

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



ITEM: 19.3
(ID # 12194)

MEETING DATE:
Tuesday, August 01, 2023


FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 860. Last assessed to: Oasis Medical, LLC, a California Limited Liability Company. District 4. [\$57,768-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Floyd J. Vail AKA Floyd J. Vail, Trustee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 675164049-4;
2. Deny the claim from Global Discoveries, Ltd., Assignee for Oasis Medical, LLC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 675164049-4;
3. Authorize and direct the Auditor-Controller to issue a warrant to Floyd J. Vail AKA Floyd J. Vail, Trustee in the amount of \$57,768.79, 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:

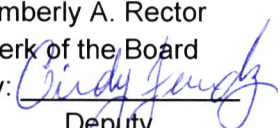

Matthew Jennings, Treasurer-Tax Collector 7/19/2023

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, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 1, 2023
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	\$ 57,768	\$ 0	\$ 57,768	\$ 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:	23/24

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 1, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. 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 18, 2018, 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 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 Floyd J. Vail AKA Floyd J. Vail, Trustee based on a Short Form Deed of Trust and Assignment of Rents recorded January 6, 2005 as Instrument No. 2005-0015421, and a Note Secured by Deed of Trust dated December 27, 2004.
2. Claim from Global Discoveries, Ltd., Assignee for Oasis Medical, LLC based on an Assignment of Right to Collect Excess Proceeds notarized June 12, 2019 and a Grant Deed recorded January 6, 2005 as Instrument No. 2005-0015420.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Floyd J. Vail AKA Floyd J. Vail, Trustee be awarded excess proceeds in the amount of \$57,768.79. Since the amount claimed by Floyd J. Vail AKA Floyd J. Vail, Trustee exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Global Discoveries, Ltd., Assignee for Oasis Medical, LLC. 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.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Vail

ATTACHMENT B. Claim Global

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 6/13/2023

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

RECEIVED

2019 MAY 28 AM 9:49

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 860 Assessment Number: 675164049-4

Assessee: OASIS MEDICAL

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$59,768.79 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. 2005-0015421; recorded on 1/6/05. 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.

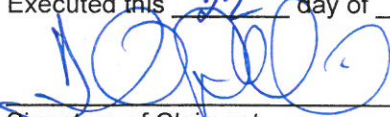
Note secured by Deed of Trust for \$255,000 dated 12/27/2004

Deed of Trust recorded 1/6/2005, Instrument #2005-0015421

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 MAY, 2019 at Indian Wells, Riverside County
County, State California



Signature of Claimant

Signature of Claimant

FLOYD J. VAIL

Print Name

123 BUTTE DRIVE

Street Address

PAGOSA SPRINGS, COLORADO 81147

City, State, Zip

(760) 835-1041

Phone Number

fjvail@msn.com

Email Address

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

Fidelity National Title.

WHEN RECORDED MAIL TO:

FLOYD J. VAIL, TRUSTEE
72-511 GREENBRIAR LANE
PALM DESERT, CA 92260

ORDER NO. 9739241
ESCROW NO. 80114083KW

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

APN: 675-164-033,034,035&036

This Deed of Trust, made this 27th day of December, 2004, between
OASIS MEDICAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

herein called TRUSTOR, whose address is: 45541 OASIS, INDIO, CA 92201
Stewart Title of California, Inc., a California Corporation, herein called TRUSTEE, and
FLOYD J. VAIL, TRUSTEE FJV TRUST, UDT NOVEMBER 24, 1992



herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH
POWER OF SALE, that property in Riverside County, California, described as:

For complete legal description, additional terms and conditions, see exhibit "A" attached hereto.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and
conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents,
issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2.
Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof,
in the principal sum of \$255,000.00 executed by Trustor in favor of Beneficiary by order. 3. Payment of such further sums as the
then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it
is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the
note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded under date, in the book and at
the page of Official Records in the office of the county recorder of the county where said property is located, noted below
opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Gien	422	184	Monc	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

FOR SIGNATURE(S) SEE SHORT FORM DEED OF TRUST SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF.

SHORT FORM DEED OF TRUST SIGNATURE(S) PAGE

ORDER NO. 9739241
ESCROW NO. 80114083KW

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

If the Trustor shall sell, convey, or alienate said property or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, to declare any indebtedness or obligation secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable.

OASIS MEDICAL, LLC

By: [Signature]
SAMUEL J. PEREZ
MANAGING MEMBER

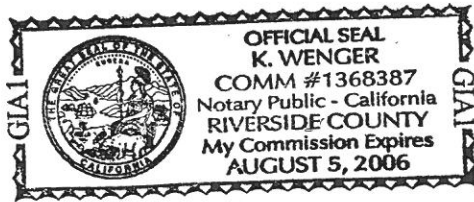
DATE: December 27, 2004

STATE OF CALIFORNIA } Title
COUNTY OF Riverside } ss. B Title
On 12-29-04 before me, K. Wenger
personally appeared Samuel J. Perez

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 [Signature]



(This area for official notarial seal)

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

Government Code 27361.7

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

Name of Notary: K WENGER
Date Commission Expires: AUGUST 5, 2006
County where bond is Filed: RIVERSIDE
Commission No.: 1368387
Manufacturer/Vendor No.: GIA1

Place of execution - RIVERSIDE

Date - December 30, 2004


FIDELITY NATIONAL TITLE COMPANY

DO NOT DESTROY THIS NOTE: When paid, this note, with Deed of Trust securing same, must be surrendered to Trustee for cancellation before reconveyance will be made.

NOTE SECURED BY DEED OF TRUST
(Installment – Interest Included)

\$255,000.00

LA QUINTA, California

December 27, 2004

In installments as herein stated, for value received, I/We, promise to pay to FLOYD J. VAIL, TRUSTEE FJV TRUST, UDT NOVEMBER 24, 1992, or order, at place designated by holder, the sum of **Two Hundred Fifty Five Thousand dollars and Zero cents (\$255,000.00)** with interest from DATE ENDORSED on unpaid principal at the rate of Seven percent (7%) per annum, payable monthly, of not less than principal and interest payment of (\$1,977.02) on the same day of each and every month, beginning on DATE ENDORSED, and continuing until DATE ENDORSED, at which time the then unpaid principal balance together with any unpaid accrued interest will be due and payable in full.

Borrower will pay a late charge of 6% for each and every payment received more than 10 days after it is due.

The Deed of Trust securing this Note contains the following: If the Trustor shall sell, convey, or alienate said property or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, to declare any indebtedness or obligation secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable.

Each payment shall be credited first on interest then due and the remainder on principal, and interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment when due the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees. This note is secured by a Deed of Trust to STEWART TITLE OF CALIFORNIA, INC. a California corporation, as Trustee.

OASIS MEDICAL, LLC

By: 

SAMUEL J. PEREZ
MANAGING MEMBER

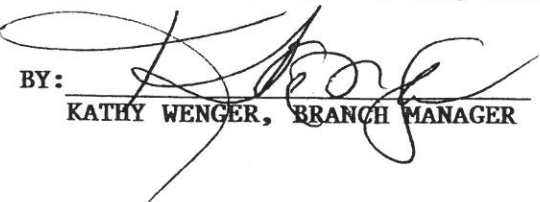
STEWART TITLE OF CALIFORNIA, INC.

THIS NOTE IS ENDORSED AS FOLLOWS:

INTEREST TO ACCRUE FROM: JANUARY 6, 2005
FIRST PAYMENT DUE: FEBRUARY 6, 2005
MATURITY DATE: JANUARY 6, 2010

STEWART TITLE OF CALIFORNIA, INC.

BY:


KATHY WENGER, BRANCH MANAGER

DECLARATION OF FLOYD J. VAIL

I, declare as follows:

1. My name is Floyd J. Vail and I am the trustor and trustee of the FJV Trust under instrument dated November 24, 1992. This declaration is being submitted in support of my claim for excess proceeds from the sale of Tax Defaulted Property.

2. As trustee, I sold the subject property to Oasis Medical, LLC a California Limited Liability Company ("Oasis") on or about December 27, 2004.

3. The original amount of the debt on the property was \$255,000. A promissory note secured by a deed of trust was received me. A true and correct copy of the promissory note is attached hereto as Exhibit A and a true and correct copy of the Deed of Trust is attached hereto as Exhibit B.

3. Oasis defaulted on the promissory note as of December 6, 2007. As of the date of default, I had received total payments that were applied to principal in the amount of \$18,946.56 leaving a principal balance due of \$236,053.

4. The Note required payments of interest at the rate of seven percent (7%) per annum. or \$23,605.30 per year. The interest for 10 years and four months, calculated from time of sale, is \$179,072.60 exclusive of the 6% penalty for each late payment.

5. The amount due and payable on the note secured by the deed of trust as of the date of sale of the tax defaulted property by the Treasurer-Tax Collector was \$415,125.60.

I declare that the foregoing statements are true and correct under penalty of perjury.

Executed at Indian Wells, California on May 22, 2019.



FLOYD J. VAIL

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

April 19, 2023

Floyd J. Vail
123 Butte Drive
Pagosa Springs, CO 81147

Re: PIN: 675164049-4
TC 212 Item 860
Date of Sale: May 1, 2018

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 to Collect Excess Proceeds
- 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 (as of date of tax sale)**
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: Notarized Statement of One and The Same (Referencing Deed of Trust Doc # 2005-0015421) for Floyd J. Vail**

Please send in all **original** documents by **May 19, 2023** 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

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

4080 Lemon Street, 4TH Floor ★
WWW.CountyTreasurer.org ★ (951) 955-

SENDER: COMPLETE THIS SECTION		COMPLETE TH
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X
1. Article Addressed to: FLOYD J. VAIL 123 BUTTE DRIVE PAGOSA SPRINGS, CO 81147		B. Received by
2. Article Number (Transfer from service label) 7022 3330 0000 1902 9764		D. Is delivery address correct? If YES, enter
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Res <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restri <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery I		<input type="checkbox"/> Mail Restrict <input type="checkbox"/> (0)

RECEIVED

2023 MAY 12 PM 5:32

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

AFFIDAVIT

I, Floyd J. Vail do hereby declare:

1. I am over the age of 18 and a resident of Colorado, The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could and would, testify truthfully and competently thereto.
2. I, Floyd J. Vail am one and the same person who is listed as the beneficiary on short form Deed of Trust and Assignment of Rents as Document Number: 2005-0015421 Recorded on 12/27/2004 in Riverside County, CA.
3. I Floyd J. Vail am one and the same person who is listed as the trustor and trustee of the FJV Trust.

STATEMENT OF MONIES OWED

I, Floyd J Vail state that monies owed from Note secured by Deed of Trust dated 12/27/2004, recorded 1/6/2005, Instrument #2005-0015421 has not changed from Item #5 on Declaration dated 5/22/2019 leaving a principal balance of \$236,053.00 plus accrued interest at 7% per annum of \$179,072.60 with a total of \$415,125.60. Oasis Medical, LLC has not made any further payments on this Note since their default date 12/6/2007.

I declare under penalty of perjury that the forgoing is true and correct. Executed this 9 day of MAY 2023 in,

X 

State of Colorado

County of Archuleta

The foregoing instrument was acknowledged before me this 9 day of May,

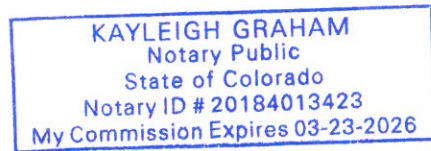
2023 by Floyd J Vail
(name of signer)

Title of Document Notarized: Affidavit

Type/ID Number used as Identification: Co Drivers License

Kayl Grul
(Notary's official signature)

3/23/2024
(Commission Expiration)



Notary Seal

CLAIM SUMMARY

Date: June 10, 2019
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 675164049-4
Last Assessee: OASIS MEDICAL
Sale Date: 4/26/2018
TC: TC 212
Item Number: 860
Deadline: 6/26/2019

RECEIVED
2019 JUN 18 AM 7:53
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

- 1. Grant Deed granting interest to Oasis Medical, LLC, A California Limited Liability Company as Document Number: 2005-0015420, Recorded on January 6, 2005 in Riverside County, CA.
2. Third Amendment to Operating Agreement of Oasis Medical LLC
a. Samuel J. Perez, Manager of Oasis Medical LLC died 2/8/2015
b. Gabriel J. Perez is appointed as Manager of Oasis Medical LLC.
3. Certified Certificate of Death for Samuel Juarez Perez
a. Gabriel Perez is listed as Son and Informant
b. The 45441 Oasis St., Indio, CA 92201 address is listed as Usual Residence; which is one and the same address that Riverside County recognizes as the tax mailing address.
4. Entire Company file for Oasis Medical LLC
a. Gabriel J. Perez is listed as Manager
b. The 45441 Oasis St., Indio, CA 92201 address is listed as the Principal Office; which is one and the same address that Riverside County recognizes as the tax mailing address.
5. Affidavit signed by Gabriel J. Perez, Manager of Oasis Medical LLC declaring under penalty of perjury his Identity and all name variations.
6. Assignment of Rights To Collect Excess Proceeds signed by Gabriel J. Perez, Manager of Oasis Medical LLC
7. Claim form(s) signed by Global Discoveries
8. Photo ID for Assignor: Gabriel Julian Perez
a. The 41520 Rancho Manana Lane, Rancho Mirage, CA 92270 address listed on his CA Driver's License is one and the same address that is listed on the Statement of Information Filed with the State of California as his reported mailing address.

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$57,768.79 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 7018-2290-0002-2081-4794



AFFIDAVIT

I, Gabriel J. Perez, Manager of Oasis Medical LLC, do hereby declare:

1. I am over the age of 18 and a resident of San Clemente, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. Oasis Medical, LLC is one and the same company listed on the Grant Deed as Document Number: 2005-0015420, Recorded on January 6, 2005 in Riverside County, CA.
3. I, Gabriel J. Perez am one and the same person who is listed as Gabriel Julian Perez on my California Driver's License as DL#
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 675164049-4.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 6 day of June, 2019, in _____, _____.

x Gabriel J. Perez
Oasis Medical LLC
By: Gabriel J. Perez, Manager

JURAT

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

Subscribed and sworn to (or affirmed) before me on this
6 day of June, 20 19, by
Date Month Year
Gabriel Perez
Name of Signer



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Stephanie Stokes
Signature of Notary Public

(Place Notary Seal Above)

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 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 Global Discoveries Ltd. 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 675164049-4 Tax Sale Number TC 212, Item 860 sold at public auction on 4/26/2018. I understand that the total of excess proceeds available for refund is \$ 57,768.79+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE 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.

Signature of Assignor: [Handwritten Signature]
(Date): 6/6/19

Oasis Medical LLC
By: Gabriel J. Perez, Manager
(107 S Alameda Lane, Apt B)
(San Clemente, CA, 92672)
760-534-0070

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 June 6, 2019 before me, Stephanie Stokes, personally appeared Gabriel Perez

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 of Notary Public



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.

Signature of Assignee: [Handwritten Signature]
Jed Byerly, Managing Member of Global Discoveries, Ltd.
(P.O. Box 1748)
Modesto, CA 95353-1748
Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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.

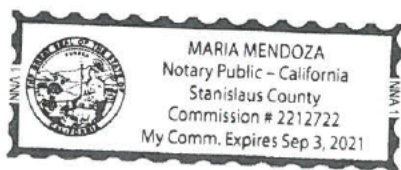
State of California
County of Stanislaus

On 6/12/19 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly

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 of Notary Public
117-174 (3/85) (Ret-Perm)



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 675164049-4
Tax Sale Number: TC 212
Item Number: 860
Date of Sale: 4/26/2018

The undersigned claimant, Global Discoveries, Ltd., claims \$57,768.79+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 11th day of June, 2019 at Modesto, California.

By: [Signature]
Jed Byerly, Managing Member
Global Discoveries Ltd. Tax ID #
P.O. Box 1748
Modesto, CA 95353-1748

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

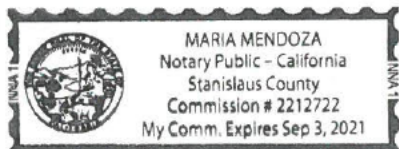
County of Stanislaus

On 6/12/19 before me, Maria Mendoza, Notary Public, personally appeared
(Date) (here insert name and title of the officer)

Jed Byerly, 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)
Signature of Notary Public



Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
Fidelity National Title
WHEN RECORDED MAIL TO

SAMUEL PEREZ
45541 OASIS
INDIO, CA 92201

TITLE ORDER NO. 9739241-10
ESCROW NO. 80114083KW
APN. 675-164-033, 034, 035, 036

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GRANT DEED

TRA. 019-051

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: 357.50

CITY TAX is: 0

Monument Preservation Fee is:

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



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

FLOYD J. VAIL, Trustee FJV TRUST, UDT November 24, 1992,

hereby GRANT(S) to

OASIS MEDICAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

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

Dated: October 13, 2004

FLOYD VAIL, TRUSTEE

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On 10-19-04, before me, Susan Chester, a Notary Public, personally appeared Floyd Vail, 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



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

Lots 25, 26, 27 and 28 of Tract No. 2232, in the City of Cathedral City, as shown by Map on file in Book 43, Page(s) 40 through 44, inclusive of Maps, in the Office of the County Recorder of Riverside County, California.

Together with that portion of Lot AA of Tract 2232 as vacated by the County of Riverside by resolution recorded October 26, 1979, as Instrument No. 226137, Official Records of Riverside County, California.