

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

461A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**  
OCT 24 2012

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the Jurupa Area Recreation and Park District by Agreement of Sale Number 4373.

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

Approve the sale of tax-defaulted parcel 178050033-3 to the Jurupa Area Recreation and Park District, and authorize the Chairman of the Board to sign the Agreement and have it returned to the Treasurer/Tax Collector for transmittal to the State Controller.

**BACKGROUND:** Sales to public agencies of this type of property, subject to a recorded Notice of Power to Sell for non-payment of taxes as required by law, are provided for pursuant to Chapter 8 of the California Revenue and Taxation Code, Section 3771 et. seq. The Agreement of Sale, including Exhibit "A" through Exhibit "D", is attached. These exhibits include a Resolution from the Jurupa Area Recreation and Park District.

Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012-13

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Karen L. Johnson

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: Dale A. Gardner 10/24/12  
DATE: 10/24/12  
Departmental Concurrence

- Consent
- Policy
- Consent
- Policy

Dept's Recomm.:  
Per Exec. Ofc.:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

District: 2/2

Agenda Number:

2.21

**BOARD OF SUPERVISORS**

Form 11:

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**INFORMATION:**

Parcel number 178050033-3 is located within the City of Jurupa Valley in Supervisor John F. Tavaglione's District.

The purchase price of \$61,958.11 was determined pursuant to Section 3793.1 of the Revenue and Taxation Code, State of California, which represents the full redemption amount. The purchase price includes the cost of advertising, pursuant to Section 3793.1 (a) of the California Revenue and Taxation Code.

Please note that even after approval by the Board of Supervisors and authorization by the State Controller, the right of redemption on this property remains until the effective date of the Agreement of Sale. A copy of the assessor's map numbered 178-05 pertaining to the parcel is attached in Exhibit "B" for reference.

Copy to:

John F. Tavaglione, Supervisor, 2nd District  
Pam Walls, County Counsel

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement #4373 is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the Board of Supervisors of Riverside County, State of California, and the Jurupa Area Recreation and Park District ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On February 16, 2011, Jurupa Area Recreation and Park District applied to purchase the subject property (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the Tax Collector (Exhibit "C") of said County for the nonpayment of taxes, pursuant to provisions of law.

A certified copy of the Resolution authorizing the purchase of the property by Jurupa Area Recreation and Park District is attached as Exhibit "D".

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by the PURCHASER, and
2. That the PURCHASER agrees to pay the sum of \$ **61,958.11** for the real property described in Exhibit "A" within fourteen (14) days after the date this Agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title of said property to PURCHASER.
3. That the PURCHASER agrees to use the parcels(s) for public purpose under the following intent: **Park and Recreation Purposes.**
4. That, if said purchaser is a taxing agency as defined in Revenue and Taxation Code, any other agency that receives its revenue share under the provisions of Division 1, part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defended by 3791 and 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of agreement is delayed, the Purchaser and the Board of Supervisors will renegotiate the increase of the purchase price amount accordingly.

If all or any portion of any individual parcel described in this agreement is redeemed prior to the effective date of this agreement, this agreement shall be null and void as to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and condition of this Agreement.

The undersigned hereby agree to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

ATTEST:

JURUPA AREA RECREATION AND PARK DISTRICT  
(Purchaser)  
  
(Seal)

By Dan Rodriguez - General Manager  
(Signature and Title)  
  
Dan Rodriguez  
(Print)

ATTEST:

BOARD OF SUPERVISORS

KECIA HAPER-IHEM  
Clerk to the Board of Supervisors

By \_\_\_\_\_  
Deputy  
  
(Seal)

By \_\_\_\_\_  
Chairman of the Board of Supervisors

FORM APPROVED COUNTY COUNSEL  
BY Dale A. Gardner 10/24/12  
DALE A. GARDNER DATE

Pursuant to the provisions of the section 3775 of the Revenue and Taxation Code, the governing body of the City of Jurupa Valley hereby agrees to the sale price as provided in this agreement.

ATTEST: CITY OF JURUPA VALLEY

Victoria Wells  
Deputy  
  
(seal)

By Lauree Boughton  
Mayor

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the sale price therein before set forth and approves the foregoing Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JOHN CHIANG, CALIFORNIA STATE CONTROLLER

By \_\_\_\_\_  
PRISCILLA MOSS, BUREAU CHIEF  
BUREAU OF LOCAL GOVERNMENT POLICY & REPORTING

EXHIBIT "A"  
PURCHASE APPLICATION  
CHAPTER 7 FORM 11  
FEBRUARY 23, 2011 CHAPTER 7 PUBLICATION

AGREEMENT 4373  
JURUPA AREA RECREATION AND PARK DISTRICT

## Application to Purchase Tax-Defaulted Property from County

This application must be completed by an eligible purchasing entity to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation. Completion of this application does not guarantee purchase approval.

### **A. Purchaser Information**

1. Name of Organization: Jurupa Area Recreation and Park District
2. Corporate Structure – check the appropriate box below and provide the corresponding information:
  - Nonprofit – provide Articles of Incorporation
  - Public Agency – provide mission statement (if redevelopment agency or special district, provide jurisdiction map)

### **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel: (Note: From the six choices, check only one)

#### Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- Purchase by tax agency/revenue district to preserve its lien
- Purchase by State, county, revenue district, special district, or redevelopment agency for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

#### Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- Purchase by taxing agency for public purpose
- Purchase by State, county, revenue district, special district, or redevelopment agency for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

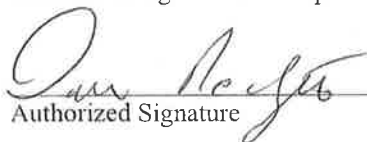
### **C. Property Detail**

Provide the following information. If you need more space for any of the criteria, consolidate the information into a separate "Exhibit" document and attach it to this application:

1. County where the parcel(s) is located: Riverside
2. List each parcel by Assessor's Parcel Number: 161-180-033, 163-300-020, and 178-050-033
3. State the purpose and intended use for *each* parcel: community parks and recreation

### **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

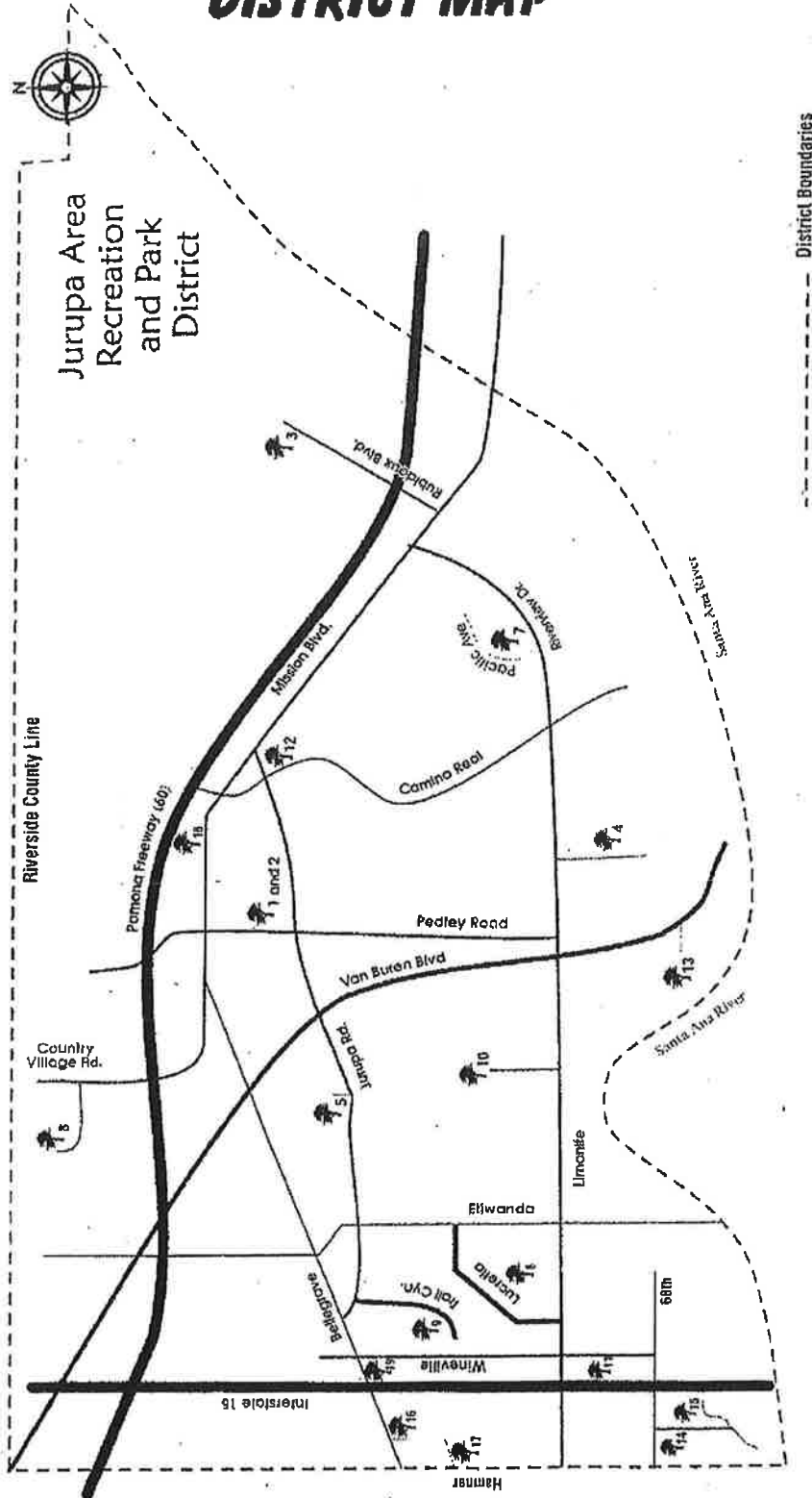
  
Authorized Signature

General Manager  
Title

2-16-2011  
Date

AGF-2(SCO 8-16)

# DISTRICT MAP



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

12/10 A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**

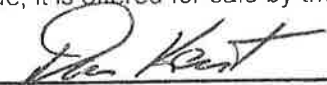
**SUBJECT:** Public Auction Sale of Tax-Defaulted Real Property, Sale No. TC-189, scheduled for March 15, 2011 at the Riverside Convention Center, 3443 Orange Street, Riverside, California.

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

- 1) Approve the intended public auction tax sale, TC-189, 2) Approve and adopt the provisions of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c), 4703(a) and section 3706.1(a), 3) Adopt resolution 2010-308 approving the sale of tax-defaulted property prepared and approved by County Counsel, and 4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Tax Collector following Board approval.

The above action will authorize the minimum bid on tax-defaulted real property to be offered at public auction tax sale.

**BACKGROUND:** Properties for which taxes are not paid are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-defaulted year, it becomes subject to the Tax Collector's "Notice of Power To Sell Tax-Defaulted Property", which is then recorded. If the property is not subsequently redeemed by the payment of amounts due, it is offered for sale by the Tax Collector. (Continued)

  
Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 17,974.32	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010-2011

<b>SOURCE OF FUNDS:</b> Tax Loss Reserve Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

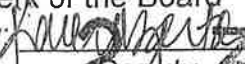
BY:   
Karen L. Johnson

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 30, 2010  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

2030

Prev. Agn. Ref.: District: ALL Agenda Number:

FORM APPROVED COUNTY COUNSEL  
DATE: 11/10/10 BY: KATE A GARDNER

Consent  
 Policy  
 Consent  
 Policy

Dep't Recomm.:  
 Per Exec. Ofc.:



BOARD OF SUPERVISORS  
FORM 11  
Page 2

**BACKGROUND:** Should it become necessary to postpone the tax sale, the tax collector may postpone the tax sale within seven days from the original fixed date. The tax collector will announce the postponement at the time and place originally fixed for the public auction.

This action will set in motion the Tax Collector's annual March sale.

**SUMMARY OF THE MARCH, 2011 SALE:**

The Tax Collector proposes to offer a maximum of five hundred eighty-four (584) "fee parcels":

- a) Five hundred sixty-five (565) fee parcels will be offered for the first time at the minimum bid of **full redemption**, plus cost of sale.
- b) Eighteen (18) fee parcels will be offered for a minimum bid of **50% of taxes only**, plus cost of sale. These parcels have been previously offered.
- c) One (1) fee parcels will be offered for a minimum bid of **\$550.00** each, which constitutes cost of sale. This parcel has been previously offered.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$7,525,550.58.

In general, the financial impact of tax sales can be summarized as follows:

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- Sales at less than the amount of taxes owed have an indirect negative impact on the County's budget. As long as any tax loss (taxes owed minus the net sales price) is within the Teeter Program's annual budget, no subsequent adjustments to the General Fund Budget are required.

For this sale, if all parcels being **reoffered** for sale were to sell for only the minimum bid, the maximum tax loss would be \$33,144.62. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss to the Tax Loss Reserve Fund would be \$17,974.32. **Accordingly, there should be no direct impact on the County General Fund because reserves exceeding that amount have been set aside.**

More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale will not realize the maximum loss for three reasons: (i) properties are inevitably pulled from the sale due to bankruptcy or taxpayer redemptions; (ii) some parcels will sell for more than the minimum bid and (iii) other parcels are likely to receive no bids.

