

FORM APPROVED COUNTY COUNSEL 6/29/15
 BY: GREGORY P. PRIAMOS DATE

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

512A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
JUN 30 2015

SUBJECT: Proposed Sale of Tax-Defaulted Land to the City of Corona, a Municipal Corporation by Agreement of Sale Number 4404. District(s) 2 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 110191017-1 to the City of Corona, 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 - 3776 et. seq. The Agreement of Sale, including Exhibit "A" through Exhibit "D", are attached. These exhibits include Resolution No. 2014-011 (Exhibit "D") from the City of Corona, a Municipal Corporation.

[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	\$ 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: 2015-2016

C.E.O. RECOMMENDATION: APPROVE
 BY: *Samuel Wong 7/2/15*
 Samuel Wong
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
 Nays: None
 Absent: Benoit
 Date: July 21, 2015
 xc: Treasurer

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

Prev. Agn. Ref.: District: 2 Agenda Number:

3-55

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

Departmental Concurrence

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Proposed Sale of Tax-Defaulted Land to the City of Corona, a Municipal Corporation by Agreement of Sale
Number 4404. District(s) 2 [\$0].

DATE: JUN 30 2015

PAGE: 2 of 2

BACKGROUND: *[continued from page one]*

Summary

Parcel number 110191017-1 is located in the City of Corona in District #2.

The purchase price of \$12,199.69 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 Corona, a Municipal Corporation is purchasing this property for Public Utility purposes.

ATTACHMENTS (if needed, in this order):

A copy of the Assessor's map(s) numbered 110-19 pertaining to the parcel(s) listed above is attached for reference.

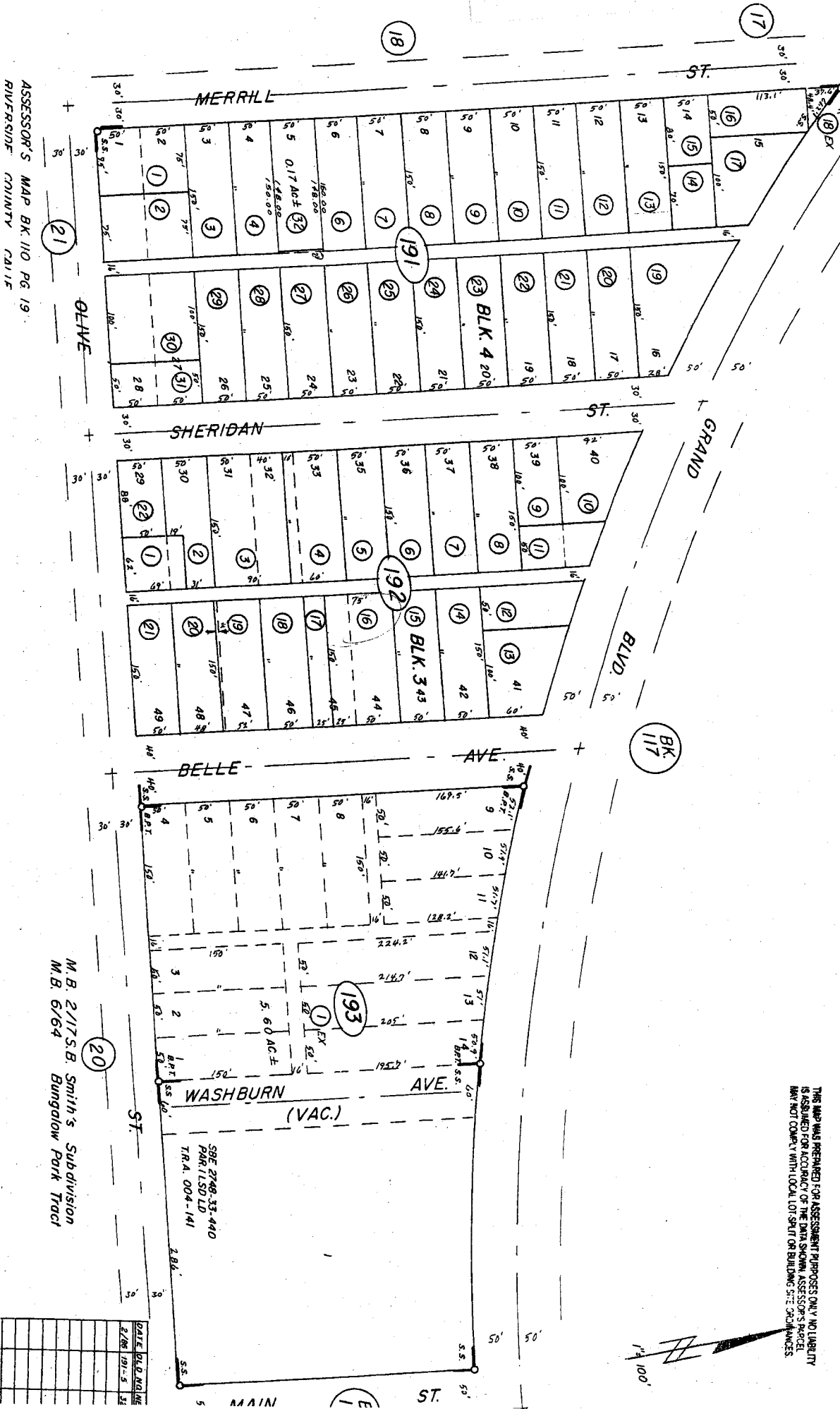
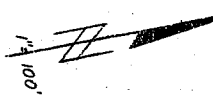
Two Agreements numbered 4404 with Exhibits "A" through "D" are being executed in counterparts, each of which constitutes an original.

