

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



ITEM: 19.4
(ID # 23059)

MEETING DATE:

Tuesday, September 17, 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 1012. Last assessed to: Ishihara Takaji, a married man as his sole and separate property. District 1. [\$306,886-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Matthew A. Gardner, Attorney for Riverwalk Area 7 Homeowners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 142022010;
2. Approve the claim from Pamela Abbott Moore, Agent for Riverwalk Master Homeowners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 142022010;
3. Approve the claim from Masato Francis Taguchi, Agent for Sadaji Ishihara, as heir to the Estate of Takaji Ishihara, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 142022010; and
4. Authorize and direct the Auditor-Controller to issue a warrant to Matthew A. Gardner, Attorney for Riverwalk Area 7 Homeowners Association in the amount of \$9,062.19, to Pamela Abbott Moore, Agent for Riverwalk Master Homeowners Association in the amount of \$3,933.21, and to Masato Francis Taguchi, Agent for Sadaji Ishihara, as heir to the Estate of Takaji Ishihara in the amount of \$293,890.76, 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.

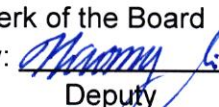
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 9/3/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Gutierrez
Nays: None
Absent: Spiegel
Date: September 17, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 306,886	\$ 0	\$ 306,886	\$ 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:	24/25

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 three claims for excess proceeds:

1. Claim from Matthew A. Gardner, Attorney for Riverwalk Area 7 Homeowners Association based on a Notice of Delinquent Assessment and Claim of Lien recorded April 09, 2014 as Instrument No. 2014-0129122 and an Abstract of Judgment recorded August 10, 2017 as Instrument No. 2017-0329648.
2. Claim from Pamela Abbott Moore, Agent for Riverwalk Master Homeowners Association based on an Authorization for Agent to Collect Excess Proceeds notarized September 19, 2023 and a Notice of Delinquent Assessment recorded August 18, 2015 as Instrument No. 2015-0366870.
3. Claim from Masato Francis Taguchi, Agent for Sadaji Ishihara, as heir to the Estate of Takaji Ishihara based on an Authorization for Agent to Collect Excess Proceeds notarized May 15, 2024, a Grant Deed recorded September 18, 2013 as Instrument No. 2013-0453456, an Affidavit for Collection of Personal Property notarized May 15, 2024, and a Certificate of Death for Takaji Ishihara.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Matthew A. Gardner, Attorney for Riverwalk Area 7 Homeowners Association be awarded excess proceeds in the amount of \$9,062.19, that Pamela Abbott Moore, Agent for Riverwalk Master Homeowners Association be awarded excess proceeds in the amount of \$3,933.21, and that Masato Francis Taguchi, Agent for Sadaji Ishihara, as heir to the Estate of Takaji Ishihara be awarded excess proceeds in the amount of \$293,890.76. Supporting documentation has been provided. The Tax Collector requests

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

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 lienholders and the heir of the estate of the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Area7

ATTACHMENT B. Claim HOA

ATTACHMENT C. Claim Taguchi


Cesar Bernal, PRINCIPAL MGMT ANALYST 9/4/2024


Aaron Gettis, Chief of Deputy County Counsel 6/21/2024

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

RECEIVED
JUL 15 2020
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1012 Parcel Identification Number: 142022010

Assessee: TAKAJI, ISHIHARA

Situs: 11521 BRIDGE BAY DR RIVERSIDE 92505

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$12,077.12 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. 2017-0329648 recorded on 8-10-2017. 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.

The Notice of Delinquent Assessment and Claim of Lien

Abstract of Judgment

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 Los Angeles, California
County, State

Matthew A. Gardner

Signature of Claimant

Matthew A. Gardner

Print Name

234 E. Colorado Blvd., Suite 800

Street Address

Pasadena, California 91101

City, State, Zip

626 449-5577

Phone Number

Matthew@rodllp.com or elsy@rodllp.com

Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

RECORDING REQUESTED BY
Matthew A. Gardner

WHEN RECORDED MAIL TO
NAME Richardson Harman Ober PC
MAILING 234 E. Colorado Blvd.,
ADDRESS 8th Floor
CITY, STATE Pasadena, CA
ZIP CODE 91101

DOC # 2014-0129122
04/09/2014

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

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

SPA

E

TITLE(S)

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN

When Recorded Mail to:
Matthew A. Gardner, Esq.
Richardson Harman Ober PC
234 East Colorado Blvd., 8th Floor
Pasadena, California 91101

APN# 142-022-010

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN

This NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN is being given pursuant to California Civil Code §5875 and the provisions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Homeowners Association as follows:

Association claimant: Riverwalk Area 7 Homeowners' Association

Declaration of Covenants, Conditions and Restrictions recorded on December 17, 2012, as Instrument No.:2002-754625 County of Riverside California.

The description of the common interest development property being recorded is as follows:

Common address: 11521 Bridge Bay Drive, Riverside , CA 92505

Legal description: See attached Exhibit "A", which is incorporated herein by reference

The reputed owners are: Ishihara Takaji

Owner's mailing address: 11521 Bridge Bay Drive, Riverside , CA 92505

ITEMIZATION OF DELINQUENCY

(See Exhibit "B" attached hereto and made a part hereof)

Assessment:	\$ 599.00
Collection Fees:	\$ 146.00
Late Fees:	\$ 30.00
Interest:	\$ 21.37
Legal Fees & Costs:	\$ 706.51
TOTAL:	\$ 1,502.88

Additional monies shall accrue under this claim at the rate of the claimant's regular or special assessments, plus permissible late charges, cost of collection and interest, if any, that shall accrue subsequent to the date of this notice. Should the association named herein act to have the lien created by this notice enforced at non-judicial foreclosure and sale, as provided in California Civil Code, Section 5700, the trustee authorized to enforce the lien shall be: Richardson Harman Ober PC, 234 E. Colorado Blvd., 8th Floor, Pasadena, California 91101.

Riverwalk Area 7 Homeowners' Association

By: RICHARDSON HARMAN OBER PC
Authorized Representative

DATED: April 7, 2014



Matthew A. Gardner, Esq.


STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

)
) SS.
)

On April 7, 2014 before me, Pauline J. Barraza, notary public, personally appeared Matthew A. Gardner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL



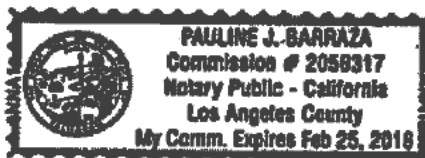
Signature

Exhibit "A"

A CONDOMINIUM COMPRISED OF :

PARCEL 1:

AN UNDIVIDED 1/6 FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO MODULE "B" OF LOT NO. 2 OF TRACT NO. 29087, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 375, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN FOR PHASE 15 OF SAID TRACT NO. 29087, LOTS 1, 2, 3, 6, 7, "H" AND "J" RECORDED ON MARCH 17, 2005 AS INSTRUMENT NO. 2005-211723, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM UNITS 5-10, AS SHOWN ON SAID CONDOMINIUM PLAN FOR PHASE 15 OF TRACT NO. 29087.

PARCEL 2:

UNIT NO. 9 AS SHOWN AND DESCRIBED IN SAID CONDOMINIUM PLAN.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF PROPERTY HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID* PROPERTY OR ANY OTHER PROPERTY, INCLUDING THE RIGHT OF WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM PROPERTIES OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY HEREINAFTER DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PROPERTY HEREINABOVE DESCRIBED, AS DESCRIBED IN MESNE DEEDS OF RECORD.

PARCEL 3:

A NONEXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE MASTER DECLARATION OF ESTABLISHMENT OF CONDITIONS, COVENANTS, AND RESTRICTIONS FOR RIVERWALK ("MASTER DECLARATION") RECORDED MARCH 15, 2001, AS INSTRUMENT NO. 2001-106446, OF OFFICIAL RECORDS, AND IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR RIVERWALK AREA 7 ("DECLARATION"), RECORDED MARCH 12, 2003, AS INSTRUMENT NO. 2003-175076, OF OFFICIAL RECORDS.

EXHIBIT "B"



Richardson-Harman-Ober

C8246.2

Friday 04 April 2014

Date	Assessment's	UNITY	SBA	Special	Collection	Late Fee	Payments	Other	Interest	Month Total	Interest Prior	Forward
11/01/2013	\$ 178.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	12.00 %	\$ 178.00	\$ 0.00	\$ 178.00
11/02/2013												
12/01/2013	\$ 83.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	12.00 %	\$ 83.00	\$ 1.76	\$ 259.00
12/31/2013												
01/01/2014	\$ 85.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 83.00	\$ 10.00	\$ 0.00	\$ 0.00	12.00 %	\$ 158.00	\$ 2.88	\$ 417.00
01/31/2014												
02/01/2014	\$ 85.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 83.00	\$ 10.00	\$ 0.00	\$ 0.00	12.00 %	\$ 178.00	\$ 4.17	\$ 595.00
02/28/2014												
03/01/2014	\$ 85.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00	\$ 0.00	12.00 %	\$ 95.00	\$ 5.95	\$ 690.00
03/31/2014												
04/01/2014	\$ 85.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	12.00 %	\$ 85.00	\$ 8.90	\$ 775.00
04/30/2014												
Totals	\$ 699.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 146.00	\$ 30.00	\$ 0.00	\$ 0.00			\$ 21.37	
	<u>-\$ 0.00</u>											
	\$ 699.00											
				Costs:		\$ 5.51	Fines:			\$ 0.00		
				Legal Fees:		\$ 700.00						
				Final Total:		\$ 1,502.88						

RECORDING REQUESTED BY
Matthew A. Gardner

WHEN RECORDED MAIL TO
NAME Richardson Harman Ober PC

MAILING 234 E. Colorado Blvd., 8th Floor
ADDRESS

CITY, STATE Pasadena, California 91101
ZIP CODE

2017-0329648

08/10/2017 01:06 PM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aidana
County Of Riverside
Assessor-County Clerk-Recorder

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

ABSTRACT OF JUDGMENT

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

After recording, return to:

MATTHEW A. GARDNER, BAR NO. 244216
RICHARDSON HARMAN OBER PC
234 E. COLORADO BLVD., 8TH FLOOR

PASADENA, CALIFORNIA 91101

TEL NO: 626 449-5577 FAX NO. (optional): 626 445-5572

E-MAIL ADDRESS (Optional): MGARDNER@RHOPC.COM

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS 4050 MAIN STREET

MAILING ADDRESS:

CITY AND ZIP CODE: RIVERSIDE, CALIFORNIA 92501

BRANCH NAME: RIVERSIDE HISTORIC COURTHOUSE

FOR RECORDER'S USE ONLY

PLAINTIFF: RIVERWALK AREA 7 HOMEOWNERS' ASSOCIATION, a California Non-Profit Mutual Benefit Corporation

DEFENDANT: ISHIHARA TAKAJI, an Individual and DOES 1 THROUGH 10, Inclusive

CASE NUMBER:

RIC1613814

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

ISHIHARA TAKAJI, an Individual
4226 W. 166th Street
Lawndale, California 90260

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):

ISHIHARA TAKAJI, an Individual, 4226 W. 166th Street, Lawndale, California 90260

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):

RIVERWALK AREA 7 HOMEOWNERS' ASSOCIATION, a California Non-Profit Mutual Benefit Corporation c/o 234 E. Colorado

5. Original abstract recorded in this county:

Date: July 24, 2017

8th Fl., Pasadena, CA 91101

a. Date:

b. Instrument No. Matthew A. Gardner

Matthew A. Gardner

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed: \$ 7,065.93

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: \$ 0.00

8. a. Judgment entered on (date): July 11, 2017

b. In favor of (name and address):

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 Elizeth Rodriguez, Deputy

Elizeth Rodriguez

(SEAL)



This abstract issued on (date):

JUL 28 2017

PLAINTIFF: RIVERWALK AREA 7 HOMEOWNERS' ASSOCIATION, a California
Non-Profit Mutual Benefit Corporation
DEFENDANT: ISHIHARA TAKAJI, an Individual and DOES
1 THROUGH 10, Inclusive

COURT CASE NO:
RIC1613814

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

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):

17. Name and last known address

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):

18. Name and last known address

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):

19. Name and last known address

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):

20. Continued on Attachment 20.

Riverwalk re: Takaji (C8245.2) Delinquent Account Calculations for Judgement assessments through February 2017 only					
Date	Balance Forward	Assessments	Collection Fee	Late Fee (payments)	End of Month Total
					Interest (%) 10.00%
					Attorney fees included in Judgment
		Judgment 7-11-2017	\$7,065.93		Attorney fees
		Judgment interest 7-28-2020	\$2,163.10		Atty Fees and costs \$ 6,268.87
		Attorney's fees not in judgment	\$2,848.09		Less Judgment amount (\$3,420.78)
					Amount not in judgment \$2,848.09
		Totals	\$12,077.12		
Daily Rate \$1.94					

$1.94 \times$
 $7-11-17 \text{ to } 5-5-20$ days $1,029 =$
 $1,996.26^{**}$
Interest 0.00^{*}

$1,996.26^{+}$
 $7,065.93^{+}$
 $9,062.19^{*+}$

The above calculations represent the balance due as of the date of correspondence sent concurrently herewith.

