

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



ITEM: 19.14
(ID # 24620)

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 132. Last assessed to: Bundy Canyon Land Development, LLC, a California limited liability company. District 1. [\$8,183-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the County of Riverside, Treasurer-Tax Collector for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 361175006;
2. Deny the claim from William Richard, Assignee for Jerry Geller for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 361175006;
3. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Treasurer-Tax Collector in the amount of \$8,182.62 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; and
4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$8,790.22 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

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	\$ 8,183	\$ 0	\$ 8,183	\$ 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.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessees through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times, and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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

of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 7, 2022.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from the County of Riverside, Treasurer-Tax Collector based on a Certificate of Lien recorded May 31, 2018 as Instrument No. 2018-0219906 and Certificates of Lien recorded February 5, 2020 as Instrument Nos. 2020-0056193 & 2020-0056194.
2. Claim from William Richard, Assignee for Jerry Geller based on an Assignment of Right to Collect Excess Proceeds notarized June 28, 2023 and a Grant Deed recorded August 25, 2005 as Instrument No. 2005-0698052.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Treasurer-Tax Collector be awarded excess proceeds in the amount of \$8,182.62. The claim from William Richard, Assignee for Jerry Geller be denied since it was established his entity was formed in 2018 and therefore, he was not a party of interest at the time of the tax sale. Since there are no other claimants, the unclaimed excess proceeds in the amount \$8,790.22 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to a lienholder of the property and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim TTC

ATTACHMENT B. Claim Richards


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


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

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 132 Parcel Identification Number: 361175006

Assessee: BUNDY CANYON LAND DEV

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

RECEIVED
2023 JUN 29 PM 5:28
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 8182.42 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. see attached; 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.

see attached

If the property is held in Joint Tenancy, the tax sale 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 June, 2023 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Lane Smith-Thurgate
Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

County Treasurer-Tax Collector
P.O. Box 12005
Riverside, California 92502-2205
Phone Number

Phone Number

Email Address

Email Address

JON CHRISTENSEN
TAX COLLECTOR
County Administrative Center
4080 Lemon St. - 4th Floor
Riverside, California

Mailing Address
P.O. Box 12005
Riverside, CA 92502-2205

2018-0219906

05/31/2018 08:00 AM Fee: \$ 0.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



914

(Space above this line for Recorder's use)

CERTIFICATE OF LIEN

(Filed for Record Pursuant to Section 2191.3 et seq., Revenue and Taxation Code)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §§

NO. **0364504**

I, Jon Christensen, Tax Collector of the County of Riverside, State of California, do hereby certify that there is on record in my office unpaid delinquent unsecured property taxes, which were duly assessed, computed and levied for the fiscal year 2004, in compliance with the provisions of Division 1, Part 5, of the Revenue and Taxation Code, in the amounts stated herein, together with penalties levied pursuant to sections 2921.5 and 2922 of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS	TAX RATE AREA	ASSESSMENT NUMBER	TAX	PENALTY
BUNDY CANYON LAND DEV 28475 OLD TOWN FRONT NO D TEMECULA CA 92590	026-001	052690138-4	\$988.79	\$98.87

From and after the time of filing this certificate of lien for record, the total amount required to be paid by the person or persons named constitutes a lien upon all personal property and real property now owned by said person or persons, or that may subsequently be acquired by them before the date on which this lien expires.

This lien has the force, effect and priority of a judgement lien for ten (10) years from the time of the recording of this instrument, unless sooner released or otherwise discharged.

This "CERTIFICATE OF LIEN" is herewith filed for record for the express purpose of extending that certain lien obtained under the original certificate recorded on 12/30/2008, Document #000020080678408 of Official Records of Riverside County, California.

Dated May 8, 2018.

JON CHRISTENSEN, Tax Collector

By Rudy Ayon, Deputy

Recorded without acknowledgement pursuant to the provisions of Section 27282 of the Government Code.

JON CHRISTENSEN
TAX COLLECTOR
County Administrative Center
4080 Lemon St. - 4th Floor
Riverside, California

Mailing Address
P.O. Box 12005
Riverside, CA 92502-2205

2020-0056193

02/05/2020 01:24 PM Fee: \$ 0.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



587

(Space above this line for Recorder's use)

CERTIFICATE OF LIEN

(File for Record Pursuant to Section 2191.3 et seq., Revenue and Taxation Code)

STATE OF CALIFORNIA) §§
COUNTY OF RIVERSIDE)

NO. 0379775

I, Jon Christensen, Tax Collector of the County of Riverside, State of California, do hereby certify that there is on record in my office unpaid delinquent unsecured property taxes, which were duly assessed, computed and levied for the fiscal year 2006-2007, in compliance with the provisions of Division 1, Part 5, of the Revenue and Taxation Code, in the amounts stated herein, together with penalties levied pursuant to sections 2921.5 and 2922 of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

<u>NAME AND ADDRESS</u>	<u>TAX RATE AREA</u>	<u>PIN</u>	<u>TAX</u>	<u>PENALTY</u>
BUNDY CANYON LAND DEV 28475 OLD TOWN FRONT NO D TEMECULA, CA 92590	026-001	362280024	\$676.45	\$67.64

From and after the time of filing this certificate of lien for record, the total amount required to be paid by the person or persons named constitutes a lien upon all personal property and real property now owned by said person or persons, or that may subsequently be acquired by them before the date on which this lien expires.

This lien has the force, effect and priority of a judgment lien for ten (10) years from the time of the recording of this instrument, unless sooner released or otherwise discharged.

This "CERTIFICATE OF LIEN" is herewith filed for record for the express purpose of extending that certain lien obtained under the original certificate recorded on 2/11/2010, Document #000020100065963 of Official Records of Riverside County, California.

Dated 2/4/2020

JON CHRISTENSEN, Tax Collector

By David Parada, Deputy

Recorded without acknowledgement pursuant to the provisions of Section 27282 of the Government Code

TC 119 (11/98)

JON CHRISTENSEN
TAX COLLECTOR
County Administrative Center
4080 Lemon St. - 4th Floor
Riverside, California

Mailing Address
P.O. Box 12005
Riverside, CA 92502-2205

2020-0056194

02/05/2020 01:24 PM Fee: \$ 0.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



587

(Space above this line for Recorder's use)

CERTIFICATE OF LIEN

(File for Record Pursuant to Section 2191.3 et seq., Revenue and Taxation Code)

STATE OF CALIFORNIA) §§
COUNTY OF RIVERSIDE)

NO. 0379774

I, Jon Christensen, Tax Collector of the County of Riverside, State of California, do hereby certify that there is on record in my office unpaid delinquent unsecured property taxes, which were duly assessed, computed and levied for the fiscal year 2007-2008, in compliance with the provisions of Division 1, Part 5, of the Revenue and Taxation Code, in the amounts stated herein, together with penalties levied pursuant to sections 2921.5 and 2922 of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

<u>NAME AND ADDRESS</u>	<u>TAX RATE AREA</u>	<u>PIN</u>	<u>TAX</u>	<u>PENALTY</u>
BUNDY CANYON LAND DEV 28475 OLD TOWN FRONT NO D TEMECULA, CA 92590	026-001	362280024	\$682.39	\$68.23

From and after the time of filing this certificate of lien for record, the total amount required to be paid by the person or persons named constitutes a lien upon all personal property and real property now owned by said person or persons, or that may subsequently be acquired by them before the date on which this lien expires.

This lien has the force, effect and priority of a judgment lien for ten (10) years from the time of the recording of this instrument, unless sooner released or otherwise discharged.

This "CERTIFICATE OF LIEN" is herewith filed for record for the express purpose of extending that certain lien obtained under the original certificate recorded on 2/11/2010, Document #000020100065961 of Official Records of Riverside County, California.

Dated 2/4/2020

JON CHRISTENSEN, Tax Collector

By David Parada, Deputy

Recorded without acknowledgement pursuant to the provisions of Section 27282 of the Government Code.

TC 119 (11/98)

Bill Information

Unknown PY Refund (more)
 PIN: 362280024 TAG: 026-001 MENIFEE
 AIN: 362280024 TAG Rate: 1.163800000000
 Status: Active, 5/17/1999 12:00:12 AM TIF:
 Reason:
 Geocode: 362280024 County: 33-Riverside
 Rev acct: 00362280004 Case:
 Tax sale: IC 218 - Internet Tax Sale of Tax-Defaulted Real Property: 4/21/2022
 Last transfer: 7/7/2022 12:00:00 AM ACH pin:
 Current owner: PD HOME LLC
 Ownership type: Sole Owner
 Situs address:
 Description: 7.35 ACRES M/L IN POR PAR(....)
 Class: Vacant Residential Land - Other
 Roll type: Real
 eBilling Registration: 0

Filter by
 Year: All BUNDY CANYON LAND DEV - 11354069

Bill Detail | As of 04/26/2022 | Secured Annual Tax Bill - 2 Installments | Print | Print Stmt