POR. BLK. 57, SO. RIVERSIDE LAND & WATER CO.
 POR. CITY OF CORONA

T.R.A. 004-003
 004-141

110-19

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



ASSESSOR'S MAP BK. 110 PG. 19
 RIVERSIDE COUNTY CA 91115

M.B. 2/175.B. Smith's Subdivision
 M.B. 6/64 Bungalow Park Tract

DATE	BLD.	NO.	ACRE
2/78	191-3	3	

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

WHEN 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 **4404** is made this 21st day of July, 2015, by and between the Board of Supervisors of Riverside County, State of California, and the City of Corona, a Municipal Corporation ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On September 23, 2013, the City of Corona, 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 Corona, 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 \$12,199.69 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 Utility.
4. That, if said PURCHASER is a taxing agency as defined in Revenue and Taxation Code, any other agency that receives its revenue share under the provisions of Division 1, part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defended by 3791 and 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of Agreement is delayed, the PURCHASER and the Board of Supervisors will renegotiate the increase of the purchase price amount accordingly.

If all or any portion of any individual parcel described in this agreement is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that individual parcel. This Agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and condition of this Agreement.

AGREEMENT 4404
CITY OF CORONA, A MUNICIPAL CORPORATION

JUL 21 2015 3-55

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

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

ATTEST:

**CITY OF CORONA,
A MUNICIPAL CORPORATION**

(Purchaser)

(Seal)

By: [Signature] CITY MANAGER
(Signature and Title)

BRADLEY L. ROBBINS 2-13-15
(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] 6/26/15
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 23rd day of Sept, 2015.

Betty T. Yee, CALIFORNIA STATE CONTROLLER

By [Signature]

KAREN GARCIA, MANAGER
Government Compensation &
Property Tax Standards Section

AGREEMENT 4404
CITY OF CORONA, A MUNICIPAL CORPORATION

EXHIBIT "A"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 N/A

CHAPTER 7 PUBLICATION N/A

**AGREEMENT 4404
CITY OF CORONA, A MUNICIPAL CORPORATION**

EXHIBIT A

Application to Purchase Tax-Defaulted Property from County

This application must be completed by eligible purchasing entity to commence purchase of tax-defaulted property by Agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation. Completion of this application **does not** guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Corona DWP
2. Contact Person: Tom Koper Phone: 951 279 3604
3. Corporate Structure – check the appropriate box below and provide the corresponding information:
 - Nonprofit Organization – provide Articles of Incorporation
 - Public Agency – provide Mission Statement (if redevelopment agency or special district, **provide jurisdiction map**)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel: (Note: From the six choices, check only one)

Category A: Parcel is currently scheduled for a Chapter 7 tax sale (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: 110-191-017-1
3. State the purpose and intended use for the parcel: Public Utility

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Jonathan Daly 951-736-2477
 Print Name Contact Number

[Signature] General Manager
 Authorizing Signature Title Date

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

AGF-16 (SCO 8-16)



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

Office: 951.736.2234
Fax: 951.735.3786

755 Corporation Yard Way
Corona, CA 92880 – www.discovercorona.com

September 23, 2013

Ms. Michelle Bryant August
Riverside County Treasurer – Tax Collector
4080 Lemon Street, 4th Floor
P.O. Box 12005
Riverside, CA 92502-2205

Subject: Application to Purchase Tax-Defaulted Property
Parcel Number (s): 110-191-017-1 and 119-250-002-2

Dear Ms. Bryant August,

Enclosed please find two "Application to Purchase Tax-Defaulted Property from County" for parcels # 110-191-017-1 and 119-250-002-2. The City of Corona Department of Water and Power proposes to use these properties for the public utility purposes.