7/29/2020

	Interest for Prior Month	
--	-----------------------------	--

The above calculations represent the balance due as of the date of correspondence sent concurrently herewith.

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector



Giovane Pizano
Assistant Treasurer
September 13, 2023

Melissa Johnson
Assistant Tax Collector

RIVERWALK AREA 7 HOMEOWNERS ASSOCIATION
C/O MATTHEW A. GARDNER
234 E. COLORADO BLVD., SUITE 800
PASADENA, CA 91101

Re: PIN: 142022010
TC 215 Item 1012
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 to Collect Excess Proceeds (Matthew A. Gardner on behalf of Riverwalk Area 7 Homeowners Association)
- 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 September 27, 2023 to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 10005, Pasadena, CA 91101. If you have any questions, please contact me at the number

Sincerely,

Megan Montellano

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X</p> <p>B. Received by (Printed)</p> <p>D. Is delivery address different? If YES, enter delivery address</p>
<p>1. Article Addressed to: Riverwalk Area 7 HOA c/o Matthew A. Gardner 234 E. Colorado Blvd., Suite 800 Pasadena, CA 91101</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 7411 2055 3693 60</p>	<p>Mail Restricted Delivery</p>
<p>7022 3330 0000 1566 3665</p>	

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

To: Jon Christensen, Treasurer-Tax Collector

2024 MAR -8 AM 11:38

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 215 Item 1012 Parcel Identification Number: 142022010

Assessee: TAKAJI, ISHIHARA

Situs: 11521 BRIDGE BAY DR RIVERSIDE 92505

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 12,077.12 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. 2017-0329648; recorded on 08/10/2017. 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.

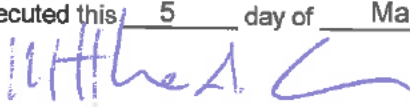
The Notice of Delinquent Assessment and Claim of Lien

Abstract of Judgment

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 5 day of March, 2024 at Los Angeles, CA
County, State



Signature of Claimant

Signature of Claimant

Matthew A. Gardner
Print Name

Print Name

234 E. Colorado Blvd., Suite 800
Street Address

Street Address

Pasadena, CA 91101
City, State, Zip

City, State, Zip

626-449-5577
Phone Number

Phone Number

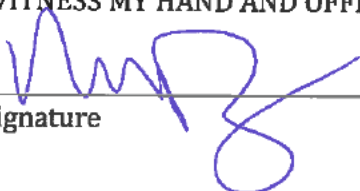
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

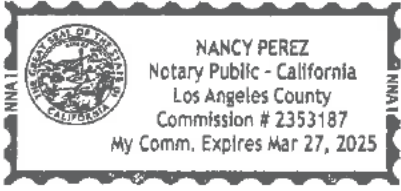
On March 5, 2024, before me, Nancy Perez , notary public, personally appeared Matthew A. Gardner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL



Signature



Riverwalk re: Takaji (C8245.2) Delinquent Account Calculations for Judgement assessments through February 2017 only								
Date	Balance Forward	Assessments	Collection Fee	Late Fee	(payments)	Interest (%)	End of Month Total	
						10.00%		
CALCULATION TOTALS						Attorney fees	Included in Judgment	\$3,420.78
		Judgment 7-11-2017	\$7,065.93			Atty Fees and costs	\$ 6,268.87	
		Judgment Interest 7-29-2020	\$2,163.10			Less Judgment amount	(\$3,420.78)	
		Attorney's fees not in judgment:	\$2,848.09			Amount not in judgment	\$2,848.09	
		Totals	\$12,077.12					
		Daily Rate \$1.94						

Matthew A. Gardner, Attorney

March 5, 2024

The above calculations represent the balance due as of the date of correspondence sent concurrently herewith.

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 LOS ANGELES)

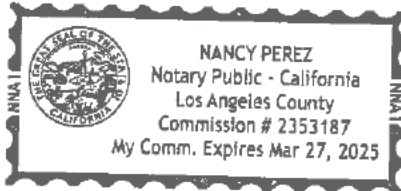
On March 5, 2024, before me, Nancy Perez , notary public, personally appeared Matthew A. Gardner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL



Signature



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 1012 Parcel Identification Number: 142022010

Assessee: TAKAJI, ISHIHARA

Situs: 11521 BRIDGE BAY DR RIVERSIDE 92505

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED
2020 SEP 18 PM 2:46
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6,620.66 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. 2015-0366870; recorded on 08/18/2015. 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.

Please see attached documentation

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 31st day of August, 2020 at Orange, CA
County, State

Pamela Abbott Moore
Signature of Claimant

Signature of Claimant

Pamela Abbott Moore
Print Name
RIVERWALK MASTER HOMEOWNERS ASSOCIATION
1111 E. Katella Avenue, Suite 200
Street Address
Orange, CA 92867

Print Name

Street Address

City, State, Zip

City, State, Zip

(714) 288-0180
Phone Number

Phone Number

marilyn@pamoorelaw.com
Email Address

Email Address

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 Pamela Abbott Moore 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 PIN: 142022010 sold at public auction on May 5, 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 \$ 6,563.71 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)

Donaka Bauer
(Name Printed)

1275 Center Court
(Address)

Covina CA 91724
(City/State/Zip)

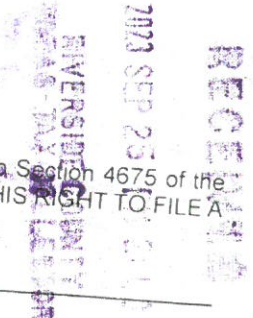
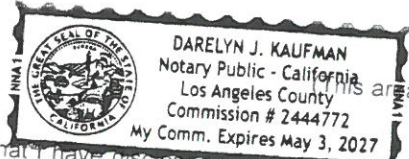
626 967 7921 x 3342
(Area Code/Telephone Number)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On SEPT. 19, 2023 before me, DARELYN J. KAUFMAN Notary Public appeared SONALIA BAUER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct. WITNESS my hand and official seal.