2  
3 RESOLUTION NO. 2010-308

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE  
5 APPROVING SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE  
6 AND SETTING THE MINIMUM BID

7 WHEREAS, the Tax Collector of Riverside County intends to sell at public auction tax-  
8 defaulted property subject to the power of sale on March 15, 2011 and requests that the Board of  
9 Supervisors of the County of Riverside, State of California, approve the intended sale and any  
10 postponement of the sale that may be necessary; the Tax Sale List TC 189 Sale File 4367 is attached  
11 hereto as Exhibit "A" and sets forth the property declared tax-defaulted with the year of the tax-default  
12 and the assessment number; the notice of the proposed sale will be sent to the State Controller in  
13 accordance with Section 3700.5 of the California Revenue and Taxation Code; and

14 WHEREAS, the Tax Collector in his discretion has determined that the property specified  
15 in Exhibit "A" attached hereto and incorporated by reference, and constituting a total of 584 fee parcels,  
16 should be offered for sale at a public auction to be held at the Riverside Convention Center, 3443  
17 Orange Street in Riverside, California, on March 15, 2011 starting at 9:00 a.m., with the minimum bid  
18 to be in accordance with California Revenue and Taxation Code Section 3698.5; and

19 WHEREAS, California Revenue and Taxation Code Section 3698.5 provides that, where  
20 property has been offered for sale at least once and no acceptable bids therefor have been received at the  
21 prescribed minimum price, the Tax Collector may, in his discretion and with the approval of the Board  
22 of Supervisors, offer that same property at the same or next scheduled sale at a minimum price that the  
23 Tax Collector deems appropriate in light of the most current assessed valuation of that property or any  
24 unique circumstance with respect to that property; and

25 WHEREAS, five hundred sixty-five (565) fee parcels, or less, will be offered at the tax sale  
26 for the first time for the full redemption amount plus cost of sale; eighteen (18) fee parcels, or less, will  
27 be offered for a minimum bid of 50 % of taxes only, plus cost of sale because these parcels have been  
28 previously offered and no acceptable bids were received at the prescribed minimum price and because  
the

APPROVED BY ALICE GARDNER DATE 11/11/10

1 Tax Collector deems this proposed minimum bid appropriate in light of the most current assessed  
2 valuation of these properties and unique circumstances with respect to these properties; and one (1) fee  
3 parcel, or less, will be offered for a minimum bid of \$550.00, which constitutes the cost of sale because  
4 this parcels has been previously offered and no acceptable bids were received at the prescribed minimum  
5 price and because the Tax Collector deems this proposed minimum bid appropriate in light of the most  
6 current assessed valuation of the property and unique circumstances with respect to this property; and

7 WHEREAS, it is in the best interests of the State of California, the County of Riverside,  
8 and cities, school districts, and special districts for whom the Tax Collector collects taxes, to sell said  
9 properties; now, therefore,

10 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the  
11 County of Riverside, State of California, in regular session assembled on November 30, 2010 that the  
12 above recitals are true and correct and that the proposed sale of tax-defaulted property subject to the  
13 power of sale and any continuation of the sale is hereby approved and the Tax Collector of the County of  
14 Riverside is directed to offer the property described in Exhibit "A" attached hereto and incorporated by  
15 reference, at public auction to the highest bidder for cash in lawful money of the United States at the  
16 minimum bid set in accordance with California Revenue and Taxation Code Section 3698.5(a) and  
17 3698.5(c) as specified below:

- 18 1. Five hundred sixty-five (565) fee parcels, or less, which are being offered  
19 for the first time, will be offered at a minimum bid of the full  
20 redemption amount plus cost of sale.
- 21 2. Eighteen (18) fee parcels, or less, which have been previously offered,  
22 will be offered for a minimum bid of 50% of taxes only, plus cost of sale.
- 23 3. One (1) fee parcel, or less, which has been previously offered, will be  
24 offered for a minimum bid of \$550.00, which constitutes the cost of  
25 sale.

26 This Resolution shall take effect immediately upon its adoption.  
27  
28

ITEM 25                      OUTSIDE CITY  
167050007-0                      167-050-007-0  
LAST ASSESSED TO CAMACHO, CELIA                      TRA 099-100  
MINIMUM PRICE: \$6,448.00                      2005-167050007-0000

ITEM 26                      IN THE CITY OF RIVERSIDE  
168181003-8 FORMERLY 139082003-0                      168-181-003-8  
LAST ASSESSED TO HARRISON, DOROTHY A TR                      TRA 009-200  
SITUS ADDRESS: 5660 PEACOCK LN RIVERSIDE                      2005-139082003-0000  
MINIMUM PRICE: \$9,432.00