Included on our letterhead is a copy of our Mission Statement. In addition, we have enclosed a copy of the City of Corona Boundary.

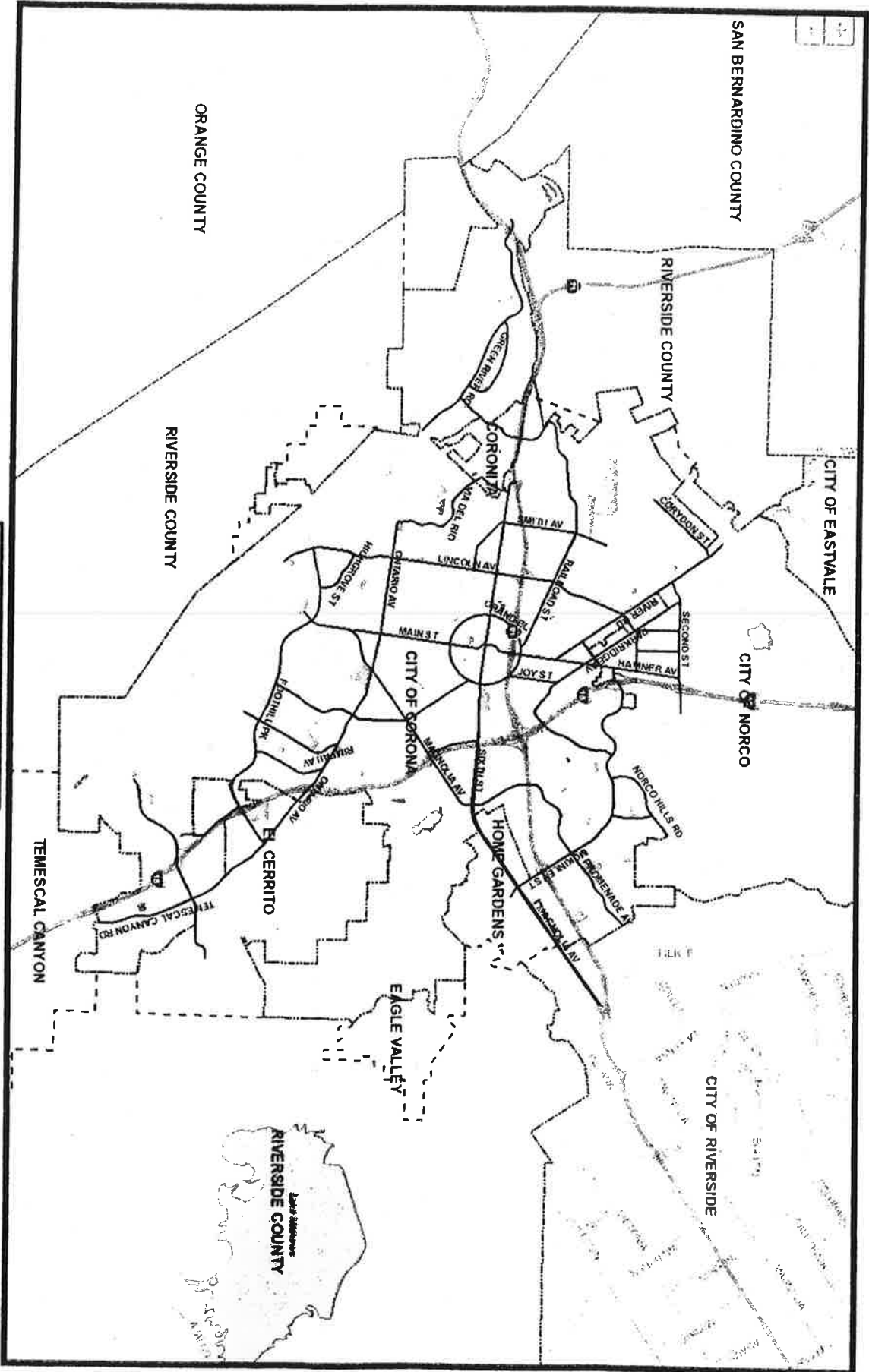
If you have any questions, please do not hesitate to contact me at 951-279-3604 or at Tom.Koper@ci.corona.ca.us.

Sincerely,

Tom Koper
District Engineer
City of Corona
Department of Water and Power

Enclosures

CITY OF CORONA
RIVERSIDE COUNTY



JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL 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 Corona, a Municipal Corporation
Agreement Number: 4404

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

110191017-1

EXHIBIT A - PAGE 5

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4404
CITY OF CORONA, A MUNICIPAL CORPORATION

EXHIBIT B

PARCEL 1

IN THE CITY OF CORONA

Parcel Number: 110191017-1
First Year Delinquent: 2007-2008
Purchase Price \$12,199.69

Assessment Number: 110191017-1
Default Number: 2008-110191017-0000
TRA 004-141

Situs Address: NONE

Last Assessed to: U S BANK NATL ASSN, TRUST

Legal Description.....

LOT 15 IN BLOCK 4 OF SMITH'S SUBDIVISION OF BLOCK 57 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT;
THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF 50 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT TO A POINT ON THE SOUTHERLY LINE OF GRAND BOULEVARD;
THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID GRAND BOULEVARD TO A POINT DISTANT 48.4 FEET MEASURE AT RIGHT ANGLES, FROM THE WESTRLY LINE OF SAID LOT 15;
THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF GRAND BOULEVARD 61.2 FEET, MORE OR LESS, TO THE NORTHERLY CORNER OF SAID LOT;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 150.7 FEET TO THE POINT OF BEGINNING.

