

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



**ITEM: 21.4**  
(ID # 27289)

**MEETING DATE:**  
Tuesday, December 16, 2025

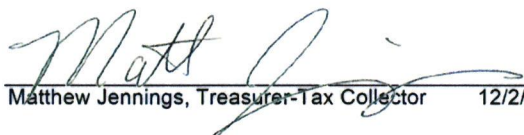
**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 29. Last assessed to: Friendly Group II, a general partnership. District 2. [\$365,678-Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Friendly Group II, a general partnership, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285060021;
2. Deny the claim from Abner Pinedo, Assignee for Peter Shay, General Partner of Friendly Group II, a Limited Partnership, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285060021; and,
3. Authorize and direct the Auditor-Controller to issue a warrant to Friendly Group II, a general partnership, last assessee in the amount of \$365,678.40 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**

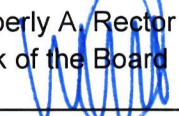
  
Matthew Jennings, Treasurer-Tax Collector 12/2/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: Medina  
Date: December 16, 2025  
xc: Treasurer

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>	\$ 365,678	\$ 0	\$ 365,678	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25/26

**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 two claims for excess proceeds:

1. Claim from Friendly Group II, a general partnership, from general partner Kang-Shen Chen, based on a Corporation Grant Deed recorded March 19, 1987 as Instrument No. 1987-75068 and a Partnership Agreement recorded March 19, 1987 as Instrument No. 1987-75067.
2. Claim from Abner Pinedo, Assignee for Peter Shay, General Partner of Friendly Group II, a Limited Partnership based on a revised Assignment of Right to Collect Excess Proceeds notarized March 18, 2024, an Assignment of Right to Collect Excess Proceeds notarized July 21, 2023, a Corporation Grant Deed recorded March 19, 1987 as Instrument No. 1987-75068, a Partnership Agreement recorded March 19, 1987 as Instrument No. 1987-75067, and a Board of Directors Resolution notarized July 21, 2023.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Friendly Group II, a general partnership, be awarded excess proceeds in the amount of \$365,678.40. The claim submitted by Abner Pinedo, Assignee for Peter Shay, General Partner of Friendly Group II, a Limited Partnership, is to be denied, as the claimant failed to provide the necessary information and proof to establish that Friendly Group II, a Limited Partnership, was the same entity as last assessee Friendly Group II, a general partnership, and therefore a party of interest at the time of the sale. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

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

**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 FGII**

**ATTACHMENT B. Claim Pinedo**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 12/4/2025

  
Aaron Gettis, Chief of Deputy County Counsel 11/6/2025

RECEIVED

2024 APR -1 AM 8: 54

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: 219 ITEM 29 Parcel Identification Number: 285060021

Owner: FRIENDLY GROUP II

Situs Address:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 365,678.40 from the sale of the above mentioned real property. I/We were the [ ] lienholder(s), [X] property owner(s) [please check one] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 1987-075068; recorded on 3/19/1987. 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.

1. Grant Deed

2. Partnership agreement of Friendly Group II. The general partner Kang-Shen Chen submits the claim form on behalf of the partnership. (see Paragraph 8 of the partnership agreement)

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 21 day of March, 2024 at Orange County, California  
County, State

Kang Shen Chen, GP for  
Friendly Group II  
Signature of Claimant Kang-Shen Chen, GP for  
Friendly Group II

Signature of Claimant

Print Name  
6984 E. Overlook Terrace

Print Name

Street Address  
Anaheim, California 92807

Street Address

City, State, Zip  
714 2818818

City, State, Zip

Phone Number  
CHENKANGSHEN@GMAIL.COM

Phone Number

Email Address

Email Address

RECORDING REQUESTED BY

75068

AND WHEN RECORDED MAIL TO

Dr. Richard Yeh  
1866 Gothan St.  
Chula Vista, CA 92010

RECEIVED FOR RECORD  
AT 8:39 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

MAR 19 1987

Recorded in Official Records  
of Riverside County, California

W. H. ...  
Recorder

SURVEYORS  
Monument Fund  
\$10.00

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Recorder

Name  
City and  
County  
State  
Post  
Address  
City &  
State

MAIL TAX STATEMENTS TO  
Same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Corporation Grant Deed

CAT. NO. NN00878  
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

285 060 021 6  
11201522

The undersigned grantor(s) declare(s):  
Documentary transfer tax in \$ 192.50  
(X) 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 Riverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
LAKESIDE FARMS, INC.

a corporation organized under the laws of the State of California, hereby GRANTS to

FRIENDLY GROUP II, a general partnership

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

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Section 3,  
Township 4 South, Range 5 West, San Bernardino Base and Meridian, in the  
office of the County Recorder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-  
ment to be executed by its Tom Hwang President and Richard Yeh Secretary  
thereunto duly authorized.

Dated April 15, 1986

LAKESIDE FARMS, INC.  
a California corporation

STATE OF CALIFORNIA  
COUNTY OF San Diego

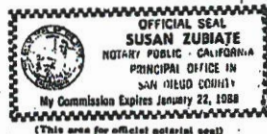
By Tom Hwang President

On May 7, 1986 before me, the  
undersigned, a Notary Public, in and for said State, personally  
appeared Richard Yeh Tom Hwang  
personally known to me or proved to me on the basis of satis-  
factory evidence to be the person who executed the within  
instrument as the Richard Yeh President, and  
Richard Yeh personally known to  
me or proved to me on the basis of satisfactory evidence to be the  
person who executed the within instrument as the Secretary  
Secretary of the Corporation that executed the within instrument  
and acknowledged to me that such corporation executed the  
within instrument pursuant to its by-laws or a resolution of its  
board of directors.

By Richard Yeh Secretary

WITNESS my hand and official seal.

Signature Susan Zubiante



Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT

75067

75067

# PARTNERSHIP AGREEMENT

RECEIVED FOR RECORD  
AS FILED IN OFFICE OF  
FIRST AMERICAN TITLE COMPANY  
OF FRESNO

MAR 19 1987

Notarized in Official Records  
of Fresno County, California  
*[Signature]*  
Notary Public  
Fees \$

THIS PARTNERSHIP AGREEMENT is entered into this 15th day of June, 1986

between the following persons whose names and addresses are set forth below:  
Golden Cosmos Investment Co., 21 Pear Tree Lane, Rolling Hills Estate, CA 90274  
Fred S. Hsieh, 123 W. Garvey Ave. Monterey Park, CA 91754  
Calvin Tan, 1848 Calle Medrid, Rolland Heights, CA 91748  
Hsi-Yen Pan, 5576 orange Ave., Cypress, CA 90630  
Tom Hwang, 143 N. Shasta Way, Upland, CA 91786

Kang-Shen Chen, 1230 Maple Tree Ct., La Habra, CA 90631  
Shu-Yuan Shie, 3900 San Miguel Dr., Fullerton, CA 92635

The above partners hereby agree that upon the commencement date of this partnership they shall be deemed to have become partners in business. The purposes, terms and conditions of this partnership are as follows:

1. NAME — The firm name of the partnership shall be

Friendly Group II

2) PRINCIPAL PLACE OF BUSINESS — The principal place of business of the partnership shall be

1230 Maple Tree Ct., La Habra, CA 90631

3. PURPOSE — The business of the partnership is set forth below and includes any other business related thereto:

Land investment and development

4. TERM — The partnership shall commence on June 15, 1986 and shall continue until June 15, 1988

(definite term or a term of years)

75067

## 5. CAPITAL CONTRIBUTION: DISTRIBUTION OF PROFITS AND LOSSES

Name of Partner	Capital Contribution		Percentage Distribution of Profit and Loss
	Specific Contribution	Agreed Upon Cash Valuation of Contribution	
Golden Cosmos Investment Co.	40,000		22.86
Fred S. Hsieh	25,000		14.29
Calvin Tan	10,000		5.71
Hai-Yen Pan	12,500		7.14
Tom Hwang	12,500		7.14
Kang-Shen Chen	30,000		17.15
Shu-Yuan Shie	45,000		25.71

A division of profits and losses shall be made at such time as may be agreed upon by the partners and at the close of each fiscal year. The profits and losses of the partnership shall be divided between the partners according to the above Schedule of "Distribution of Profits and Losses."

6. **CONTROL**—The partners shall have the exclusive control over the business of the partnership and each partner shall have equal rights in the management and conduct of the partnership business. Any differences arising as to the ordinary matters connected with the partnership business shall be decided by a numerical majority of the partners. Any act beyond the scope of this partnership agreement or any contract which may subject this partnership to liability in excess of three thousand DOLLARS shall be subject to the prior written consent of all the partners.
7. **DISSOLUTION**—In the event of retirement, expulsion, bankruptcy, death or insanity of a general partner, the remaining partners have the right to continue the business of the partnership under the same name by themselves, or in conjunction with any other persons they select.
8. Friendly Group II invites Mr. Kang-Shen Chen of Western Land Company to be the promoter for this development and allow him ten percent (10%) of profit sharing.
9. After the completion of the development project, Friendly Group II allows the following persons to receive organization fee as stated below:

Michael Lee	\$8,769.00
Ying-Bung Mok	\$7,714.50
Richard Yeh	\$2,215.00

29067

IN WITNESS WHEREOF, the parties hereto have signed this partnership agreement on the day and year first written above.

[Signature]  
PARTNER TOM HWANG

[Signature]  
PARTNER

[Signature]  
PARTNER HSI-YEN PAN

[Signature]  
PARTNER CALVIN TAN

[Signature]  
PARTNER PETER Y. SHAN

[Signature]  
PARTNER Attorney in fact

[Signature]  
PARTNER SHU-YUAN SHIE

[Signature]  
PARTNER KANG-SHEN CHEN

[Signature]  
PARTNER

GENERAL ACKNOWLEDGMENT

NO. 891

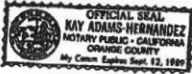
75067

State of California }  
County of Orange } SS.

On this the 25 day of February 19 87, before me,

Key Adams Hernandez  
the undersigned Notary Public, personally appeared  
Shu-Yuan Shie

KK personally known to me  
I proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is she subscribed to the  
within instrument, and acknowledged that she executed it.  
WITNESS my hand and official seal.



Notary's Signature  
*Key Adams Hernandez*

75067

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd • P.O. Box 4826 • Woodland Hills, CA 91369-4826

On SEPT 25, 1986 before me, the undersigned, a Notary Public in and for said State,  
personally appeared K.S. Chen (KANG-SHEN CHEN)

based on satisfactory evidence known to me  
to be the person whose name is subscribed to the within instrument and acknowledged  
that he executed the same.

WITNESS my hand and official seal.  
Signature Teresita A. Calderone



Name (Typed or Printed)

(This area for official seal)

75067

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

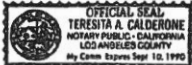
On SEPT 25, 1986 before me, the undersigned, a Notary Public in and for  
said State, personally appeared TULIANA Y. TU

known to me to be the person whose name is subscribed to the within instrument as the Attorney in Fact of  
FREDERIC S. HSEIH

and acknowledged that she subscribed the name of  
FREDERIC S. HSEIH

hereto as principal and her  
own name as Attorney in Fact.

WITNESS my hand and official seal.  
Signature Teresita A. Calderone



Name (Typed or Printed)

(This area for official notarial seal)

GENERAL ACKNOWLEDGMENT

NO. 801

State of California  
County of Los Angeles } ss.

On this the 3rd day of October 1986 before me,  
George Ho

the undersigned Notary Public, personally appeared  
Calvin TAN, HAI-YEN PAN, Tom Huang



personally known to me  
 proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) are subscribed to the  
within instrument, and acknowledged that they executed it.  
WITNESS my hand and official seal.

George Ho  
Notary's Signature

718 122

NATIONAL NOTARY ASSOCIATION • 22012 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91364

CORPORATE ACKNOWLEDGMENT

NO. 202

75067

State of California  
County of Los Angeles } ss.

On this the 3rd day of October 1986 before me,  
George Ho

the undersigned Notary Public, personally appeared  
Peter Shay / Golden Cosmos Investment Co



personally known to me  
 proved to me on the basis of satisfactory evidence  
to be the person(s) who executed the within instrument as  
President or on behalf of the corporation therein  
named, and acknowledged to me that the corporation executed it.  
WITNESS my hand and official seal.

George Ho  
Notary's Signature

718 122

NATIONAL NOTARY ASSOCIATION • 22012 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91364

75067

THE UNDERSIGNED, EACH FOR HIMSELF DECLARES:

I AM A PARTNER IN THE PARTNERSHIP IN THE FOREGOING PARTNERSHIP AGREEMENT.

I HAVE READ THE FOREGOING PARTNERSHIP AGREEMENT, KNOW THE CONTENTS THEREOF, AND THE SAME IS TRUE OF MY KNOWLEDGE.

EXECUTED ON March 12, 1987 AT MONTEREY PARK, CALIFORNIA.

I DECLARE UNDER PENALTY OF PERJUVR THAT THE FOREGOING IS TRUE AND CORRECT.

Fredrick Hochberg  
FRED S. HOCHBERG, PARTNER *his attorney-in-fact*

GOLDEN COSMOS INVESTMENT CO., PARTNER  
By:

Philip Shan  
President

Calvin Tan  
CALVIN TAN, PARTNER

Hsi-Yen Pan  
HSI-YEN PAN, PARTNER

Tom Hwang  
TOM HWANG, PARTNER

Kang-Shen Chen  
KANG-SHEN CHEN, PARTNER

Shu-Yuan Shie  
SHU-YUAN SHIE, PARTNER

X

75067

STATE OF CALIFORNIA  
COUNTY OF Los Angeles | SS.


On March 12, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PETER Y. SHAY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the \_\_\_\_\_ President, and \_\_\_\_\_ personally knows to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the \_\_\_\_\_ Secretary on behalf of Golden Cosmos Bank Co., the corporation that executed the within instrument as one of the partners of Friendly Group II, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Signature [Signature]

WTC 088

  
**WTC WORLD TITLE COMPANY**

FOR NOTARY SEAL OR STAMP

 OFFICIAL SEAL  
**ALICE TSANG**  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Exp. Jan. 17, 1990

75067

STATE OF CALIFORNIA  
COUNTY OF Los Angeles | SS.


On March 12, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIANA TU, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, as the Attorney in fact of FREDERIC S. HSIEH, and acknowledged to me that subscribed the name of FREDERIC S. HSIEH thereto as principal and his own name as Attorney in fact.

Signature [Signature]

WTC 081

  
**WTC WORLD TITLE COMPANY**

FOR NOTARY SEAL OR STAMP

 OFFICIAL SEAL  
**ALICE TSANG**  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Exp. Jan. 17, 1990

75067

STATE OF CALIFORNIA  
COUNTY OF Los Angeles | SS.


On March 12, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CAELVIN TAN, HSI-YEN PAN, TOM HUI ANG, KANG-SHEN CHEN, SHU-YUAN SHIE, personally known to me (or proved to me on the basis of satisfactory evidence) to be \_\_\_\_\_ of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Signature [Signature]

GTC 088

 **GATEWAY TITLE COMPANY**

FOR NOTARY SEAL OR STAMP

 OFFICIAL SEAL  
**ALICE TSANG**  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Exp. Jan. 17, 1990

END RECORDED DOCUMENT

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 29 Parcel Identification Number: 285060021

Assessee: FRIENDLY GROUP II

Situs:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED  
2023 JUL 31 PM 1:11  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 366,000. 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. 75068; recorded on 03-19-1987. 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.

THIS IS A CLAIM ON BEHALF OF: FRIENDLY GROUP II, FIND ATTACHED THE FOLLOWING: ASSIGNMENT OF RIGHTS (NOTARIZED), BOARD OF DIRECTORS RESOLUTION, CERTIFICATE OF SECRETARY OF STATE/CALIFORNIA, GRANT DEED AND C.D. LICENSE

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 31TH day of JULY, 2023 at ORANGE COUNTY - CALIFORNIA  
County, State

Abner Pinedo  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

ABNER PINEDO  
Print Name

\_\_\_\_\_  
Print Name

7533 E ENDEMONT CT  
Street Address

\_\_\_\_\_  
Street Address

ANAHEIM, CA 92808  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

714-614-0321  
Phone Number

\_\_\_\_\_  
Phone Number

ABNERP2020@GMAIL.COM  
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 ABNER PINEDO 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 285-060-021 sold at public auction on MAY 2ND, 2023 I understand that the total of excess proceeds available for refund is \$ 366,000.- 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 have been informed that I can file a claim for the excess proceeds directly with the county at no cost. 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.

X Peter Shay  
(Signature of Party of Interest/Assignor)

PETER SHAY BY FRIENDLY GROUP II  
(Name Printed)

1761 CLEAR CREEK DR  
(Address)

FULLERTON, CA 92833  
(City/State/Zip)

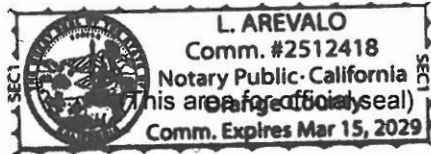
714-606-4158  
(Area Code/Telephone Number)

STATE OF CALIFORNIA )ss.  
COUNTY OF Orange )

On March 18, 2024, before me, L. Arevalo, Notary Public, personally appeared Peter Shay, 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.  
L. Arevalo  
(Signature of Notary)



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.

X Abner Pinedo  
(Signature of Assignee)

ABNER PINEDO  
(Name Printed)

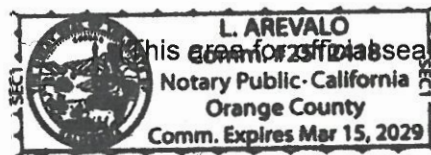
7533 E ENDEMONT CT  
(Address)

ANAHEIM, CA 92808  
(City/State/Zip)

STATE OF CALIFORNIA )ss.  
COUNTY OF Orange )

On March 18, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Abner Pinedo, 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.  
L. Arevalo  
(Signature of Notary)



TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM  
SALE OF TAX-DEFAULTED PROPERTY

For valuable consideration, the undersigned Assignor(s) PETER SHAY, hereby assigns to Assignee(s) ABNER PINEDO, all rights, title and interest to collect 100 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax- defaulted property, held on 2nd day of May, 2023, and described as Parcel Number 285-060-021

As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$ 366,000.00, and as a party of interest I am entitled to \$ 366,000.00.

Dated this 21 day of July 2023, X Peter Shay  
Signature By Friendly Group II  
X  
Signature \_\_\_\_\_

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 Orange

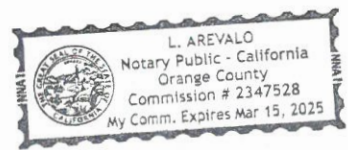
L. Arevalo, Notary Public

On July 21, 2023 before me, \_\_\_\_\_ personally

appeared Peter Shay, 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  
L. Arevalo  
Signature



(Seal)

DECLARATION

I, Assignor(s) PETER SHAY, Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee: ABNER PINEDO for Parcel Number 285-060-021 from the public auction of tax-defaulted property held on 2nd day of May, 2023 in Riverside County, California.

We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675.

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

Date 7/21/23 Signature X Peter Shay  
Name (print) Peter Shay Address: 1761 Clear Creek Dr City/State/zip Code \_\_\_\_\_  
Fullerton, CA 92833 Phone: \_\_\_\_\_

Mar. 19, 1987

RECORDING REQUESTED BY

75068

AND WHEN RECORDED MAIL TO

Name Dr. Richard Yeh  
Street Address 1866 Gathan St.  
City & State Chula Vista, CA 92010

MAIL TAX STATEMENTS TO

Name same as above  
Street Address  
City & State

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
AT REQUEST OF  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

MAR 19 1987

Recorded in Official Records  
of Riverside County, California  
William E. Smith  
RECORDER  
Fees \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Corporation Grant Deed

CAT. NO. NN00578  
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL  
PTN.  
6  
120  
070  
255

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 192.50  
(X) 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 Riverside, and  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LAKESIDE FARMS, INC.  
a corporation organized under the laws of the State of California hereby GRANTS to  
FRIENDLY GROUP II, a general partnership  
the following described real property in the City of Riverside  
County of Riverside, State of California:

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Section 3,  
Township 4 South, Range 5 West, San Bernardino Base and Meridian, in the  
office of the County Recorder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its \_\_\_\_\_ President and \_\_\_\_\_ Secretary  
thereunto duly authorized.

