

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



ITEM: 19.11  
(ID # 24003)

**MEETING DATE:**  
Tuesday, March 19, 2024

**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1793. Last assessed to: Shenandoah Springs Development Company, Inc., a California corporation. District 4. [\$18,865-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Danielian Associates, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 694071017;
2. Deny the claim from Carmella D. Mesropian, Authorized Agent for Shenandoah Springs Development Company, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 694071017; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Danielian Associates, Inc. in the amount of \$18,865.59, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

**ACTION:**Policy

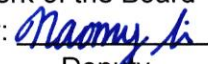
  
Matthew Jennings, Treasurer-Tax Collector 3/5/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington and Gutierrez  
Nays: None  
Absent: Perez  
Date: March 19, 2024  
xc: Tax Collector

Kimberly A. Rector  
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>   | \$ 18,865                   | \$ 0                     | \$ 18,865                 | \$ 0                |
| <b>NET COUNTY COST</b>  | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b> |                             |                          | <b>Budget Adjustment:</b> | N/A                 |
|   |                             |                          | <b>For Fiscal Year:</b>   | 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 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. 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 24, 2020, 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 Danielian Associates, Inc. based on an Abstract of Judgment – Civil and Small Claims recorded July 14, 2011 as Instrument No. 2011-0310222.
2. Claim from Carmella D. Mesropian, Authorized Agent for Shenandoah Springs Development Company, Inc. based on an Authorization for Agent to Collect Excess Proceeds notarized July 14, 2021 and a Grant Deed recorded February 3, 2006 as Instrument No. 2006-0088783.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Danielian Associates, Inc. be awarded excess proceeds in the amount of \$18,865.59. Since the amount claimed by Danielian Associates, Inc. exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim by Carmella D. Mesropian, Authorized Agent for Shenandoah Springs Development Company, Inc. 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 a lienholder of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Danielian

ATTACHMENT B. Claim Shenandoah

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST 3/7/2024

*Aaron Gettis*  
Aaron Gettis 2/26/2024

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1793 Parcel Identification Number: 694071017

Assessee: SHENANDOAH SPRINGS DEV CO INC

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED  
2020 AUG - 6 PM 2:45  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 120,416 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. 2011-0310222; recorded on 6-10-2011. 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.

JUDGEMENT ATTACHED IN THE AMOUNT OF  
\$63,377 + INTEREST \$57,039 = \$120,416

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 29 day of JULY, 2020 at ORANGE, CA  
County, State

[Signature]  
Signature of Claimant

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

ROBERT HUTCHINSON, CFO  
Print Name

DANIELIAN ASSOCIATES, INC.  
Print Name

60 CORPORATE PARK  
Street Address

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

IRVING, CA 92606  
City, State, Zip

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

949-474-6030  
Phone Number

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

RHUTCHINSON@DANIELIAN.COM  
Email Address

\_\_\_\_\_  
Email Address



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

Recording requested by and return to:

Michelle R. Generaux, SBN 214033  
R. Casey Hannegan, SBN 249597  
Murtaugh Meyer Nelson & Treglia LL  
2603 Main Street, 9th Floor  
Irvine, CA 92614  
(949) 794-4000

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE  
STREET ADDRESS: 700 Civic Center Drive W  
MAILING ADDRESS:  
CITY AND ZIP CODE: Santa Ana, CA 92701  
BRANCH NAME: CENTRAL JUSTICE CENTER

PLAINTIFF: DANIELIAN ASSOCIATES, INC.

DEFENDANT: RDR SPRINGS, LLC, etc., et al.

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS  Amended

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

RDR SPRINGS, LLC  
David R. Brudvik, Agent for Service  
52050 Industrial Way  
Coachella, CA 92236

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): Randy Johnson, Esq.