AGREEMENT 4404
CITY OF CORONA, A MUNICIPAL CORPORATION

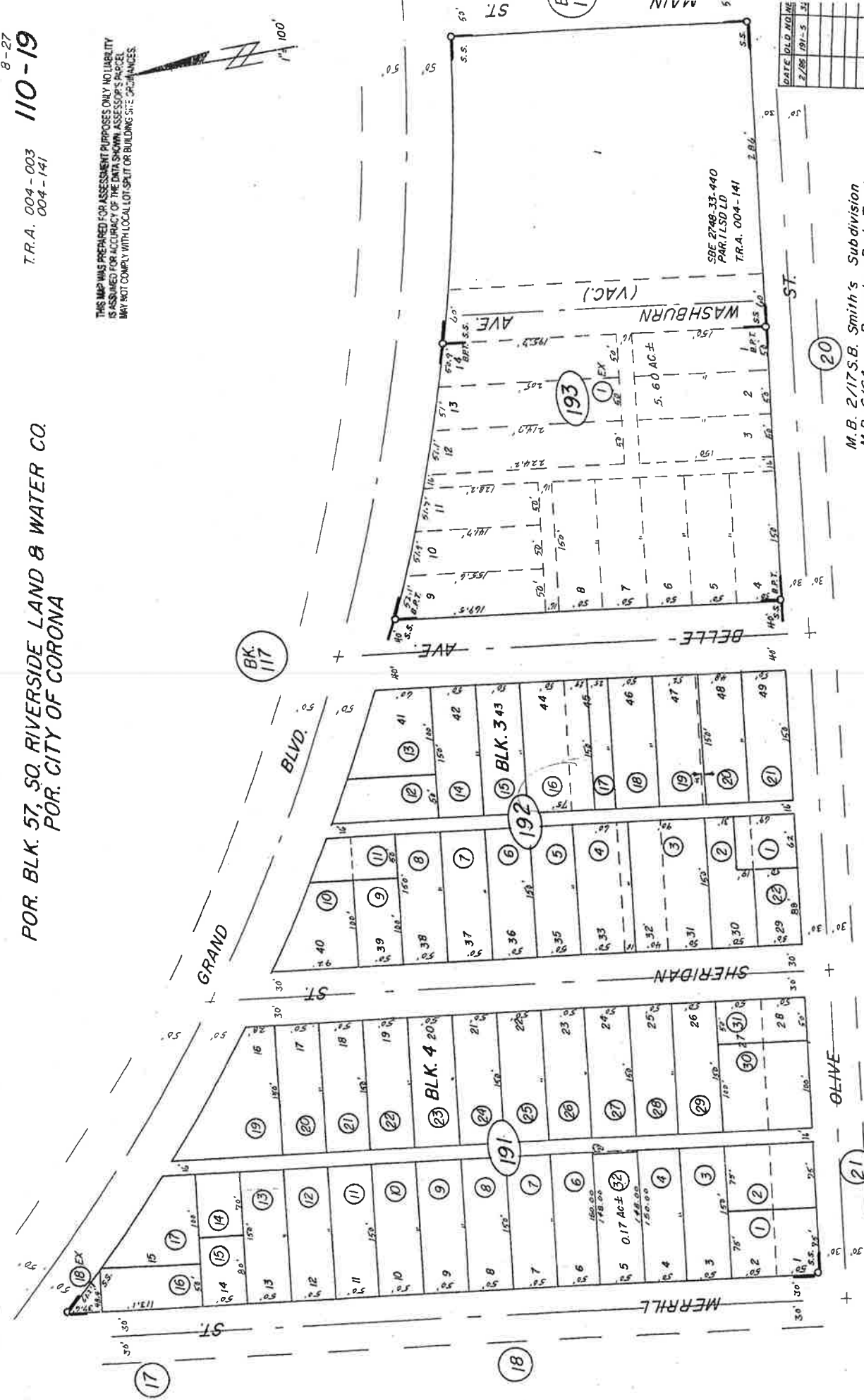
8-27

T.R.A. 004-003
004-141

FOR BLK. 57, SO. RIVERSIDE LAND & WATER CO.
POR. CITY OF CORONA

110-19

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



M.B. 2/17 S.B. Smith's Subdivision
M.B. 6/64 Bangalow Park Tract

ASSESSOR'S MAP BK. 110 PG. 19
RIVERSIDE COUNTY CALIF.

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4404
CITY OF CORONA, A MUNICIPAL CORPORATION

EXHIBIT C

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2013-0399236
08/15/2013 11:41A 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	

00273 CORONA-NORCO EDITION

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 \$515.62 for the fiscal year 2007-2008, Default Number 2008-110191017-0000.

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: U S BANK NATL ASSN TR and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 110191017-1

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: Sandy [Signature]
Deputy

Seal



§§3691, 3691.1, 3691.2 R&T Code

LEGAL DESCRIPTION

IN THE CITY OF CORONA

LOT 15 IN BLOCK 4 OF SMITH'S SUBDIVISION OF BLOCK 57 OF LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

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EXHIBIT "D"
RESOLUTION NUMBER 2014-011
MISSION STATEMENT

AGREEMENT 4404
CITY OF CORONA, A MUNICIPAL CORPORATION

EXHIBIT D

This document, consisting of 5 pages, is a true copy of the record on file in this office.

25 March 2014

Date

Signature

chief deputy city clerk

Title

RESOLUTION NO. 2014-011

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AUTHORIZING THE PURCHASE OF TAX-DEFAULTED PROPERTY FROM THE RIVERSIDE COUNTY TREASURER-TAX COLLECTOR'S OFFICE (APN: 110-191-017-1)

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

WHEREAS, the City of Corona ("City") received a notice of intent to sell tax-defaulted property generally located south of W. Grand Blvd., between S. Merrill Street and S. Sheridan Street, within the City, bearing Riverside County Assessor's Parcel Number 110-191-017-1 as depicted in Exhibit "A" attached hereto and incorporated herein by reference ("Property"); and

WHEREAS, the City reviewed the Property and determined that it is desirable as a potential location for facilities to serve its water utility functions within the Department of Water & Power; and

WHEREAS, on September 23, 2013, the General Manager of the Department of Water & Power ("DWP") submitted an Application to Purchase Tax-Defaulted Property and make a minimum bid offer for the Property; and

WHEREAS, the Property lot size is approximately eight thousand seven hundred and twelve (8,712) square feet; and

WHEREAS, the cost for the City's acquisition is approximately \$12,199.69, plus all costs of sale, including, but not limited to, title, due diligence and the non-refundable costs of the legal notices published in the Press-Enterprise or other newspaper ("Acquisition Cost"); and

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

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

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

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

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

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

SECTION 3. Offer to Purchase. The City Council offers to purchase the Property bearing Riverside County Assessor's Parcel Number 110-191-017-1, as depicted in Exhibit "A" attached hereto for the Acquisition Cost (as defined in the recitals).

SECTION 4. Council Approval. The City Council approves the specific purchase of the Property for the purchase price of the Acquisition Cost (as defined in the recitals).

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

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

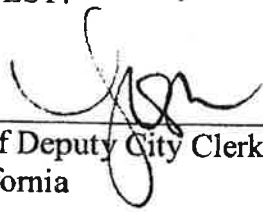
SECTION 7. Effective Date. The Mayor shall sign this Resolution and the Chief Deputy City Clerk shall attest thereto, and this Resolution shall take effect and be in force on the date of its adoption.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2014.



