

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



ITEM: 19.17
(ID # 24951)

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 305. Last assessed to: Chester C. Fisher and Doris Fisher, Husband and Wife, as Joint Tenants. District 2. [\$2,479 - Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Kenosian & Miele, LLP, Attorneys for Poser Investments, Inc for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378172001;
2. Approve the claim from Doris Fisher, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378172001;
3. Deny the claim from Chester Fisher, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378172001; and
4. Authorize and direct the Auditor-Controller to issue a warrant to Kenosian & Miele, LLP, Attorneys for Poser Investments, Inc in the amount of \$1,239.38 and to Doris Fisher in the amount of \$1,239.37, 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.

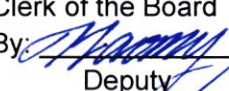
ACTION:Policy


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	\$ 2,479	\$ 0	\$ 2,479	\$ 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 three claims for excess proceeds:

1. Claim from Kenosian & Miele, LLP, Attorneys for Poser Investments, Inc based on Application for and Renewal of Judgment recorded May 7, 2019 as Instrument No. 2019-0156598.
2. Claim from Chester Fisher based on a Grant Deed recorded April 13, 1990 as Instrument No. 1990-134875.
3. Claim from Doris Fisher based on a Grant Deed recorded April 13, 1990 as Instrument No. 1990-134875.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Kenosian & Miele, LLP, Attorneys for Poser Investments, Inc be awarded excess proceeds in the amount of \$1,239.38 and Doris Fisher be awarded excess proceeds in the amount of \$1,239.37. Since the amount claimed by Kenosian & Miele, LLP, Attorneys for Poser Investments, Inc exceeds the amount of excess proceeds available, there are no funds for consideration for the claim by Chester Fisher. 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 and one of the last assessees of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim KenosianMiele

ATTACHMENT B. Claim DFisher

ATTACHMENT C. Claim CFisher


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


Aaron Gettis, Chief of Deputy County Counsel 7/2/2024

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 305 Parcel Identification Number: 378172001

Assessee: FISHER, CHESTER C & DORIS

Situs:

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

RECEIVED
2022 DEC -1 AM 9:20
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

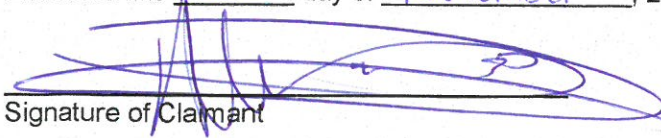
I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 17,340.87 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2019-0156598; recorded on 05/07/2019. 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.

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 22 day of November, 2022 at Los Angeles, CA
County, State


Signature of Claimant

Arash A. Khakshooy, Esq.
Print Name

8581 Santa Monica Blvd #17
Street Address

Los Angeles, CA 90069
City, State, Zip

(323) 297-2100
Phone Number

arash@kensammick.com
Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

2019-0156598

05/07/2019 08:49 AM Fee: \$ 98.00

Page 1 of 4

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



					R	A	Exam:	277	
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4									
SIZE	NCOR	SMF	NCHG	T:					

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

498

RECORDING REQUESTED BY AND MAIL TO:

(Name and mailing address, including city, state, and ZIP code, of requesting party)

JOHN P. KENOSIAN, BAR #80261
LAW OFFICES OF KENOSIAN & MIELE, LLP
8581 SANTA MONICA BLVD., #17
LOS ANGELES, CA 90069

DOCUMENT TITLE

- ABSTRACT OF JUDGMENT
- ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT
- OTHER (specify): APPLICATION FOR AND RENEWAL OF JUDGMENT



EJ-190

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number).
After recording, return to

John P. Kenosian, Bar #80261
Law Offices of Kenosian & Miele, LLP
8581 Sanata Monica Blvd. #17
Los Angeles, Ca 90069

TEL. NO: 888-566-7644 FAX NO. (optional): 310-289-5177

E-MAIL ADDRESS (Optional)

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4050 MAIN STREET

MAILING ADDRESS: 4050 MAIN STREET

CITY AND ZIP CODE: RIVERSIDE, CA 92501

BRANCH NAME: RIVERSIDE LIMITED CIVIL

FOR RECORDER'S USE ONLY

PLAINTIFF: FIRST SELECT INC
DEFENDANT: CHESTER C. FISHER

CASE NUMBER
RIC10000710

APPLICATION FOR AND RENEWAL OF JUDGMENT

FOR COURT USE ONLY

Judgment creditor
 Assignee of record

applies for renewal of the judgment as follows:

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

FEB 08 2019

T. Davis

1. Applicant (name and address):
POSER INVESTMENTS, INC A California Corporation
8581 Santa Monica Blvd. #17
Los Angeles, Ca 90069
2. Judgment debtor (name and last known address):
CHESTER C. FISHER
6795 WELLS SPRINGS ST MIRA LOMA, CA 91752
3. Original judgment
 - a. Case number (specify): COC012360
 - b. Entered on (date): 06-06-00
 - c. Recorded:
 - (1) Date: 04-26-11
 - (2) County: RIVERSIDE
 - (3) Instrument No.: 2011-0182645
4. Judgment previously renewed (specify each case number and date): RIC10000710 / 01-11-10