Dated April 15, 1986  
STATE OF CALIFORNIA  
COUNTY OF San Diego } SS By Tom Huang President  
On May 7, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Yeh, Tom Huang, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the \_\_\_\_\_ President, and Richard Yeh personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the \_\_\_\_\_ Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors  
WITNESS my hand and official seal

Signature Susan Zubiante



Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

75067

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# PARTNERSHIP AGREEMENT

RECEIVED FOR RECORD  
AS WITH OFFICE A.C.  
AT REQUEST OF  
FIRST AMERICAN TITLE COMPANY  
OF FRESNO

MAR 19 1987

Recorded in Official Records  
of Fresno County, California  
W. H. & Son  
RECORDERS  
Fresno, CA

THIS PARTNERSHIP AGREEMENT is entered into this 15th day of June, 1986

between the following persons whose names and addresses are set forth below:  
Golden Cosmos Investment Co., 21 Pear Tree Lane, Rolling Hills Estate, CA 90274  
Fred S. Hsieh, 123 W. Garvey Ave. Monterey Park, CA 91754  
Calvin Tan, 1848 Calle Madrid, Rolland Heights, CA 91748  
Hsi-Yen Pan, 5576 orange Ave., Cypress, CA 90630  
Tom Hwang, 143 N. Shasta Way, Upland, CA 91786  
Kang-Shen Chen, 1230 Maple Tree Ct., La Habra, CA 90631  
Shu-Yuan Shie, 3900 San Miguel Dr., Fullerton, CA 92635

The above partners hereby agree that upon the commencement date of this partnership they shall be deemed to have become partners in business. The purposes, terms and conditions of this partnership are as follows:

1. NAME — The firm name of the partnership shall be

Friendly Group II

2) PRINCIPAL PLACE OF BUSINESS — The principal place of business of the partnership shall be

1230 Maple Tree Ct., La Habra, CA 90631

3. PURPOSE — The business of the partnership is set forth below and includes any other business related thereto.

Land investment and development

4. TERM — The partnership shall commence on June 15, 1986, and shall continue until June 15, 1988

(indefinite term or a term of years)

75067

## 5. CAPITAL CONTRIBUTION: DISTRIBUTION OF PROFITS AND LOSSES

Name of Partner	Capital Contribution		Percentage Distribution of Profit and Loss
	Specific Contribution	Agreed Upon Cash Valuation of Contribution	
Golden Cosmos Investment Co.	40,000		22.86
Fred S. Hsieh	25,000		14.29
Calvin Tan	10,000		5.71
Hsi-Yen Pan	12,500		7.14
Tom Hwang	12,500		7.14
Kang-Shen Chen	30,000		17.14
Shu-Yuan Shie	45,000		25.71

A division of profits and losses shall be made at such time as may be agreed upon by the partners and at the close of each fiscal year. The profits and losses of the partnership shall be divided between the partners according to the above Schedule of "Distribution of Profits and Losses."

6. **CONTROL**—The partners shall have the exclusive control over the business of the partnership and each partner shall have equal rights in the management and conduct of the partnership business. Any differences arising as to the ordinary matters connected with the partnership business shall be decided by a numerical majority of the partners. Any act beyond the scope of this partnership agreement or any contract which may subject this partnership to liability in excess of three thousand DOLLARS shall be subject to the prior written consent of all the partners.
7. **DISSOLUTION**—In the event of retirement, expulsion, bankruptcy, death or insanity of a general partner, the remaining partners have the right to continue the business of the partnership under the same name by themselves, or in conjunction with any other persons they select.
8. Friendly Group II invites Mr. Kang-Shen Chen of Western Land Company to be the promoter for this development and allow him ten percent (10%) of profit sharing.
9. After the completion of the development project, Friendly Group II allows the following persons to receive organization fee as stated below:

Michael Lee	\$8,769.00
Ying-Bung Mok	\$7,714.50
Richard Yeh	\$2,215.00

29057

IN WITNESS WHEREOF, the parties hereto have signed this partnership agreement on the day and year first written above.

[Signature]  
PARTNER TOM HWANG

PARTNER

[Signature]  
PARTNER HSI-YEN PAN

[Signature]  
PARTNER CALVIN TAN

[Signature]  
PARTNER PETER Y. SHAN

[Signature]  
PARTNER JULIANA TU  
Attorney in fact

[Signature]  
PARTNER SHU-YUAN SHIE

[Signature]  
PARTNER KANG-SHEN CHEN

PARTNER

GENERAL ACKNOWLEDGMENT

NO. 891

75067

State of California  
County of Orange } SS.

