

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



**ITEM: 19.5
(ID # 24403)**

MEETING DATE:
Tuesday, October 29, 2024

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 316. Last assessed to: MICAL-MODULAR-SOUTH, LLC, a California limited liability company. District 2. [\$28,251-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from MICAL-MODULAR-SOUTH, LLC, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378271034; and,
2. Authorize and direct the Auditor-Controller to issue a warrant to MICAL-MODULAR-SOUTH, LLC, in the amount of \$28,250.98 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


Melissa Johnson, Assistant Tax Collector 10/15/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 29, 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	\$28,251	\$ 0	\$28,251	\$ 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 April 26, 2022 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 7, 2022. 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 19, 2022 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from MICAL-MODULAR-SOUTH, LLC based on a Grant Deed recorded July 11, 2006 as Instrument No. 2006-0504032.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that MICAL-MODULAR-SOUTH, LLC, be awarded excess proceeds in the amount of \$28,250.98. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim MMS

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst

10/21/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

4/9/2024

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 316 Parcel Identification Number: 378271034

Assessee: MICAL MODULAR SOUTH

Situs:

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 28,250.98 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. 2006-0504032 recorded on 07/11/2006. 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.

Grant Deed

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 24th day of October, 2022 at Los Angeles, CA County, State

Ben Leeds Signature of Claimant

Signature of Claimant

Benjamin Leeds Print Name

Print Name

3385 Overland Avenue Street Address

Street Address

Los Angeles, CA 90034 City, State, Zip

City, State, Zip

310-815-9015 Phone Number

Phone Number

melissa@benleedsproperties.com Email Address

Email Address

RECEIVED 2022 NOV 10 AM 6:09 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

RECORDING REQUESTED BY:
Stewart Title MAD Anaheim
WHEN RECORDED MAIL TO

Mical Modular South, LLC
28310 Roadside #250
Agoura, CA 91301

TITLE ORDER NO. 86505489
ESCROW NO. e5050199
APN. 378-271-034

DOC # 2006-0504032
07/11/2006 08:00A Fee: 10.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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TRA-005

GRANT DEED

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SR

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: \$ 96.25

CITY TAX is:

Monument Preservation Fee is:

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: City of Lake Elsinore, and

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

Charities Support Foundation, Inc., a Colorado non-profit corporation company

hereby GRANT(S) to MiCal-Modular-South, LLC a California limited liability company

the following described real property in the City of Elsinore, County of Riverside, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: June 14, 2006

Charities Support Foundation, Inc., a Colorado limited liability company

By: Valerie Cornelius
Valerie Cornelius

Its: Treasurer

STATE OF ~~CALIFORNIA~~ COLORADO

COUNTY OF EL PASO

On June 20, 2006 before me, Louise K. Feider
a notary public (here insert name and title of the officer)
personally appeared Valerie Cornelius

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

Louise K. Feider

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LOUISE K. FEIDER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 04/02/2008

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT PORTION OF LOW ROLLING HILLS IN RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 377, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5 IN COUNTRY CLUB HEIGHTS UNIT C, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE(S) 3 AND 4, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH $51^{\circ}10'33''$ EAST, ALONG THE NORTHEASTERLY LINE OF LOTS 5, 6 AND 7 OF SAID UNIT C, 344.15 FEET, MORE OR LESS, TO THE MOST NORTHERLY LINE OF SHRIER DRIVE AND TO THE TRUE POINT OF BEGINNING; THENCE NORTH $51^{\circ}10'33''$ WEST, 100 FEET; THENCE NORTH $38^{\circ}49'30''$ EAST, 60 FEET; THENCE SOUTH $51^{\circ}10'33''$ EAST TO THE MOST NORTHERLY LINE OF SHRIER DRIVE; THENCE SOUTH $53^{\circ}34'30''$ WEST, ALONG THE NORTHERLY LINE OF SHRIER DRIVE, TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION