

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



ITEM: 19.10
(ID # 24410)

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, Items 321, 322, 323, 324, & 325. Last assessed to: MiCal Modular South LLC, a California limited liability company. District 2. [\$120,539-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claims from MiCal Modular South LLC, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 378271040, 378271041, 378271042, 378271043, and 378271044; and
2. Authorize and direct the Auditor-Controller to issue a warrant to MiCal Modular South LLC in the amount of \$120,538.84 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	\$ 120,539	\$ 0	\$ 120,539	\$ 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 per parcel for excess proceeds:

1. Claims from MiCal Modular South LLC based on a Grant Deed recorded July 31, 2007 as Instrument No. 2007-0494210.

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 \$120,538.84. 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.

TC	ITEM	PIN	AMOUNT
218	321	378271040	\$30,633.96
218	322	378271041	\$12,872.72
218	323	378271042	\$12,772.72
218	324	378271043	\$25,986.72
218	325	378271044	\$38,272.72
TOTAL:			\$120,538.84

Impact on Residents and Businesses

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

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim MMS


Evangelina Gregorio EO, Principal Mgmt Analyst 10/21/2024


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 321 Parcel Identification Number: 378271040

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 \$ 30,633.96 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] 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 2007-0199210 recorded on 07/31/2007. 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.

Four horizontal lines for listing documentation supporting the claim.

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 8th day of November, 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

Email Address

Email Address

RECEIVED 2022 NOV 15 AM 3:13 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

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 322 Parcel Identification Number: 378271041

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 NOV 15 AM 3:13
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 12,872.72 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. 2007-0494210, recorded on 07/31/2007. 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 Deeds

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 8th day of November, 2022 at Los Angeles, CA 90034
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

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 323 Parcel Identification Number: 378271042

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 NOV 15 AM 3:12
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 25,986.72 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 _____. 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 8th day of November, 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

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 324 Parcel Identification Number: 378271043

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 NOV 15 AM 3:12
RIVERSIDE COUNTY
TREAS-TAX COLLECT

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 12,712.72 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. 2007-0494210, recorded on 07/31/2007. 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.

Amount Due

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 8th day of November, 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

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 325 Parcel Identification Number: 378271044

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 NOV 15 AM 3:12
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 38,272.72 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. 20070494210 recorded on 07/31/2007. 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 8th day of November, 2022 at Los Angeles
County, State

Ben Leeds
Signature of Claimant

Signature of Claimant

Bairaman 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:
Stewart Title MAD Anaheim
WHEN RECORDED MAIL TO

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

TITLE ORDER NO. 86-700340A
ESCROW NO. e5050199
APN. 378-271-032 - 7

DOC # 2007-0494210

07/31/2007 08:00A Fee:10.00
Page 1 of 2

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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M	A	L	465	426	FCOR	NCOR	SMF	NCHG	EXAM		
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GRANT
Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is: 0.00
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

CITY TAX is:

T
029

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

MiCal Modular LA County LLC, a California limited liability company

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

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

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

"The Grantor and the Grantees in this conveyance are comprised of the same parties who continues to hold the same proportionate interests in the property, RPT 11923Cd)"

Dated: June 28, 2006

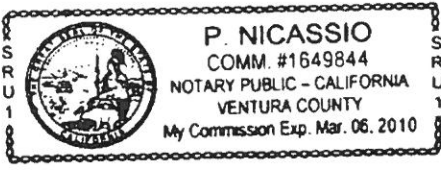
MiCal Modular LA County LLC, a California limited liability company

By Carl Layman
Carl Layman
Its: Managing Member

STATE OF CALIFORNIA

COUNTY OF Ventura

On July 7, 2006 before me, P. Nicassio,
Notary Public, (here insert name and title of the officer)
personally appeared Carl Layman



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 P. Nicassio

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"

LEGAL DESCRIPTION

Parcel B:

Lots 1 through 5 inclusive of Tract No. 33191, in the City of Lake Elsinore, County of Riverside, State of California, as per map filed Book 404, pages 7 to 8 inclusive of Maps, in the office of the Riverside County Recorder.

EXCEPTING THEREFROM all subsurface water rights, as dedicated to the City of Lake Elsinore on the map of said Tract 33191.