[Signature]
(Signature of Notary)



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.

Pamela Abbott Moore
(Signature of Agent) Pamela Abbott Moore
on Behalf of Riverwalk Master Homeowners Association

Pamela Abbott Moore
(Name Printed)

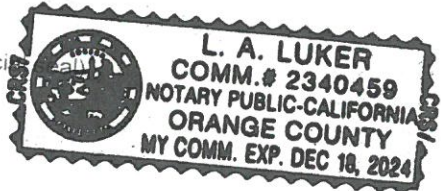
1111 E. Katella Avenue, Suite 200
(Address)

Orange, CA 92867
(City/State/Zip)

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On September 19, 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared Pamela Abbott Moore, 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.

[Signature]
(Signature of Notary)



(This area for official use)

RECORDING REQUESTED
BY AND RETURN TO:

Lordon Management Company
1275 Center Court Drive
Covina, CA 91724
(626) 967-7921
011610090

8/24

7015 0640 0001 8256 2375

2015-0366870

08/18/2015 09:30 AM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

NOTICE OF DELINQUENT ASSESSMENT

NOTICE IS HEREBY GIVEN, that in accordance with California Civil Code Section 1367 and the Declaration of Covenants, Conditions & Restrictions recorded in the official records of Riverside, there is a lien upon the property owned.

Legal Description: Tract 29087, APN# 142-022-010, Unit 9, Lot 1, 2, 3 & 4

Owner: Takaji Ishihara

Property Address: 11521 Bridge Bay Drive , Riverside CA 92505

The mailing address for the owner is: 11521 Bridge Bay Drive, Riverside, CA 92505


Riverwalk Master Homeowners Association hereby claims a lien on the property set forth above as payment of delinquent assessments of \$540.00 through 06/30/2015 plus subsequent monthly assessments and other charges including interest, costs, legal fees and penalties thereon together with such delinquencies which may hereafter become due and unpaid.

The trustee authorized to enforce this lien by sale is Pamela Moore - 1111 E. Katella Ave. #200, Orange, CA 92867

Description	Total
Regular assessments	540.00
Late charge assessments	99.67
Lien assessments	40.00
Unapplied Payments	0.00
Total Amount Due	679.67

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.

Riverwalk Master Homeowners Association

By 
Riverwalk Master Homeowners Association
Authorized representative for

State of California
County of Riverside

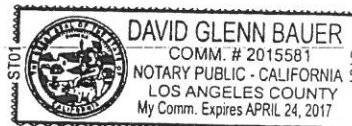
On 7/27/2015 before me, David Glenn Bauer, Notary Public, personally appeared Donalea Bauer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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)



AR STATUS

Takaji, Ishihard

Account No

11521 Bridge Bay Drive, Riverside, CA 92505

<u>Date</u>	<u>Fin. Date</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		Balance Forward			0.00
12/17/2013	Jan-14	Regular quarterly Jan	87.00		87.00
02/01/2014	Feb-14	Interest Charge Jan	0.87		87.87
02/28/2014	Mar-14	Interest Charge Feb	0.87		88.74
03/10/2014	Mar-14	Demand Letter	40.00		128.74
03/19/2014	Apr-14	Regular quarterly Apr	87.00		215.74
04/01/2014	Apr-14	Interest Charge Mar	0.89		216.63
04/22/2014	Apr-14	Late Charge Apr	10.00		226.63
05/01/2014	May-14	Interest Charge Apr	2.16		228.79
06/01/2014	Jun-14	Interest Charge May	2.19		230.98
06/18/2014	Jul-14	Regular quarterly Jul	87.00		317.98
07/17/2014	Jul-14	Late Charge Jul	10.00		327.98
08/01/2014	Aug-14	Interest Charge Jul	3.08		331.06
09/18/2014	Oct-14	Regular quarterly Oct	87.00		418.06
10/17/2014	Oct-14	Late Charge Oct	10.00		428.06
11/07/2014	Nov-14	Interest Charge Oct	3.98		432.04
12/05/2014	Dec-14	Interest Charge Nov	3.98		436.02
12/17/2014	Jan-15	Regular quarterly Jan	96.00		532.02
01/08/2015	Jan-15	Interest Charge Dec	4.06		536.08
01/20/2015	Jan-15	Late Charge Jan	10.00		546.08
02/06/2015	Feb-15	Interest Charge Jan	5.02		551.10
03/09/2015	Mar-15	Interest Charge Feb	5.11		556.21
03/19/2015	Apr-15	Regular quarterly Apr	96.00		652.21
04/03/2015	Apr-15	Interest Charge Mar	5.11		657.32
04/20/2015	Apr-15	Late Charge Apr	10.00		667.32
05/01/2015	May-15	Interest Charge Apr	6.12		673.44
06/08/2015	Jun-15	Interest Charge May	6.23		679.67
06/17/2015	Jul-15	Regular quarterly Jul	96.00		775.67
07/21/2015	Jul-15	Late Charge Jul	10.00		785.67
07/27/2015	Aug-15	Lien	150.00		935.67
08/04/2015	Aug-15	Interest Charge Jul	7.26		942.93
09/08/2015	Sep-15	Interest Charge Aug	8.83		951.76
09/22/2015	Oct-15	Regular quarterly Oct	96.00		1,047.76
10/20/2015	Oct-15	Late Charge Oct	10.00		1,057.76
11/10/2015	Nov-15	Interest Charge Oct	9.88		1,067.64
12/17/2015	Jan-16	Regular quarterly Jan	114.00		1,181.64
01/19/2016	Jan-16	Late Charge Jan	10.00		1,191.64
02/09/2016	Feb-16	Interest Charge Jan	11.12		1,202.76
03/17/2016	Apr-16	Regular quarterly Apr	114.00		1,316.76
03/23/2016	Apr-16	Legal,liens/Takaji	50.00		1,366.76
04/20/2016	Apr-16	Late Charge Apr	10.00		1,376.76
04/22/2016	May-16	Legal,liens/Takaji	119.00		1,495.76
04/22/2016	May-16	Legal,liens/Takaji	79.00		1,574.76
05/05/2016	May-16	Interest Charge Apr	12.87		1,587.63
06/20/2016	Jul-16	Regular quarterly Jul	114.00		1,701.63
07/08/2016	Jul-16	Interest Charge Jun	14.98		1,716.61
09/01/2016	Sep-16	Legal,liens/Takaji	120.00		1,836.61