ITEM 27                      OUTSIDE CITY  
171260009-2                      171-260-009-2  
LAST ASSESSED TO CAREY, BENSHERY D                      TRA 099-100  
SITUS ADDRESS: 8344 MISSION BLV RIVERSIDE                      2005-171260009-0000  
MINIMUM PRICE: \$5,480.00

ITEM 28                      OUTSIDE CITY  
177092007-3                      177-092-007-3  
LAST ASSESSED TO GOLLIHAR, WILLIAM ALLEN & EDWARD WILEY                      TRA 099-096  
MINIMUM PRICE: \$4,100.00                      2004-177092007-0000

ITEM 29                      OUTSIDE CITY                      178-050-033-3  
178050033-3                      178050033-3                      TRA 099-001  
LAST ASSESSED TO RIOS, TRINIDAD TR & GLORIA O TR                      2005-178050033-0000  
MINIMUM PRICE: \$46,543.00

ITEM 30                      OUTSIDE CITY  
178221003-4                      178-221-003-4  
LAST ASSESSED TO MILLSAP, SYLVIA S                      TRA 099-037  
SITUS ADDRESS: 2876 RUBIDOUX BLV RIVERSIDE                      2005-178221003-0000  
MINIMUM PRICE: \$21,374.00

ITEM 31                      OUTSIDE CITY  
179032038-9                      179-032-038-9  
LAST ASSESSED TO LLAMAS, SERGIO                      TRA 099-094  
SITUS ADDRESS: 5826 PATTY ST RIVERSIDE                      2005-179032038-0000  
MINIMUM PRICE: \$2,671.00

ITEM 32                      OUTSIDE CITY  
179070007-9                      179-070-007-9  
LAST ASSESSED TO RAMOS, MARTHA & SMALL, WARREN J JR                      TRA 099-037  
MINIMUM PRICE: \$10,891.00                      2005-179070007-0000

ITEM 33                      OUTSIDE CITY  
179070019-0                      179-070-019-0  
LAST ASSESSED TO K & L INV                      TRA 099-037  
SITUS ADDRESS: 3737 SMITH ST RIVERSIDE                      2005-179070019-0000  
MINIMUM PRICE: \$13,880.00

PUBLIC NOTICES

Call 1-800-880-0345 or e-mail: legals@pe.com

NOTICE OF SALE OF TAX-DEFERRED PROPERTY FOR DELINQUENT TAXES

Whereas on the 30th day of November, 2010, I was directed and authorized by the Board of Supervisors of Riverside County, State of California to a copy of this authorization...

CORONA MINIMUM PRICE \$21,978.00
ITEM 9 12220001-5
LAST ASSESSED TO FERRER, FEDERAL HOME LOAN MORTGAGE CORP.
SITUS ADDRESS: 1497 HILLTOP LN NORCO MINIMUM PRICE \$21,978.00

OUTSIDE CITY ITEM 10 30710055-9
LAST ASSESSED TO HARTLINE, RAUL
SITUS ADDRESS: 484 OAKWOOD PL NORCO MINIMUM PRICE \$18,967.00

IN THE CITY OF NORCO ITEM 11 12220001-5
LAST ASSESSED TO GRAND, GINGER & VIRGINIA MAE & GRAHAM ROHM
SITUS ADDRESS: 1497 HILLTOP LN NORCO MINIMUM PRICE \$21,978.00

OUTSIDE CITY ITEM 12 30710055-9
LAST ASSESSED TO SHEPHERD, DR
SITUS ADDRESS: 22230001-9 NORCO MINIMUM PRICE \$18,967.00

OUTSIDE CITY ITEM 13 30710055-9
LAST ASSESSED TO KADVA, PATIDAR & GAMA SAMAJ
SITUS ADDRESS: 4919 CORONA AVE NORCO MINIMUM PRICE \$14,078.00

OUTSIDE CITY ITEM 14 30710055-9
LAST ASSESSED TO ROSSETTI, DAVID H TR
SITUS ADDRESS: 22230001-9 NORCO MINIMUM PRICE \$18,967.00

OUTSIDE CITY ITEM 15 30710055-9
LAST ASSESSED TO PATTERSON, ROBERT LEE TR
SITUS ADDRESS: 23290 CON ST PERRIS MINIMUM PRICE \$18,240.00

OUTSIDE CITY ITEM 16 30710055-9
LAST ASSESSED TO GOLD, MICHAEL O & NORMA
SITUS ADDRESS: 25877 MORNINGSIDE DR NORCO MINIMUM PRICE \$24,000.00