Johnson & Associates  
4299 MacArthur Blvd., Ste. 215, Newport Beach, CA 92660

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):

DANIELIAN ASSOCIATES, INC.  
60 Corporate Park, Irvine, CA 92606

5.  Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: June 3, 2011

R. Casey Hannegan, Esq.

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 63,377.00

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

a. Amount: \$

b. In favor of (name and address):

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

8. a. Judgment entered on (date): May 6, 2011

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

Lisa Armstrong



ALAN CARLSON

This abstract issued on (date):

JUN 10 2011

DOC # 2011-0310222

07/14/2011 04:25P Fee:33.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



| S             | R | U | PAGE | SIZE | DA   | MISC | LONG | RFD  | COPY |
|---------------|---|---|------|------|------|------|------|------|------|
|               |   |   | 2    |      |      | 10   |      |      |      |
| M             | A | L | 465  | 426  | PCOR | NCOR | SMF  | NCHG | EXAM |
| 3 NOTICE SENT |   |   |      |      |      | T:   | CTY  | UNI  | 051  |

CASE NUMBER:

30-2008-00114115

FOR COURT USE ONLY

33  
M  
059

|   |                  |
|---|------------------|
| PLAINTIFF: DANIELIAN ASSOCIATES, INC.     | CASE NUMBER:     |
| DEFENDANT: RDR SPRINGS, LLC, etc., et al. | 30-2008-00114115 |

**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

Ronald Safren  
c/o Randy Johnson, Esq.  
4299 MacArthur Blvd., Ste. 215  
Newport Beach, CA 92660

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*):

Randy Johnson, Esq.  
Johnson & Associates  
4299 MacArthur Blvd., Ste. 215, Newport Beach, CA 92660

17. Name and last known address

Ronald Edwards  
c/o Randy Johnson, Esq.  
4299 MacArthur Blvd., Ste. 215  
Newport Beach, CA 92660

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*):

Randy Johnson, Esq.  
Johnson & Associates  
4299 MacArthur Blvd., Ste. 215, Newport Beach, CA 92660

18. Name and last known address

Carey Safren  
5142 Warner Avenue, #312  
Huntington Beach, CA 92649

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*):

Carey Safren  
5142 Warner Avenue, #312  
Huntington Beach, CA 92649

19. Name and last known address

Shenandoah Springs Development Company, Inc.  
a California Corporation  
Carey Safren, Agent of Service  
5142 Warner Avenue, #312, Huntington Beach, CA  
92649

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*):

Shenandoah Springs Development Company, Inc., a California Corporation  
Carey Safren, Agent of Service  
5142 Warner Avenue, #312, Huntington Beach, CA, 92649

20.  Continued on Attachment 20.

Giovane Pizano  
Assistant Treasurer  
January 2, 2024



Melissa Johnson  
Assistant Tax Collector

Robert Hutchinson  
C/O Danielian Associates, Inc.  
60 Corporate Park  
Irvine, CA 92606

Re: PIN: 694071017  
TC 215 Item 1793  
Date of Sale: May 5, 2020

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Notarized Updated Statement of Monies Owed (up to date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other:

Please send in all original documents by **January 30, 2024** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

Accounting Technician I  
Tax Sale Operations/Excess Proceeds  
PH: (951) 955-3336/Fax: (951) 955-3990

4080 Lemon Street, 4<sup>th</sup>  
WWW.CountyTreasurer.org ★

| SENDER: COMPLETE THIS SECTION  | COMPLETE THIS SECTION   |
|--|---|
| <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> | <p>A. Signature<br/><b>X</b></p> <p>B. Received by (Printed Name)</p> <p>D. Is delivery address different from the address on the envelope? If YES, enter delivery address</p>  |
| <p>1. Article Addressed to:</p> <p>Robert Hutchinson<br/>C/O Danielian Associates, Inc.<br/>60 Corporate Park<br/>Irvine, CA 92606</p>   | <p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</li> </ul> |
| <p>2. Article Number (Transfer from service label)</p> <p>7003 2260 0004 1560 7245</p>   |   |
| <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>  |   |



RECEIVED

2024 JAN 11 AM 11:50

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

January 8, 2024

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

RE: Claim for Excess Proceeds PIN: 694071017

To Whom It May Concern:

As requested in your correspondence (copy enclosed), attached is an updated Statement of Monies Owed (Client Statement of Account) listing the amount owed as of May 5, 2020 in the amount of \$120,416 (\$63,377 principal, plus \$57,039 interest).

