

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

605



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

**SUBMITTAL DATE:**  
OCT 05 2015

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the City of Cathedral City, a Municipal Corporation by Agreement of Sale Number 4420. District(s) 4 [\$0].

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

1. Approve the sale of tax-defaulted parcel(s) 670213009-4 to the City of Cathedral City, a Municipal Corporation.
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", are attached. These exhibits include Resolution No. 2015-21 from the City of Cathedral City, a Municipal Corporation (Exhibit "D").

[continued on page two]

  
 Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	


<b>SOURCE OF FUNDS:</b>	Budget Adjustment: N/A
	For Fiscal Year: 2015-2016

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

BY:   
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
 BY:   
 ANITA C. WILLIS  
 DATE: 10-5-15

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

3-27

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Proposed Sale of Tax-Defaulted Land to the City of Cathedral City, a Municipal Corporation by Agreement of Sale Number 4420. District(s) 4 [\$0].

**DATE:** OCT 05 2015

**PAGE:** 2 of 2

**BACKGROUND:** [*continued from page one*]

**Summary**

Parcel number 670213009-4 is located in the City of Cathedral City in District #4.

The purchase price of \$29,715.90 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.

**Impact on Citizens and Businesses**

The City of Cathedral City, a Municipal Corporation, is purchasing this property for stormwater and drainage management purposes.

**ATTACHMENTS (if needed, in this order):**

A copy of the Assessor's maps numbered 670-21 pertaining to the parcel listed above is attached for reference.

Two Agreements, an original and 1 copy, numbered 4420 with Exhibits "A" through "D" are being executed in counterparts, each of which constitutes an original.