OUTSIDE CITY ITEM 17 30710055-9
LAST ASSESSED TO BARNES, LAURIE MINIMUM PRICE \$11,510.00

OUTSIDE CITY ITEM 18 30710055-9
LAST ASSESSED TO PATTERSON, ROBERT O
SITUS ADDRESS: 3942 WILLOWAR RD NORCO MINIMUM PRICE \$4,000.00

OUTSIDE CITY ITEM 19 30710055-9
LAST ASSESSED TO PATTERSON, ROBERT O
SITUS ADDRESS: 3942 WILLOWAR RD NORCO MINIMUM PRICE \$4,000.00

OUTSIDE CITY ITEM 20 30710055-9
LAST ASSESSED TO PATTERSON, ROBERT O
SITUS ADDRESS: 3942 WILLOWAR RD NORCO MINIMUM PRICE \$4,000.00

EXHIBIT "B"  
LEGAL DESCRIPTION  
MAPS

City of Jurupa Valley

Parcel Number: 178050033-3  
Situs Address: NONE  
Last Assessed to: Market Street Self Storage  
Purchase Price \$61,958.11

Assessment number: 178050033-3  
TRA 028-018 & 099-001  
Default Number: 2005-178050033-0000  
First Year Delinquent: 2004-2005

**Legal Description.....**

**178050033-3**

**THAT PORTION OF LOT 1 OF ALAMO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN DEED FROM S.C. EVANS AND MARY S. EVANS TO HALL-JOHNSON COMPANY, RECORDED APRIL 1, 1929 IN BOOK 722, PAGE 344 OF DEEDS, RIVERSIDE COUNTY RECORDS, THENCE NORTH 23°17'00" WEST, 835.37 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHWESTERLY LINE OF SAID LOT 1, THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE THE FOLLOWING FIVE COURSES, ALL AS SHOWN ON PARCEL MAP 4819, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 49 THROUGH 52 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA: NORTH 57°30'10" EAST, 200.00 FEET; NORTH 64°37'20" EAST, 304.52 FEET; NORTH 62°02'40" EAST, 299.94 FEET; NORTH 72°21'30" EAST, 210.00 FEET; NORTH 40° 54'30" EAST, 470.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 29°31'56" WEST, 1798.41 FEET TO THE POINT OF BEGINNING.**

