOUNT

\$7.00

R2304H107743-03



92502-220505

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 819 Assessment No.: 664040038-1

Assessee: ESKENAZI, HAROLD RODMAN & BETSY JO ANNE

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 11,900 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. 819; recorded on 06/26/2018. 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.

I have been notified that the property was sold without my knowledge. We have never received correspondence from the county claiming the Excess Proceeds for which I agree with Roda the money. Parcel Lot. 664-040-038 Riverside County

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 26th day of June, 2019 at New York, New York
County, State

[Handwritten Signature]
Signature of Claimant

[Handwritten Signature]
Signature of Claimant

HAROLD RODMAN ESKENAZI
Print Name

Betsy JoAnn Eskenazi
Print Name

236 E 36th Street, 11G
Street Address

6615 Camellia Ave.
Street Address

New York, NY 10016
City, State, Zip

N. Hollywood, CA 91606
City, State, Zip

917 822-5401
Phone Number

(310) 378-1700
Phone Number

6-3-21

To whom it may concern -

This is to verify that I,
Betts Skye has also used
variations of said name and original
birth name as well.

Betts Skye

Betts G. Skye

Betsy Joanne Skye

Betsy Jo-anne Skye

Betsy Joanne Eskenazi

Betsy Jo-anne Eskenazi

enclosed please find a copy of
my original birth certificate
with the request it be returned
in a timely manner

Thank you,

~~Betts~~ Skye

Betts Skye

(310) 387-1700

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

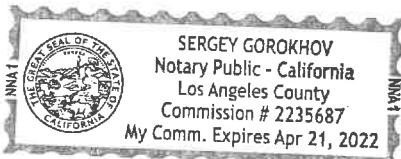
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)
On 6/3/2021 before me, SERGEY GOROKHOV Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared BETTS SKYE
Name(s) of Signer(s)

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 is she is 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 [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Handwritten Document Date: 6/3/2021
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Partner -- Limited General Partner -- Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

6-8-21

RECEIVED

2021 JUN 14 PM 1:12

RIVERSIDE COUNTY
TREASURY COLLECTION

This is to verify
that I Betsy Joanne
Eskenazi are one
and the same person;
Betsy Joanne Eskenazi
book Title then
document # 1980-117760

For Parcel # 064040038-1

If I can be of any
further assistance,
Please do not hesitate
to contact me: (310) 387-1700

Thank you
Betsy Eskenazi

aKA

Betsy Joanne Eskenazi

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.

Parcel # 664040038-1

State of California
County of LOS ANGELES)

On June 08, 2021 before me, KAT WILSON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Betts Skye
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

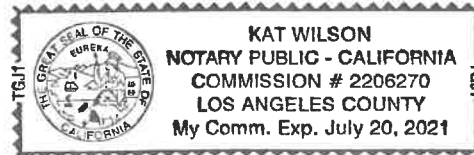
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



117760

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

June 16, 1980

Order and Decree No. 31

Dept. 11 of the above entitled Court convened, the Honorable Jack W. Swink, Judge Presiding, and the following proceedings were had:

No. P- 635791

Estate of MORRIS MURRAY ESKENAZI, also known as MURRAY ESKENAZI, MORRIS M. ESKENAZI, and as MORRIS ESKENAZI, Deceased.

ORDER SETTLING FINAL ACCOUNT AND FOR DISTRIBUTION

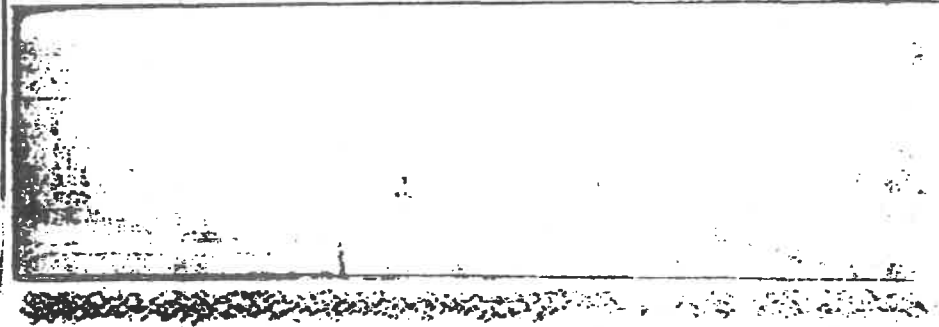
Attorney(s) appearing for Petitioner(s): Haberman and Klein Law Corporation.

The final account and report and petition for distribution herein of Betsy Jo-Anne Eskenazi, as special administratrix, and as administratrix of the estate of said deceased, coming on this day for hearing and settlement by the Court, all notices of said hearing having been given as required by law, the Court, after hearing the evidence, and finding that the property of said estate is separate property, and that the inheritance tax and all personal property taxes due and payable by said estate have been paid, settles said account, approves said report and orders distribution of said estate as follows:

It is Ordered, Adjudged and Decreed by the Court that due notice to the creditors of said deceased has been given; that said Betsy Jo-Anne Eskenazi is hereby discharged from further duties and responsibilities as special administratrix of the estate of said deceased, and her bond exonerated; that said administratrix has/have in her possession belonging to said estate, a detailed accounting being waived, a balance consisting of the property hereinafter described, at the value of the appraisal, and said account and report is hereby approved, allowed and settled accordingly; that the sum of \$1,765.32 is hereby allowed said administratrix as statutory commissions; that the sum of \$1,765.32 is hereby allowed said attorney(s) as statutory fees; and the further sum of \$520.00 is hereby allowed said attorney(s) for extraordinary services rendered said estate; that the payment of debts of decedent without verified claims having been filed therefor, pursuant to Section 929 of the Probate Code, as more particularly set forth in said account and report, is hereby approved; that said administratrix is/are hereby authorized to withhold the sum of \$100.00 as a reserve for closing expenses; that the inheritance tax paid by said administratrix from the funds of said estate shall be charged to the person(s) hereinafter named and in the manner specified