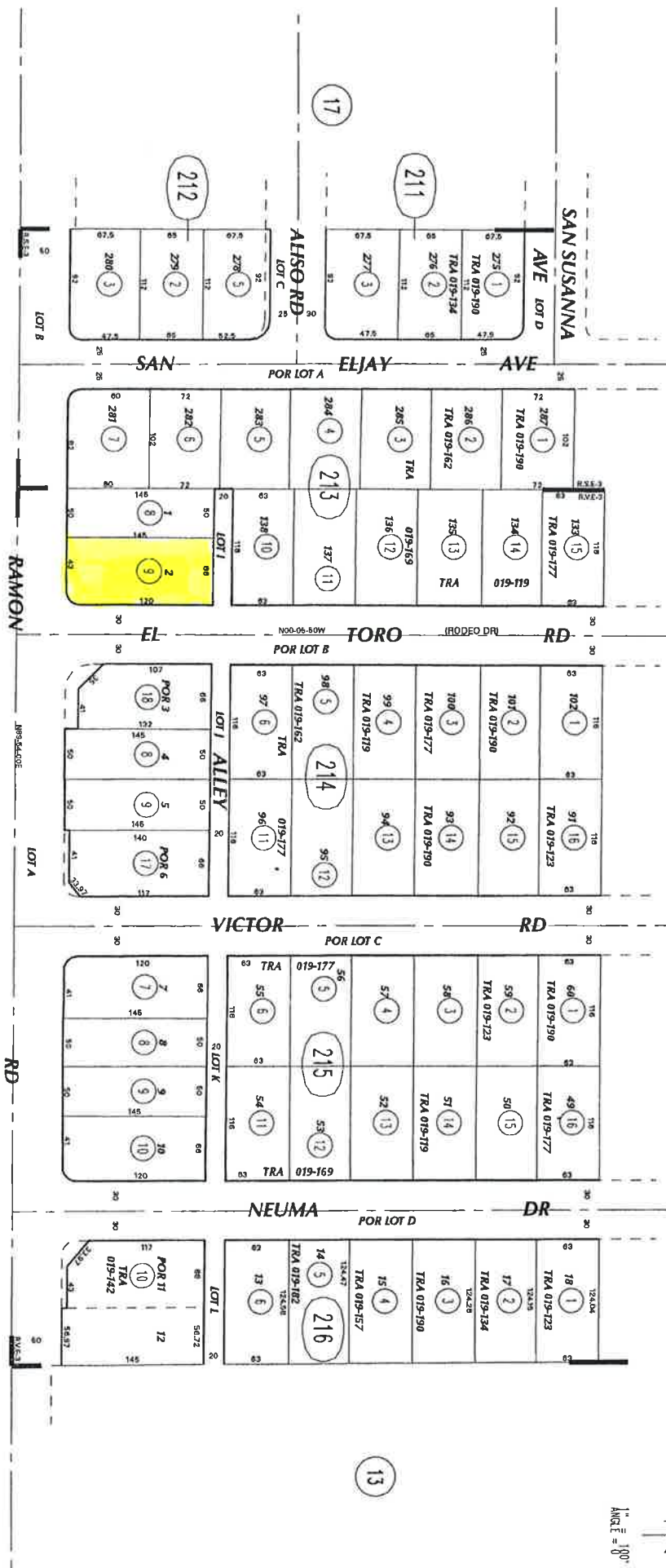
JUL 1 & 2007

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA. SHOULD ASSESSOR'S PARCEL MAY NOT CORRELATE WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR SW 15 T. 4S. R. 5E  
CITY OF CATHEDRAL CITY

T. 4 S. R. 5 E  
019-013  
019-119  
019-123  
019-134  
019-142  
019-157  
019-162  
019-169  
019-177  
019-182  
019-188  
019-190

670-21  
672-21



ASSESSOR'S MAP BK670 Pg. 21  
Riverside County, Calif. 8710

673  
02

673  
04

MB 33/32 RICH SANDS ESTATES NO. 3  
MB 29/87-88 RANCHO VISTA ESTATES NO. 3  
JUL 1 2007

DATE	CD NUMBER	REP NUMBER
7/1/07	4	318-15
7/1/07	2, 8	318-15
7/1/07	314-15	13-51
7/1/07	314-15	13-51
7/1/07	314-15	13-51
7/1/07	444	313-4
7/1/07	313-4	3

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4420** is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Riverside County, State of California, and the City of Cathedral City, a Municipal Corporation ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On **March 17, 2015**, the City of Cathedral City, a Municipal Corporation 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 Cathedral City, a Municipal Corporation 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 **\$29,715.90** 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: Stormwater and drainage management 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.

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

ATTEST:

City of Cathedral City  
(Purchaser)

(Seal)

By: Charles P. McClellon  
(Signature and Title) - CITY MANAGER

CHARLES P. McCLELLON  
(Print)

FORM APPROVED COUNTY COUNSEL  
BY: Dale A. Gardner 10/5/15  
DALE A. GARDNER DATE

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER-IHEM  
Clerk to the Board of Supervisors

By \_\_\_\_\_  
Deputy

(Seal)

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

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\_\_.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By \_\_\_\_\_  
KAREN GARCIA, MANAGER  
GOVERNMENT COMPENSATION & PROPERTY TAX STANDARDS  
SECTION

AGREEMENT 4420  
CITY OF CATHEDRAL CITY

**EXHIBIT "A"**

**OBJECTION LETTER**

**PURCHASE APPLICATION**

**CHAPTER 7 FORM 12/09/2014**

**CHAPTER 7 PUBLICATION DATED 04/02/2015**

**TAX SALE 203 LISTING ITEM 580**

**AGREEMENT 4420  
CITY OF CATHEDRAL CITY**



## Cathedral City

March 17, 2015

Michelle Bryant-August  
County of Riverside Treasurer and Tax Collector  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92502-2205

Subject: Tax Default Property: APN 670-213-009-4

Dear Ms. Bryant-August;

The City of Cathedral City (City) would like to formally object to the public tax sale of Parcel designated as APN 670-213-009-4 located at the northeast corner of Ramon Road and El Toro Road.

This Parcel is necessary for City public works stormwater and drainage facilities and the City is willing to purchase the parcel for these purposes.

We have attached the following documents for your use:

- Exhibit A: Application to Purchase Tax-Default property from County
- Exhibit B-1: City Limits map with the property in question (PIQ) identified.
- Exhibit B-2: Riverside County Parcel Report
- Exhibit B-3: Map titled APN 670-213-009-4
- Exhibit C: City Mission Statement

If you have any questions, please contact John A. Corella - City Engineer at 760-770-0327 or [Corella@cathedralcity.gov](mailto:Corella@cathedralcity.gov).

Thank you again for your patience in working with us on completing this request.