Sincerely,  
Danielian Associates, Inc.

  
Robert Hutchinson  
Chief Financial Officer

**ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF ORANGE )

On 1/8/2024, before me, ERIN K. BARTON, Notary Public, personally appeared Robert Hutchinson, 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 Erin K. Barton (Seal)







60 corporate park • irvine • ca • 92606 • 949.474.6030 • www.danielian.com

### Statement of Account

Danielian Associates  
60 Corporate Park  
Irvine, CA 92606

January 8, 2024

Client: RDR Springs, LLC

|                                |                     |
|--------------------------------|---------------------|
| Unpaid Balance as of 5/5/2020  | \$63,377.00         |
| Interest earned as of 5/5/2020 | <u>\$57,039.00</u>  |
| <b>Balance Owed</b>            | <b>\$120,416.00</b> |

Terms : Due 30 days from Invoice date

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

To: **Matthew Jennings, Treasurer-Tax Collector**

Re: **Claim for Excess Proceeds**

TC 215 Item 1793 Parcel Identification Number: 694071017

Assessee: SHENANDOAH SPRINGS DEV CO INC

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED  
2021 JUL 15 AM 8:13  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 18,865.59 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. 2020-031119; recorded on 07-15-2020. 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) AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS -
- 2) SPECIFIC POWER OF ATTORNEY    3) AFFIDAVIT - ATTACHED RECORDED DEED  
DOC NO 2006-0088783 AND DOC NO. 2020-031119 -
- 4) DECLARATION OF OFFICER/MANAGER
- 5) ARTICLES OF INC    6) STATEMENT OF INFO FILED OCT 12/2011    7) STATEMENT OF INFO FILED - MAY 2018

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 14 day of July, 2021 at County of Los Angeles, CA  
County, State

[Signature]  
Signature of Claimant

[Signature]  
Signature of Claimant

Ronald I Safren, PRESIDENT  
Print Name  
SHENANDOAH SPRING DEV. CO INC  
10573 WEST PICO BLVD -  
Street Address  
LOS ANGELES CA 90064-  
City, State, Zip  
\_\_\_\_\_  
Phone Number

CARMELA D. MESROPIAN -  
Print Name  
2775 TAPPO STREET #202  
Street Address  
SIMI VALLEY, CA 93063  
City, State, Zip  
(805) 522-9999 (818) 445-1885  
Phone Number

See Attached Certificate

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

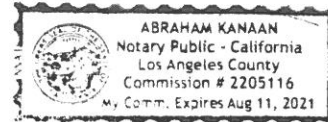
County of Los Angeles }

On July 14 - 2021 before me, **Abraham Kanaan Notary Public**  
(Here insert name and title of the officer)

personally appeared Ronald Satren,  
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.



Notary Public Signature

(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Claim for Excess Proceeds  
(Title or description of attached document)  
from the Sale of Tax-Defaulted Property  
(Title or description of attached document continued)

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

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

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

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



AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make CARMELLA MESROPIAN, ESA my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number APN 694071017 sold at public auction on MAY 05, 2020. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 18,865.59 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]  
(Signature of Party of Interest)

RONALD SAFREN  
(Name Printed)

10573 WEST PICO BLVD # 238  
(Address)

LOS ANGELES, CA 90064  
(City/State/Zip)

818-445-1885  
(Area Code/Telephone Number)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_ )

See Attached Certificate

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature of Notary)

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]  
(Signature of Agent)

CARMELLA D. MESROPIAN  
(Name Printed)

2775 TAPU STREET # 202  
(Address)

Simi Valley, CA 93063 -  
(City/State/Zip)

See Attached Certificate

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature of Notary)

(This area for official seal)



# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Los Angeles }

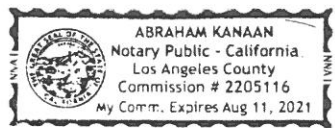
On July 14-2021 before me, Abraham Kanaan Notary Public  
(here insert name and title of the officer)

personally appeared CARMELO D. MESSOPAN,  
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/hers/their authorized capacity(ies), and that by his/hers/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.

