

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



702
(1865)

**SUBMITTAL DATE:
AUG 10 2016**

FROM: Don Kent, Treasurer-Tax Collector.

SUBJECT: Proposed Sale of Tax-Defaulted Land to the Idyllwild Water District by Agreement to Purchase Tax-Defaulted Property Number 4428. District(s) 3. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 560110008-1 and 560110013-5 to the Idyllwild Water District.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (exhibits "A" through "D") 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 property 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 to Purchase Tax-Defaulted Property, including exhibit "A" through exhibit "D", are attached. These exhibits include Resolution 715 from the Idyllwild Water District.

**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	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>

SOURCE OF FUNDS:	Budget Adjustment: N/A
	For Fiscal Year: 2016-2017

C.E.O. RECOMMENDATION: APPROVE

BY:
Stephanie Persi

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.: District: 3 **Agenda Number:**

3-12

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 7/10/16

Departmental Concurrence

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

1865

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

FORM 11: Proposed Sale of Tax-Defaulted Land to the Idyllwild Water District by Agreement to Purchase Tax-Defaulted Property Number 4428. District(s) 3. [\$0].

DATE: AUG 10 2016

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

Parcel number 560110008-1 is located outside the City in District #3.

Parcel number 560110013-5 is located outside the City in District #3.

The purchase price of \$2,350.00 was determined pursuant to Section 3793.1 of the California 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.

Impact on Citizens and Businesses

Idyllwild Water District is purchasing these properties to construct monitoring wells for District benefit.

ATTACHMENTS (if needed, in this order):

A copy of the Assessor's maps numbered 560-11 pertaining to the parcels listed above is attached for reference.

Two (2) Agreements both numbered 4428 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "D".

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4428** is made this _____ day of _____, 20____, by and between the Board of Supervisors of Riverside County, State of California, and the **Idyllwild Water District** ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On **August 28, 2015**, the **Idyllwild Water District** 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 **Idyllwild Water 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 **\$2,350.00** for the real property described in Exhibit "B" 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 parcel(s) for public purpose under the following intent: **To construct monitoring Wells for District benefit;**
4. That, if said Purchaser is a taxing agency as defined in the Revenue and Taxation Code, section 121 or 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 defined by section 3791 and section 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of the 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 4428
IDYLLWILD WATER DISTRICT

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:

IDYLLWILD WATER DISTRICT
(Purchaser)

(Seal)

By [Signature] GENERAL MANAGER
(Signature and Title)
MAY 27, 2016
(Print)

FORM APPROVED COUNTY COUNSEL
BY [Signature] 8/8/16
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 section 3795 of the Revenue and Taxation Code, the Controller approves the foregoing Agreement this _____ day of _____, 20____.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By _____

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4428** is made this _____ day of _____, 20____, by and between the Board of Supervisors of Riverside County, State of California, and the **Idyllwild Water District** ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On **August 28, 2015**, the **Idyllwild Water District** 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 **Idyllwild Water 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 **\$2,350.00** for the real property described in Exhibit "B" 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 parcel(s) for public purpose under the following intent: **To construct monitoring Wells for District benefit;**
4. That, if said Purchaser is a taxing agency as defined in the Revenue and Taxation Code, section 121 or 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 defined by section 3791 and section 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of the 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:

IDYLLWILD WATER DISTRICT
(Purchaser)

(Seal)

By  GENERAL MANAGER
(Signature and Title)

THOMAS E. LYNCH GENERAL MANAGER
(Print)

FORM APPROVED COUNTY COUNSEL
BY:  8/8/16
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 section 3795 of the Revenue and Taxation Code, the Controller approves the foregoing Agreement this _____ day of _____, 20____.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By _____

AGREEMENT 4428
IDYLLWILD WATER DISTRICT

EXHIBIT "A"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 (NA)

CHAPTER 7 PUBLICATION (NA)

**AGREEMENT 4428
IDYLLWILD WATER DISTRICT**

Application to Purchase Tax-Defaulted Property from County

2/28/15
2/28/15

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: Idyllwild Water District
2. Mailing Address: P.O. Box 397 - Idyllwild, CA 92549
3. Contact Person: Tom Lynch, General Manager Phone: 951-659-2143 Ext.205
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 : _____

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

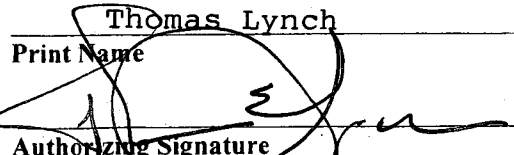
C. Property Detail

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
2. Assessor's Parcel Number (if only one, list here): 560-110-008¹ 560-110-013⁵
3. State the purpose and intended use for the Parcel: Monitoring well

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Thomas Lynch (951) 659-2143
Print Name Contact Number
 General Manager Date 8/28/15
Authorizing Signature Title

AGF-2 (SCO 8-16)