Sincerely,



Pat Milos  
Director of Community Development

Attachments: 5

c.c.: John A. Corella  
Jim Sherman  
Tami Scott

### 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 CATHEDRAL CITY
- 2. Mailing Address: 68-700 AVENIDA LALO GUERRERO, CATHEDRAL CITY CA 92231
- 3. Contact Person: JOHN CORRELLA, CITY ENGINEER Phone: 760-770-0327
- 4. Corporate Structure – check the appropriate box below and provide the corresponding information:
  - Nonprofit Organization– provide **Articles of Incorporation** (if more than ten years old an update is required)
  - Public Agency– provide **Mission Statement on Letterhead if Redevelopment Agency or Special District, provide Jurisdiction Map**
- 5. Vesting Name: CITY OF CATHEDRAL CITY, A MUNICIPAL CORPORATION

#### 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.** (Attach a separate letter objecting to the sale of the parcel)

- Purchase by **Tax Agency/Revenue District** to preserve its lien (circle one)
- Purchase by **Tax Agency, State, County, Revenue District, Special District, or Redevelopment Agency** for public purpose (circle one)
- 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 (circle one)
- 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: RIVERSIDE COUNTY
- 2. Assessor's Parcel Number (if only one, list here): 670-213-009-4
- 3. State the purpose and intended use for the Parcel: RETENTION BASIN FOR FLOOD CONTROL PURPOSES

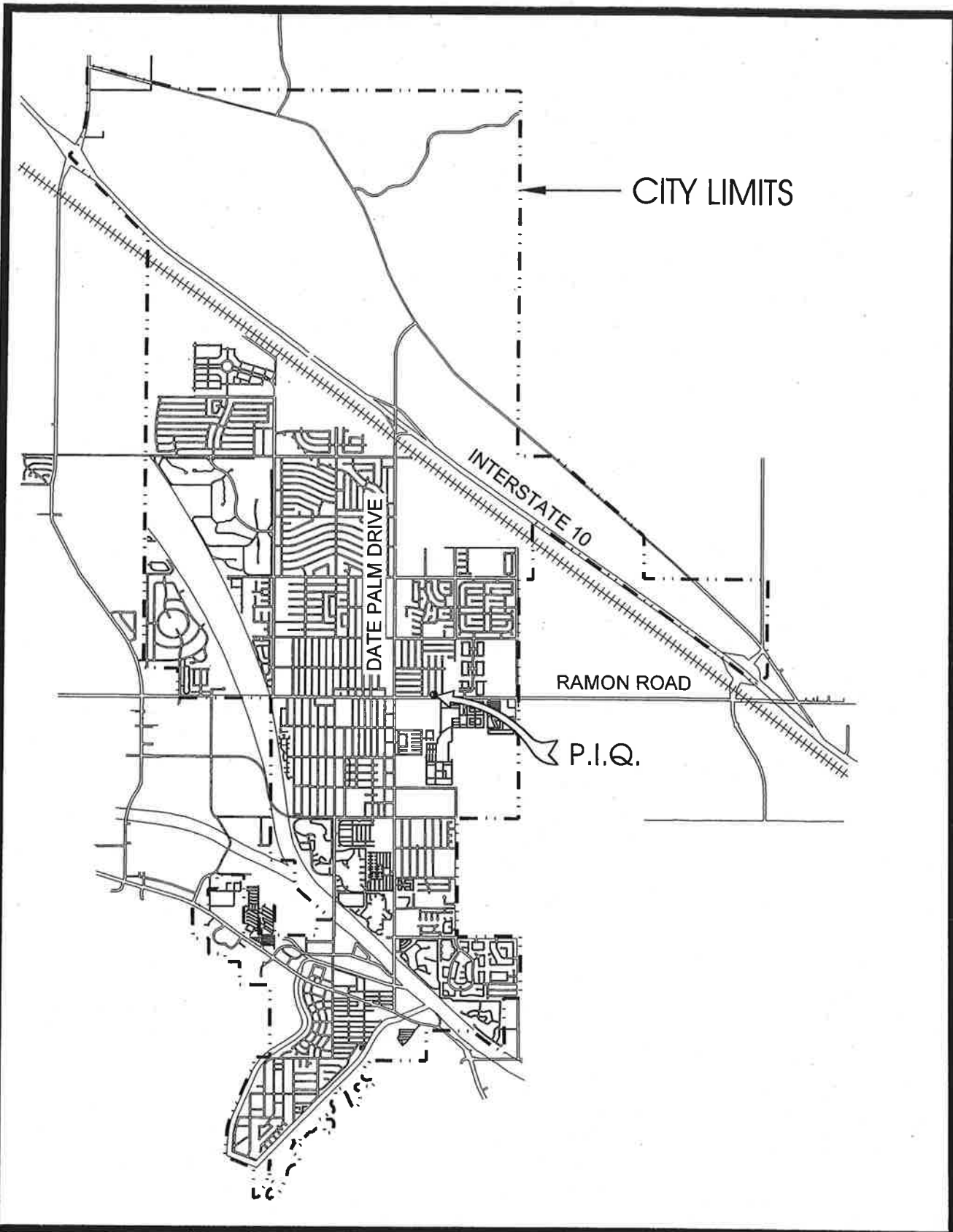
#### D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