\_\_\_\_\_  
Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Authorization for Agent to Collect  
(Title or description of attached document)

Excess Proceeds  
(Title or description of attached document continued)

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

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

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

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

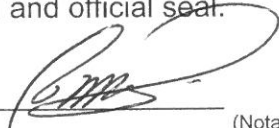
County of Los Angeles }

On July 14 - 2021 before me, **Abraham Kanaan Notary Public**  
(Here insert name and title of the officer)

personally appeared RONALD SAFREN,  
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.

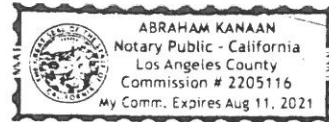
I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Authorization for Agent to  
(Title or description of attached document)

Collect Excess Proceeds  
(Title or description of attached document continued)

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

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

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

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  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Recording Requested By  
First American Title NHS

RECORDING REQUESTED BY  
First American Title Company  
AND WHEN RECORDED MAIL TO:  
Shenandoah Springs Development  
Company, Inc.  
7266 Edinger Avenue  
Suite L  
Huntington Beach, CA 91647

DOC # 2006-0088783  
02/03/2006 08:00A Fee:48.00  
Page 1 of 8 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



APN: 653-250-009-4 TRA: 061-165  
Escrow No: 09600350-906-1LC  
Title No: NHRV-2194061

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*OH See STATEMENT*

22-1905612

**GRANT DEED**  
**DOCUMENT TITLE**

SEPARATE PAGE - PURSUANT TO GOVERNMENT CODE 27361.6

RECORDING REQUESTED BY  
First American Title Company  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:

Shenandoah Springs Development  
Company, Inc.  
7266 Edinger Avenue, Suite L  
Huntington Beach, CA 91647

APN: 653-250-009-4 TRA: 061-165  
Escrow No: 09600350-906-1LC  
Title No: NHRV-2194061

Space above this line for Recorder's use

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS \$ See statement  
computed on full value less value of liens or encumbrances,, AND

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Shenandoah Springs, LLC**, a California limited liability company

hereby GRANT(S) to **Shenandoah Springs Development Company, Inc.**, a California corporation the following described real property in the County of Riverside, State of California:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Commonly known as: 985FLts/Tr29151-1;TTM-2,ptn-3, Thousand Palms, CA

Dated: December 30, 2005

See Seller Signature Page attached hereto and incorporated herein by this reference.

STATE OF CALIFORNIA

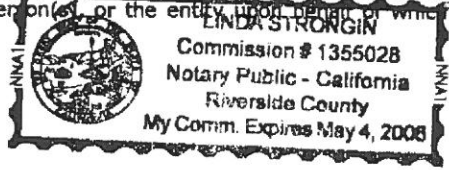
COUNTY OF Riverside } SS:

On 02-01-06 before me, Linda Strongin a Notary Public,  
personally appeared Ronald T. Saferen

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

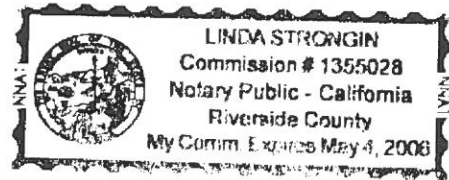
WITNESS my hand and official seal.

