

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



**ITEM: 21.6
(ID # 27275)**

MEETING DATE:
Tuesday, April 15, 2025

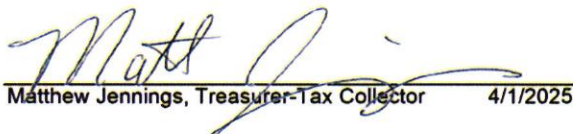
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 306. Last assessed to: South Pointe Development, Inc., a California Corporation. District 3. [\$245,623-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from South Pointe Development, Inc., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 945090020; and
2. Authorize and direct the Auditor-Controller to issue a warrant to South Pointe Development, Inc., last assessee, in the amount of \$245,623.10 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.

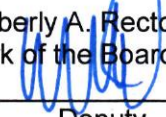
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 4/1/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 15, 2025
xc: Treasurer

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	\$ 245,623	\$ 0	\$ 245,623	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	NO
			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 May 02, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2023. 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 13, 2023 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 South Pointe Development, Inc. based on a Grant Deed recorded January 02, 2015 as Instrument No. 2015-0000656.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that South Pointe Development, Inc., last assessee, be awarded excess proceeds in the amount of \$245,623.10. 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 South

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 4/3/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 3/6/2025

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 219 ITEM 306 Parcel Identification Number: 945090020

Assessee: SOUTH POINTE DEV INC

Situs:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED
2024 MAY 16 PM 1:58
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 216,481.00 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. 2023-0176080; recorded on 6/20/23. 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.

ATTACHED - 4 DOCUMENTS

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 13th day of MAY, 2024 at RIVERSIDE, CA.
County, State

[Signature]
Signature of Claimant

Signature of Claimant

OWNER
BILL PARKER - SOUTH POINTE DEVELOPMENT INC.
Print Name

Print Name

31805 TEMECULA PARKWAY 07-763
Street Address

Street Address

TEMECULA, CA. 92592
City, State, Zip

City, State, Zip

951-514-7918
Phone Number

Phone Number

Billy PARKER 27 @ GMAIL.COM
Email Address

Email Address

Recording requested by
First American Title
San Diego

AND WHEN RECORDED MAIL TO:

South Pointe Development, Inc
41146 Elm ST Suite H
Murrieta, CA 92562

DOC # 2015-0000656
01/02/2015 12:56 PM Fees: \$28.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MGREGSTON

4769452-12

Title Order No.: 4769452-12 THIS SPACE FOR RECORDER'S USE ONLY:
Escrow No.: 020652-KD

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 1,155.00
 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 Temecula **AND**

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

Inglewest Development Corporation, a California Corporation

hereby GRANT(s) to:

South Pointe Development, Inc, a California Corporation

the real property in the City of Temecula, County of Riverside, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: Vacant Land, Temecula, CA 92592

AP#: 945-100-005-0, 945-090-001-6, 945-090-020-3

TRA 013-004

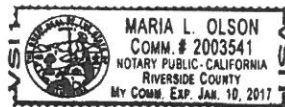
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

DATED December 19, 2014
STATE OF CALIFORNIA
COUNTY OF Riverside
On December 19, 2014
before me, Maria L. Olson
A Notary Public personally appeared
Lawrence L. Slusser

Inglewest Development Corporation, a California Corporation

By: Lawrence L. Slusser
Lawrence L. Slusser, President

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 Maria L. Olson

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

Exhibit "A"

Legal Description

A.P.N.: 945-090-001-6 and 945-090-020 and 945-100-005

Real property in the City of Temecula, County of Riverside, State of California, described as follows:

PARCEL A:

PARCELS 1 AND 2 AS SHOWN BY PARCEL MAP NO. 8840 ON FILE IN BOOK 41 PAGE(S) 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THAT PORTION OF PARCEL 2 AS DESCRIBED IN DEED RECORDED MARCH 26, 2008 AS INSTRUMENT NO. 08-148676 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP 8840 IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN BOOK 41, PAGES 54 AND 55 OF PARCEL MAPS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3 OF PARCEL MAP 30786 IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN BOOK 208, PAGES 92 AND 93 OF PARCEL MAPS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY

THENCE SOUTH 65° 10' 10" WEST A DISTANCE OF 24.75 FEET TO A POINT ON A LINE PARALLEL WITH AND 15 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL 2

THENCE, ALONG SAID PARALLEL LINE, SOUTH 77° 31' 25" EAST A DISTANCE OF 186.95 FEET;

THENCE, NORTH 65° 10' 21 EAST A DISTANCE OF 24.75 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE, NORTH 77° 31' 25 WEST A DISTANCE OF 186.95 FEET TO THE POINT OF BEGINNING (POB)

CONTAINING 1.26 ACRES, MORE OR LESS

AS A RESULT OF LOT LINE ADJUSTMENT NO. PA07-0261 RECORDED FEBRUARY 13, 2008 AS DOCUMENT NO. 72431 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

PARCEL B:

PARCEL 10, AS SHOWN BY PARCEL MAP 6607, ON FILE IN BOOK 21 PAGE(S) 61 AND 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.