

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

235A



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

**SUBMITTAL DATE:  
OCT 1 2013**

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the City of Corona, Department of Water and Power by Agreement of Sale Number 4393- District 2/2 [\$0]

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

1. Approve the sale of tax-defaulted parcel(s) 117163009-6 to the City of Corona, Department of Water and Power.
2. 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:**

**Summary**

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 City of Corona, Department of Water and Power.




Don Kent  
Treasurer-Tax Collector

FORM APPROVED COUNTY COUNSEL  
BY: DALE A. GARDNER  
DATE: 9/30/13  
Department of Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 2013-2014

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

APPROVE  
BY:   
Karen L. Johnson

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 2/2

Agenda Number:

**2-18**

OCT 12 5:12

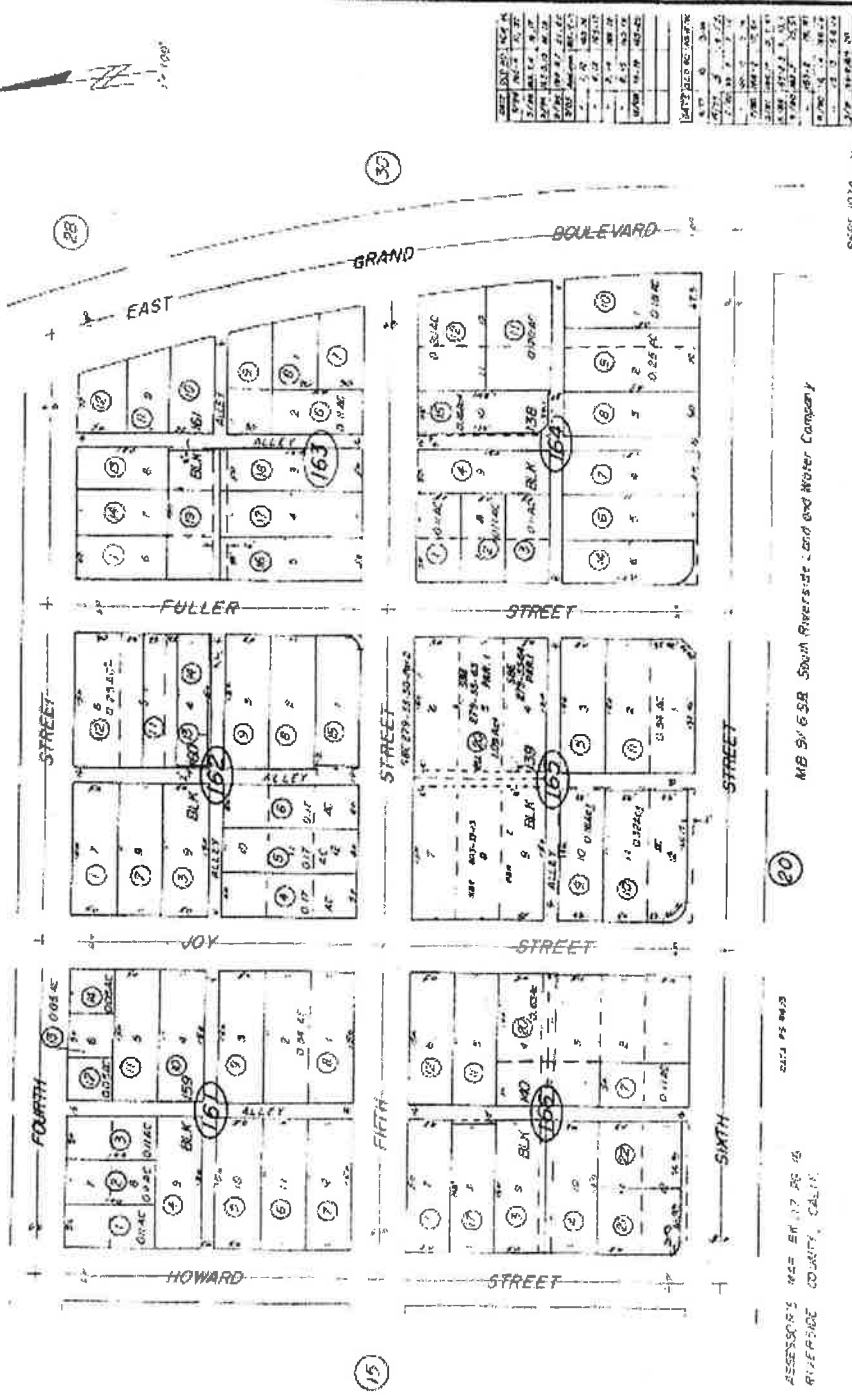
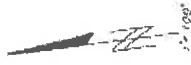
THIS MAP IS FOR ASSISTANCE PURPOSES ONLY

