

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



ITEM: 19.6  
(ID # 24405)

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 317. Last assessed to: MICAL-MODULAR-SOUTH, LLC. District 2. [\$25,442-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from MICAL-MODULAR-SOUTH, LLC, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378271036; and
2. Authorize and direct the Auditor-Controller to issue a warrant to MICAL-MODULAR-SOUTH, LLC, last assessee, in the amount of \$25,441.79 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

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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**

<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>	\$ 25,442	\$ 0	\$ 25,442	\$ 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>	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 January 25, 2007 as Instrument No. 2007-0058156.

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 \$25,441.79. 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 317 Parcel Identification Number: 378271036

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

RECEIVED  
2022 OCT 25 AM 7:35  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$25,441.79 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 2007-0058156; recorded on 01/25/2007. 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 20th 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

RECORDING REQUESTED BY:  
United Title Company - Inland Empire Div.

DOC # 2007-0058156  
01/25/2007 08:00A Fee:30.00  
Page 1 of 2 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:  
MICAL-MODULAR-SOUTH, LLC  
C/O 3385 Overland Ave., 2nd Floor  
Los Angeles, CA 90034-3508



Title Order No. 50615785  
Escrow No. 2008187-RW

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TRA 005 City V A									

A.P.N. 378-271-036

TRA 005

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

City Transfer Tax is \$.00  
County Transfer Tax is \$155.10

30 T 010

- Computed on the full consideration or value of property conveyed
- OR
- Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- Unincorporated Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The Bentley Foundation, a California Non-Profit Corporation,

hereby GRANT(S) to MICAL-MODULAR-SOUTH, LLC

the real property in the ~~Unincorporated Area~~, County of Riverside, State of California, described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

COMMONLY KNOWN AS: , , CA

Dated: November 7, 2006

STATE OF CALIFORNIA }  
COUNTY OF Riverside }ss

The Bentley Foundation, a California Non-Profit Corporation

On 1-8-07 before me

by: Al Bell, President

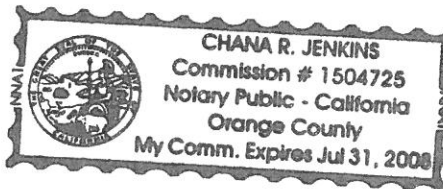
Chana R. Jenkins, Notary Public,

personally appeared Albert Bell

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 Chana R. Jenkins



**EXHIBIT "A"**

PARCEL 1 OF PARCEL MAP 25442, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 173, PAGES 76-77, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.