PAT MILCO 760-770-0319  
 Print Name Contact Number  
[Signature] DIRECTOR OF COMMUNITY DEVELOPMENT 3/17/15  
 Authorizing Signature Title Date

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





\\c002rtp01\klockwood\My Documents\Drawings\Drawing1.dwg [Layout1] March 25, 2015 - 2:04pm Klockwood



**Cathedral City**  
City of Cathedral City  
68-700 Avenida Lalo Guerrero  
Cathedral City, Ca. 92234  
Ph. (760) 770-0340

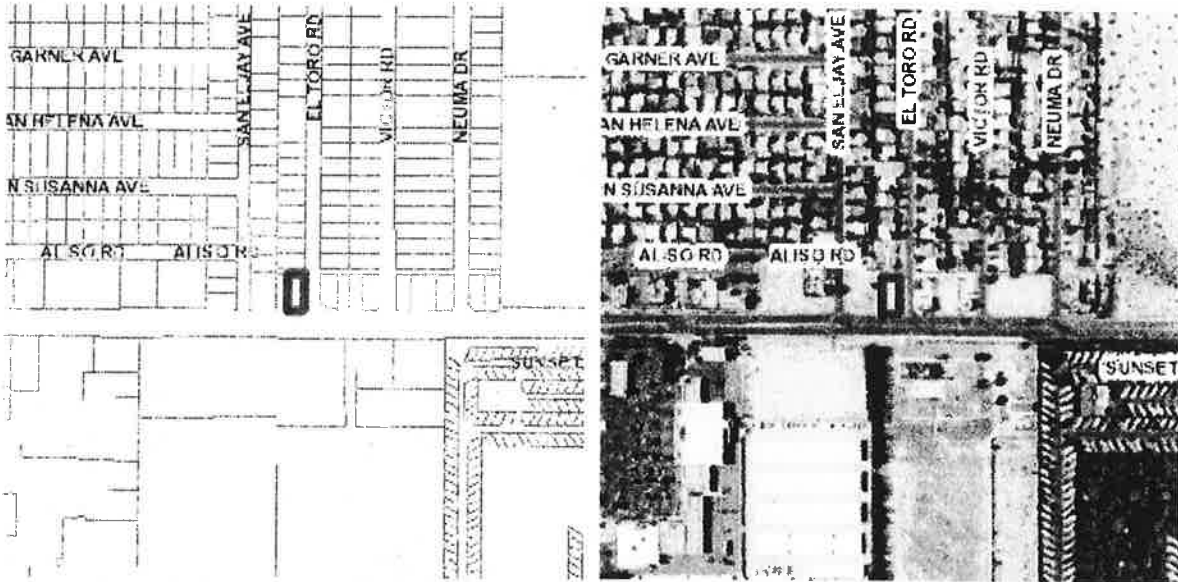
Scale:	N.T.S.
Date:	
Sheet:	1 of 1 Sheets
Drawn By:	KSL
Checked By:	JAC



**Riverside County Parcel Report**  
**APN 670-213-009**  
Disclaimer

Report Date: Wednesday, March 25, 2015

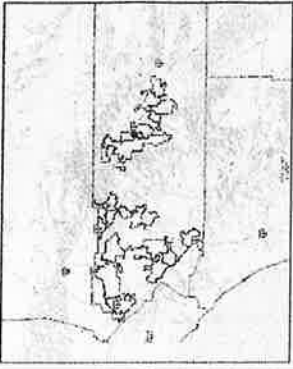
**MAPS/IMAGES**



**PARCEL**

<b>APN</b>	<u>670-213-009-4</u>	<b>Supervisory District 2011</b>	JOHN BENOIT, DISTRICT 4
		<b>Supervisory District 2001</b>	ROY WILSON, DISTRICT 4
<b>Previous APN</b>	672213009	<b>Township/Range</b>	T4SR5E SEC 15
<b>Address</b>	No address available	<b>Elevation Range</b>	No Elevation Range available
<b>Mailing Address</b>	3672 TORITO CIR PALM SPRINGS CA, CA 92264	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 787 GRID: F2
<b>Legal Description</b>	Recorded Book/Page: <u>MB 29/87</u> Subdivision Name: RANCHO VISTA ESTATES 3 Lot/Parcel: 2 Block: Not Available Tract Number: Not Available	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Lot Size</b>	Recorded lot size is 0.00 acres	<b>City Boundary/Sphere</b>	City Boundary: CATHEDRAL CITY Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available

APN 670-213-009-4



**Legend**

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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REPORT PRINTED ON... 3/25/2015 11:49:25 AM

© Riverside County TLMA GIS



# Cathedral City

## **Mission Statement**

### ***Moving Cathedral City Forward*** **With Commitment, Pride and Excellence**

- **Creating a safe, inclusive and progressive community**
  - **Providing quality service**
  - **Valuing fairness, balance and trust**
    - **Building partnerships**
- **Honoring our similarities and differences**
  - **Celebrating our independent spirit**

**City of Cathedral City**  
**Incorporated November 16<sup>th</sup>, 1981**

DATE 11/18/14  
 BY: GREGORY P. PRIAMOS  
 Deputy Clerk of the Board

**SUBMITTAL TO THE BOARD OF SUPERVISORS**  
**COUNTY OF RIVERSIDE, STATE OF CALIFORNIA** 521 A



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

**SUBMITTAL DATE:**  
 NOV 18 2014

**SUBJECT:** Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-203, scheduled for April 30, 2015 through May 5, 2015, with Bid4Assets Inc. District ALL [\$2,230,222] Fund 11060 Tax Loss Reserve Fund.

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

- 1) Approve the intended public auction tax sale, TC-203; (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 2014-211 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 Treasurer-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.

**BACKGROUND:**

Summary  
 Continued to Page 2

*Don Kent*  
 Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,230,222	\$ 0	\$ 2,230,222	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> Fund 11060 Tax Loss Reserve Fund				<b>Budget Adjustment:</b> NO	
				For Fiscal Year: 2014-2015	

**C.E.O. RECOMMENDATION:** APPROVE  
 BY: *Samuel Wong 12/2/14*  
 Samuel Wong  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: December 9, 2014  
 xc: Treasurer

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *Kecia Harper-Ihem*  
 Deputy

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

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

3-40

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-203, scheduled for April 30,  
2015 through May 5, 2015, with Bid4Assets Inc. District ALL [\$2,230,222] Fund 11060 Tax Loss Reserve  
Fund.**

**DATE: NOV 18 2014**

**PAGE: Page 2 of 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 Treasurer-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 Treasurer-Tax Collector. This action will set in motion the Treasurer-Tax Collector's April sale.

**SUMMARY OF THE April 30, 2015 through May 5, 2015 Internet Tax Sale conducted via Internet through Bid4Assets, Inc.**

The Treasurer-Tax Collector proposes to offer a maximum of six hundred fifteen (615) "fee parcels":

**On April 30, 2015 8:00 AM through May 5, 2015**

- a) Six hundred fifteen (615) fee parcels will be offered for a minimum bid of full redemption, plus the cost of sale.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$20,607,376.00.

**On May 1, 2015 at 9:00 AM through May 5, 2015**, of the six hundred fifteen (615) fee parcels that do not receive bids between April 30, 2015 at 8:00 AM and May 1, 2015 at 9:00 AM, three hundred fifty (350) fee parcels will then be reoffered at a reduced minimum bid for the following reduced amounts.

- a) Three hundred thirty-five (335) fee parcels will be offered for a minimum bid of cost of sale only.
- b) Fifteen (15) fee parcels will be offered for a minimum bid of 75% 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 \$4,032,952.36. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$2,230,222.66. Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the 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.

**IMPACT ON CITIZENS AND BUSINESSES**

The offering of tax defaulted properties is to collect unpaid taxes and to return the property to a revenue-generating status by conveying the property to another owner or motivating the assessee to redeem.

**ATTACHMENTS (if needed, in this order):**

- A. TC 203 Tax Sale List



NOTICE OF DIVIDED PUBLICATION

Public Law 101-234, Revenue and Taxation Code, Sec. 6109, as amended, requires that the State of California publish a notice of divided publication...

NOTICE OF PUBLIC ACTION ON APRIL 30, 2015 THROUGH MAY 5, 2015 OF TAX DEFAULTED PROPERTY FOR DELINQUENT TAXES

(Made pursuant to Section 3702, Revenue and Taxation Code)

On December 9, 2014, the State of California, through the Department of Tax and Fee Administration, published a notice of public action...

Only those parcels that are subject to the public action are listed in this notice. The parcels are listed in the order of their parcel number...

Parcel Numbering System Explanation: The parcel number is a unique identifier for each parcel, consisting of a county number, a section number, a township number, and a range number...

Assessment Number Explanation: The assessment number is a unique identifier for each parcel, consisting of a county number, a section number, a township number, and a range number...

Parcel Numbering System Explanation: The parcel number is a unique identifier for each parcel, consisting of a county number, a section number, a township number, and a range number...

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Parcel Numbering System Explanation: The parcel number is a unique identifier for each parcel, consisting of a county number, a section number, a township number, and a range number...

Table with multiple columns containing parcel numbers, descriptions, and assessment numbers. The text is dense and partially illegible due to image quality.

Table with multiple columns containing parcel numbers, descriptions, and assessment numbers. The text is dense and partially illegible due to image quality.

Advertisement for 'The Desert Sun' featuring the headline 'Help be for our eyes and ears...' and social media handles like @mydesert and @thedesertsun. Includes a phone number (760) 778-4666 and website URL.





ITEM 578 669395017-4 LAST ASSESSED TO COOPER, PRAVINA TR & FIRST REGIONAL BANK & KRESNER, SANDRA B TR & EINHORN, DORIS ETAL MINIMUM PRICE: \$4,525.00	IN THE CITY OF PALM SPRINGS	669-395-017-4 TRA 011-044 2008-669395017-0000
ITEM 579 669402006-5 LAST ASSESSED TO JACKSON, ORON J & MARGARET E SITUS ADDRESS: 315 W SUNVIEW AVE PALM SPRINGS 92262 MINIMUM PRICE: \$17,369.00	IN THE CITY OF PALM SPRINGS	669-402-006-5 TRA 011-044 2008-669402006-0000
ITEM 580 670213009-4 LAST ASSESSED TO NITCH, MARNIE LEE MINIMUM PRICE: \$20,717.00	IN THE CITY OF CATHEDRAL CITY	670-213-009-4 TRA 019-013 2009-670213009-0000
ITEM 581 673041074-2 LAST ASSESSED TO SPIERING, MERRILL D & BARBARA SITUS ADDRESS: 69411 RAMON RD NO 74 CATHEDRAL CITY 92234 MINIMUM PRICE: \$8,575.00	IN THE CITY OF CATHEDRAL CITY	673-041-074-2 TRA 019-000 2007-673041074-0000
ITEM 582 673042009-7 LAST ASSESSED TO POCH, ALEX F & LORENE J SITUS ADDRESS: 69411 RAMON RD NO 108 CATHEDRAL CITY 92234 MINIMUM PRICE: \$8,536.00	IN THE CITY OF CATHEDRAL CITY	673-042-009-7 TRA 019-000 2008-673042009-0000
ITEM 584 673171013-9 LAST ASSESSED TO DAVIS, ANTHONY R MINIMUM PRICE: \$25,810.00	IN THE CITY OF CATHEDRAL CITY	673-171-013-9 TRA 019-025 2009-673171013-0000
ITEM 585 677050001-2 LAST ASSESSED TO PSRV MINIMUM PRICE: \$2,095.00	IN THE CITY OF CATHEDRAL CITY	677-050-001-2 TRA 019-000 2009-677050001-0000
ITEM 586 677050031-9 LAST ASSESSED TO PSRV MINIMUM PRICE: \$1,259,550.00	IN THE CITY OF CATHEDRAL CITY	677-050-031-9 TRA 019-061 2009-677050031-0000

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**MAP**

**PARCEL 1**

**IN THE CITY OF CATHEDRAL CITY**

**Parcel Number:** 670213009-4  
**First Year Delinquent:** 2008-2009  
**Purchase Price** \$29,715.90

**Assessment Number:** 670213009-4  
**Default Number:** 2009-670213009-0000  
TRA 019-013

**Situs Address:** NONE

**Last Assessed to:** NITCH, MARNIE LEE

**Legal Description.....**

LOT 2 OF RANCHO VISTA ESTATES NO. 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGES 87-88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AGREEMENT 4420  
CITY OF CATHEDRAL CITY

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BILLING SITE ORDINANCES.

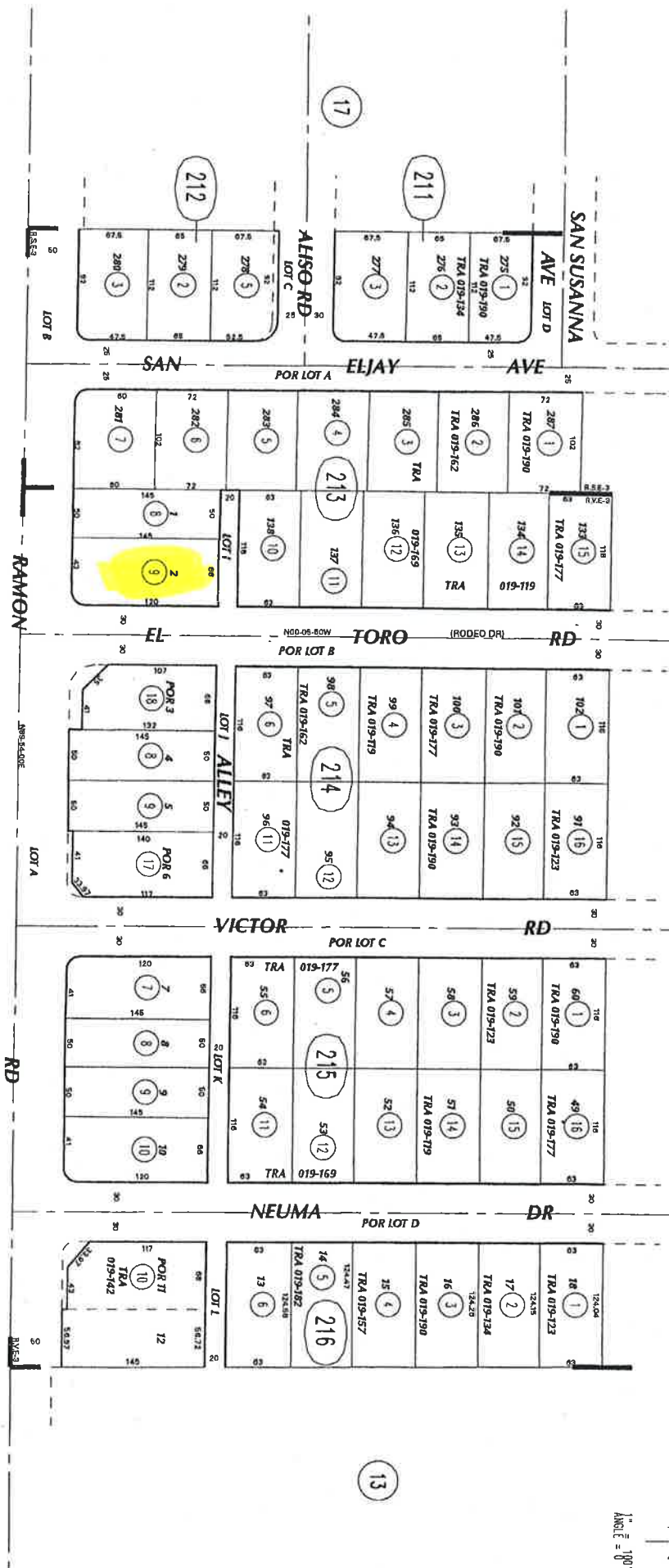
JUL 12 2007

POR. SW 15 T. 4S. R. 5E  
CITY OF CATHEDRAL CITY

T. R. A. 019-013 019-162  
019-119 019-169  
019-123 019-177  
019-134 019-182  
019-142 019-182  
019-157 019-190

670-21  
672-21

1" = 100'  
ANGLE = 100°



ASSESSOR'S MAP BK670 Pg. 21  
Riverside County, Calif.

87700

MB 33/32 RICH SANDS ESTATES NO. 3  
MB 29/87-88 RANCHO VISTA ESTATES NO. 3

JUL 12 2007

DATE	OLD NUMBER	NEW NUMBER
07/25	8	5, 11
07/25	7, 5	216-12
07/25	514-10	17, 51
07/25	314-7	18, 51
07/25	446	215-4
07/25	215-1, 4	3

**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 # 2014-0280261

07/25/2014 12:59P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	

02466 DESERT SUN

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



Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$1,294.49 for the fiscal year 2008-2009, Default Number 2009-670213009-0000.

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

Assessor's Parcel Number 670213009-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014 By Don Kent  
Tax Collector

On 07/22/2014, 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: W. Taylor Seal  
Deputy



LEGAL DESCRIPTION

IN THE CITY OF CATHEDRAL CITY

LOT 2 OF RANCHO VISTA ESTATES NO. 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGES 87-88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXHIBIT "D"**  
**RESOLUTION NUMBER 2015-21**  
**MISSION STATEMENT**



**RESOLUTION NO. 2015-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO OBJECT TO RIVERSIDE COUNTY TAX-DEFAULT PROPERTY SALE OF ASSESSOR PARCEL 670-213-009-4 AND EXECUTE AN APPLICATION AND AGREEMENTS NECESSARY TO PURCHASE THE PROPERTY FROM RIVERSIDE COUNTY FOR THE APPROXIMATE AMOUNT OF \$29,715.90 PLUS NOTICING, APPLICATION AND ADMINISTRATIVE COSTS.**

**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 Cathedral City ("City") received notice of intent to sell tax defaulted property located at the northwest corner of Ramon Road and El Toro Road in the City, bearing Riverside County Assessor's Parcel Number 670-231-009-4 ("Property"); and

**WHEREAS**, the City reviewed the Property and determined that it is desirable for stormwater and drainage management purposes; and

**WHEREAS**, on April 8, 2015, the City Council authorized the City Manager to submit an Application to Purchase Tax-Default property and make a minimum bid offer for the Property; and

**WHEREAS**, the Property lot size is approximately nine thousand, seven hundred and twenty six feet (9,726) square feet; and

**WHEREAS**, the cost for the City's acquisition is approximately \$29,715.90, plus all cost of sale including, but not limited to, title, due diligence and non-refundable cost of the legal notices published in the Desert Sun newspaper ("Acquisition Cost"); and

**WHEREAS**, based on research conducted by City 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 Costs; 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 City's Mission of "moving Cathedral City forward with commitment, pride and excellence; creating a safe, inclusive and progressive community; providing quality service; valuing fairness, balance and trust; building partnerships; honoring our similarities and differences; celebrating our independent spirit."

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, DOES HEREBY RESOLVE, DETERMINE AND ORDER 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 County Assessor's Parcel Number 670-213-009-4, more particularly described in Exhibit "A" and incorporated herein by reference, for the Acquisition Cost (\$29,715.90, plus all costs of the sale associated therewith, including, but not limited to, title, due diligence and non-refundable cost of the legal notices published in the Desert Sun newspaper).

**SECTION 4. Council Approval.** The City Council approves the specific purchase of the Property for the purchase price of the Acquisition Cost (\$29,715.90, plus all costs of the sale associated therewith, including, but not limited to, title, due diligence and non-refundable cost of the legal notices published in the Desert Sun newspaper).

**SECTION 5. Funding.** The City Council authorizes the use of City CIP 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 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** at a regular meeting of the City Council of the City of Cathedral City held on this 8<sup>th</sup> day of April, 2015, by the following vote:

Ayes: 5 - Council Members Aguilar, Carnevale and Kaplan; Mayor Pro Tem Pettis and Mayor Henry

Noes: None

Absent: None

Abstain: None

  
Stanley E. Henry, Mayor

ATTEST:

*Gary F. Howell* Deputy City Clerk  
for Gary F. Howell, City Clerk

APPROVED AS TO FORM:

*Charles R. Green* Deputy  
for Charles R. Green, City Attorney

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**LOT 2 OF RANCHO VISTA ESTATES NO. 3, AS SHOWN ON THE MAP FILED IN BOOK 29, AT PAGES 87 AND 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (ASSESSOR PARCEL NO. 670-213-009)**



# Cathedral City

## **Mission Statement**

### ***Moving Cathedral City Forward*** **With Commitment, Pride and Excellence**

- **Creating a safe, inclusive and progressive community**
  - **Providing quality service**
  - **Valuing fairness, balance and trust**
    - **Building partnerships**
  - **Honoring our similarities and differences**
    - **Celebrating our independent spirit**

**City of Cathedral City**  
**Incorporated November 16<sup>th</sup>, 1981**