DEC 9 1 7 00 PM

FOR CITY OF CORONA  
(FOR SOUTH RIVERSIDE LAND WATER COMPANY)  
T 35 R 7 W 12

117-16  
B-4

TRA 401



ASSessor's MAP 17 PG 16  
RIVERSIDE COUNTY, CALIF.

20

MB 91 6 SB South Riverside Land and Water Company

SEP 1974 94

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4393** is made this 10<sup>th</sup> day of September, 20 13, by and between the Board of Supervisors of Riverside County, State of California, and the City of Corona, Department of Water and Power ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On June 6, 2013, the City of Corona, Department of Water and Power applied to purchase the subject properties (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 the City of Corona, Department of Water and Power 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 \$50,962.07 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: The City intends to construct a municipal water well on the property.
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.

AGREEMENT 4393  
CITY OF CORONA, DEPARTMENT OF WATER AND POWER

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

This document is being executed in counterpart, each of which constitutes an original.

ATTEST:

CITY OF CORONA,  
DEPARTMENT OF WATER AND POWER

(Purchaser)

(Seal)

FORM APPROVED COUNTY COUNSEL

BY: Dale A. Gardner 9/30/13  
DALE A. GARDNER DATE

By [Signature] General Manager  
(Signature and Title)  
Jonathan Daly 9-10-13  
(Print) (Date)

ATTEST:

BOARD OF SUPERVISORS

KECIA HAPER-IHEM

Clerk to the Board of Supervisors

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

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

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

ATTEST: CITY OF CORONA

[Signature] 9/13/13  
Deputy  
(Seal)

By [Signature] 9/13/13  
BRADLY ROBBINS, Mayor CITY MANAGER

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**

**OBJECTION LETTER**

**CHAPTER 7 FORM 11**

**CHAPTER 7 PUBLICATION**

**SALE FILE LIST**

AGREEMENT 4393  
CITY OF CORONA, DEPARTMENT OF WATER AND POWER

**EXHIBIT A**

# Application to Purchase Tax-Defaulted Property from County

This application must be completed by 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: City of Corona, Department Water and Power
2. Contact Person: Tom Koper Phone: 951-279-3604
3. Corporate Structure – check the appropriate box below and provide the corresponding information:
  - Nonprofit Organization – 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 tax agency, county, revenue district, special district, or redevelopment agency for public purpose
- Purchase by nonprofit to use parcel(s) for low-income housing purpose 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 to use parcel(s) for low-income housing purpose or to preserve open space

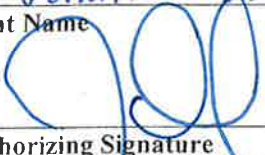
## C. Property Detail

Provide the following information. If there is more than one parcel or 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 is located: City of Corona, Riverside County
2. Assessor's Parcel Number: 117-163-009-6
3. State the purpose and intended use for the parcel: The City intends to construct a municipal water well on the property.