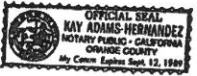
On this the 25 day of February, 1997, before me,

Kay Adams Hernandez

the undersigned Notary Public, personally appeared

Shu-Yuan Shie

KK personally known to me  
I  proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is subscribed to the  
within instrument, and acknowledged that she executed it.  
WITNESS my hand and official seal.



Kay Adams Hernandez  
Notary's Signature

NATIONAL NOTARY ASSOCIATION • 23012 Veneta Blvd • PO Box 4826 • Woodland Hills, CA 91369-4826

75067

On SEPT 25, 1996 before me, the undersigned, a Notary Public in and for said State,  
personally appeared K.S. Chen, (KANG-SHEN CHEN)

based on satisfactory evidence, known to me  
to be the person whose name is subscribed to the within instrument and acknowledged  
that he executed the same.

WITNESS my hand and official seal.  
Signature Teresta A. Calderone  
Name (Typed or Printed)



(This area for official seal)

75067

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS.  
On SEPT 25, 1996 before me, the undersigned, a Notary Public in and for  
said State, personally appeared JULIANA Y. TU

known to me to be the person whose name is subscribed to the within instrument as the Attorney In Fact of  
FREDERIC S. HELEN

and acknowledged that she subscribed the name of  
FREDERIC S. HELEN

thereto as principal and her  
own name as Attorney In Fact.  
WITNESS my hand and official seal.  
Signature Teresta A. Calderone  
Name (Typed or Printed)



(This area for official notarial seal)

X

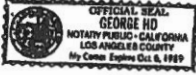
GENERAL ACKNOWLEDGMENT

NO. 901

State of California  
County of Los Angeles } ss.

On this the 3rd day of October 1986 before me,  
George Ho

the undersigned Notary Public, personally appeared  
Calvin TAN, HAI-YEN PAN, Tom Huang



personally known to me  
 proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) are subscribed to the  
within instrument, and acknowledged that they executed it.  
WITNESS my hand and official seal.

George Ho  
Notary's Signature

7100 122

NATIONAL NOTARY ASSOCIATION • 2301 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91364

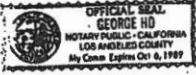
CORPORATE ACKNOWLEDGMENT

NO. 902

State of California  
County of Los Angeles } ss.

On this the 3rd day of October 1986 before me,  
George Ho

the undersigned Notary Public, personally appeared  
Peter Shay / Golden Cosmos Investment Co



personally known to me  
 proved to me on the basis of satisfactory evidence  
to be the person(s) who executed the within instrument as  
President or on behalf of the corporation therein  
named, and acknowledged to me that the corporation executed it.  
WITNESS my hand and official seal.

George Ho  
Notary's Signature

7100 122

NATIONAL NOTARY ASSOCIATION • 2301 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91364

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THE UNDERSIGNED, EACH FOR HIMSELF DECLARES:

I AM A PARTNER IN THE PARTNERSHIP IN THE FOREGOING PARTNERSHIP AGREEMENT.

I HAVE READ THE FOREGOING PARTNERSHIP AGREEMENT, KNOW THE CONTENTS THEREOF, AND THE SAME IS TRUE OF MY KNOWLEDGE.

EXECUTED ON March 12, 1987 AT MONTEREY PARK, CALIFORNIA.

I DECLARE UNDER PENALTY OF PERJUVR THAT THE FOREGOING IS TRUE AND CORRECT.

Fredrick Hochberg  
FRED S. HOCHBERG, PARTNER *his attorney-in-fact!*

GOLDEN COSMOS INVESTMENT CO., PARTNER  
By:

Philip Shan  
President

Calvin Tan  
CALVIN TAN, PARTNER

Hsi-Yen Pan  
HSI-YEN PAN, PARTNER

Tom Hwang  
TOM HWANG, PARTNER

Kang-Shen Chen  
KANG-SHEN CHEN, PARTNER

Shu-Yuan Shie  
SHU-YUAN SHIE, PARTNER

X

75067

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS.

On March 12, 1987 before me, the undersigned, a Notary Public in and for said County and State, personally appeared PETER Y. SHAY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the President, and known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the Secretary of behalf of Golden Cosmos Ind. Co., the corporation that executed the within instrument as one of the partners of Fidelity Group II, the partnership that executed the within instrument, and acknowledged to me (or such corporation executed the same as such partner and that such partnership executed the same.