<u>Date</u>	<u>Fin. Date</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
09/06/2016	Sep-16	Interest Charge Aug	16.27		1,852.88
09/20/2016	Oct-16	Regular quarterly Oct	114.00		1,966.88
10/31/2016	Nov-16	Legal,liens/Takaji	345.00		2,311.88
11/08/2016	Nov-16	Interest Charge Oct	18.77		2,330.65
12/20/2016	Jan-17	Regular quarterly Jan	114.00		2,444.65
02/01/2017	Feb-17	Legal,liens/Takaji	40.00		2,484.65
03/20/2017	Apr-17	Regular quarterly Apr	114.00		2,598.65
04/18/2017	Apr-17	Late Charge Apr	10.00		2,608.65
05/08/2017	May-17	Interest Charge Apr	25.09		2,633.74
06/20/2017	Jul-17	Regular quarterly Jul	114.00		2,747.74
07/10/2017	Jul-17	Interest Charge Jun	25.34		2,773.08
08/07/2017	Aug-17	Interest Charge Jul	26.48		2,799.56
09/07/2017	Sep-17	Interest Charge Aug	27.00		2,826.56
09/19/2017	Oct-17	Regular quarterly Oct	114.00		2,940.56
11/01/2017	Nov-17	Payment Check #2787		1,560.88	1,379.68
11/08/2017	Nov-17	Interest Charge Oct	13.70		1,393.38
12/19/2017	Jan-18	Regular quarterly Jan	135.00		1,528.38
03/20/2018	Apr-18	Regular quarterly Apr	135.00		1,663.38
04/12/2018	Apr-18	Legal,liens/Takaji	50.00		1,713.38
04/19/2018	Apr-18	Late Charge Apr	10.00		1,723.38
05/17/2018	May-18	Legal,liens/Takaji	79.00		1,802.38
06/19/2018	Jul-18	Regular quarterly Jul	135.00		1,937.38
07/01/2018	Jul-18	Interest Charge Jun	17.82		1,955.20
07/18/2018	Jul-18	Late Charge Jul	10.00		1,965.20
08/23/2018	Sep-18	Legal,liens/Takaji	135.00		2,100.20
09/18/2018	Oct-18	Regular quarterly Oct	135.00		2,235.20
09/21/2018	Oct-18	Legal,liens/Takaji	15.00		2,250.20
10/12/2018	Oct-18	Legal,liens/Takaji	15.00		2,265.20
10/17/2018	Oct-18	Late Charge Oct	10.00		2,275.20
11/02/2018	Nov-18	Interest Charge Oct	22.02		2,297.22
12/14/2018	Dec-18	Legal,liens/Takaji	25.00		2,322.22
12/18/2018	Jan-19	Regular quarterly Jan	150.00		2,472.22
01/17/2019	Jan-19	Legal,liens/Takaji	55.00		2,527.22
01/21/2019	Jan-19	Late Charge Jan	10.00		2,537.22
02/01/2019	Feb-19	Interest Charge Jan	23.92		2,561.14
03/04/2019	Mar-19	Legal,liens/Takaji	40.00		2,601.14
03/05/2019	Mar-19	Interest Charge Feb	24.47		2,625.61
03/19/2019	Apr-19	Regular quarterly Apr	150.00		2,775.61
04/03/2019	Apr-19	Interest Charge Mar	24.47		2,800.08
04/18/2019	Apr-19	Late Charge Apr	10.00		2,810.08
04/18/2019	Apr-19	Legal,liens/Takaji	40.00		2,850.08
05/02/2019	May-19	Interest Charge Apr	26.37		2,876.45
06/14/2019	Jun-19	Legal,liens Takaji	85.00		2,961.45
06/20/2019	Jul-19	Regular quarterly Jul	150.00		3,111.45
07/19/2019	Jul-19	Legal,liens/Takaji	25.00		3,136.45
08/02/2019	Aug-19	Interest Charge Jul	29.12		3,165.57
08/16/2019	Aug-19	Legal,liens/Takaji	100.00		3,265.57
09/04/2019	Sep-19	Legal,liens/Takaji	40.00		3,305.57
09/06/2019	Sep-19	Interest Charge Aug	29.37		3,334.94
09/19/2019	Oct-19	Regular quarterly Oct	150.00		3,484.94
09/19/2019	Sep-19	Legal,liens/Takaji 011610090	65.00		3,549.94

<u>Date</u>	<u>Fin. Date</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
10/21/2019	Oct-19	Late Charge Oct	10.00		3,559.94
11/05/2019	Nov-19	Interest Charge Oct	32.92		3,592.86
12/03/2019	Dec-19	Interest Charge Nov	32.92		3,625.78
12/18/2019	Jan-20	Regular quarterly Jan	159.00		3,784.78
01/21/2020	Jan-20	Late Charge Jan	10.00		3,794.78
02/04/2020	Feb-20	Interest Charge Jan	35.17		3,829.95
03/13/2020	Mar-20	Legal,liens/011610090/Takaji	4.55		3,834.50
03/17/2020	Apr-20	Regular quarterly Apr	159.00		3,993.50
05/04/2020	May-20	Interest Charge Apr	37.16		4,030.66
06/19/2020	Jul-20	Regular quarterly Jul	159.00		4,189.66
		Legal/Takaji	1,775.00		5,964.66
		Legal/Takaji	506.00		6,470.66
		Lordon Admin Fee	150.00		6,620.66

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer
September 13, 2023



Melissa Johnson
Assistant Tax Collector

RIVERWALK MASTER HOMEOWNERS ASSOCIATION
C/O PAMELA ABBOTT MOORE
1111 E. KATELLA AVENUE, SUITE 200
ORANGE, CA 92867

Re: PIN: 142022010
TC 215 Item 1012
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 to Collect Excess Proceeds (Pamela Abbott Moore on behalf of Riverwalk Master Homeowners Association)
- 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 **September 27, 2023** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. If you have any questions, please contact me at the number

Sincerely,

Megan Montellano

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> <input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X</p> <p>B. Received by (Printed Name)</p> <p>C. Is delivery address different? If YES, enter delivery address</p>
<p>1. Article Addressed to:</p> <p>Riverwalk Master HOA C/O Pamela Abbott Moore 1111 E. Katella Ave, suite 200 Orange, CA 92867</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 7411 2055 3693 77</p>	<p>Mail Restricted Delivery</p>
<p>7022 3330 0000 1544 7477</p>	

LAW OFFICES OF

Pamela Abbott Moore

PAMELA ABBOTT MOORE
NICHOLAS J. WOLFSEN

1111 E. KATELLA AVENUE, SUITE 200
ORANGE, CA 92867

TELEPHONE
(714) 288-0180

EMAIL
ASSISTANCE@PAMOORELAW.COM

FACSIMILE
(714) 288-0998

September 22, 2023

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

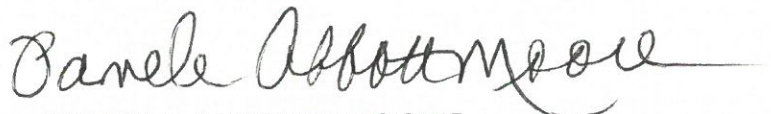
RE: **PIN: 142022010**
TC 215 Item 1012
Date of Sale: May 5, 2020

To Whom It May Concern:

The balance owing on the attached ledger is \$6,563.71 which is monies owned to the Riverwalk Master Homeowners Association through May 5, 2020, the date of sale.