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Jonathan Daly 951-736-2477  
Print Name Contact Number  
 General Manager 06/06/2013  
Authorizing Signature Title Date

RTC 3695, 3695.4, 3695.5, 3791, 3891.3 and 3791.4

RECEIVED

AGF-16 (SCO 8-16)



City of Corona  
Department of Water and Power  
"Protecting Public Health"

Office: 951.736.2234  
Fax: 951.735.3786

755 Corporation Yard Way  
Corona, CA 92880 – [www.discovercorona.com](http://www.discovercorona.com)

June 6, 2013

Michelle Bryant August  
Riverside County Treasurer-Tax Collector  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92502

Re: Tax Defaulted Property - APN 117-163-009-6 (416 E. Grand Blvd, Corona)

Dear Ms. August:

Please accept this letter as our formal objection to the Chapter 7 sale of Parcel 117-163-009-6.

Should you wish to discuss this matter further, please contact Tom Koper at 951.279.3604 or at [tom.koper@ci.corona.ca.us](mailto:tom.koper@ci.corona.ca.us).

Sincerely,

Jonathan Daly  
General Manager  
Department of Water & Power  
City of Corona

TK

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

618A



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

**SUBMITTAL DATE:**  
MAY 08 2013

**SUBJECT:** Internet Tax Sale of Tax-Defaulted Real Property, **Sale No. TC-197**, scheduled for August 15, 2013 through August 20, 2013, with Bid4Assets Inc.

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

1) Approve the intended public auction tax sale, TC-197; (2) Approve and adopt the provision of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a); (3) Adopt Resolution 2013-065 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 for sale via the Internet with Bid4Assets, Inc.

Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$541,736.09	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	2013-2014

<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 Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: May 21, 2013  
xc: 2013 MAY 21 Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

RECEIVED BY THE BOARD OF SUPERVISORS  
MAY 21 2013  
**EXHIBIT A - PAGE 4**

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

**2-9**

FORM APPROVED COUNTY COUNSEL  
BY: Dale A. Gardner 5/21/13  
DATE: 5/21/13  
Departmental Concurrence

Consent  Policy

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



**BOARD OF SUPERVISORS  
FORM 11  
Page 2**

**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-default 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 all amounts due, it is offered for sale by the Tax Collector. This action will set in motion the Tax Collector's August sale.

**SUMMARY OF THE August 15, 2013 through August 20, 2013 Internet Sale conducted via Internet through Bid4Assets, Inc.**

The Tax Collector proposes to offer a maximum of two hundred fourteen (214) "fee parcels":

- a) One hundred fifty-five (155) fee parcels will be offered for the first time at the minimum bid of full redemption, plus cost of sale.
- b) Fifty-nine (59) fee parcels will be offered for a minimum bid of the cost of sale. These parcels have been previously offered.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$2,782,997.00

If the one hundred fifty five (155) fee parcels do not receive a bid, the Treasurer-Tax Collector will reoffer some at the same sale, these properties beginning August 16, 2013 at 9:00 a.m. for the following reduced amounts.

- a) Eighty-nine (89) fee parcels will be offered for a minimum bid of cost of sale.
- b) Nineteen (19) fee parcels will be offered for a minimum bid of 50% of taxes only, plus cost of sale.
- c) Forty-seven (47) fee parcels will be offered for a minimum bid of 100% of taxes only, plus cost of sale.

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

For this sale, if all parcels being reoffered for sale were to sell for only the minimum bid, the maximum tax loss would be \$983,902.45. 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 \$541,736.69. **Accordingly, there should be no direct impact on the County General Fund because reserves exceeding that amount have been set aside.**

**BOARD OF SUPERVISORS  
FORM 11  
Page 3**

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. 2013-065

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, over the  
8 internet, tax-defaulted property subject to the power of sale, on August 15, 2013 through August 20, 2013  
9 and requests that the Board of Supervisors of the County of Riverside, State of California approve the  
10 intended sale, and any postponement of the sale that may be necessary; the Tax Sale List TC 197 Sale File  
11 4382 is attached herewith as Exhibit "A" and sets forth the property declared tax-defaulted with the year of  
12 the tax-default and the assessment number; the notice of the proposed sale will be sent to the State  
13 Controller in 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 in  
15 Exhibit "A" attached hereto and incorporated by reference and constituting two hundred fourteen (214) fee  
16 parcels should be offered for sale from August 15, 2013 through August 20, 2013, with the minimum bid to  
17 be in accordance with California Revenue and Taxation Code Section 3698.5; and