**Parcels 161180033-3 & 163300020-5 have been redeemed and are no longer available for purchase.**

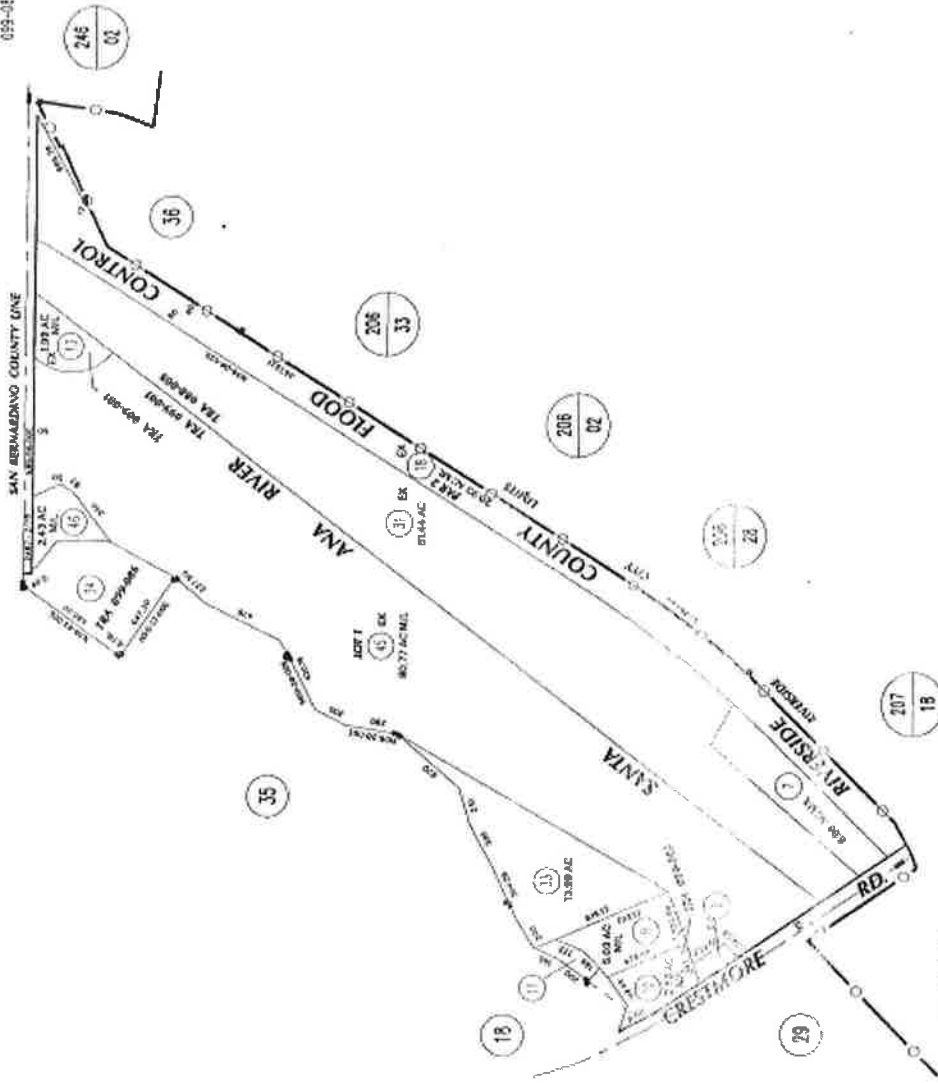
AGREEMENT 4373  
JURUPA AREA RECREATION AND PARK DISTRICT

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT OR FOLLOWING STATE REQUIREMENTS.  
MAY 11 2008

SEC. 11 T. 2S. R. 5W  
CITY OF RIVERSIDE

TPA 000-001  
000-002  
000-003  
000-004  
000-005

178-05



DATE: 12-17-07 BY: [unclear]  
CHECKING ME: [unclear]  
[unclear]  
[unclear]

ASSESSOR'S MAP 84720 16-05  
Riverside County, Calif.

MB 9/5 ALAMO TRACT

Map 218E

TRACT NO.	ACRES	VALUATION	OWNER
18	1.2	120,000	[unclear]
19	1.2	120,000	[unclear]
20	1.2	120,000	[unclear]
21	1.2	120,000	[unclear]
22	1.2	120,000	[unclear]
23	1.2	120,000	[unclear]
24	1.2	120,000	[unclear]
25	1.2	120,000	[unclear]
26	1.2	120,000	[unclear]
27	1.2	120,000	[unclear]
28	1.2	120,000	[unclear]
29	1.2	120,000	[unclear]
30	1.2	120,000	[unclear]
31	1.2	120,000	[unclear]
32	1.2	120,000	[unclear]
33	1.2	120,000	[unclear]
34	1.2	120,000	[unclear]
35	1.2	120,000	[unclear]
36	1.2	120,000	[unclear]



EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2010-0402969 ✓  
08/24/2010 08:00A Fee:NC  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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03091 RIVERSIDE COUNTY RECORD

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY** ✓

M  
006

Which, pursuant to law was declared to be Tax-Defaulted on  
for the nonpayment of delinquent taxes in the amount of  
for the fiscal year 2004-2005 , Default Number

JUNE 30, 2005

\$4,405.80

2005-178050033-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

✓ RIOS, TRINIDAD TR & GLORIA O TR

and is situated in said county, State of California, described as follows:

✓ 178050033-3

Assessor's Parcel Number

(SEE PAGE 2 ENTITLED LEGAL DESCRIPTION)

State of California Executed on  
RIVERSIDE County JULY 1, 2010

By Don Kent  
Tax Collector

On 8/16/2010, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Larry W. Ward, Assessor, Clerk Recorder

By: C. Esma Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 OF ALAMO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN DEED FROM S.C. EVANS AND MARY S. EVANS TO HALL-JOHNSON COMPANY, RECORDED APRIL 1, 1929 IN BOOK 722, PAGE 344 OF DEEDS, RIVERSIDE COUNTY RECORDS,

THENCE NORTH 23°17'00" WEST, 835.37 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHWESTERLY LINE OF SAID LOT 1.

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE THE FOLLOWING FIVE COURSES, ALL AS SHOWN ON PARCEL MAP 4819, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 49 THROUGH 52 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CA.; NORTH 57°30'10" EAST, 200.00 FEET; NORTH 64°37'20" EAST, 304.52 FEET; NORTH 62°02'40" EAST, 299.94 FEET; NORTH 72°21'30" EAST, 210.00 FEET; NORTH 40° 54'30" EAST, 470.00 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 29°31'56" WEST, 1798.41 FEET TO THE POINT OF BEGINNING.