Year	Bill No	Bill Type	Collection Type	Net	Fee	Penalty	Interest Due	Amnt Paid	Amnt Due
<input type="checkbox"/>	2007	200941497-E	Original	Unsecured	\$682.39	\$61.00	\$68.23	\$1,504.67	\$0.00
<input type="checkbox"/>	2006	200941496-E	Original	Unsecured	\$676.45	\$61.00	\$67.63	\$1,491.57	\$0.00
<input type="checkbox"/>	2005	006970557-S	Original	Unsecured	\$800.64	\$20.00	\$80.02	\$1,957.56	\$0.00
<input type="checkbox"/>	2004	006970557-S	Original	Unsecured	\$188.15	\$44.50	\$18.78	\$460.03	\$0.00
				Total	\$2,347.63	\$186.50	\$234.66	\$5,413.83	\$0.00

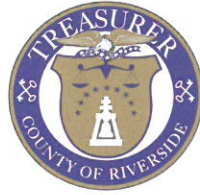
Allocations

Allocate To	Charges	Paid	Due
Installment 1	\$2,316.29	\$0.00	\$2,316.29
EXPEND ALL			

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer

May 21, 2024



RECEIVED
Melissa Johnson
Assistant Tax Collector
2024 MAY 23 PM 1:55
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Re:

TC 218 Item 32

PIN: 361175006

Date of Sale: April 26, 2022

Last Assessed to: Bundy Canyon Land Development
Certificate of Lien: 2018-0219906

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.**

 Updated Statement of Monies Owed (up to date of tax sale)

Please send in all original documents by June 21, 2024 to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

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

Unknown PY Refund (more)
 PIN: 362280024
 AIN: 362280024
 Status: Active 5/17/1999 12:00:12 AM Reason:
 Geocode: 362280024
 Rev acct: 60362280004
 Tax sale: IC 218 - Internet Tax Sale of Tax-Defaulted Real Property 4/21/2022
 Last transfer: 7/7/2022 12:00:00 AM

TAG: 026-001 MENIFEE
 TAG Rate: 1.15560000000
 TIF: 33-Riverside
 County: 33-Riverside
 Case: IC 218 - Internet Tax Sale of Tax-Defaulted Real Property 4/21/2022
 Print pin: 7772022-12-00-00-AM
 ACH pin:

Current owner: PD HOME LLC
 Ownership type: Sole Owner
 Situs address: 7.35 ACRES MIL IN POR PAR (u)
 Description: Vacant Residential Land - Other
 Class: Real
 Roll type: 0
 eBilling Registration:

Filter by Year: All | Bill type: Unpaid | Collection Type: Unsecured | Owner Of Record: BUNDY CANYON LAND DEV - 11354069

Year	Bill No	Bill Type	Collection Type	Net	Fee	Penalty	Interest/Disc	Amnt Paid	Amnt Due
2007	200941497-E	Original	Unsecured	\$682.39	\$61.00	\$68.23	\$1,504.67	\$0.00	\$2,316.29
2006	200941496-E	Original	Unsecured	\$676.45	\$61.00	\$67.63	\$1,491.57	\$0.00	\$2,296.65
2005	006970557-S	Original	Unsecured	\$800.64	\$20.00	\$80.02	\$1,957.56	\$0.00	\$2,858.22
2004	006970557-S	Original	Unsecured	\$188.15	\$44.50	\$18.78	\$460.03	\$0.00	\$711.46
Total				\$2,347.63	\$186.50	\$234.66	\$5,413.83	\$0.00	\$8,182.62

Allocations

Allocate To	Charges	Paid	Due
Installation 1	\$2,316.29	\$0.00	\$2,316.29

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 132 Parcel Identification Number: 361175006

Assessee: BUNDY CANYON LAND DEV

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

RECEIVED
2023 JUL -5 PM 3:19
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 16,972.84 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. 2022-0303024; recorded on 07/07/2022. 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.

- * Assignment of Rights To Collect Excess Proceeds
- * Copy: Tax Deed To Purchaser of Tax-Defaulted property
- * Articles of Organization, Statement of Information
- * Copy of Driver License (California)

If the property is held in Joint Tenancy, the tax sale 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 5th day of July, 2023 at Los Angeles, California
County, State

William Richard
Signature of Claimant

Signature of Claimant

William Richard
Print Name

Print Name

1521 Crenshaw Blvd Apt # 3
Street Address

Street Address

Los Angeles, CA 90045
City, State, Zip

City, State, Zip

(310) 864-9089
Phone Number

Phone Number

WRichard@covenantrecovery.net
Email Address

Email Address

ASSIGNMENT OF RIGHT 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 assign to WILLIAM RICHARD my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 361175006 sold at public auction on 04-26-2022 I understand that the total of excess proceeds available for refund is \$16,972.84 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Handwritten Signature]

Jerry B. Geller

(Signature of Party of Interest/Assignor)

(Name Printed)

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.