Should you have any questions, please feel free to contact our office.

Very truly yours,


PAMELA ABBOTT MOORE

PAM: mp

RECEIVED
2023 SEP 25 PM 2:48
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

AR STATUS

Takaji, Ishihara
Account No:

11521 Bridge Bay Drive, Riverside, CA 92505

RECEIVED

2023 SEP 25 PM 2:48

RIVERSIDE COUNTY
TAX COLLECTOR

Date	Fin. Date	Description	Debit	Credit	Balance
		Balance Forward			0.00
12/17/2013	Jan-14	Regular quarterly Jan	87.00		87.00
02/01/2014	Feb-14	Interest Charge Jan	0.87		87.87
02/28/2014	Mar-14	Interest Charge Feb	0.87		88.74
03/10/2014	Mar-14	Demand Letter	40.00		128.74
03/19/2014	Apr-14	Regular quarterly Apr	87.00		215.74
04/01/2014	Apr-14	Interest Charge Mar	0.89		216.63
04/22/2014	Apr-14	Late Charge Apr	10.00		226.63
05/01/2014	May-14	Interest Charge Apr	2.16		228.79
06/01/2014	Jun-14	Interest Charge May	2.19		230.98
06/18/2014	Jul-14	Regular quarterly Jul	87.00		317.98
07/17/2014	Jul-14	Late Charge Jul	10.00		327.98
08/01/2014	Aug-14	Interest Charge Jul	3.08		331.06
09/18/2014	Oct-14	Regular quarterly Oct	87.00		418.06
10/17/2014	Oct-14	Late Charge Oct	10.00		428.06
11/07/2014	Nov-14	Interest Charge Oct	3.98		432.04
12/05/2014	Dec-14	Interest Charge Nov	3.98		436.02
12/17/2014	Jan-15	Regular quarterly Jan	96.00		532.02
01/08/2015	Jan-15	Interest Charge Dec	4.06		536.08
01/20/2015	Jan-15	Late Charge Jan	10.00		546.08
02/06/2015	Feb-15	Interest Charge Jan	5.02		551.10
03/09/2015	Mar-15	Interest Charge Feb	5.11		556.21
03/19/2015	Apr-15	Regular quarterly Apr	96.00		652.21
04/03/2015	Apr-15	Interest Charge Mar	5.11		657.32
04/20/2015	Apr-15	Late Charge Apr	10.00		667.32
05/01/2015	May-15	Interest Charge Apr	6.12		673.44
06/08/2015	Jun-15	Interest Charge May	6.23		679.67
06/17/2015	Jul-15	Regular quarterly Jul	96.00		775.67
07/21/2015	Jul-15	Late Charge Jul	10.00		785.67
07/27/2015	Aug-15	Lien	150.00		935.67
08/04/2015	Aug-15	Interest Charge Jul	7.26		942.93
09/08/2015	Sep-15	Interest Charge Aug	8.83		951.76
09/22/2015	Oct-15	Regular quarterly Oct	96.00		1,047.76
10/20/2015	Oct-15	Late Charge Oct	10.00		1,057.76
11/10/2015	Nov-15	Interest Charge Oct	9.88		1,067.64
12/17/2015	Jan-16	Regular quarterly Jan	114.00		1,181.64
01/19/2016	Jan-16	Late Charge Jan	10.00		1,191.64
02/09/2016	Feb-16	Interest Charge Jan	11.12		1,202.76
03/17/2016	Apr-16	Regular quarterly Apr	114.00		1,316.76
03/23/2016	Apr-16	Legal,liens/Takaji	50.00		1,366.76
04/20/2016	Apr-16	Late Charge Apr	10.00		1,376.76
04/22/2016	May-16	Legal,liens/Takaji	119.00		1,495.76
04/22/2016	May-16	Legal,liens/Takaji	79.00		1,574.76
05/05/2016	May-16	Interest Charge Apr	12.87		1,587.63
06/20/2016	Jul-16	Regular quarterly Jul	114.00		1,701.63
07/08/2016	Jul-16	Interest Charge Jun	14.98		1,716.61
09/01/2016	Sep-16	Legal,liens/Takaji	120.00		1,836.61