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

24 WHEREAS, one hundred fifty-five (155) fee parcels or less will be offered at the tax sale for  
25 the first time for the full redemption amount plus cost of sale, and if any of these one hundred fifty-five  
26 (155) fee parcels does not sell for the full redemption amount plus cost, one hundred fifty-five (155) of said  
27 parcels may be reoffered during the same sale beginning on August 16<sup>th</sup> at 9:00 a.m. at a reduced bid which  
28 the Tax Collector deems appropriate in light of the most current assessed valuation and unique

FORM APPROVED COUNTY COUNSEL  
BY: Dale Gardner 5/8/13

DATE  
DALE GARDNER

1 circumstances with respect thereto; and

2 WHEREAS, fifty-nine (59) fee parcels, or less, will be offered for a minimum bid cost of sale  
3 because these parcels have been previously offered and no acceptable bids were received at the prescribed  
4 minimum price and because the Tax Collector deems this proposed minimum bid appropriate in light of the  
5 most current assessed valuation and unique circumstances of these properties; and

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

9 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the  
10 County of Riverside, State of California, in regular session assembled on May 21, 2013 that the proposed  
11 internet sale of tax-defaulted property subject to the power of sale and any continuation of the  
12 sale is hereby approved and the Tax Collector of the County of Riverside is directed to offer the property  
13 described in Exhibit "A" attached hereto and incorporated by reference, at public auction to the highest  
14 bidder for cash in lawful money of the United States at the minimum bid set in accordance with California  
15 Revenue and Taxation Code Section 3698.5(a) and 3698.5(c) as specified below:

16 1. One hundred fifty-five (155) fee parcels, or less, will be offered at a minimum bid of  
17 the full redemption amount plus the cost of sale.

18 2. Fifty-nine (59) fee parcels will be offered for a minimum bid of cost of sale. These  
19 parcels have been previously offered.

20 3. If any of the one hundred fifty-five (155) fee parcels, or less, does not sell at the full  
21 redemption amount plus cost of sale, one hundred fifty-five (155) of said parcels may be reoffered later at  
22 the same sale beginning at 9:00 a.m. on August 16, 2013 as follows:

23 a) Eighty-nine (89) fee parcels, or less, will be offered for a minimum of the cost of  
24 sale;

25 b) Nineteen (19) fee parcels, or less, will be offered for a minimum bid of 50% of  
26 taxes only, plus cost of sale.

27 c) Forty-seven (47) fee parcels, or less, will be offered for a minimum bid of 100%  
28 of taxes only, plus cost of sale.

2 RESOLUTION NO. 2013 - 065

3  
4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
5 COUNTY OF RIVERSIDE APPROVING SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE  
6 POWER OF SALE AND SETTING THE MINIMUM BID

ADOPTED by Riverside County Board of Supervisors on May 21, 2013.

7 ROLL CALL:

8 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
9 Nays: None  
Absent: None

10  
11  
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
13 Supervisors on the date therein set forth.

14 KECIA HARPER-IHEM, Clerk of said Board

15  
16 By: \_\_\_\_\_ Deputy

17  
18 *Signature on Grant*  
19 *page.*

20  
21  
22  
23 05.21.13 2-9

PUBLIC NOTICES

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

NOTICE OF DIVIDED LOCATION... 131462000...

NOTICE OF PUBLIC AUCTION ON AUGUST 20, 2013 THROUGH AUGUST 20, 2013...

DELINQUENT TAXES... 14920000-7...

On May 21, 2013, I, Dan Kern, Riverside County Treasurer-Tax Collector...

RESEARCH THE PUBLIC RECORDS... 17252001-2...

NOTICE OF PUBLIC AUCTION... 17252001-2...

NOTICE OF PUBLIC AUCTION... 17252001-2...

NOTICE OF PUBLIC AUCTION... 17252001-2...