42450 Wilson Valley Rd.

(Address)

Aguauna CA 92536

(City/State/Zip)

(951) 321-0596

(Area Code/Telephone Number)

STATE OF CALIFORNIA)ss.
COUNTY OF SAN DIEGO

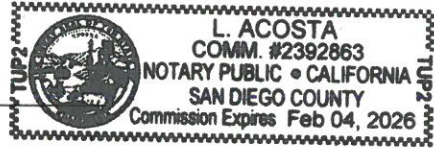
On June 28, 2023, before me, L. ACOSTA, personally appeared Jerry B. Geller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), 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.

[Handwritten Signature]

(Signature of Notary)



(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

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.

William Richard

(Name Printed)

7521 Crenshaw blvd APT #3

(Address)

Los Angeles, CA, ^{WR} 90305 90043

(City/State/Zip)

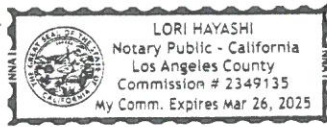
STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles

On June 21, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared William Richard, 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.

[Handwritten Signature]

(Signature of Notary)



(This area for official seal)

08/25/2005 08:00A Fee:33.00
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:
Fidelity National Title Insurance Co.
Escrow No. 171196-TC
Title Order No. 9900871

When Recorded Mail Document
and Tax Statement To:
Bundy Canyon Land Development
28475 Old Town Front Street, Suite D
Temecula, CA 92590

M	S	U	PAGE	SIZE	DA	PCOR	ACOR	SMF	MISC
	1		3						
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

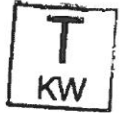
APN: 361-175-002,004,006,007

TRA: 054-038

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is 284.90

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



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Susan M. Stokes, Sole Trustee of The Schumacher Family Trust, Established December 3, 1989

hereby GRANT(S) to Bundy Canyon Land Development, LLC, a California limited liability company

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

Exhibit "One" attached hereto and made a part hereof

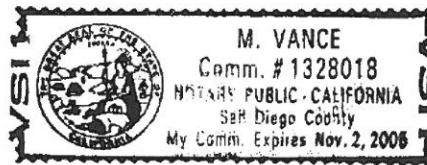
DATED: July 28, 2005

STATE OF CALIFORNIA
COUNTY OF San Diego
ON Aug 4 2005 before me,
M Vance personally appeared
Susan M. Stokes

The Schumacher Family Trust, Established
December 3, 1989

By: Susan M Stokes, Sole Trustee
Susan M. Stokes, Sole Trustee

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 M Vance

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document read as follows:

Name of Notary: M. VANCE

Date Commission Expires: NOVEMBER 2, 2005

County where bond is Filed: SAN DIEGO

Commission No.: 1328018

Manufacturer/Vendor No.: VS11

Place of execution - RIVERSIDE

Date - August 18, 2005


FIDELITY NATIONAL TITLE COMPANY

EXHIBIT "ONE"

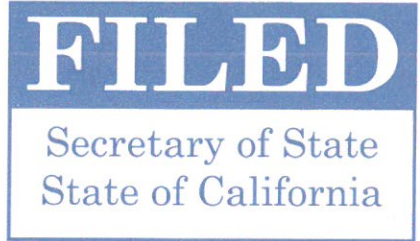
Lots 3, 4, 7, 8, 11, 12, 13, 14, 17, 18, 21 and 22 in Block 9 of Lake Elsinore Country Club Home Acres, in the County of Riverside, as per Map recorded in Book 13, Pages 2 and 3 of Maps, in the Office of the County Recorder of Riverside County, California.

Except all minerals, oil, gases and other hydrocarbons that may be within or under said land without, however, the right to drill, dig or mine through the surface thereof, as reserved by Walter M. Johnson and Ruth Rae Johnson in deed recorded December 9, 1966 as Instrument No. 118283, Official Records.