(1)
PROBATE ORDER AND DECREE

167315 2 00
P000



117760

(Pg. 2. 6/16/80 #31)
P- 635791 - Estate of Ekenazi, Deceased.

in said petition; that said deceased left surviving as his only heir(s)-at-law, the person(s) hereinafter named; and the property hereinafter described and all other property belonging to said estate, whether described herein or not, be and hereby is distributed as follows:

To Betsy Jo-Anne Ekenazi, the Chevrolet Malibu, automobile License No. 406 PHZ, Vehicle Identification No. 1C35L62429908;

To Harold Rodman Ekenazi, cash in the sum of \$3,000.00 in lieu of his interest in said automobile;

To Betsy Jo-Anne Ekenazi and Harold Rodman Ekenazi, each, an undivided one-half interest therein, all the rest, residue and remainder of said estate, consisting, so far as the same is known, of the following:

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 601070012-1, described as: S-1/2 of W 10 AC of E 20 AC of GOVT LOT 1 IN SEC 3 T5S R8E 5 AC. The West 10 acres of the East 20 acres of Government Lot 1 of Section 3, Township 5 South, Range 8 East, San Bernardino Base and Meridian as shown by U.S. Gov. survey, County of Riverside, State of California, Except the North half.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 310220030-3, described as: That portion of the Southeast Quarter of Section 33, Township 4 South, Range 3 West, SAN BERNARDINO MERIDIAN, according to United States Government survey, described as follows:

Beginning at the point of intersection of the West line of said Southeast Quarter and the North line of Ellis Avenue 60' wide, said point being also the Northwesterly corner of Segment 1, as shown on Detail Map of Relinquishment Sheet 2 of 3 sheets filed in State Highway Map Book 3, Page 18 on July 18, 1961, in the Office of the County Recorder of said County, and relinquished to the County of Riverside, as recorded January 8, 1962, in Book 3052, Page 120 of Official Records in the Office of the County Recorder of said County; thence along the West line of said Southeast Quarter North 0° 30' 07" East 157.51 feet; thence South 51° 18' 00" East 173.59 feet to the Westerly line of said Segment 1; thence along said Westerly line South 0° 26' 05" West 50 feet to the Northerly line of said Segment 1, being also said North line of Ellis Avenue, thence along said Northerly line North 89° 33' 55" West 136.48 feet to the Point of Beginning.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 66404002-8, described as: The South one-half of the North one-half of Parcel No. 17 of a Record of Survey on File in Book 20, Page 15, of Records of Survey of Riverside County Records.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 664100012-2, described as: Parcel No. 3 of a Record of Survey of a portion of the S.W.1/4 of Section 26, Township

117760

(Pg. 3. 6/16/80 #31)
P- 635791 - Estate of Ekenazi, Deceased.

2 South, Range 4 East, S.B.B.M., as recorded in Book 42, Page 78, Riverside County Records.

Real property (unimproved) situated in the County of Riverside, assessor's Parcel No. 66410018-9 described as: Parcel No. 4 of a Record of Survey of a portion of the S.E.1/4 of the S.V.1/4 of Section 26, T.2 S., R.4E., S.B.B.M., as recorded by map on File in Book 46, Page 41, of Records of Survey, Riverside County Records.

Subject to Easements, rights of way, reservations and restrictions on record, if any.

Real property (unimproved) situated in the County of San Bernardino, assessor's Parcel No. 455 241 40, described as: The South 132 feet of the North 528 feet of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 North, Range 5 West, San Bernardino Base and Meridian, according to the Official Plot of said land approved by the Surveyor General, dated March 19, 1856.

Excepting therefrom 25 per cent of all oil, petroleum, hydrocarbons, and related substances and minerals, metallic and non-metallic, rare earths that may be produced or saved therefrom as reserved in the deed from Eddie Collins, a married man, recorded December 20, 1965 in Book 6535, Page 21, Official Records.

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST JUN 20 1980 18
JOHN A. GORDON, Deputy Clerk and Clerk of the Superior Court of California,
County of Los Angeles
DEPUTY

117760

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
At the office of
Book 1760, Page 117760
JUN 21 1980
Recorded in Official Records
of Riverside County, California
1980 JUN 21 1980

Habeeman - Klein Law Corp
1701 Avenue of the Stars
STE 1630
Los Angeles, Ca 90047

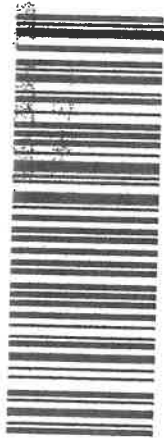
END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

HAL ESKENAZI

236 E. 36th Street - Apt. 11G
New York, NY 10016

CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



7017 0530 0000 9683 3037

*Mr. Jon Christensen
Treasurer - Tax Collector
P.O. Box 12005
RIVERSIDE, CA 92502-2205*

92502-220505



1000



92502

U.S. POSTAGE PAID
FCM LETTER
NEW YORK, NY
10020
JUN 26, 19
AMOUNT

\$7.00

R2304H107743-03