NOTICE OF PUBLIC AUCTION... 17252001-2...

NOTICE OF PUBLIC AUCTION... 17252001-2...

HELM, CHARLES M... 17252001-2...

LAST ASSESSED TO... 17252001-2...

LAST ASSESSED TO... 17252001-2...

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Official Records of Riverside County... 17252001-2...

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Official Records of Riverside County... 17252001-2...

LEGAL ADVERTISING

NOTICE OF HEARING THE REPORT

WHAT IS A PUBLIC NOTICE?

A Public Notice is a notice to the public by a person...

EXHIBIT A - PAGE 10



EXHIBIT A  
SALE FILE 4382 (TC 197)



ITEM 1 IN THE CITY OF CORONA  
117163009-6  
LAST ASSESSED TO MEJIA, JOSE H & PAULA  
SITUS ADDRESS: 416 E GRAND BLV CORONA 92879  
MINIMUM PRICE: \$42,132.00

117-163-009-6  
TRA 004-001  
2007-117163009-0000

ITEM 2 IN THE CITY OF RIVERSIDE  
146141031-9  
LAST ASSESSED TO REAVES, JAMES E  
SITUS ADDRESS: 4948 HOLLYHOCK LN RIVERSIDE 92505  
MINIMUM PRICE: \$1,844.00

REOFFER  
146-141-031-9  
TRA 009-175  
2005-146141031-0000

ITEM 3 IN THE CITY OF RIVERSIDE  
147110020-0  
LAST ASSESSED TO MERCADO, MARIA  
SITUS ADDRESS: 10171 HENDRICK AVE RIVERSIDE 92503  
MINIMUM PRICE: \$11,912.00

147-110-020-0  
TRA 009-175  
2007-147110020-0000

ITEM 4 IN THE CITY OF RIVERSIDE  
149020009-7  
LAST ASSESSED TO FHC LA SIERRA  
MINIMUM PRICE: \$31,082.00

149-020-009-7  
TRA 009-023  
2007-149020009-0000

ITEM 5 IN THE CITY OF RIVERSIDE  
149320002-7  
LAST ASSESSED TO SB DEV INC  
SITUS ADDRESS: 5417 MITCHELL AVE RIVERSIDE 92505  
MINIMUM PRICE: \$57,563.00

149-320-002-7  
TRA 009-175  
2007-149320002-0000

ITEM 6 IN THE CITY OF RIVERSIDE  
149420005-9  
LAST ASSESSED TO FHC LA SIERRA  
SITUS ADDRESS: 11195 LINDY ST RIVERSIDE 92505  
MINIMUM PRICE: \$12,098.00

149-420-005-9  
TRA 009-200  
2007-149420005-0000

ITEM 7 IN THE CITY OF RIVERSIDE  
149420012-5  
LAST ASSESSED TO FHC LA SIERRA  
MINIMUM PRICE: \$13,275.00

149-420-012-5  
TRA 009-200  
2007-149420012-0000

ITEM 8 IN THE CITY OF RIVERSIDE  
209141001-2  
LAST ASSESSED TO REESE, ROBERT LEE  
SITUS ADDRESS: 2509 LIME ST RIVERSIDE 92501  
MINIMUM PRICE: \$34,322.00

209-141-001-2  
TRA 009-158  
2007-209141001-0000



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**MAPS**

CITY OF CORONA

AGREEMENT 4393  
CITY OF CORONA, DEPARTMENT OF WATER AND POWER

**PARCEL 1**

**IN THE CITY OF CORONA**

**Parcel Number:** 117163009-6  
**First Year Delinquent:** 2006-2007  
**Purchase Price** \$50,962.07

**Assessment Number:** 117163009-6  
**Default Number:** 2007-117163009-0000  
TRA 004-001

**Situs Address:** 416 E GRAND BLV CORONA 92879  
**Last Assessed to:** MEJIA, JOSE H & MEJIA PAULA

**Legal Description.....**

THE NORTHERLY 50 FEET OF LOTS 1 AND 2, IN BLOCK 161 OF SOUTH RIVERSIDE, LAND AND WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 9, PAGE 6 AND 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS, STATE OF CALIFORNIA, SAID NORTHERLY 50 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID LOT 2.

