

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRAMOS 3/5/15
 DATE

Departmental Concurrence

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

317A



**SUBMITTAL DATE:
 MAR 05 2015**

FROM: Don Kent, Treasurer-Tax Collector

SUBJECT: Proposed Sale of Tax-Defaulted Land to the City of Coachella by Agreement of Sale Number 4400. Districts 4 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

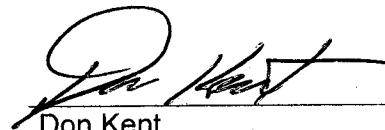
1. Approve the sale of tax-defaulted parcel(s) 767721035-4 to the City of Coachella.
2. Authorize the Chairman of the Board to sign the Agreement and have it returned to the Treasurer-Tax Collector for transmittal to the State Controller.

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. 2013 56 from the City of Coachella (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 | |

| | |
|-------------------------|----------------------------|
| SOURCE OF FUNDS: | Budget Adjustment: N/A |
| | For Fiscal Year: 2014-2015 |

C.E.O. RECOMMENDATION: APPROVE

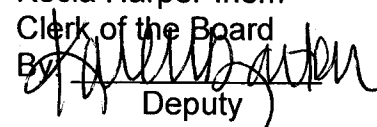
BY: Samuel Wong 3/12/15
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: March 24, 2015
 xc: Treasurer

Kecia Harper-Ihem
 Clerk of the Board

 Deputy

Prev. Agn. Ref.: District: 4 Agenda Number:

3-47

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

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Proposed Sale of Tax-Defaulted Land to the City of Coachella by Agreement of Sale Number 4400. District 4 [\$0].

DATE: MAR 05 2015

PAGE: 2 of 2

BACKGROUND: *[continued from page one]*

Summary

Parcel number 767721035-4 is located in the City of Coachella in Supervisor John Benoit's District #4.

The purchase price of \$8,157.43 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 Coachella is purchasing this property for the intent of a Public Park.

ATTACHMENTS (if needed, in this order):

A copy of the Assessor's map numbered 767-72 pertaining to the parcel listed above is attached for reference.

Two Agreements numbered 4400 with Exhibits "A" through "D" are being executed in counterparts, each of which constitutes an original.

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

APR 24 2006

POR. E 1 T. 6S., R. 7E
CITY OF COACHELLA

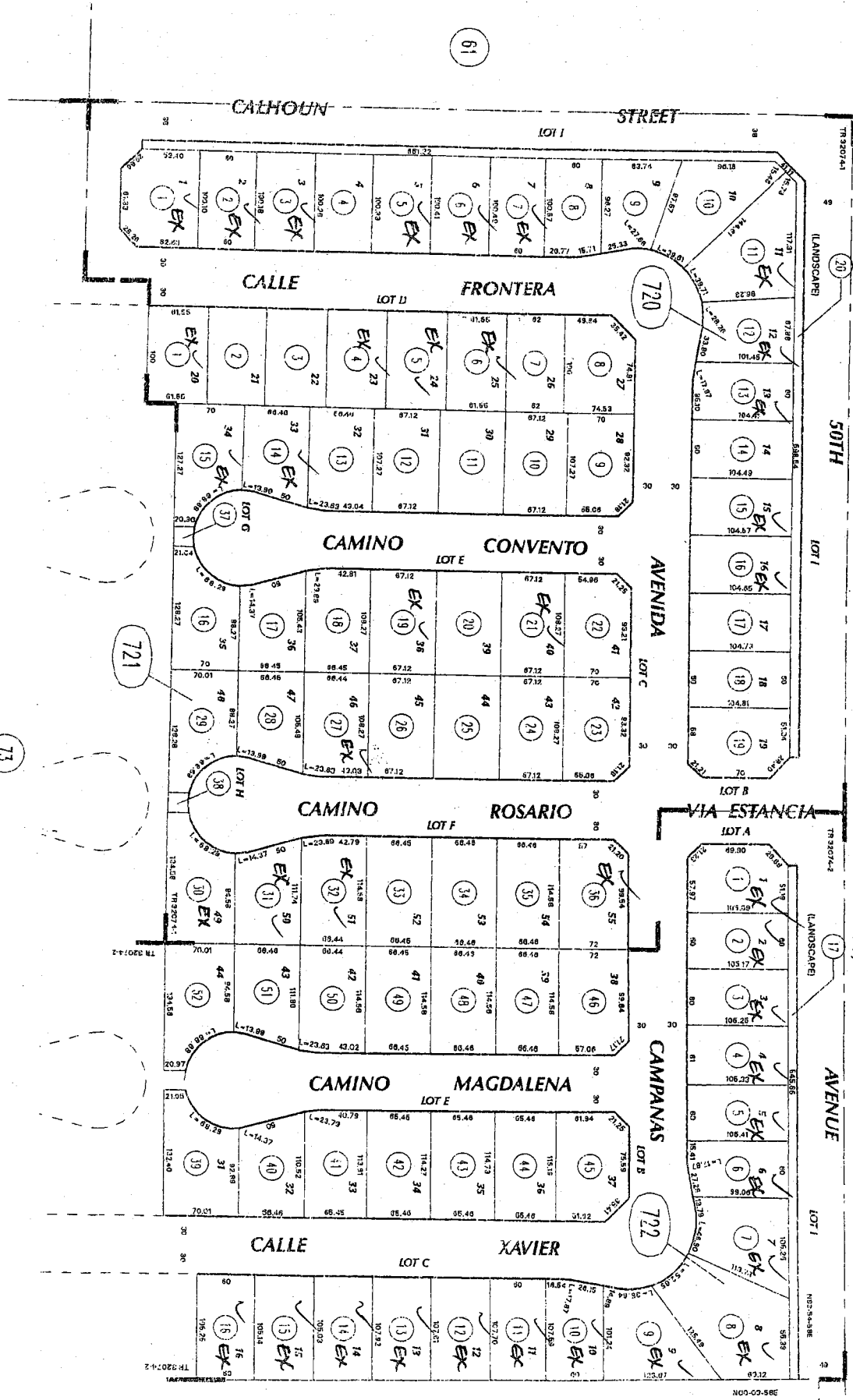
T. R. A. 012-656

767-72
767-14

ASSESSOR'S MAP 9K761 PG. 72
Riverside County, Calif.

1/09/

MB 390/88-91 TRACT MAP NO. 33074-1
MAP 104/79-07 TRACT MAP NO. 33074-2



61

612
45

73

14

1" = 40' SCALE

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

THIS DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

This Agreement **4400** is made this 24th day of March, 2015, by and between the Board of Supervisors of Riverside County, State of California, and the City of Coachella ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On September 24, 2013, the City of Coachella applied to purchase the subject property (Exhibit "A").

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

A certified copy of the Resolution authorizing the purchase of the property by the City of Coachella 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 \$8,157.43 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: Public Park.
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 defened 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.

REC'D DEC 17 AM 8:12
CLERK OF THE BOARD
RIVERSIDE COUNTY

AGREEMENT 4400
CITY OF COACHELLA

MAR 24 2015 3-47

2015-12-12

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 COACHELLA
(Purchaser)

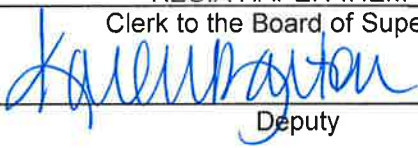
(Seal)

By 
(Signature and Title)


(Print)
David R. Garcia
City manager

ATTEST:

BOARD OF SUPERVISORS

KECIA HAPER-IHEM
Clerk to the Board of Supervisors
By 
Deputy

(Seal)

By 
Chairman of the Board of Supervisors

MARION ASHLEY

FORM APPROVED COUNTY COUNSEL
BY:  3/4/15
DALE A. GARDNER DATE

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 15th day of May 2015.

BETTY T. YEE ;, CALIFORNIA STATE CONTROLLER
By 
KAREN GARCIA, MANAGER
Government Compensation &
Property Tax Standards Section

AGREEMENT 4400
CITY OF COACHELLA

EXHIBIT "A"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 (N/A)

CHAPTER 7 PUBLICATION (N/A)

**AGREEMENT 4400
CITY OF COACHELLA**

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 Coachella
2. Contact Person: Luis Lopez, Development Services Director Phone: (760) 398-3102
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. (Attach a separate letter objecting to the sale of the parcel)

- 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: Riverside County
2. Assessor's Parcel Number: 767-721-035
3. State the purpose and intended use for the parcel: "La Colonia" Park Site

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

David Garcia
Print Name

(760) 398-3502
Contact Number


Authorizing Signature

City Manager
Title

September 24, 2013
Date

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

AGF-16 (SCO 8-16)

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

SUE BAUER
SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO
INVESTMENT MANAGER



DON KENT
TREASURER

GARY COTTERILL
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

RE: City of Coachella
Agreement Number: 4400

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

767721035-4

EXHIBIT A - PAGE 3

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.RIVERSIDETAXINFO.COM ★ (951) 955-3900 ★ 1 (877) 748-2689 ★ FAX (951) 955-3923

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4400
CITY OF COACHELLA

PARCEL 1

IN THE CITY OF COACHELLA

Parcel Number: 767721035-4
First Year Delinquent: 2007-2008
Purchase Price: \$8,157.43

Assessment Number: 767721035-4
Default Number: 2008-767721035-0000
TRA: 012-066

Situs Address: NONE

Last Assessed to: DAVIS, MICHAEL P

Legal Description.....

LOT 54 OF TRACT MAP NO. 32074-1, AS SHOWN BY MAP ON FILE IN BOOK 390, PAGE 88 THRU 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

AGREEMENT 4400
CITY OF COACHELLA

APR 24 2006

POR. E 1 T. 8S. R. 7E
CITY OF COACHELLA

T.R.A. 012-055

767-72
767-14

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

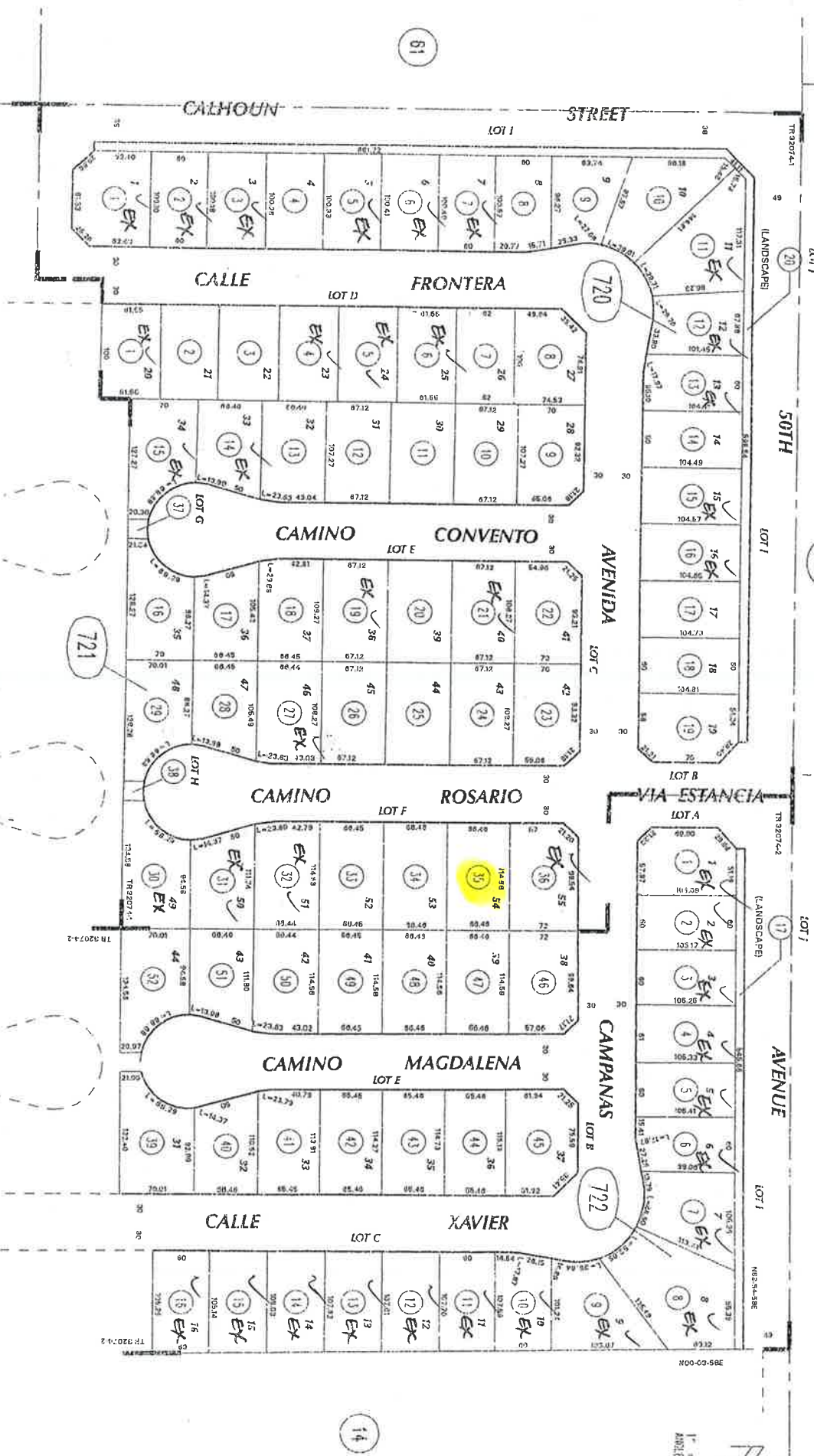


EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4400
CITY OF COACHELLA

EXHIBIT C

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2013-0409701

08/21/2013 09:55A 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 |
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01933 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY



Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008 for the nonpayment of delinquent taxes in the amount of \$2,217.78 for the fiscal year 2007-2008, Default Number 2008-767721035-0000.

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

Assessor's Parcel Number 767721035-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on
RIVERSIDE County JULY 1, 2013

By *Don Kent*
Tax Collector

On 07/24/2013, 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: *Larry W. Ward* Seal
Deputy



LEGAL DESCRIPTION

IN THE CITY OF COACHELLA

LOT 54 OF TRACT MAP NO. 32074-1, AS SHOWN BY MAP ON FILE IN BOOK 390, PAGE 88 THRU 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

EXHIBIT "D"
RESOLUTION NUMBER 2013 56
MISSION STATEMENT

RESOLUTION NO 2013 56

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, OBJECTING TO THE PUBLIC SALE OF VACANT LAND KNOWN AS ASSESSOR PARCEL NUMBER 767 721 035 4, AND AUTHORIZING THE PURCHASE OF SAID PARCELS FROM THE RIVERSIDE COUNTY TREASURER TAX COLLECTOR

WHEREAS in accordance with the provisions of California Revenue and Taxation Code the Board of Supervisors of Riverside County did instruct the Treasurer Tax Collector of Riverside County to sell certain parcels of land for which deeds to the State have been filed with the Controller of the State of California as provided in said Revenue and Taxation Code and

WHEREAS the City of Coachella hereby states its objection to the public auction of a vacant parcel of land known as Assessor Parcel Numbers 767 721 035 4 located within Tract 32074 1 and

WHEREAS it is a beneficial use for the City of Coachella to purchase the vacant parcel of land for a public purpose and

WHEREAS the purchase of this property will fulfill the goals of the City of Coachella s General Plan for adequate public parklands and to assemble enough park acreage that will meet the needs of existing and future Coachella residents and

WHEREAS the City of Coachella would like to obtain fee title of Assessor Parcel Numbers 767 721 035 4 for public purposes including without limitation for development of the La Colonia II Park a community center facility and related amenities

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COACHELLA AS FOLLOWS

Section 1 The City of Coachella objects to the public sale of Assessor Parcel Numbers 767 721 035 4 identified in Exhibit A attached and made a part hereto

Section 2 In accordance with the provisions of the California Revenue and Taxation Code the City of Coachella a municipal corporation of the State of California in does hereby offer to purchase the vacant lot known as Assessor Parcel Number 767 721 035 4 for a total purchase price of \$8 157 43 as shown in Exhibit A

Section 3 The City does hereby agree to buy said parcels at the purchase price above mentioned plus advertising and Lot Book Report costs as offered by the Riverside County Treasurere Tax Collector and the City Manager is hereby authorized to execute and deliver the Agreement of Sale and any other necessary documents

PASSED, APPROVED and ADOPTED this 11th day of December 2013 by the following votes

AYES Councilmember Hernandez Councilmember Zepeda and
 Mayor Pro Tem Martinez and Mayor Garcia

NOES None

ABSENT Councilmember Aviles

ABSTAIN None



Eduardo Garcia Mayor
City of Coachella

ATTEST



Beatrice Barajas City Clerk
City of Coachella

APPROVED AS TO FORM



Carlos L. Campos City Attorney
City of Coachella

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF COACHELLA)

I Beatrice Barajas City Clerk of the City of Coachella do hereby certify that the foregoing is a full true and correct copy of Resolution No 2013 56 adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 11th day of December 2013



Beatrice Barajas City Clerk

EXHIBIT A

Tax Sale Parcels To be Purchased

| <i>Assessor Parcel Number</i> | <i>Legal Description</i> | <i>Intended Use of Parcel</i> | <i>Purchase Price</i> |
|---------------------------------------|--------------------------|---------------------------------------|---------------------------|
| 767 721 035-4 | Lot 54 of Tract 32074-1 | Public Park | \$8 157 43 |

Total Purchase Price \$8,157.43



“Mission Statement for La Colonia Park”

The proposed 38-acre “La Colonia Park” and “Coachella Wellness Center” to be located at the southeast corner of Avenue 50 and Calhoun Street will assist the City in accomplishing its goal of providing three acres of improved parkland per 1,000 residents, and will promote a collaborative approach to personal and community health. In addition to the open space and recreational amenities of the park, the future wellness center will offer diabetes and obesity prevention programs, wellness education and physical fitness programming, and arts and culture exposure to the Eastern Coachella Valley communities. The City of Coachella is committed to providing opportunities that facilitate and support growth in multiple dimensions of health including the physical, mental, emotional, spiritual, social, artistic and environmental aspects.