EXHIBIT "D"  
RESOLUTION NUMBER 2011-03  
MISSION STATEMENT

AGREEMENT 4373  
JURUPA AREA RECREATION AND PARK DISTRICT

**RESOLUTION NO. 2011 - 03**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE JURUPA AREA RECREATION AND PARK DISTRICT OBJECTING TO THE PUBLIC SALE OF CERTAIN TAX DEFAULTED PROPERTY LYING WITHIN THE SERVICE AREA OF THE JURUPA AREA RECREATION AND PARK DISTRICT, OFFERING TO PURCHASE THE PROPERTY AND STATING PURPOSE FOR WHICH THE PROPERTY IS TO BE DEVOTED**

**WHEREAS:** the Jurupa Area Recreation and Park District, a public agency created pursuant to Public Resources Code Section 5780, has determined that a certain tax-defaulted undeveloped parcel of property is within the Jurupa Area Recreation and Park District boundaries, and the Jurupa Area Recreation and Park District desires to purchase said parcel for public recreational purposes; **AND**

**WHEREAS:** the Riverside County Treasurer -Tax Collector has determined the purchase price for several subject undeveloped parcels that may be acquired by the Jurupa Area Recreation and Park District for the following sums plus any other normal costs associated with the transfer and processing of the title to the Jurupa Area Recreation and Park District:

<b>ASSESSMENT NUMBER</b>	<b>PURCHASE PRICE</b>
178050033-5	\$62,133.11

**NOW, THEREFORE, BE IT RESOLVED** by the Jurupa Area Recreation and Park District Board of Directors as follows:

1. The Jurupa Area Recreation and Park District does hereby object to the tax-defaulted public sale of the property listed and located within the service area of the Jurupa Area Recreation and Park District and described below:


178-050-033-3 – 13.99 Acres


2. The Jurupa Area Recreation and Park District does hereby offer to purchase the parcel of land identified in section 1 above, from the Riverside County Treasurer -Tax Collector, and offers to enter into a Chapter 8 Agreement of Sale for said parcel of land with the Riverside County Treasurer -Tax Collector pursuant to the provisions of the California Revenue and Taxation Code, Chapter 8, Section 3371, *et. seq.* in such forms as the Riverside County Treasurer -Tax Collector shall specify.
3. The Jurupa Area Recreation and Park District hereby certifies to the Riverside County Treasurer-Tax Collector that the public purpose for which the parcel of land will be devoted is as follows: Park and Recreation Purposes.
4. The General Manager of the Jurupa Area Recreation and Park District is hereby authorized to execute any and all such Chapter 8 Agreements of Sale to carry out the purpose of this Resolution, and to forthwith pay the Riverside County Treasurer-Tax Collector, the full purchase price therefore, as specified in section 1, together with all costs of giving notice pursuant to statute, in full recognition that such costs are in addition to, and not included within the purchase price. In addition, the Jurupa Area Recreation and Park District agrees to pay publication costs incurred, even if the property is redeemed, and therefore not conveyed to the Jurupa Area Recreation and Park District, and to pay the full costs of Lot Book Reports, which the Jurupa Area Recreation and Park District further recognizes to be non-refundable fees.
5. The General Manager of the Jurupa Area Recreation and Park District is further authorized to execute any and all other documents, agreements, and certifications required or desirable to consummate the purchase contemplated hereunder.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** that the Board of Directors of the Jurupa Area Recreation and Park District do hereby approve Resolution No. 2011 - 03

The foregoing Resolution No. 2011 - 03 was approved by the Board of Directors of the Jurupa Area Recreation and Park District at the Board Meeting held on the 24<sup>th</sup> day of February 2011 at 4810 Pedley Road, Riverside, California, on motion made by Director Hancock, seconded by Director Marcher carried by the following roll call vote:

**Anderson** Aye **Hancock** Aye **Hernandez** Absent **Lynch** Aye **Marcher** Aye

  
 Stephen Anderson, Vice President  
 Board of Directors  
 Jurupa Area Recreation and Park District

  
 Brad Hancock, Secretary  
 Board of Directors  
 Jurupa Area Recreation and Park District



# *Jurupa Area Recreation and Park District*

4810 Pedley Road ♦ Jurupa Valley, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361 2095

[www.jarpd.org](http://www.jarpd.org)

## **JURUPA AREA RECREATION AND PARK DISTRICT**

### **MISSION STATEMENT**

.....

To Provide and Maintain Safe Park Facilities;

To Provide Positive and Well-Rounded

Recreational Programs

And

To Enhance the Quality of Life

For All Residents of the Jurupa Area

*Board of Directors*

*February 8, 2003*

**General Manager**  
Dan Rodriguez

**Office Manager**  
Emelyn Whittemore

**Board of Directors**

Stephen Anderson ♦ Don Davies ♦ Robert M. Hernandez ♦ Richard Lynch ♦ Richard Marcher