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47

Date	Fin. Date	Description	Debit	Credit	Balance
09/06/2016	Sep-16	Interest Charge Aug	16.27		1,852.88
09/20/2016	Oct-16	Regular quarterly Oct	114.00		1,966.88
10/31/2016	Nov-16	Legal,liens/Takaji	345.00		2,311.88
11/08/2016	Nov-16	Interest Charge Oct	18.77		2,330.65
12/20/2016	Jan-17	Regular quarterly Jan	114.00		2,444.65
02/01/2017	Feb-17	Legal,liens/Takaji	40.00		2,484.65
03/20/2017	Apr-17	Regular quarterly Apr	114.00		2,598.65
04/18/2017	Apr-17	Late Charge Apr	10.00		2,608.65
05/08/2017	May-17	Interest Charge Apr	25.09		2,633.74
06/20/2017	Jul-17	Regular quarterly Jul	114.00		2,747.74
07/10/2017	Jul-17	Interest Charge Jun	25.34		2,773.08
08/07/2017	Aug-17	Interest Charge Jul	26.48		2,799.56
09/07/2017	Sep-17	Interest Charge Aug	27.00		2,826.56
09/19/2017	Oct-17	Regular quarterly Oct	114.00		2,940.56
11/01/2017	Nov-17	Payment Check #2787		1,560.88	1,379.68
11/08/2017	Nov-17	Interest Charge Oct	13.70		1,393.38
12/19/2017	Jan-18	Regular quarterly Jan	135.00		1,528.38
03/20/2018	Apr-18	Regular quarterly Apr	135.00		1,663.38
04/12/2018	Apr-18	Legal,liens/Takaji	50.00		1,713.38
04/19/2018	Apr-18	Late Charge Apr	10.00		1,723.38
05/17/2018	May-18	Legal,liens/Takaji	79.00		1,802.38
06/19/2018	Jul-18	Regular quarterly Jul	135.00		1,937.38
07/01/2018	Jul-18	Interest Charge Jun	17.82		1,955.20
07/18/2018	Jul-18	Late Charge Jul	10.00		1,965.20
08/23/2018	Sep-18	Legal,liens/Takaji	135.00		2,100.20
09/18/2018	Oct-18	Regular quarterly Oct	135.00		2,235.20
09/21/2018	Oct-18	Legal,liens/Takaji	15.00		2,250.20
10/12/2018	Oct-18	Legal,liens/Takaji	15.00		2,265.20
10/17/2018	Oct-18	Late Charge Oct	10.00		2,275.20
11/02/2018	Nov-18	Interest Charge Oct	22.02		2,297.22
12/14/2018	Dec-18	Legal,liens/Takaji	25.00		2,322.22
12/18/2018	Jan-19	Regular quarterly Jan	150.00		2,472.22
01/17/2019	Jan-19	Legal,liens/Takaji	55.00		2,527.22
01/21/2019	Jan-19	Late Charge Jan	10.00		2,537.22
02/01/2019	Feb-19	Interest Charge Jan	23.92		2,561.14
03/04/2019	Mar-19	Legal,liens/Takaji	40.00		2,601.14
03/05/2019	Mar-19	Interest Charge Feb	24.47		2,625.61
03/19/2019	Apr-19	Regular quarterly Apr	150.00		2,775.61
04/03/2019	Apr-19	Interest Charge Mar	24.47		2,800.08
04/18/2019	Apr-19	Late Charge Apr	10.00		2,810.08
04/18/2019	Apr-19	Legal,liens/Takaji	40.00		2,850.08
05/02/2019	May-19	Interest Charge Apr	26.37		2,876.45
06/14/2019	Jun-19	Legal,liens Takaji	85.00		2,961.45
06/20/2019	Jul-19	Regular quarterly Jul	150.00		3,111.45
07/19/2019	Jul-19	Legal,liens/Takaji	25.00		3,136.45
08/02/2019	Aug-19	Interest Charge Jul	29.12		3,165.57
08/16/2019	Aug-19	Legal,liens/Takaji	100.00		3,265.57
09/04/2019	Sep-19	Legal,liens/Takaji	40.00		3,305.57
09/06/2019	Sep-19	Interest Charge Aug	29.37		3,334.94
09/19/2019	Oct-19	Regular quarterly Oct	150.00		3,484.94
09/19/2019	Sep-19	Legal,liens/Takaji 011610090	65.00		3,549.94

2023 SEP 25 PM 2:48
RIVERSIDE COUNTY
TREASURER COLLECTOR

<u>Date</u>	<u>Fin. Date</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
10/21/2019	Oct-19	Late Charge Oct	10.00		3,559.94
11/05/2019	Nov-19	Interest Charge Oct	32.92		3,592.86
12/03/2019	Dec-19	Interest Charge Nov	32.92		3,625.78
12/18/2019	Jan-20	Regular quarterly Jan	159.00		3,784.78
01/21/2020	Jan-20	Late Charge Jan	10.00		3,794.78
02/04/2020	Feb-20	Interest Charge Jan	35.17		3,829.95
03/13/2020	Mar-20	Legal, liens/011610090/Takaji	4.55		3,834.50
03/17/2020	Apr-20	Regular quarterly Apr - prorated	61.55		3,896.05
05/04/2020	May-20	Interest Charge Apr	37.16		3,933.21
06/19/2020	Jul-20	County Recording Fee	200.00		4,133.21
09/01/2020	Sep-20	Legal, liens/011610090/Takaji	2,280.50		6,413.71
09/18/2020	Oct-20	Lordon Administrative Fee	150.00		6,563.71

RECEIVED
 2023 SEP 25 PM 2:18
 RIVERSIDE COUNTY
 TREAS - TAX COLLECTOR

RECEIVED

2023 SEP 25 PM 2:18

RIVERSIDE COUNTY CIVIL CODE § 1189
TREASURY TAX COLLECTOR

CALIFORNIA ACKNOWLEDGMENT

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

State of California

County of ORANGE

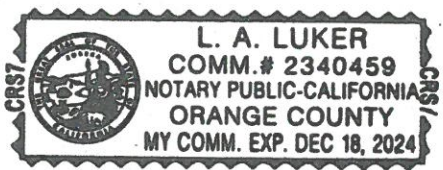
On September 22, 2023 before me, L.A. Luker, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Janet Abbott Moore
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/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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

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: _____
Document Date: _____ 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: _____

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 1012 Parcel Identification Number: 142022010

Assessee: TAKAJI, ISHIHARA

Situs: 11521 BRIDGE BAY DR RIVERSIDE 92505

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED
2021 JUL 13 PM 2:50
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 306,886.16 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. _____; recorded on 7/15/2020. 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.

ALL DOCUMENTS follows AS Number ① - ⑦ by [Signature]

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 1 day of July, 2021 at Orange, CALIFORNIA.
County, State

[Signature]
Signature of Claimant

Signature of Claimant

SADAJI Ishihara
Print Name

Print Name

1919 W CORONET AVE SPC 252
Street Address

Street Address

ANAHEIM, CA 92801
City, State, Zip

City, State, Zip

310.562.8399
Phone Number

Phone Number

Sadaji ishihara@gmail.com
Email Address

Email Address

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 MASATO TAGUCHI 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 142022010 sold at public auction on 07-15-2021. 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 \$ 168,250 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)

Sadaji Ishihara
(Name Printed)

1919 W CORONET AVE #252
(Address)

ANAHEIM, CA 92801
(City/State/Zip)

315-562-8399
(Area Code/Telephone Number)

STATE OF CALIFORNIA)ss.
COUNTY OF Orange

On 05/15/24, before me, LORD M PHIBONACCII, personally appeared SADAJI ISHIHARA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
[Signature]
(Signature of Notary)



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)

MASATO FRANCIS TAGUCHI
(Name Printed)