AGREEMENT 4393  
CITY OF CORONA, DEPARTMENT OF WATER AND POWER

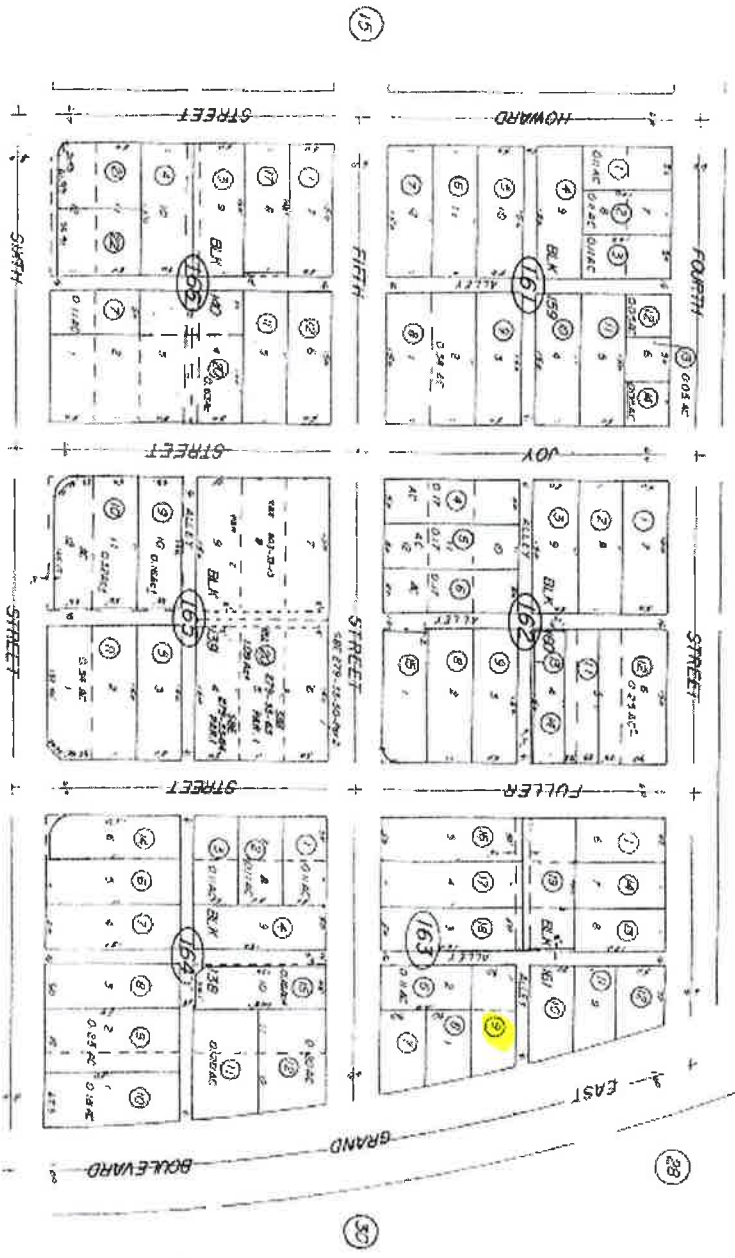
THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

DEC 9 1 2005

FOR CITY OF CORONA  
(FOR SOUTH RIVERSIDE LAND WATER COMPANY)  
735 RTW

192 401

117-16  
5-4



ASSESSOR'S MAP 54 17 20 48  
RIVERSIDE COUNTY, CALIF.