5. Renewal of money judgment

a. Total judgment	\$	6695.90
b. Costs after judgment	\$	232.00
c. Subtotal (add a and b)	\$	6927.90
d. Credits after judgment	\$	0.00
e. Subtotal (subtract d from c)	\$	6927.90
f. Interest after judgment	\$	6091.34
g. Fee for filing renewal application	\$	30.00
h. Total renewed judgment (add e, f, and g)	\$	13049.24

i. The amounts called for in items a-h are different for each debtor.
These amounts are stated for each debtor on Attachment 5.



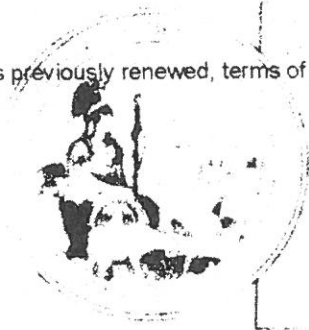
SHORT TITLE:
FIRST SELECT vs. FISHER, et al.

CASE NUMBER:
RIC10000710

6. Renewal of judgment for possession.
 sale.

a. If judgment was not previously renewed, terms of judgment as entered:

b. If judgment was previously renewed, terms of judgment as last renewed:



c. Terms of judgment remaining unsatisfied:

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

Date: 01-25-19

John P. Kenosian, Attorney for Plaintiff

(TYPE OR PRINT NAME)

(SIGNATURE OF DECLARANT)

KENOSIAN & MIELE, LLP
ATTORNEYS AT LAW
8581 SANTA MONICA BLVD., #17
LOS ANGELES, CALIFORNIA 90069
TELEPHONE (323) 297-2100 * TOLL FREE (888) 566-7644
FACSIMILE (310) 289-5177

11-22-22

SURPLUS FUNDS CLAIM

Common Address: 6795 WELLS SPRINGS ST MIRA LOMA CA 91752
Original Trustor: FISHER, CHESTER C
Trustee Sale Date: 04/26/2022
Charge-Off Creditor Account No.:

Demand is hereby made on behalf of POSER INVESTMENTS, INC for the following:

Judgment Renewal Amount:	\$13,049.24
Accrued Interest up to 04/26/22:	\$ 4,193.63
Costs:	\$ 98.00
TOTAL CLAIM AMOUNT:	\$17,340.87

Document Attached:

- 1) Conformed Copy of Recorded Application for and Renewal of Judgment.

I appreciate your cooperation in this matter. Please feel free to contact me at extension 317 with any questions.

Regards,

Thank you,

Arash A. Khakshooy Esq.
KENOSIAN & MIELE, LLP

Kenosian & Miele, LLP California Debt Collection application pending.

Giovane Pizano
Assistant Treasurer
May 8, 2024



Melissa Johnson
Assistant Tax Collector

Arash A. Khakshooy, ESQ
C/O Kenosian & Miele, LLP
8581 Santa Monica Blvd, #17
Los Angeles, CA 90069

Re: PIN: 378172001
TC 218 Item 305
Date of Sale: April 26, 2022

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
- 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
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other:

Please send in all **original** documents by **June 8, 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,

Accounting Technician I
Tax Sale Operations/Excess
PH: (951) 955-3336/Fax: (951) 955-3337

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<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. 		A. Signature <input type="checkbox"/> X <input checked="" type="checkbox"/>	
1. Article Addressed to: Arash A. Khakshooy, ESQ C/O Kenosian & Miele, LLP 8581 Santa Monica Blvd, #17 Los Angeles, CA 90069  9590 9402 7411 2055 3968 47		B. Received by (Printed Name) <input type="checkbox"/> C. Date <input type="checkbox"/> D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/>	
2. Article Number (Transfer from service label) 7003 2260 0004 1554 5943		3. Service Type <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Restricted <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) 	
4080 WWW.COUNTYOFRIVERSIDE.CA		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return	

KENOSIAN & MIELE, LLP
ATTORNEYS AT LAW
8581 SANTA MONICA BLVD., #17
LOS ANGELES, CALIFORNIA 90069
TELEPHONE (323) 297-2100 * TOLL FREE (888) 566-7644
FACSIMILE (310) 289-5177

RECEIVED

2024 MAY 13 PM 3:06

05-06-24

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

UPDATED SURPLUS FUNDS CLAIM

Common Address: 6795 WELLS SPRINGS ST MIRA LOMA CA 91752
Original Trustor: FISHER, CHESTER C
Trustee Sale Date: 04/26/2022
Charge-Off Creditor Account No.:

Demand is hereby made on behalf of POSER INVESTMENTS, INC for the following:

Judgment Renewal Amount:	\$13,049.24
Accrued Interest up to 04/26/22:	\$ 4,193.63
Costs:	\$ 98.00
TOTAL CLAIM AMOUNT:	\$17,340.87


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Regards,

Thank you,


Arash A. Khakshooy Esq.
KENOSIAN & MIELE, LLP

Kenosian & Miele, LLP California Debt Collection application pending.

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 Los Angeles)

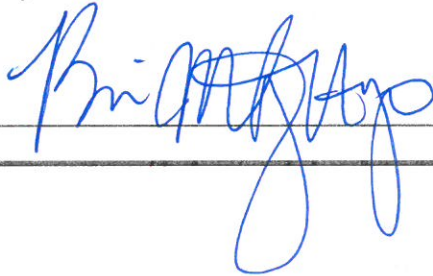
On May 7, 2024 before me, Bianca Martinez Arroyo, Notary Public
(insert name and title of the officer)

personally appeared Arash A. Khakshooy,
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.

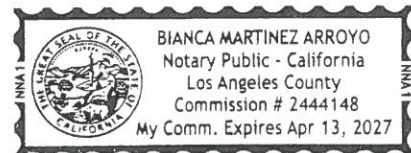
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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 305 Parcel Identification Number: 378172001

Assessee: FISHER, CHESTER C & DORIS

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 \$ 2478.75 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. APN# 378-172-001, recorded on 3/29/1990. 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.

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 _____ day of _____, 20__ at _____ County, State _____

Chester Fisher
Signature of Claimant

CHESTER FISHER
Print Name

6795 Wells Springs St
Street Address

Mira Loma, CA 91752
City, State, Zip

951-475-4923
Phone Number

adams@sbcglobal.net
mail Address

RECEIVED
2022 AUG 24 AM 8:13
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

RECORDING REQUESTED BY

STEWART TITLE CO

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

CHESTER C. FISHER
DORIS FISHER
17417 LYSANDER DRIVE
CARSON, CALIFORNIA 90746

ESCROW NO. 90-2420-DJ
TITLE ORDER NO. 88826-B



RECEIVED FOR RECORD
AT 2:30 O'CLOCK A.M.
At Request of
STEWART TITLE CO.

APR 13 1990

Recorded in Official Records
of Riverside County, California

William E. Conerly
RECORDER

Fees 9



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 8.80

A.P.N. 378-172-001

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

By this instrument dated TWENTY-NINTH DAY OF MARCH, 1990 , for a valuable consideration
JOYCE A. PROSSER , a widow

hereby GRANTS to

CHESTER C. FISHER AND DORIS FISHER, HUSBAND AND WIFE, AS JOINT TENANTS

the following described real property in the UNINCORPORATED AREA OF THE
County of RIVERSIDE , State of CALIFORNIA

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

STATE OF CALIFORNIA,
COUNTY OF Riverside

On April 5, 1990 before me }
the undersigned, a Notary Public in and for said County and State, } ss
personally appeared

Joyce A. Prosser

Joyce A. Prosser
JOYCE A. PROSSER

134875

88826-B

7

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 305 Parcel Identification Number: 378172001

Assessee: FISHER, CHESTER C & DORIS

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 \$ 2478.75 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. APN# 378-172-001 recorded on 3/29/1990. 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.

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 _____ day of _____, 20__ at _____ County, State

Doris Fisher
Signature of Claimant

DORIS FISHER
Print Name

7545 BRODY MEADOWS ST.
Street Address

NORTH LAS VEGAS, NV 89084
City, State, Zip

702-444-7920
Phone Number

dori2654@OUTLOOK.COM
Email Address

RECEIVED
2022 AUG 24 AM 8:13
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

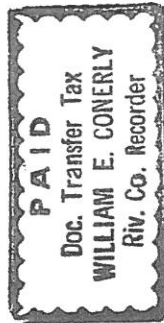
RECORDING REQUESTED BY

STEWART TITLE CO

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

CHESTER C. FISHER
DORIS FISHER
17417 LYSANDER DRIVE
CARSON, CALIFORNIA 90746

ESCROW NO. 90-2420-DJ
TITLE ORDER NO. 88826-B



RECEIVED FOR RECORD
AT 2:30 O'CLOCK A.M.
At Request of
STEWART TITLE CO.

APR 13 1990

Recorded in Official Records
of Riverside County, California

William E. Conerly
RECORDER

Fees 9



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 8.80

A.P.N. 378-172-001

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

By this instrument dated TWENTY-NINTH DAY OF MARCH, 1990 , for a valuable consideration
JOYCE A. PROSSER , a widow

hereby GRANTS to

CHESTER C. FISHER AND DORIS FISHER, HUSBAND AND WIFE, AS JOINT TENANTS

the following described real property in the UNINCORPORATED AREA OF THE
County of RIVERSIDE , State of CALIFORNIA

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

STATE OF CALIFORNIA,
COUNTY OF Riverside

On April 5, 1990 before me }
the undersigned, a Notary Public in and for said County and State, } ss
personally appeared

Joyce A. Prosser

Joyce A. Prosser
JOYCE A. PROSSER

134875

88826-B

7