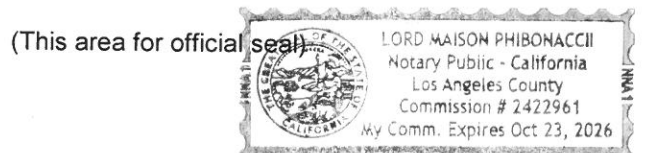
1919 W CORONET AVE spc 252
(Address)

ANAHEIM, CA 92801
(City/State/Zip)

STATE OF CALIFORNIA)ss.
COUNTY OF ORANGE

On 05/15/24, before me, the undersigned, a Notary Public in and for said State, personally appeared MASATO FRANCIS TAGUCHI, 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]
(Signature of Notary)



DOC # 2013-0453456
09/18/2013 12:07 PM Fees: \$21.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
Ticor Title Company
Order No. 190805
AND WHEN RECORDED MAIL TO:
Ishihara Takaji
4226 W. 100th Street
LAWDALE, CA 90240

Escrow No. 21-4309-RR
Parcel No. 142-022-010-4

This document was electronically submitted to the County of Riverside for recording
Received by: CARAGON

TRA: 009-176

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

#616.00

THE UNDERSIGNED HEREBY DECLARE THAT DOCUMENTARY TRANSFER TAX IS ~~\$308.00~~ and CITY ~~\$308.00~~
 computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area of: City of Riverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Fumi Sugimoto, an unmarried woman

hereby Grant(s) to **Ishihara Takaji, A married man** as his sole and separate property
the following described real property in the County of Riverside, State of California:

Complete Legal Description Attached Hereto as Exhibit 'A' and Made Apart Hereof.

Date September 5, 2013

Fumi Sugimoto
Fumi Sugimoto

STATE OF CALIFORNIA)
) s.s.
COUNTY OF ORANGE)

On SEPTEMBER 5, 2013 before me, JANICE E GRANNAN
a Notary Public, personally appeared FUMI SUGIMOTO
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 paragraphs is true and correct. WITNESS my hand and official seal.

Signature Janice E. Grannan



Mail Tax Statement to: SAME AS ABOVE ✓

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF :

PARCEL 1:

AN UNDIVIDED 1/6 FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO MODULE "B" OF LOT NO. 2 OF TRACT NO. 29087, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 375, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN FOR PHASE 15 OF SAID TRACT NO. 29087, LOTS 1, 2, 3, 6, 7, "H" AND "J" RECORDED ON MARCH 17, 2005 AS INSTRUMENT NO. 2005-211723, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM UNITS 5-10, AS SHOWN ON SAID CONDOMINIUM PLAN FOR PHASE 15 OF TRACT NO. 29087.

PARCEL 2:

UNIT NO. 9 AS SHOWN AND DESCRIBED IN SAID CONDOMINIUM PLAN.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF PROPERTY HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID PROPERTY OR ANY OTHER PROPERTY, INCLUDING THE RIGHT OF WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM PROPERTIES OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY HEREINAFTER DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PROPERTY HEREINABOVE DESCRIBED, AS DESCRIBED IN MESNE DEEDS OF RECORD.

PARCEL 3:

A NONEXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE MASTER DECLARATION OF ESTABLISHMENT OF CONDITIONS, COVENANTS, AND RESTRICTIONS FOR RIVERWALK ("MASTER DECLARATION") RECORDED MARCH 15, 2001, AS INSTRUMENT NO. 2001-106446, OF OFFICIAL RECORDS, AND IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR RIVERWALK AREA 7 ("DECLARATION"), RECORDED MARCH 12, 2003, AS INSTRUMENT NO. 2003-175076, OF OFFICIAL RECORDS.

APN: 142-022-010-4

PENALTY OF PERJURY AFFIDAVIT
(GOVERNMENT CODE 27361.7)

I Certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of the Notary: Javica E. Grannan

Date Commission expires: 4-22-2015

County Where Bond is Filed: ORange State of California

Commission Number: 1930261 Vendor #: MGC1

Name of the Notary: _____

Date Commission expires: _____

County Where Bond is Filed: _____ State of California

Commission Number: _____ Vendor #: _____

I certify under penalty and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

Place of Execution: SANTA ANA Date: 9-18-2013

Signature: 

Norma2

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052017008575

CERTIFICATE OF DEATH

3201719001740

Form with sections: DECEDENT'S PERSONAL DATA, USUAL RESIDENCE, INFORMANT, SPOUSE/PARENT INFORMATION, FUNERAL DIRECTOR/LOCAL REGISTRAR, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY. Includes fields for name, date of birth, date of death, cause of death, and registrar information.

CERTIFIED COPY OF VITAL RECORD

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink.



001167534

Health Officer and Registrar

Signature of Registrar: [Handwritten Signature]

DATE ISSUED

JAN 19 2017

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



CALOSANGO

**AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY
UNDER CALIFORNIA PROBATE CODE SECTIONS 13100-13106**

The undersigned state(s) as follows:

1. (Decedent's Name) Takaji Ishihara died on (date) 01-09-2017, in County of L.A., State of California [before April 1, 2022].

2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.

3. (Check one):

- No proceeding is now being or has been conducted in California for administration of the decedent's estate.
 The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed \$166,250.

5. (Check one):

- An inventory and appraisal of the real property included in the decedent's estate is attached.
 There is no real property in the estate.

6. The following property is to be paid, transferred, or delivered to the undersigned under the provisions of California Probate Code Section 13100:

None

7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:

Sadaji Ishihara

8. The affiant or declarant (check one):

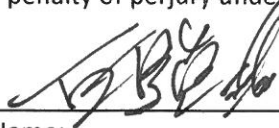
- Is/are the successor(s) of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.
 Is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.

9. No other person has a superior right to the interest of the decedent in the described property.

10. The affiant or declarant requests that the described property be paid, delivered or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 05-15-2024


Name: Sadaji Ishihara

Dated: _____

Name: _____

ACKNOWLEDGEMENT

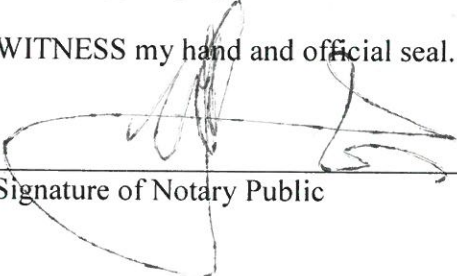
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MENDOCINO

On 5/15/24 before me, LORD MAISON PHIBONACCI personally appeared SADAKI I SHIWARA, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person 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.

 (Seal)

Signature of Notary Public