Signature [Handwritten Signature]



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE





**Seller Signature Page**

**Shenandoah Springs, LLC, a California  
limited liability company**

**By: Moreno & Associates, Inc., a Delaware corporation,  
Managing Member**

**By:**

  
**Ronald I. Safren**

**Its: President**

**LEGAL DESCRIPTION**

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

PARCEL A:

LOTS 1 THROUGH 27, TOGETHER WITH LETTERED LOTS A THROUGH F OF TRACT NO. 29151-1, AS SHOWN BY MAP ON FILE IN BOOK 392 PAGE(S) 71 THROUGH 75, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

TENTATIVE TRACT NO. 29151-2, BEING A SUBDIVISION OF A PORTION OF THE FOLLOWING:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, WHICH LIES NORTHERLY OF THE NORTHEASTERLY LINE OF THE PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 13 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE NORTHEASTERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 113 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY LINE, 260 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE, TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

PARCEL C:

TENTATIVE TRACT NO. 29151-3, BEING A SUBDIVISION OF A PORTION OF THE FOLLOWING:

PARCEL 1: (653-250-009)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, WHICH LIES NORTHERLY OF THE NORTHEASTERLY LINE OF THE PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 13 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE NORTHEASTERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 27, 1958 IN BOOK 2354 PAGE 113 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY LINE,

260 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE, TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS OF WHATEVER NATURE, AS RESERVED BY PHILLIP EISON, A SINGLE MAN, AND MAX ALTMAN, A WIDOWER, IN DOCUMENT RECORDED JUNE 8, 1960 AS INSTRUMENT NO. 60247 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (653-270-001)

INTENTIONALLY DELETED.

PARCEL D:

INTENTIONALLY DELETED.

APN: 653-250-009 and ~~653-170-034~~ and ~~653-270-001~~

**PENALTY OF PERJURY FOR NOTARY SEAL**

**GOVERNMENT CODE 27361.7**

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary LINDA STRONGIN

State where Bond is filed California

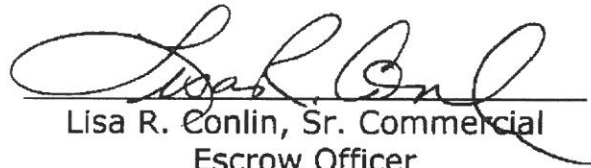
County where Bond is filed, if applicable Riverside County

Commission Number, if applicable 1355028

Commission Expiration, if applicable May 4, 2006

Place of Execution of this Declaration State of California, County of San Bernardino

Date February 3, 2006



Lisa R. Conlin, Sr. Commercial  
Escrow Officer  
LandAmerica Commercial Services  
(Lawyers/Commonwealth)

Signature (Firm name if any)



# CERTIFICATION

Under the provisions of Government Code 27361.71 I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document.

( Print or Type the page number(s) and Wording below ) :

" See Attached Document For Clarity "

DATE :

FEB 08 2006

SIGNATURE :

A handwritten signature in black ink, consisting of stylized, overlapping loops and lines, positioned above a horizontal line.

**RECORDING REQUESTED BY  
First American Title Company  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:  
Shenandoah Springs Development  
Company, Inc.  
7266 Edinger Avenue, Suite L  
Huntington Beach, CA 91647**

Attached for clarity

APN: **653-250-009-4 TRA: 061-165**  
Escrow No: **09600350-906-1LC**  
Title No: **NHRV-2194061**

Space above this line for Recorder's use

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS \$ \_\_\_\_\_, CITY TAX \$ 0.00  
computed on full value less value of liens or encumbrances,, AND

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Shenandoah Springs, LLC, a California limited liability company**

hereby GRANT(S) to **Shenandoah Springs Development Company, Inc., a California corporation**  
the following described real property in the County of Riverside, State of California:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Commonly known as: 98SFLts/Tr29151-1;TTM-2,ptn-3, Thousand Palms, CA

Dated: December 30, 2005

See Seller Signature Page attached hereto and incorporated herein by this reference.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } ss:

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE