

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



**ITEM: 21.6
(ID # 27657)**

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 189. Last assessed to: Equity Growth Properties, LLC, A California Limited Liability Company. District 3. [\$64,090-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries Ltd., Assignee for Donald Peters, Managing Member of Equity Growth Properties, LLC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 584220026;
2. Deny the claim from the State of California, Franchise Tax Board for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 584220026; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries Ltd., Assignee for Donald Peters, Managing Member of Equity Growth Properties, LLC in the amount of \$64,090.47, 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.

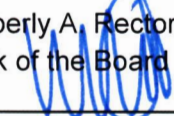
ACTION:Policy


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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 64,090	\$ 0	\$ 64,090	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	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 Global Discoveries Ltd., Assignee for Donald Peters, Managing Member of Equity Growth Properties, LLC based on an Assignment of Right to Claim Excess Proceeds From Sale of Tax-Defaulted Property notarized August 25, 2023, a revised Assignment of Right to Collect Excess Proceeds notarized March 21, 2025, a Grant Deed recorded January 23, 2018 as Instrument No. 2018-0026715.
2. Claim from the State of California, Franchise Tax Board based on a Notice of State Tax Lien recorded July 20, 2022 as Instrument No. 2022-0322791.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries Ltd., Assignee for Donald Peters, Managing Member of Equity Growth Properties, LLC be awarded \$64,090.47. The claim from the State of California, Franchise Tax Board be denied because the claimant withdrew their claim on April 14, 2025. 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 the last assessee of the property.

ATTACHMENTS (if any, in this order):

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

ATTACHMENT A. Claim Global

ATTACHMENT B. Claim FTB

Cesar Bernal

Cesar Bernal, PRINCIPAL MGMT ANALYST 12/4/2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel 10/6/2025

CLAIM SUMMARY

Date: August 25, 2023
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 584220026
Last Assessee: EQUITY GROWTH PROP
Sale Date: 4/27/2023
TC: TC 219
Item Number: 189
Deadline: 6/20/2024

RECEIVED
2023 SEP -7 PM 12:11
RIVERSIDE COUNTY
TREASURER & 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:

- Grant Deed granting interest to Equity Growth Properties, LLC, a California Limited Liability Company as document number: 2018-0026715, recorded on 01/23/2018 in Riverside County, CA.
- Company documents for Equity Growth Properties, LLC listing Donald Peters as Managing Member.
- Supporting documentation to reference Donald Peters previously reporting to the **23905 CLINTON KEITH PMB 114-353 WILDOMAR CA 92595** address, which is one and the same address Riverside County recognizes as the tax mailing address.
- Affidavit signed by Donald Peters declaring his identity under penalty of perjury.
- Assignment of Rights To Collect Excess Proceeds signed by Equity Growth Properties LLC
- Claim form(s) signed by Global Discoveries, Ltd.
- Photo ID for Assignor: Donald Eugene Peters

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

- One warrant in the amount of \$64,090.47 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: 7022-2410-0002-4727-1629



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 219 Item 189 Parcel Identification Number: 584220026

Assessee: EQUITY GROWTH PROP

Situs: VACANT

Date Sold: 4/27/2023

Date Deed to Purchaser Recorded: 6/20/2023

Final Date to Submit Claim: 6/20/2024

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$64,090.47 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. 2018-0026715 recorded on 1/23/2018. 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.

Please Refer to Claim Summary and Supporting Documents Enclosed

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 25th day of August, 2023 at Modesto, Stanislaus, CA
County, State

[Signature]
Signature of Claimant
Tax ID # [REDACTED]

[Signature]
Signature of Claimant

Jed Byerly, Managing Member
Global Discoveries Ltd.

Print Name

Print Name

1120 13th St. Suite A

Street Address

Street Address

Modesto, CA 95354

City, State, Zip

City, State, Zip

(209) 593-3913

Phone Number

Phone Number

SCO 8-21 (1-99)

GD Number: 44867-385882

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 584220026 Tax Sale Number TC 219, Item 189 sold at public auction on 4/27/2023. I understand that the total of excess proceeds available for refund is \$ 64,090.47+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE 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.

Donald Peters 8/21/2023
(Signature of Party of Interest/Assignor) (Date)
Tax ID/SS# [REDACTED]

Equity Growth Properties LLC
By: Donald Peters, Managing Member
(Name Printed)
5005 284th Street NW
(Address)
Stanwood, WA, 98292
(City/State/Zip)
(951) 442-1320
(Area Code/Telephone Number)

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 Washington

County of Snohomish

On 8-21-2023 before me, Katheryn A Freeman, personally appeared
(Date) (here insert name and title of the officer)

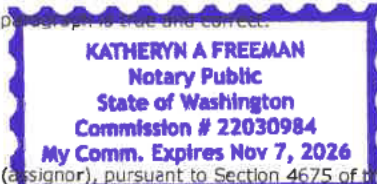
Donald Peters

, 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.

Katheryn A Freeman (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, and 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.

Jed Byerly
(Signature of Assignee)

Jed Byerly, Managing Member of Global Discoveries Ltd.
(Name Printed)

Tax ID/SS# [REDACTED]

P.O. Box 1748
(Address)
Modesto, CA 95353-1748
(City/State/Zip)

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 STANISLUS

On 8/25/23 before me, Maria Mendoza, NOTARY PUBLIC, personally appeared
(Date) (here insert name and title of the officer)

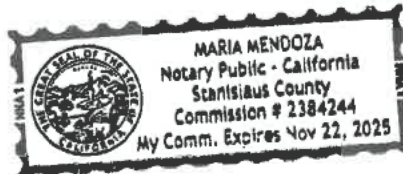
Jed Byerly, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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.

Maria Mendoza (seal)
Signature of Notary Public

117-174 (3/85) (Ret-Perm)



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 584220026 Tax Sale Number TC 219 Item 189 sold at public auction on 4/27/2023. I understand that the total of excess proceeds available for refund is \$ 64,090.47+/-, 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 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.

Donald Peters 3/14/2025
(Signature of Party of Interest/Assignor) (Date)

Equity Growth Properties LLC
By: Donald Peters, Managing Member
(Name Printed)
5005 284th Street NW
(Address)
Stanwood, WA, 98292-9419
(City/State/Zip)
(951) 442-1320
(Area Code/Telephone Number)

Tax ID/SS# [Redacted]

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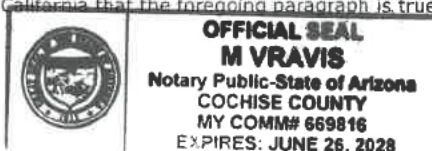
State of Arizona
County of Cochise
On 3/14/25 before me, M VRAVIS Notary Public, personally appeared Donald E Peters (here insert name and title of the officer)

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.

M VRAVIS (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.

Jed Byerly, Managing Member of Global Discoveries Ltd.
(Signature of Assignee) (Name Printed)

Tax ID/SS# [Redacted]
P.O. Box 1748
(Address)
Modesto, CA 95353-1748
(City/State/Zip)
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 3/21/25 before me, Maria Mendoza, NOTARY PUBLIC, personally appeared Jed Byerly (here insert name and title of the officer)

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.

Maria Mendoza (seal)
Signature of Notary Public



RECORDING REQUESTED BY:
EBS Escrow
Order No.
Escrow No.
Parcel No. 584-220-026-1

AND WHEN RECORDED MAIL TO:
DONALD E. PETERS
23905 CLINTON KEITH STE. 114-353
WILDOMAR, CA 92595

2018-0026715

01/23/2018 12:27 PM Fee: \$ 92.00

Page 1 of 2

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



677

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0- and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Murrieta, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Donald E. Peters, a single man hereby GRANT(S) to **Equity Growth Properties, LLC, A California Limited Liability Company**

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

Lot 1012 of Tract No. 3925, in the County of Riverside, State of California, as per map recorded in Book 65 Pages 15-43 inclusive and as amended by certificate of correction recorded February 16, 1973 as Instrument No: 20585 of Maps in the office of the county recorder of Riverside County. EXACT LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

More commonly known as: APN: 584-220-026-1

Date January 23, 2018

Donald E. Peters
Donald E. Peters

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 Riverside } S.S.

On 1/23/18, before me, Sandi Winger, Notary Public, personally appeared Donald E. Peters, 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 Sandi Winger (Seal)



EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1:

LOT 1012 OF TRACT 3925 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 15-43 INCLUSIVE, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 16, 1973, AS INSTRUMENT NO. 20585, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING 50% OF ALL METALS AND MINERALS AND ALL PETROLEUM, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID PROPERTY AND EVERY PART THEREOF AND THE RIGHT TO EXTRACT SAME, BUT WITHOUT RIGHT OF ENTRY UPON OR THROUGH SAID REAL PROPERTY EXCEPT BENEATH A DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF SAID REAL PROPERTY, AS RESERVED IN THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS EXECUTED BY GRAYCO LAND ESCROW, LTD., A CORPORATION, AND RECORDED APRIL 10, 1979 AS INSTRUMENT NO. 33659.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES IN AND OVER THOSE PORTIONS OF TRACT NO. 3925 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 15-43, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SHOWN AS ROAD EASEMENTS ON SAID MAP, EXCEPT FOR LOTS 70, 252, 308, 382, 426, 486, 583, 586, AND 735.

APN: 584-220-026-1



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
 COLLECTION ADVISORY TEAM, MS A-240
 PO BOX 2952
 SACRAMENTO CA 95812-2952

Notice Date: July 24, 2023

CLAIM FOR EXCESS PROCEEDS

In Reply Refer To:
 624:YD:EQUITY GROWTH
 PROPERTIES, LLC

**COUNTY OF RIVERSIDE
 TREASURER-TAX COLLECTOR
 ATTN: EXCESS PROCEEDS
 PO BOX 12005
 RIVERSIDE CA 92502-2205**

RECEIVED
 2023 JUL 31 PM 3:14
 RIVERSIDE COUNTY
 TREASURER-TAX COLLECTOR

Assessment No. : 584-220-026 TC: 219 ITEM: 189
 Situs Address : Unknown
 Assessee : EQUITY GROWTH PROPERTIES, LLC
 FTB Account No. : [REDACTED]
 Date Sold : May 2, 2023

I, San Tuong, am employed by the State of California, Franchise Tax Board (FTB) as a Specialist with the Collection Advisory Team. I submit this claim for excess proceeds under Civil Code Section 2924j on FTB's behalf in my official capacity as an FTB employee and not otherwise.

FTB hereby claims any or all of the excess proceeds resulting from the trustee's sale or tax defaulted sale on May 2, 2023.

The claim is based on the fact that FTB was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of EQUITY GROWTH PROPERTIES, LLC, Account Number [REDACTED]

A perfected and enforceable state tax lien arose upon all real property of EQUITY GROWTH PROPERTIES, LLC pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$2,207.94 as of May 2, 2023.

I declare under penalty of perjury under the laws of the State of California that the foregoing and the attached supporting documents are true and correct.

If you have any questions regarding this claim, contact Yen Dao of this department at (916) 845-5922.

San Tuong, Specialist
 Collection Advisory Team

Recording Requested by

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section
PO BOX 2952
Sacramento CA 95812-2952

2022-0322791

07/20/2022 11:48 AM Fee: \$ 0.00

Page 1 of 1

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



309



NOTICE OF STATE TAX LIEN

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: [REDACTED]

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : EQUITY GROWTH PROPERTIES, LLC

FTB Account Number : [REDACTED]
Corporate Number : [REDACTED]
FEIN : [REDACTED]
SOS Number : [REDACTED]

Last Known Address : 38528 AVENIDA BONITA
: MURRIETA CA 92562-8893

For Taxable Year(s) : 12/20,12/19

Amount Due : \$2,380.02

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 07/13/22

FRANCHISE TAX BOARD
of the State of California

Collection Bureau
Telephone Number: (888) 635-0494

By: *[Signature]*

Authorized facsimile signature.

STATE OF CALIFORNIA
FRANCHISE TAX BOARD

CERTIFICATE OF TAX DUE AND DELINQUENCY

Filed Pursuant to Part 10 or 11, Division 2, Revenue and Taxation Code

State of California)
)
County of Sacramento)

The Franchise Tax Board certifies:

The taxpayer, is delinquent in payment of tax, penalties, interest and costs imposed upon the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of the delinquent tax, penalties, interest and costs owed by the taxpayer are as follows:

EQUITY GROWTH PROPERTIES, LLC
APN: 584-220-026

Tax Year	Tax	Penalties	Interest	Fees	Payments	Total
2019	\$800.00	\$200.00	\$154.37	\$0.00	\$0.00	\$1,154.37
2020	\$800.00	\$144.00	\$89.57	\$20.00	\$0.00	\$1,053.57
Total Liened	\$1,600.00	\$344.00	\$243.94	\$20.00	\$0.00	\$2,207.94 *

Additional interest and penalties accrue until paid in full.

(*) Balances reflect the secured delinquent amount as of the date of this certificate that was subject to a filed or recorded Notice of State Tax Lien prior to the trustee sale or tax defaulted sale on May 2, 2023.

The following Notice of State Tax Lien has been recorded or filed:

Certificate No. 22190852683 recorded in the office of the county recorder of Riverside County on July 20, 2022, for the tax years 2019 and 2020, under Instrument No. 2022-0322791.

The taxpayer is indebted to the State of California in the above amount; no part of the indebtedness has been paid and the whole thereof is now due, owing and unpaid from the taxpayer to the State of California; the Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of tax, penalties, interest and costs.

IN WITNESS WHEREOF the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto duly authorized.

Date: July 24, 2023
(Seal)

FRANCHISE TAX BOARD
of the State of California

BY 
San Tuong, Specialist
(916) 845-7555

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector



Giovane Pizano
Assistant Treasurer
APRIL 10, 2025

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
COLLECTION ADVISORY TEAM, MS A-240
PO BOX 2952
SACRAMENTO, CA 95812

Re: PIN: 584220026
TC 219 Item 189
Date of Sale: May 02, 2023
Last Assessee: Equity Growth Properties, LLC
FTB Account No: [REDACTED]

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
- Revised Notarized Assignment of Right to Collect Excess Proceeds (use attached form)
- Original Certified Death Certificate for
- Copy of Birth Certificate for
- Original Note/Payment Book

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

- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Copy of Deed (Quitclaim/Grant etc...)
- Other:

Please send in all **original** documents by **MAY 10, 2025** 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,

Juliana Urbina

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

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
COLLECTION ADVISORY TEAM, MS A-240
PO BOX 2952
SACRAMENTO, CA 95812



9590 9402 7411 2055 3748 21

2. Article Number (Transfer from service label)

7003 2260 0004 1554 4816

PS Form 3811, July 2020 PSN 7530-02-000-9053



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
COLLECTION ADVISORY TEAM, MS A-240
PO BOX 2952
SACRAMENTO CA 95812-2952

RECEIVED

Notice Date: April 14, 2025

2025 APR 23 AM 7:35

RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

CLAIM FOR EXCESS PROCEEDS

COUNTY OF RIVERSIDE
TREASURER - TAX COLLECTOR
ATTN: EXCESS PROCEEDS
PO BOX 12005
RIVERSIDE CA 92502-2205

Assessment No. : 584-220-026 TC: 219 ITEM: 189
Situs Address : Unknown
Assessee : EQUITY GROWTH PROPERTIES, LLC
FTB Account No. : XXXXXXXXXX
Date Sold : May 2, 2023

We are in receipt of your notice requesting an updated balance of excess proceeds from the above referenced tax defaulted sale. Based on the information provided in the notice, the Franchise Tax Board will not file a claim for the excess proceeds relating to sale listed above.

If you have any further questions regarding this matter, please contact the undersigned.

Yen Dao

Yen Dao, Specialist
Collection Advisory Team
(916) 845-5922