Unofficial Copy



California Secretary of State
Electronic Filing



LLC Registration – Articles of Organization

Entity Name: Bundy Canyon Land Development LLC

Entity (File) Number: 201835210347

File Date: 12/14/2018

Entity Type: Domestic LLC

Jurisdiction: California

Detailed Filing Information

1. Entity Name: Bundy Canyon Land Development LLC

2. Business Addresses:
 - a. Initial Street Address of Designated Office in California: 42450 Wilson Valley Road
Aguanga, California 92536
United States

 - b. Initial Mailing Address: 33370 Sunset Avenue
Menifee, California 92584
United States

3. Agent for Service of Process: Jerry Geller
42450 Wilson Valley Rd
Aguanga California 92536
United States

4. Management Structure: One Manager

5. Purpose Statement: The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

Electronic Signature:

The organizer affirms the information contained herein is true and correct.

Organizer: Jerry Geller



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

19-D18705

FILED

In the office of the Secretary of State
of the State of California

AUG 21, 2019

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IMPORTANT — Read instructions before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.) BUNDY CANYON LAND DEVELOPMENT LLC	
2. 12-Digit Secretary of State File Number 201835210347	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 42450 WILSON VALLEY RD	City (no abbreviations) Aguanga	State CA	Zip Code 92536
b. Mailing Address of LLC, if different than item 4a 42450 WILSON VALLEY RD	City (no abbreviations) Aguanga	State CA	Zip Code 92536
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 42450 WILSON VALLEY RD	City (no abbreviations) Aguanga	State CA	Zip Code 92536

5. Manager(s) or Member(s) If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Jerry	Middle Name	Last Name Geller	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 42450 WILSON VALLEY RD	City (no abbreviations) Aguanga	State CA	Zip Code 92536

6. Service of Process (Must provide either Individual **OR** Corporation.)
INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Jerry	Middle Name	Last Name Geller	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 42450 WILSON VALLEY RD	City (no abbreviations) Aguanga	State CA	Zip Code 92536

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business
a. Describe the type of business or services of the Limited Liability Company
Development

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address		City (no abbreviations)	State Zip Code

9. The information contained herein, including any attachments, is true and correct.
08/21/2019 Jerry Geller Boss
Date Type or Print Name of Person Completing the Form Title
Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: []
Company:
Address:
City/State/Zip: []



Secretary of State

LLC-4/8

**Short Form Cancellation Certificate
Limited Liability Company (LLC)**

ONLY California LLC Formed in California in
the Last 12 Months

FILED Dyy
Secretary of State
State of California

DEC 13 2019

CHT

See Secretary of State's
records for exact entity name.

This Space For Office Use Only

IMPORTANT — Read Instructions before completing this form.

There is No Fee for filing a Short Form Cancellation Certificate

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC
as it is recorded with the California Secretary of State)

Bundy Canyon Land Development

2. 12-Digit Secretary of State File Number

201835210347

3. Required Statements (Do not alter the Required Statements – ALL must be true to file Form LLC-4/8)

Statements 3(a) – 3(g) are true:

- (a) This Short Form Certificate of Cancellation is being filed within **twelve (12) months** from the date the Articles of Organization were filed with the California Secretary of State;
- (b) The LLC does not have any debts or other liabilities, except as provided in Item 3(c);
- (c) All final tax returns required under the California Revenue and Taxation Code have been or will be filed with the California Franchise Tax Board;
- (d) The known assets of the LLC remaining after payment of, or adequately providing for, known debts and liabilities have been distributed or the LLC has acquired no known assets;
- (e) **The LLC has not conducted any business from the time of the filing of the Articles of Organization;**
- (f) 50 percent or more of the voting interests of the managers or members voted, or, if no managers or members, the person or 50 percent or more of the persons signing the Articles of Organization, voted to dissolve the LLC; and
- (g) **Payments received by the LLC for interests from investors, if any, have been returned to those investors.**

Note: If the LLC cannot say all of these items are true, the LLC cannot file this Short Form Cancellation Certificate (Form LLC-4/8) and must follow the normal cancellation process. See Certificate of Cancellation (Form LLC-4/7), and if applicable, Certificate of Dissolution (Form LLC-3).

4. Cancellation Statement (Do not alter Cancellation Statement)

Upon the effective date of this Short Form Cancellation Certificate, the Limited Liability Company's registration is cancelled and its powers, rights and privileges will cease in California.

5. Read and Sign Below (See instructions for signature requirements. Do not use a computer generated signature.)

By signing this document, I certify that the information is true and that I am authorized by California law to sign.

Signature

Jerry Geller

Type or Print Name

Signature

Type or Print Name