

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 2/27/15

Departmental Concurrence

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

322A



**SUBMITTAL DATE:
 FEB 27 2015**

FROM: Don Kent, Treasurer-Tax Collector

SUBJECT: Proposed Sale of Tax-Defaulted Land to the Imperial Irrigation District by Agreement of Sale Number 4408. District(s) 4 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 748010013-8 to the Imperial Irrigation District.
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 Resolution No. 4-2014 from the Imperial Irrigation District (Exhibit "D").

[continued on page two]

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	\$ 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	

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *Samuel Wong* 3/12/15

County Executive Office Signature Samuel Wong

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
 By: *[Signature]*
 Deputy

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

3-52

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

FORM 11: Proposed Sale of Tax-Defaulted land to the Imperial Irrigation District by Agreement of Sale Number 4408.

District(s) 4 [\$0].

DATE: FEB 27 2015

PAGE: 2 of 2

BACKGROUND: *[continued from page one]*

Summary

Parcel number 748010013-8 is located outside the City of Indio in Supervisor John Benoit's District #4.

The purchase price of \$6,855.97 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 these properties remains until the effective date of the Agreement of Sale.

Impact on Citizens and Businesses

The Imperial Irrigation District is purchasing this property for the use of protection, operation and maintenance of its electrical substation..

ATTACHMENTS (if needed, in this order):

A copy of the Assessor's map(s) numbered 748-01 pertaining to the parcel(s) listed above is attached for reference.

Two Agreements numbered 4408 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.

39

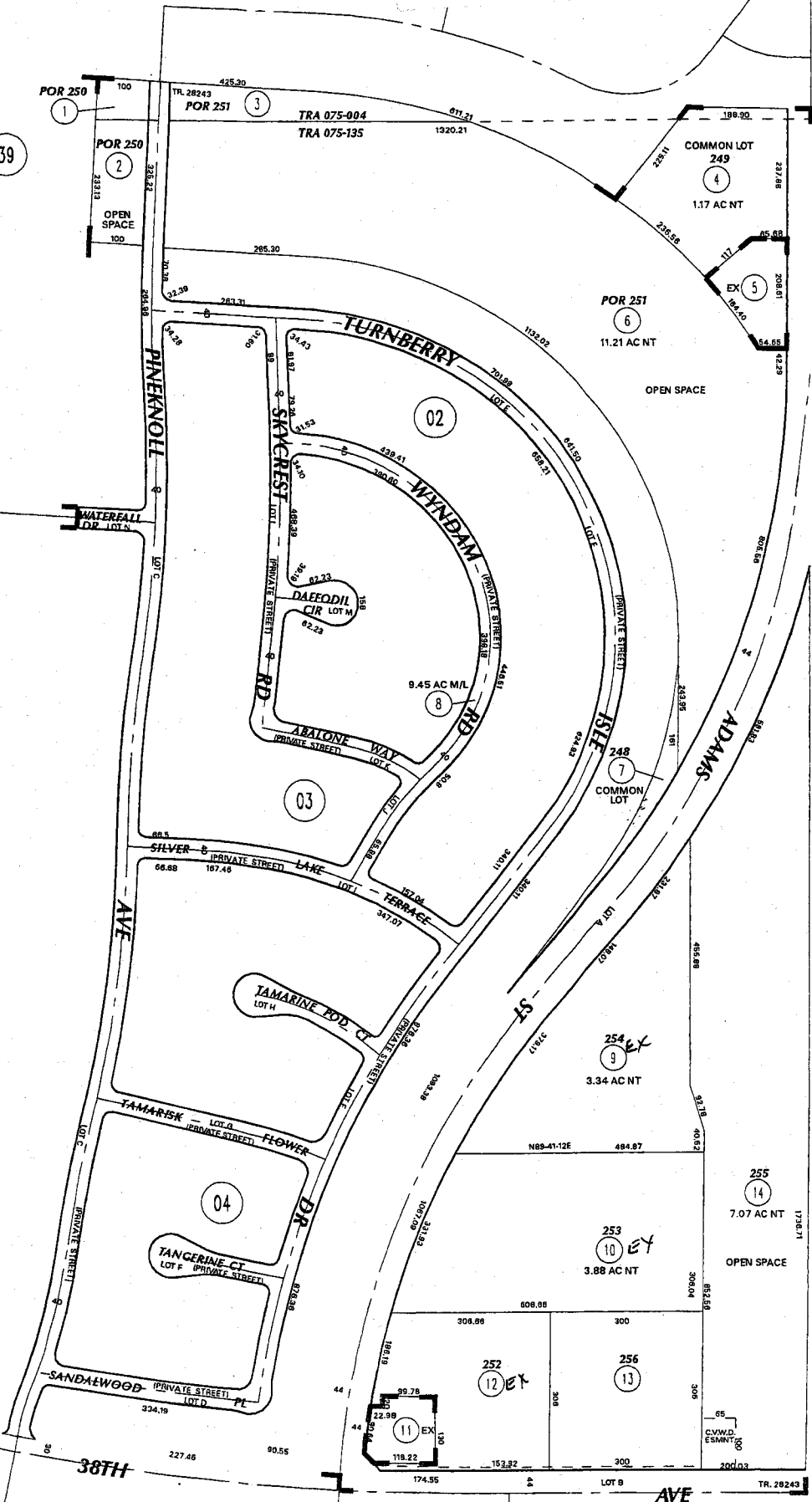
750
31

SEC. 31 T. 4S. R. 7E

T. R. A. 075-004
075-135

748-01
605-68

1" = 200'
ANGLE = 90



AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4408 is made this 24 day of March, 2015, by and between the Board of Supervisors of Riverside County, State of California, and the Imperial Irrigation District ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On December 19, 2013, the Imperial Irrigation District applied to purchase the subject property (Exhibit "A").

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

A certified copy of the Resolution authorizing the purchase of the property by the Imperial Irrigation 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 \$6,855.97 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: Protection, operation and maintenance of IID's (Imperial Irrigation District) electrical substation
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.

2015 DEC 17 AM 3:12
CITY OF RIVERSIDE
RECORDING & ADMINISTRATION

AGREEMENT 4408
IMPERIAL IRRIGATION DISTRICT

MAR 24 2015

3.52

2015-12-18 9:03

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:

IMPERIAL IRRIGATION DISTRICT
(Purchaser)

(Seal)



By: [Signature] Asst. Supervisor
(Signature and Title)

SILVINE FERBER 1/7/2015
(Print) (Date)

ATTEST:

BOARD OF SUPERVISORS

KECIA HAPER-IHEM
Clerk to the Board of Supervisors

By [Signature]
Deputy
(Seal)

By [Signature]
Chairman of the Board of Supervisors
MARION ASHLEY

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 2/26/15
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 30th day of April, 2015.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By [Signature]
KAREN GARCIA, MANAGER PORTING
Government Compensation &
Property Tax Standards Section

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: Imperial Irrigation District
2. Contact Person: Shayne Ferber Phone: 760-339-9239
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

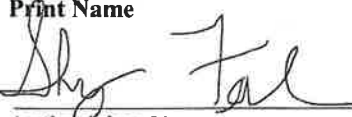
C. Property Detail

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
2. Assessor's Parcel Number: 748-010-013 - S
3. State the purpose and intended use for the parcel: The parcel was improved by IID as a substation for electric distribution in 1991. The IID will continue to operate and maintain this substation providing for the energy needs in this area. The IID holds a right-of-way easement on the parcel (recorded 06/03/1991 as Doc #183840). A transfer of the real property was pending, but never consummated.

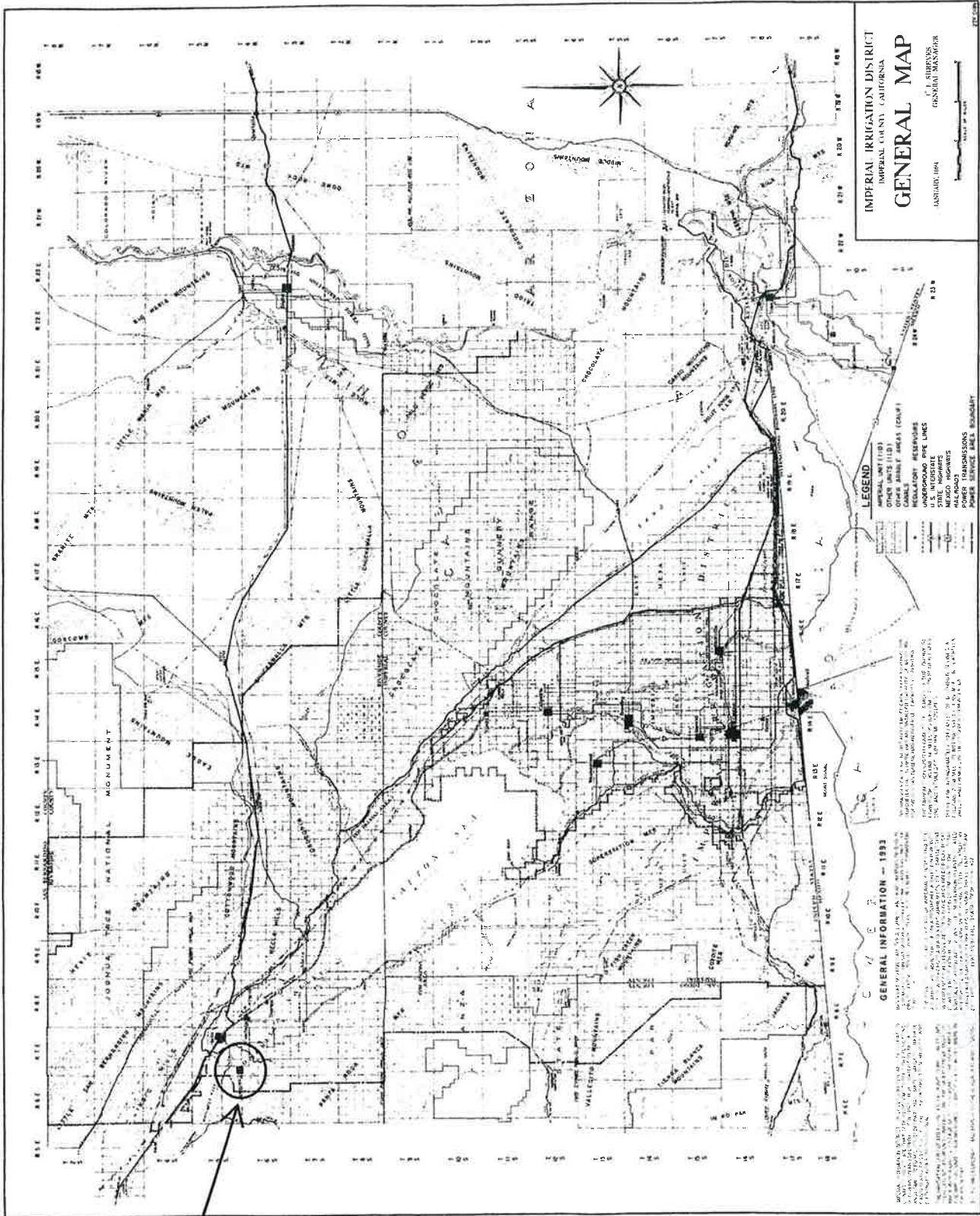
D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

<u>Shayne Ferber -</u>	<u>760-339-9238</u>
Print Name	Contact Number
	<u>Assistant Supervisor Real Estate</u>
Authorizing Signature	<u>12/19/2013</u>
Title	Date

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

AGF-16 (SCO 8-16)



Approximate location of APN within IID Boundary Service Area

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: Imperial Irrigation District
Agreement Number: 4408**

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

748010013-8

EXHIBIT A - PAGE 4

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 A - PAGE 4
748010013-8
12/11/08

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

10 31 1994 J.C. 035 140
0013230000 1400
0013230000 1400

AGREEMENT 4408
IMPERIAL IRRIGATION DISTRICT

PARCEL 1

Parcel Number: 748010013-8
First Year Delinquent: 2007-2008
Purchase Price: \$6,855.97

OUTSIDE THE CITY

Assessment Number: 748010013-8
Default Number: 2008-748010013-0000
TRA 075-135

Situs Address: 78910 38TH AVE PALM DESERT 92211

Last Assessed to: DEL WEBB CALIF CORP

Legal Description.....

LOT 256 OF TRACT MAP NO. 28243, AS SHOWN BY MAP ON FILE IN BOOK 267, PAGE 55 THRU 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

RECEIVED 21 JULY 2008
RIVERSIDE COUNTY
ASSessor's OFFICE

AGREEMENT 4408
IMPERIAL IRRIGATION DISTRICT

748-01
605-68

T.R.A. 075-004
075-135

SEC. 31 T.4S., R.7E

1" = 200'
ANGLE = 90°

750
31

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.

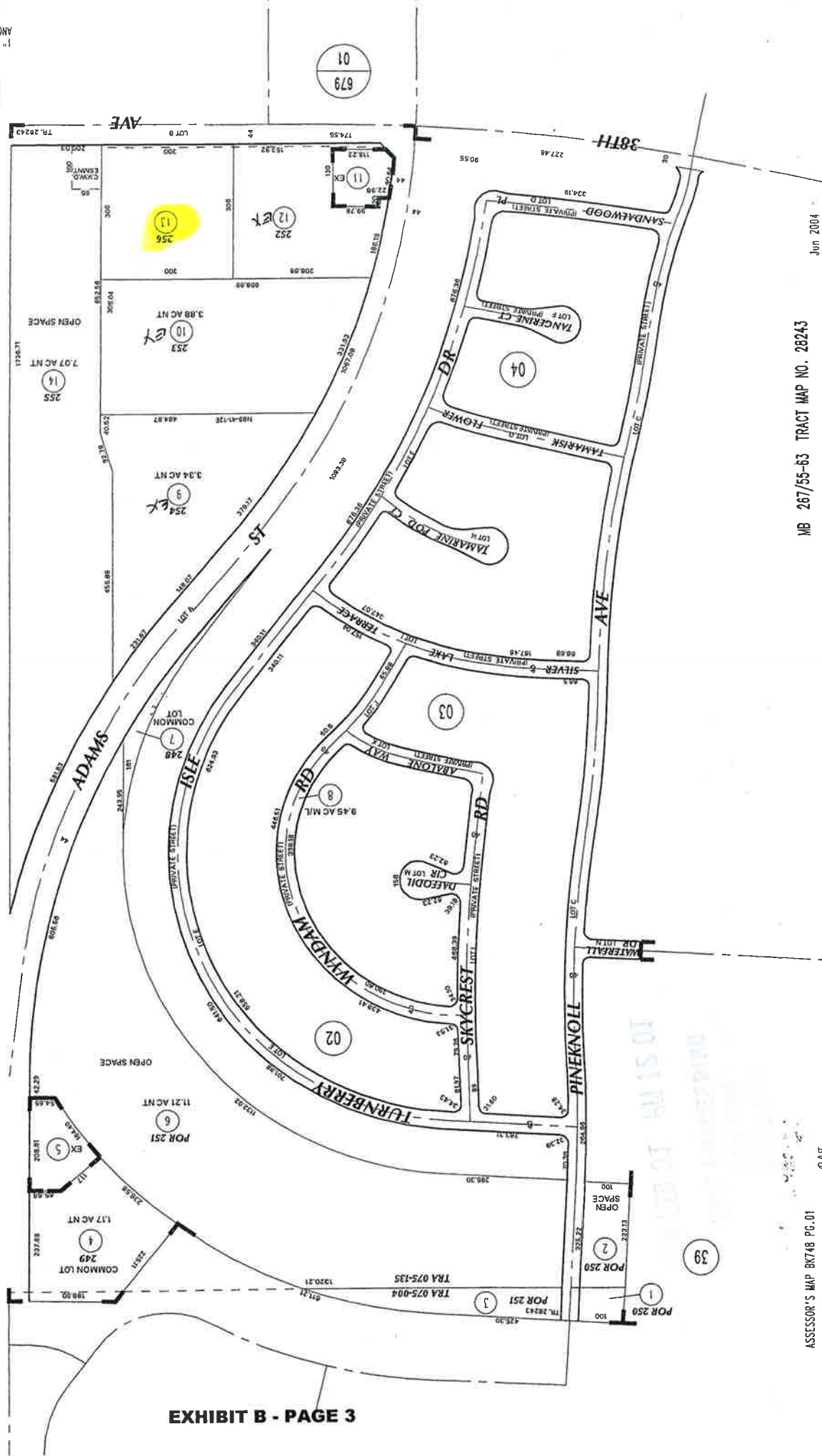


EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

RECEIVED BY THE COUNTY CLERK
JAN 11 2007
10 51 AM

AGREEMENT 4408
IMPERIAL IRRIGATION DISTRICT

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2013-0409672

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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04573 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 \$341.70 for the fiscal year 2007-2008, Default Number 2008-748010013-0000.

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: DEL WEBB CALIF CORP and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 748010013-8

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: *NO Taylor* Seal
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

LOT 256 OF TRACT MAP NO. 28243, AS SHOWN BY MAP ON FILE IN BOOK 267, PAGE 55 THRU 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

MIN. DEC. 31, 1915
RIVERSIDE COUNTY
RECORDS & CLERK
RIVERSIDE, CALIF.

EXHIBIT "D"
RESOLUTION NUMBER 4-2014
MISSION STATEMENT

10 51 PM
2014 FEB 11 4:15 PM
IMPERIAL IRRIGATION DISTRICT

AGREEMENT 4408
IMPERIAL IRRIGATION DISTRICT



**IMPERIAL IRRIGATION DISTRICT
RESOLUTION NO. 4-2014**

WHEREAS, the real property situated in the county of Riverside, state of California, hereinafter set forth in Exhibit "A," attached hereto and made a part hereof, has become tax defaulted to the state of California; and

WHEREAS, the tax collector of Riverside County is preparing to sell said real property at public auction; and

WHEREAS, the Imperial Irrigation District wishes to express its intent to purchase said real property based on the need for this parcel for public use, namely the protection, operation and maintenance of its electrical substation.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Imperial Irrigation District expresses its desire to purchase fee title to the parcel as set forth in the attached Exhibit "A" under Water Code §22433 and Revenue and Taxation Code §3695.4.

BE IT FURTHER RESOLVED that the Real Estate Section of this district be and is hereby authorized and directed to forward certified copies of this resolution to the tax collector of Riverside County, California.

PASSED AND ADOPTED this 21st day of January 2014.



IMPERIAL IRRIGATION DISTRICT

James C. Harbo

President

Glenn A. Rivera

Secretary

EXHIBIT "A"

Assessment No.	Acres	Minimum Bid	Purpose for Acquisition
748-010-013	<u>2.07+/-</u>	<u>\$6,855.97</u>	Protection, operation and maintenance of IID electrical substation
Total	2.07+/-	\$6,855.97	

10-21-19 11:55 AM
[Faint, illegible text]



IID

A century of service.

www.iid.com

Real Estate Section
(760) 339.9239

December 19, 2013

Ms. Michelle Bryant August
Riverside County
Treasurer -Tax Collector
Tax Sale Operations Unit
Sent via Email: mbryant-august@co.riverside.ca.us

Subject: Application to Purchase Tax-Defaulted Property
Agency Mission & Vision Statements

Dear Ms. Bryant August:

The Imperial Irrigation District is comprised of over 1,400 employees, who function in professional, technical, skilled and non-skilled jobs through the Imperial and Coachella Valleys, the Imperial Irrigation District has two core businesses and one overarching mission — to keep the lights on and the water flowing. These two basic functions are central to meeting customers' essential needs.

The District is a public agency. IID's customers own the district. The registered voters who reside in the district's water service area, by public vote, elect IID's five-member board of directors. Providing local control, the board is responsible for the overall governance of the district. Due to its not-for-profit status, IID is able to maintain water and energy rates that are among the lowest in Southern California. To that end, the District adopted the following Mission and Vision Statements:

Mission Statement

The Imperial Irrigation District is a fiscally responsible public agency whose mission it is to provide reliable, efficient and affordably priced water and energy service to the communities it serves.

Vision Statement

The Imperial Irrigation District will protect its water rights and energy balancing authority, deliver the highest level of customer service and maintain system reliability for the sustained benefit of the regional economy, the environment and the communities it serves in a fiscally responsible manner.

Sincerely,

Shayne Ferber
Assistant Supervisor,
Real Estate Section