Signature [Signature]

Notary Public

WTC 008



WTC WORLD TITLE COMPANY

FOR NOTARY SEAL OR STAMP



75067

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS.

On March 12, 1987 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIANA TU, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, as the Attorney in fact of FREDERIC S. HSIEH and acknowledged to me that subscribed the name of FREDERIC S. HSIEH thereto as principal and her own name as Attorney in fact.

Signature [Signature]

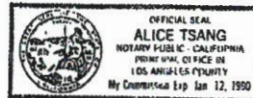
Notary Public

WTC 001



WTC WORLD TITLE COMPANY

FOR NOTARY SEAL OR STAMP



75067

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS.

On March 12, 1987 before me, the undersigned, a Notary Public in and for said County and State, personally appeared CAELIAN TAN, HSI-YEN PAN, TOM HUI-ANG, KANG-SHEN CHEN, SHU-YUAN SHIE, known to me (or proved to me on the basis of satisfactory evidence) to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Signature [Signature]

Notary Public

GTC 008



GATEWAY TITLE COMPANY

FOR NOTARY SEAL OR STAMP



END RECORDED DOCUMENT

Friendly Group II LP  
A California Corporation  
1761 Clear Creek Dr  
Fullerton, CA 92833

## Board of Directors Resolution

In a meeting held on December 8th, 2022 at the above address, The Board of Directors/Partners has approved the following Resolution:

Partner Peter Shay of HPYJ Partnership (formally known as Golden Cosmos Investment Company), was voted by a numerical majority per the partnership agreement clause under subsection 6 "Control" to be the Director of Friendly Group II LP. Peter Shay is permitted to sign documentation, including assignment rights, associated with the Excess of Proceeds associated with Riverside County – Tax Collector in the State of California.

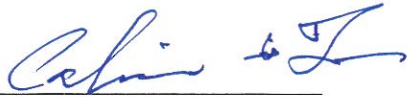
I declare under penalty of perjury under the laws of the United States of America that the herein stated is true and correct to the best of my knowledge.

Executed on December 8th, 2022 in Fullerton, California



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HPYJ Partnership  
(formerly known as Golden Cosmos Investment Company), Peter Shay  
Partner



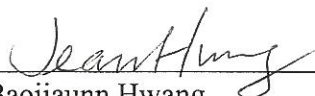
---

Calvin Tan  
Partner



---

Hsi-Yen Pan  
Partner



---

Jean Baojiaunn Hwang  
Surviving Spouse of Partner Tom Hwang

Friendly Group II LP  
A California Corporation  
1761 Clear Creek Dr  
Fullerton, CA 92833

## Board of Directors Resolution

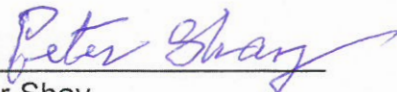
In a meeting held on July 19th, 2023 at the above address, The Board of Directors has approved the following Resolution:

Abner Pinedo, is allowed to act on the behalf of this Organization to file a claim for Excess of Proceeds from Tax Sale from sale of one defaulted property in 2023 that took place in Riverside County – Tax Collector in the State of California.

The parcel of land previously owned by our corporation and auctioned by Riverside County on May 2<sup>nd</sup>, 2023 and have an excess of proceeds has the APN # 285-060-021.

I declare under penalty of perjury under the laws of the United States of America that the herein stated is true and correct to the best of my knowledge.

Executed on July 21, 2023 in Fullerton, California

x 

Peter Shay  
Director of Friendly Group II

## 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 ORANGE)

On JULY 21, 2023 before me, L. AREVALO NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared PETER SHAY  
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)



**Friendly Group II Limited Partnership (202253105957)**



**Request Certificate**

<i>Initial Filing Date</i>	10/31/2022
<i>Status</i>	Active
<i>Standing - FTB</i>	Good
<i>Standing - Agent</i>	Good
<i>Formed In</i>	CALIFORNIA
<i>Entity Type</i>	Limited Partnership - CA
<i>Principal Address</i>	1761 CLEAR CREEK DRIVE FULLERTON, CA 92833
<i>Mailing Address</i>	1761 CLEAR CREEK DRIVE FULLERTON,CA92833
<i>Agent</i>	1505 Corporation REGISTERED AGENTS INC



**View History**



**Request Access**