560-110-008-1 Monitoring Well

560-110-013-5 Monitoring Well

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL MANAGER



DON KENT
TREASURER

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

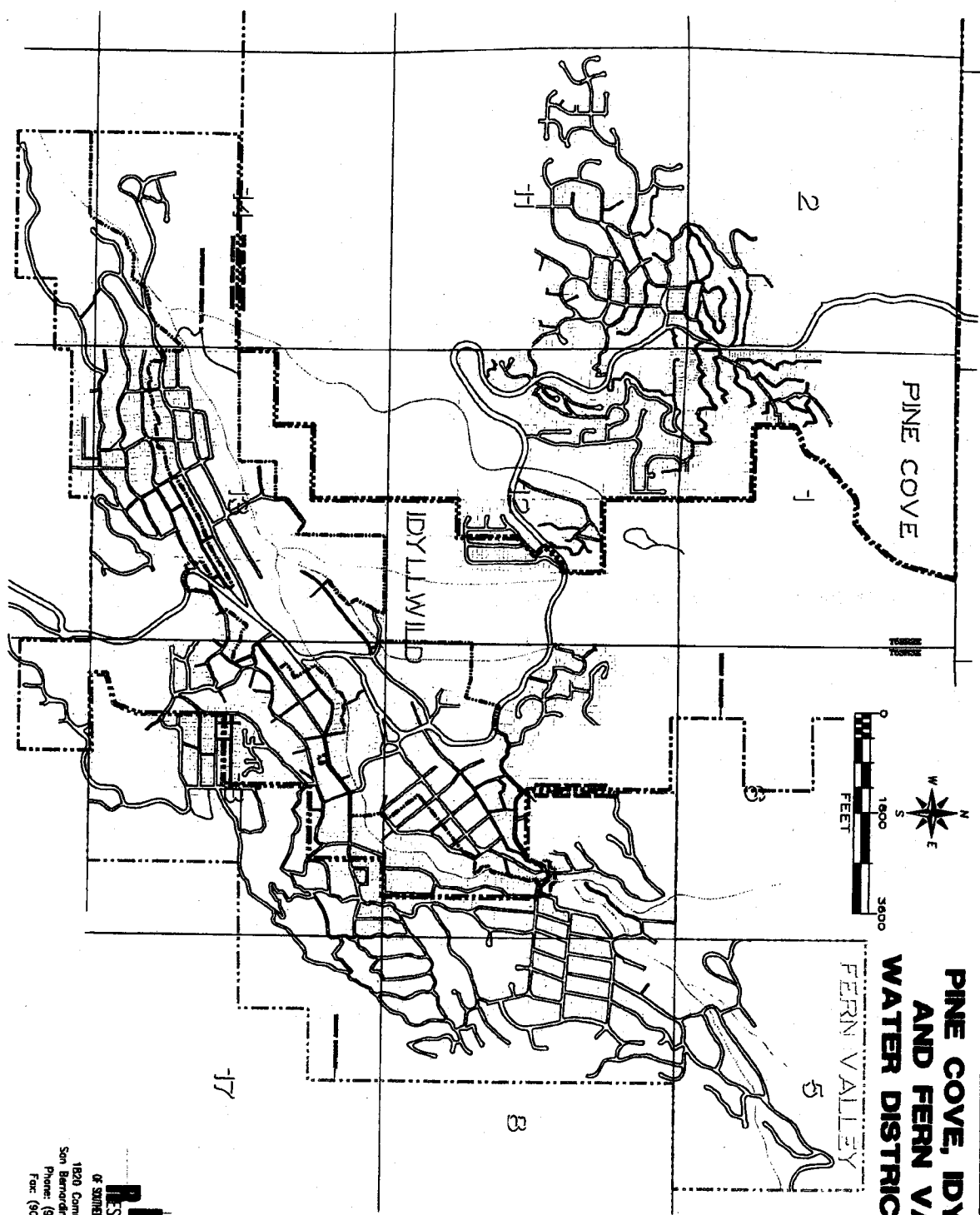
ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

RE: Idyllwild Water District
Agreement Number: 4428

The parcel number listed below was not part of a publication because it was not on a tax sale.

560110008-1

560110013-5



**PINE COVE, IDYLLWILD
AND FERN VALLEY
WATER DISTRICTS 2002**

ENGINEERING
RESOURCES
OF SOUTHERN CALIFORNIA, INC.
1820 Cornercenter Circle
San Bernardino, California 92410
Phone: (909) 889-0575
Fax: (909) 796-7731

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

PARCEL 1

OUTSIDE CITY

Parcel Number: 560110008-1
First Year Delinquent: 2001-2002
Purchase Price \$1,175.00

Assessment Number: 560110008-1
Default Number: 2002-560110008-0000
TRA 071-304

Situs Address: NONE
Last Assessed to: ADCOCK, PAUL TR

Legal Description.....

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE NORTH 00° 46' 30" WEST ALONG THE CENTER LINE OF SAID SECTION, 710.70 FEET TO A POINT ON THE EASTERLY LINE OF A 25 FOOT EASEMENT FOR ROAD PURPOSES AS EXCEPTED IN DEED FROM IDYLLWILD MOUNTAIN PARK COMPANY RECORDED MAY 7, 1947 IN BOOK 834, PAGE 211 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 60° 30' 55" WEST 178.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED OF TRUST EXECUTED BY BYRON J. WALTERS AND GLADY'S K. WALTERS, RECORDED MAY 22, 1961 IN BOOK 2910, PAGE 298 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 18° 03' 06" WEST ALONG SAID SOUTHEASTERLY LINE 640 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 69° 08' 30" EAST, 122 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE 25 FOOT EASEMENT REFERRED TO ABOVE; THENCE SOUTH 28° 25' WEST ALONG SAID EASTERLY LINE 27 FEET; THENCE NORTH 69° 08' 30" WEST, 115 FEET; THENCE NORTH 18° 03' 06" EAST 28 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION.

PARCEL 2

OUTSIDE CITY

Parcel Number: 560110013-5
First Year Delinquent: 2001-2002
Purchase Price \$1,175.00

Assessment Number: 560110013-5-1
Default Number: 2002-560110013-0000
TRA 071-304

Situs Address: NONE
Last Assessed to: ADCOCK, PAUL TR

Legal Description.....

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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AGREEMENT 4428
IDYLLWILD WATER DISTRICT

CALIFORNIA; THENCE SOUTH 60° 30' 55" WEST 178.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED OF TRUST EXECUTED BY BYRON J. WALTERS AND GLADY'S K. WALTERS, RECORDED MAY 22, 1961 IN BOOK 2910, PAGE 298 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 18° 03' 06" WEST ALONG SAID SOUTHEASTERLY LINE 640 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 69° 08' 30" EAST, 122 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE 25 FOOT EASEMENT REFERRED TO ABOVE; THENCE SOUTH 28° 25' WEST ALONG SAID EASTERLY LINE 27 FEET; THENCE NORTH 69° 08' 30" WEST, 115 FEET; THENCE NORTH 18° 03' 06" EAST 28 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12.

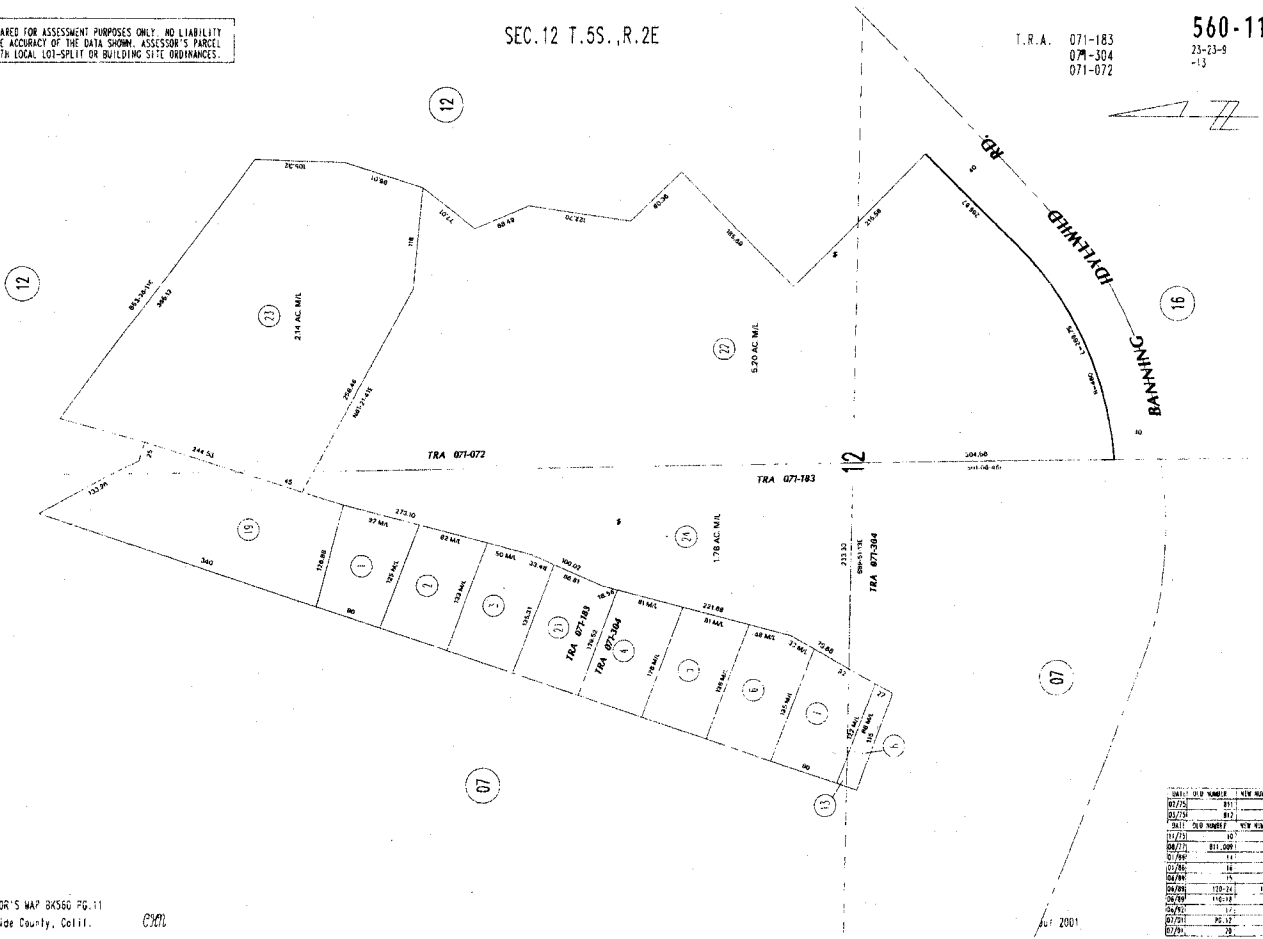
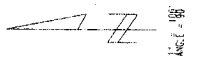
AGREEMENT 4428
IDYLLWILD WATER DISTRICT

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 BUILDING SET-BACK ORDINANCES.

SEC. 12 T. 5S., R. 2E

T.R.A. 071-183
071-304
071-072

560-11
23-23-9
-13



ASSESSOR'S MAP BK560 PG. 11
Riverside County, Calif.

CML

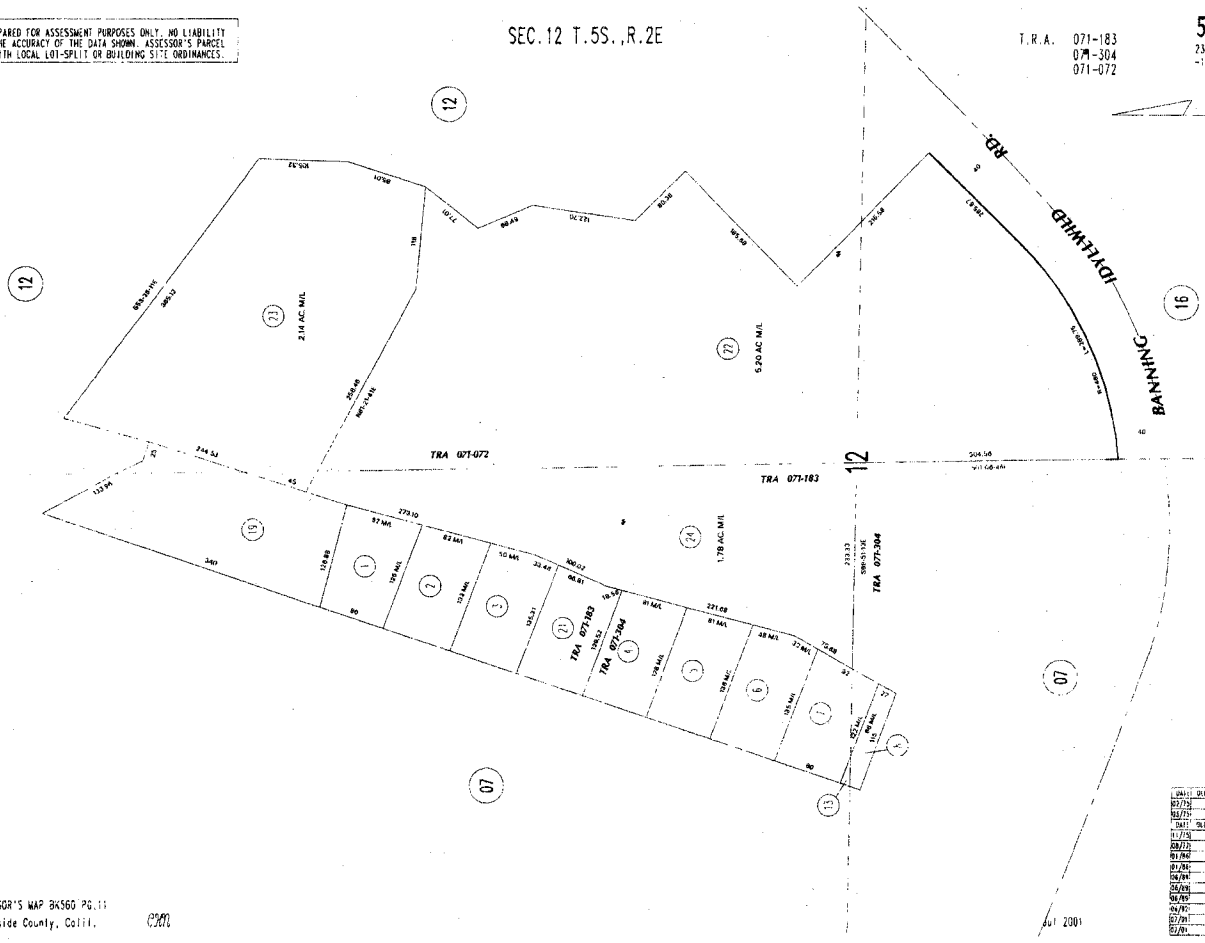
TRA#	OLD NUMBER	NEW NUMBER
071-183	071	1
071-304	072	2
071-072	073	3
071-072	074	4
071-072	075	5
071-072	076	6
071-072	077	7
071-072	078	8
071-072	079	9
071-072	080	10
071-072	081	11
071-072	082	12
071-072	083	13
071-072	084	14
071-072	085	15
071-072	086	16
071-072	087	17
071-072	088	18
071-072	089	19
071-072	090	20

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 BUILDING SET ORDINANCES.

SEC. 12 T. 5S., R. 2E

T. R. A. 071-183
071-304
071-072

560-11
73-23-9
-13



ASSESSOR'S MAP BK560 PG. 11
Riverside County, Calif.

0700

NEW	OLD NUMBER	NEW NUMBER
85/72	811	1
85/73	812	2
85/74	813	3
85/75	814	4
85/76	815	5
85/77	816	6
85/78	817	7
85/79	818	8
85/80	819	9
85/81	820	10
85/82	821	11
85/83	822	12
85/84	823	13
85/85	824	14
85/86	825	15
85/87	826	16
85/88	827	17
85/89	828	18
85/90	829	19
85/91	830	20
85/92	831	21
85/93	832	22
85/94	833	23
85/95	834	24

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

TREASURER-TAX COLLECTOR
STOP 1110

DOC # 2007-0549545

08/28/2007 08:08A Fee:NC

Page 1 of 1

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

01169 HEMET NEWS

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

830 M
030

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 2001-2002, Default Number

JUNE 30, 2002

\$44.50

2002-560110013-0000

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:

ADCOCK, PAUL TR

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

560110013-5

Assessor's Parcel Number

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE NORTH 00° 46' 30" WEST ALONG THE CENTER LINE OF SAID SECTION, 710.70 FEET TO A POINT ON THE EASTERLY LINE OF A 25 FOOT EASEMENT FOR ROAD PURPOSES AS EXCEPTED IN DEED FROM IDYLLWILD MOUNTAIN PARK COMPANY RECORDED MAY 7, 1947 IN BOOK 834, PAGE 211 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 60° 30' 55" WEST 178.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED OF TRUST EXECUTED BY BYRON J. WALTERS AND GLADY'S K. WALTERS, RECORDED MAY 22, 1961 IN BOOK 2910, PAGE 298 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 18° 03' 06" WEST ALONG SAID SOUTHEASTERLY LINE 640 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 69° 08' 30" EAST, 122 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE 25 FOOT EASEMENT REFERRED TO ABOVE; THENCE SOUTH 28° 25' WEST ALONG SAID EASTERLY LINE 27 FEET; THENCE NORTH 69° 08' 30" WEST, 115 FEET; THENCE NORTH 18° 03' 06" EAST 28 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12.

State of California Executed on
RIVERSIDE County JULY 1, 2007

By Paul McDonnell
Tax Collector



On AUG 27 2007 before me, Larry W. Ward, Assessor, Clerk Recorder, Paul McDonnell personally known to me to be the Treasurer and Tax Collector for Riverside County and the person who subscribed to the within instrument in his capacity as the County Tax Collector, and that by his signature on the instrument executed the instrument on behalf of the the County of Riverside.

WITNESS my hand and official seal.

LARRY W. WARD
Assessor, Clerk-Recorder

By: [Signature]
Deputy

§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

TREASURER-TAX COLLECTOR
STOP 1110

DOC # 2007-0549544

08/28/2007 08:00A Fee:NC

Page 1 of 1

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

01168 HEMET NEWS

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

030 M 030

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 2001-2002, Default Number

JUNE 30, 2002

\$50.42

2002-560110008-0000

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:

ADCOCK, PAUL TR

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

560110008-1

Assessor's Parcel Number

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE NORTH 00° 46' 30" WEST ALONG THE CENTER LINE OF SAID SECTION, 710.70 FEET TO A POINT ON THE EASTERLY LINE OF A 25 FOOT EASEMENT FOR ROAD PURPOSES AS EXCEPTED IN DEED FROM IDYLLWILD MOUNTAIN PARK COMPANY RECORDED MAY 7, 1947 IN BOOK 834, PAGE 211 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 60° 30' 55" WEST 178.26 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED OF TRUST EXECUTED BY BYRON J. WALTERS AND GLADY'S K. WALTERS, RECORDED MAY 22, 1961 IN BOOK 2910, PAGE 298 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 18° 03' 06" WEST ALONG SAID SOUTHEASTERLY LINE 640 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 69° 08' 30" EAST, 122 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE 25 FOOT EASEMENT REFERRED TO ABOVE; THENCE SOUTH 28° 25' WEST ALONG SAID EASTERLY LINE 27 FEET; THENCE NORTH 69° 08' 30" WEST, 115 FEET; THENCE NORTH 18° 03' 06" EAST 28 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION.

State of California Executed on
RIVERSIDE County JULY 1, 2007

By Paul McDonnell
Tax Collector



On AUG 27 2007 before me, Larry W. Ward, Assessor, Clerk Recorder, Paul McDonnell personally known to me to be the Treasurer and Tax Collector for Riverside County and the person who subscribed to the within instrument in his capacity as the County Tax Collector, and that by his signature on the instrument executed the instrument on behalf of the the County of Riverside.

WITNESS my hand and official seal.

LARRY W. WARD By: [Signature]
Assessor, Clerk-Recorder Deputy

§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

EXHIBIT "D"

RESOLUTION NUMBER 715

MISSION STATEMENT

RESOLUTION NO. 715

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE IDYLLWILD WATER DISTRICT
AUTHORIZING SUPPORT OF THE PURCHASE OF TWO PROPERTIES**

WHEREAS, the Idyllwild Water District has been informed of the availability of two tax delinquent properties, APN 560110008-1, and APN 560110013-5, within the District's boundaries; and

WHEREAS, the Idyllwild Water District's objects to the public sale of these two parcels; and

WHEREAS, the Idyllwild Water District has negotiated a fair price for the parcels in compliance with Section 3793.1(a) of the Revenue and Taxation Code of the State of California; and

WHEREAS, the County has accepted the fairly negotiated value of \$1,175.00 for each parcel; and

WHEREAS, the District intends to use the acquired parcels to construct monitoring wells for District benefit; and

WHEREAS, the cost of giving notice are included in the negotiated purchase price;

NOW, THEREFORE, BE IT RESOLVED THAT the District offers to purchase properties identified as APN 560110008-1 and APN 560110013-5 in a total amount of \$2350.00.

The foregoing Resolution was duly passed, approved and adopted on November 18, 2015, by the following vote:

AYES:

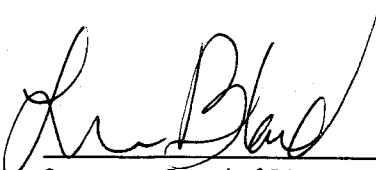
NOES:

ABSTAIN:

ABSENT:

ATTEST:

Jim Billman
John Cook
Warren Monroe
Dean Lattin
Mike Freitas



Secretary, Board of Directors



President, Board of Directors

REC'd 11/24/15 Copied for DT
AP

IDYLLWILD WATER DISTRICT

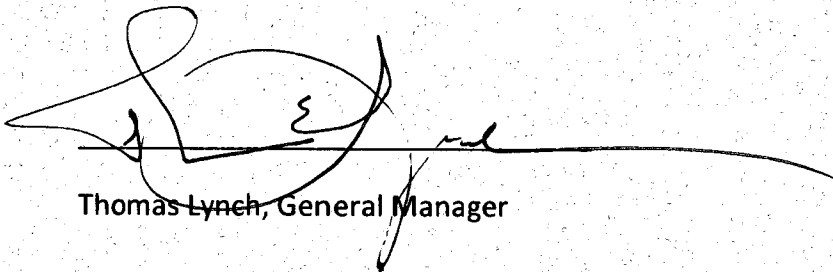
P.O. BOX 397 • IDYLLWILD, CALIFORNIA 92549-0397 • 25945 HIGHWAY 243
PHONE (951) 659-2143 • FAX (951) 659-9990 • www.idyllwildwater.com

November 19, 2015

Michelle Bryant August
Tax Sale Operations
Riverside County Treasurer- Tax Collector
P.O. Box 12005
Riverside, Ca 92502

Idyllwild Water District took formal action to purchase the properties identified as APN 560110008-1 and APN 560110013-5 in a total amount of \$2,350.00. The District intends on utilizing the acquired properties to construct monitoring wells to support the District's Recycled Water Project. The Board of Directors approved the purchase of APN 560110008-1 and APN 560110013-5 November 18, 2015 during regular session. Attached is a copy of the staff report, resolution and maps that supported the Board's decision. Please proceed with the Agreement of Sale, and let us know if you need any additional information.

Sincerely,



Thomas Lynch, General Manager

Attachment: Staff report, land descriptions, maps, and Resolution #715

Memo

TO: BOARD MEMBERS

FROM: TOM LYNCH

DATE: NOVEMBER 18, 2015

RE: (ITEM # 5) LAND ACQUISITION

TITLE: Property Acquisition from Riverside County

BACKGROUND: Recently, the District was informed that two small properties were available for acquisition due to tax delinquencies. The District was informed of the property availability because the properties are located under joint ownership with the Pine Cove Water District. Tax delinquent properties are first offered to public agencies, prior to being available for public auction. The value of the property is set by negotiations, taking into account the cost of County paperwork, transfer fees, the past due taxes and the fair market value of the site. The final purchase price was determined in keeping with Section 3698.5 (a) of the Revenue and Taxation Code, of the State of California. The two properties are identified as APN 560110008-1, and APN 560110013-5.


ANALYSIS: The properties are proximate to the Dutch Flat area and are ideally suited for monitoring wells. This would be a valuable asset to the District as it moves into its recycled water project. Staff was able to negotiate a fair price for the two properties at a value of \$1,175.00 each.

FISCAL IMPACT: The total cost for the two parcels is \$2,350.00. There may be minor incidental fees to conclude the transfer of ownership. Funds are available in the District's capital reserve accounts.

RECOMMENDATION: Staff recommends the Board approve the attached Resolution No. 715, approving the acquisition of APN 560110008-1, and APN 560110013-5, in the amount of \$2,350.00, and stating an objection to the public sale of these parcels. The Resolution also states the public purpose and intended use of the parcels.

ATTACHMENTS: Resolution No. 715; Legal description; Letter from the Riverside County Treasurer

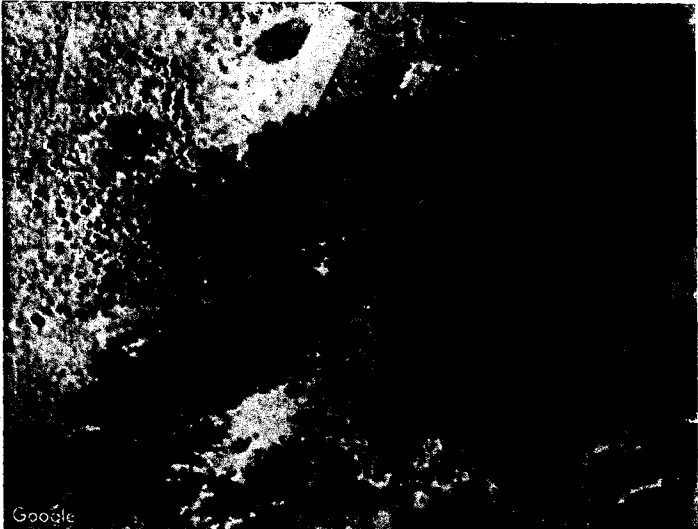
General Information	
APN:	560 110-008
Situs Address:	IDYLLWILD CA 92549
Mailing Address:	2680 HORACE ST RIVERSIDE CA 92506
Legal Description:	.04 ACRES M/L IN POR SW 1/4 OF SEC 12 T5
Use Type:	VACANT
Tax Rate Area:	071-304

[CLICK HERE](#)
For More Info on this Property: 

Assessment	
Year Assd:	2015
Land:	\$838
Structure(s):	
Other:	
Total Land and Improv:	\$838
HO Exempt?:	N
Exemption Amt:	

Property Characteristics	
Bedrooms:	
Baths:	
Bldg/Liv Area:	
Year Built:	
Lot Acres:	0.040
Lot SqFt:	1,742

Recent Sale History	
Document Image:	No Document Found
Recording Date:	
Document #:	N/A
Transfer Amount:	



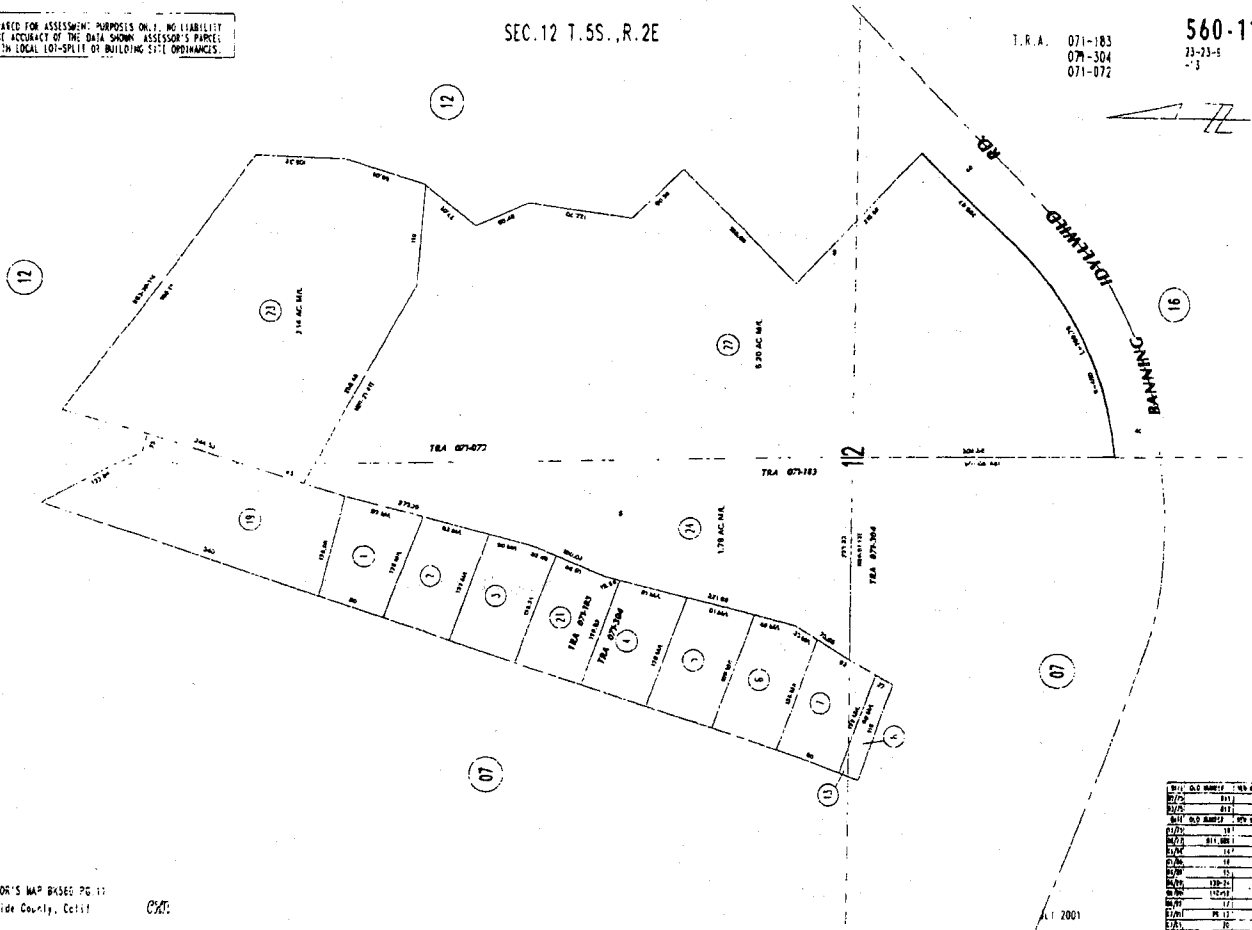
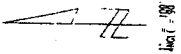
**The information provided here is deemed reliable, but is not guaranteed

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 BUILDING SITE ORDINANCES.

SEC. 12 T. 55S., R. 2E

T.R.A. 071-183
071-304
071-072

560-11
23-23-5
-3



ASSESSOR'S MAP BK560 PG 11
Riverside County, Calif. CMT

TRACT	ACREAGE	VALUATION
21	3.14	18,840
22	9.20	55,200
1	0.10	600
2	0.10	600
3	0.10	600
4	0.10	600
5	0.10	600
6	0.10	600
7	0.10	600
8	0.10	600
9	0.10	600
10	0.10	600

Peter Aldana , County Assessor

General Information

APN:	560-110-013	Use Type:	VACANT
Situs Address:	IDYLLWILD CA 92549	Tax Rate Area:	071-304
Mailing Address:	2680 HORACE ST RIVERSIDE CA 92506		
Legal Description:	.01 ACRES M/L IN POR NW 1/4 OF SEC 12 T5		

CLICK HERE
 For More Info
 on this Property! 

Assessment

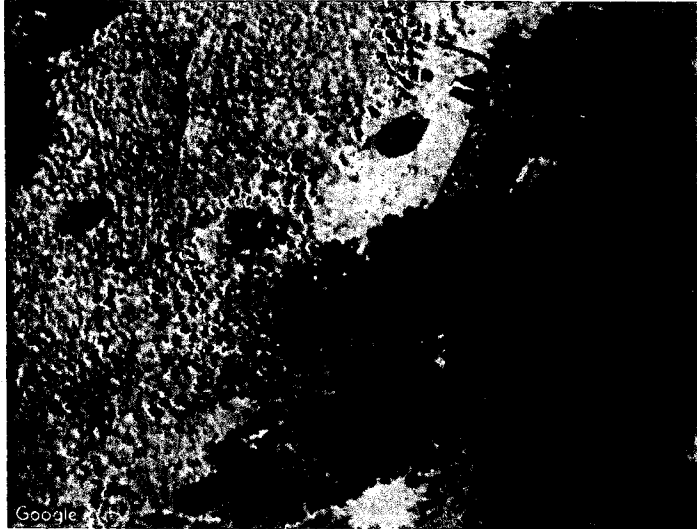
Year Assd:	2015
Land:	\$162
Structure(s):	
Other:	
Total Land and Improv:	\$162
HO Exempt?:	N
Exemption Amt:	

Property Characteristics

Bedrooms:	
Baths:	
Bldg/Liv Area:	
Year Built:	
Lot Acres:	0.010
Lot Sqft:	435

Recent Sale History

Document Image:	No Document Found
Recording Date:	
Document #:	N/A
Transfer Amount:	



**The information provided here is deemed reliable, but is not guaranteed

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 BUILDING SITE ORDINANCES.

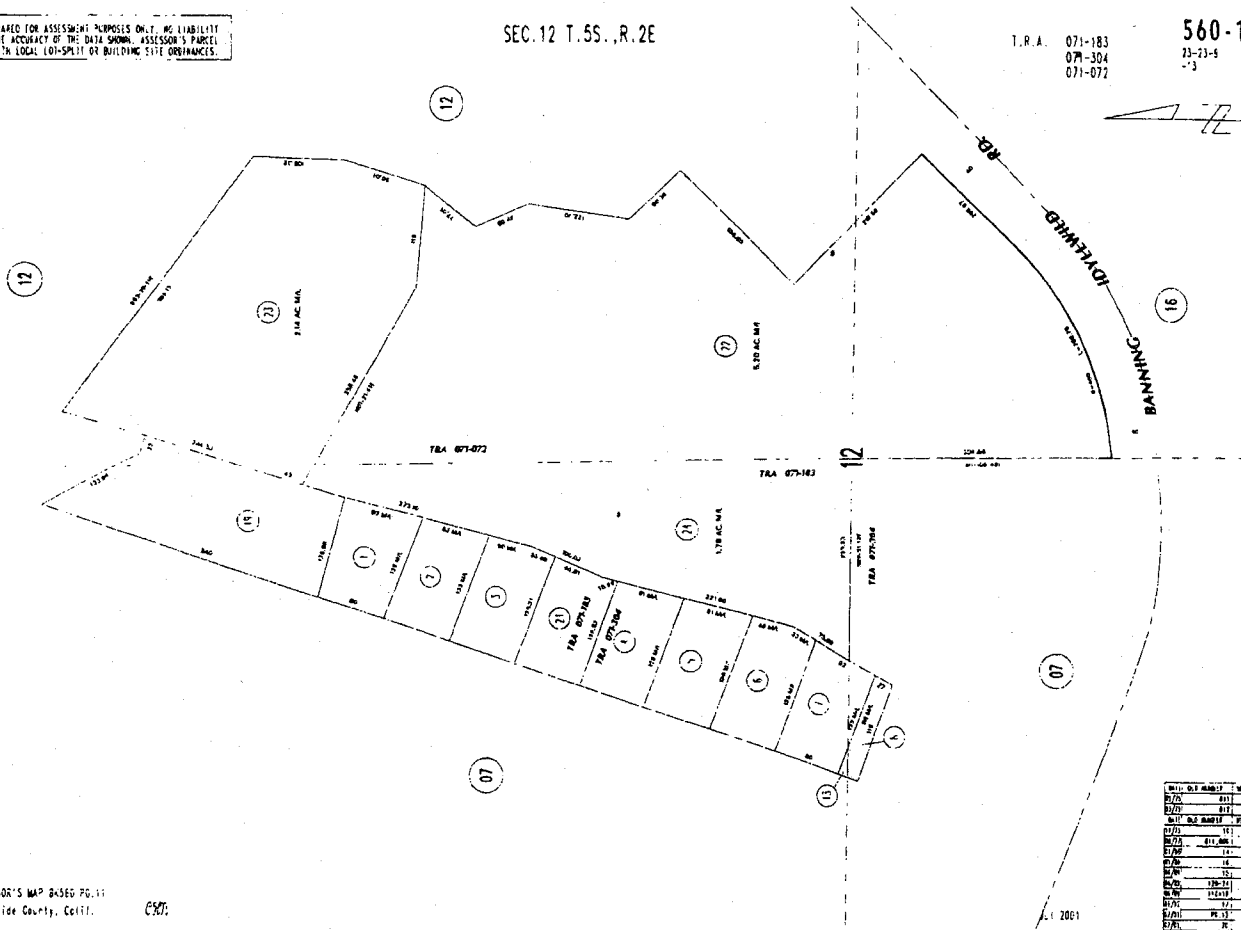
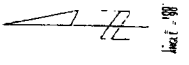
SEC. 12 T. 5S., R. 2E

T.R.A. 071-183
071-304
071-072

560-11

73-73-5

-3



ASSESSOR'S MAP BASED PG. 11
Riverside County, Calif. CS07

TRACT	ACREAGE	NET ACREAGE
12	27.60	27.60
15	1.78	1.78
16	1.78	1.78
17	1.78	1.78
TOTAL	32.94	32.94

IDYLLWILD WATER DISTRICT

P.O. BOX 397 • IDYLLWILD, CALIFORNIA 92549-0397 • 25945 HIGHWAY 243
PHONE (951) 659-2143 • FAX (951) 659-9990 • www.idyllwildwater.com

**IDYLLWILD WATER DISTRICT
MISSION STATEMENT
TO PROVIDE:
RELIABLE WATER AND SEWER SERVICE
IN A SAFE, COST EFFECTIVE AND
ENVIRONMENTALLY SOUND MANNER
IN ACCORDANCE WITH
THE COMMUNITY NEEDS.**

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