MAP 54 638 SOUTH RIVERSIDE LAND AND WATER COMPANY

SEPT 20 2004

LOT	AREA	PERCENTAGE	ADDITIONAL COMMENTS
1	0.02 AC	0.08%	
2	0.02 AC	0.08%	
3	0.02 AC	0.08%	
4	0.02 AC	0.08%	
5	0.02 AC	0.08%	
6	0.02 AC	0.08%	
7	0.02 AC	0.08%	
8	0.02 AC	0.08%	
9	0.02 AC	0.08%	
10	0.02 AC	0.08%	
11	0.02 AC	0.08%	
12	0.02 AC	0.08%	
13	0.02 AC	0.08%	
14	0.02 AC	0.08%	
15	0.02 AC	0.08%	
16	0.02 AC	0.08%	
17	0.02 AC	0.08%	
18	0.02 AC	0.08%	
19	0.02 AC	0.08%	
20	0.02 AC	0.08%	
21	0.02 AC	0.08%	
22	0.02 AC	0.08%	
23	0.02 AC	0.08%	
24	0.02 AC	0.08%	

**EXHIBIT "C"**

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

AGREEMENT 4393  
CITY OF CORONA, DEPARTMENT OF WATER AND POWER

**EXHIBIT C**

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2012-0366493 X  
X 08/03/2012 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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00158 CORONA-NORCO EDITION

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

M  
074

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 2006-2007, Default Number

JUNE 30, 2007

\$8,383.82

2007-117163009-0000

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:

C  
074

MEJIA, JOSE H & PAULA X

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

117163009-6 X  
Assessor's Parcel Number

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2012

By Don Kent  
Tax Collector

On 07/23/2012, 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: NO Taylor Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

LEGAL DESCRIPTION

IN THE CITY OF CORONA

THE NORTHERLY 50 FEET OF LOTS 1 AND 2 IN BLOCK 161 OF THE SOUTH RIVERSIDE LAND & WATER COMPANY, AS SHOWN BY MAP RECORDED IN BOOK 9, PAGE 6 OF MAPS, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID NORTHERLY 50 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID LOT 2.

**EXHIBIT "D"**

**RESOLUTION NUMBER 2013-082**

**MISSION STATEMENT**

AGREEMENT 4393  
CITY OF CORONA, DEPARTMENT OF WATER AND POWER

**EXHIBIT D**

**RESOLUTION NO. 2013-082**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AUTHORIZING THE PURCHASE OF TAX-DEFAULTED PROPERTY FROM THE RIVERSIDE COUNTY TREASURER-TAX COLLECTOR'S OFFICE (APN: 117-163-009-6; 416 E. GRAND BLVD.)**

**WHEREAS**, the Riverside County Treasurer-Tax Collector's office has notified public agencies of its intent to sell tax-defaulted property for purposes of collecting back taxes and penalties; and

**WHEREAS**, the City of Corona ("City") received a notice of intent to sell tax-defaulted property located at 416 E. Grand Blvd. in the City, bearing Riverside County Assessor's Parcel Number 117-163-009-6 ("Property"); and

**WHEREAS**, the City reviewed the Property and determined that it is desirable as a potential water well site; and

**WHEREAS**, on June 5, 2013, the City Council authorized the General Manager of the Department of Water & Power ("DWP") to submit an Application to Purchase Tax-Defaulted Property and make a minimum bid offer for the Property; and

**WHEREAS**, the Property lot size is approximately six thousand and ninety-eight (6,098) square feet; and

**WHEREAS**, the cost for the City's acquisition is approximately \$50,962.07, plus all costs of sale, including, but not limited to, title, due diligence and the non-refundable costs of the legal notices published in the Press-Enterprise or other newspaper ("Acquisition Cost"); and

**WHEREAS**, based upon research conducted by DWP staff, the fair market value of the Property is in excess of the Acquisition Cost, and is very likely well in excess of the Acquisition Cost; and

**WHEREAS**, the City desires to purchase the Property from the Riverside County Treasurer-Tax Collector, and has sufficient available funds to complete the purchase; and

**WHEREAS**, the acquisition of the Property furthers the DWP's mission to serve its customers with professionalism and respect, while protecting public health by providing the highest quality water, reclaimed water, electric and water reclamation service.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Corona, California, as follows:



**SECTION 1.** The recitals set forth above are hereby adopted as findings in support of this Resolution.

**SECTION 2. Objection to Public Sale.** The City Council objects to the public sale of the Property.

**SECTION 3. Offer to Purchase.** The City Council offers to purchase the Property bearing Riverside County Assessor's Parcel Number 117-163-009-6, more particularly described in Exhibit "A" and incorporated herein by reference, for the Acquisition Cost (\$50,962.07, plus all costs of the sale associated therewith, including, but not limited to, title, due diligence and the non-refundable costs of the legal notices published in the Press-Enterprise or other newspaper).

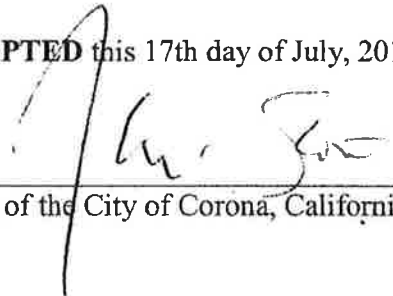
**SECTION 4. Council Approval.** The City Council approves the specific purchase of the Property for the purchase price of the Acquisition Cost (\$50,962.07, plus all costs of the sale associated therewith, including, but not limited to, title, due diligence and the non-refundable costs of the legal notices published in the Press-Enterprise or other newspaper).

**SECTION 5. Funding.** The City Council authorizes the use of water enterprise funds to pay the Acquisition Cost for the purchase of the Property.

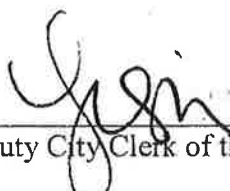
**SECTION 6. Designation of Authority.** The City Manager is authorized to execute a Purchase and Sale Agreement and any other related documents necessary to purchase the Property.

**SECTION 7. Effective Date.** The Mayor shall sign this Resolution and the Chief Deputy City Clerk shall attest thereto, and this Resolution shall take effect and be in force on the date of its adoption.

**PASSED, APPROVED AND ADOPTED** this 17th day of July, 2013.

  
\_\_\_\_\_  
Mayor of the City of Corona, California

ATTEST:

  
\_\_\_\_\_  
Chief Deputy City Clerk of the City of Corona, California

**Exhibit "A"**  
**Legal Description**

All that certain real property situated in the County of Riverside, State of California, described as follows:

The Northerly 50 Feet of Lots 1 and 2 in Block 161 of South Riverside Townsite, in the City of Corona, County of Riverside, State of California, as shown by Map on File in Book 9, Page 8 of Maps, in the Office of the County Recorder of San Bernardino County Records, Said Northerly 50 feet being measured along the Westerly line of Said Lot 2.

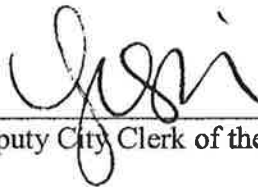
Assessor's Parcel Number: 117-163-009-6

**CERTIFICATION**

I, Lisa Mobley, Chief Deputy City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 17<sup>th</sup> day of July, 2013, by the following vote:

**AYES:           HALEY, MONTANEZ, SCOTT, SKIPWORTH, SPIEGEL**  
**NOES:           NONE**  
**ABSENT:        NONE**  
**ABSTAINED:    NONE**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 17<sup>th</sup> day of July, 2013.



\_\_\_\_\_  
Chief Deputy City Clerk of the City of Corona, California

(SEAL)



City of Corona  
Department of Water and Power  
*"Protecting Public Health"*

Office: 951.736.2234  
Fax: 951.735.3786

755 Corporation Yard Way  
Corona, CA 92880 – [www.discovercorona.com](http://www.discovercorona.com)

## **City of Corona Department of Water and Power Mission Statement**

The Department of Water and Power mission is to serve our customers with professionalism and respect, and protect public health by providing the highest quality water, reclaimed water, electric and water reclamation services.

**CITY OF CORONA**  
**RIVERSIDE COUNTY**