Mayor of the City of Corona, California

ATTEST:



Chief Deputy City Clerk of the City of Corona,
California

CERTIFICATION

I, LISA MOBLEY, Chief Deputy City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at an adjourned regular meeting thereof held on the 19th day of March, 2014, by the following vote:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19th day of March, 2014.



Chief Deputy City Clerk of the City of Corona, California

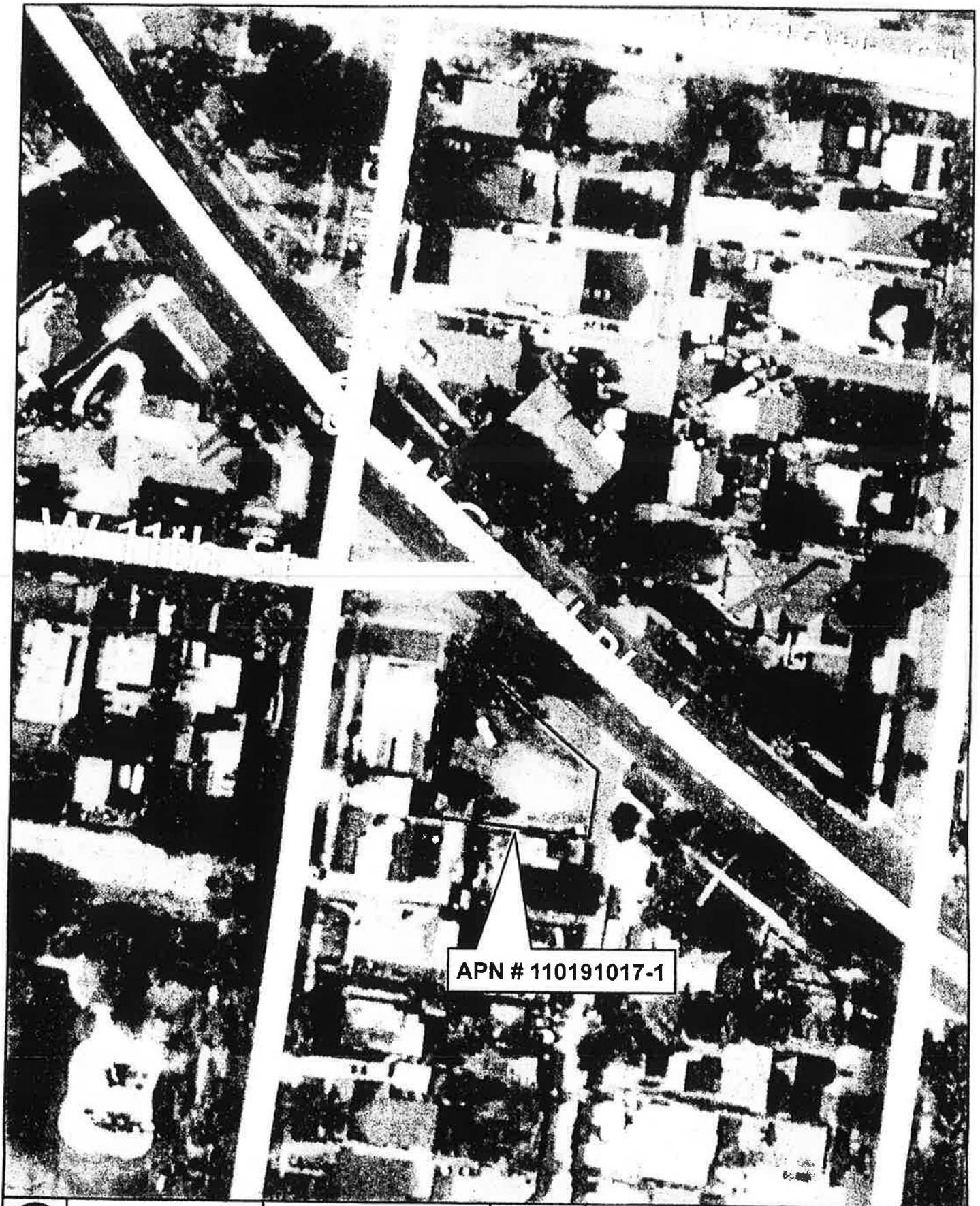
(SEAL)

EXHIBIT "A"
Legal Description

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

Assessor's Parcel Number: 110-191-017-1

[SEE MAP ON ATTACHED ONE (1) PAGE]



APN # 110191017-1

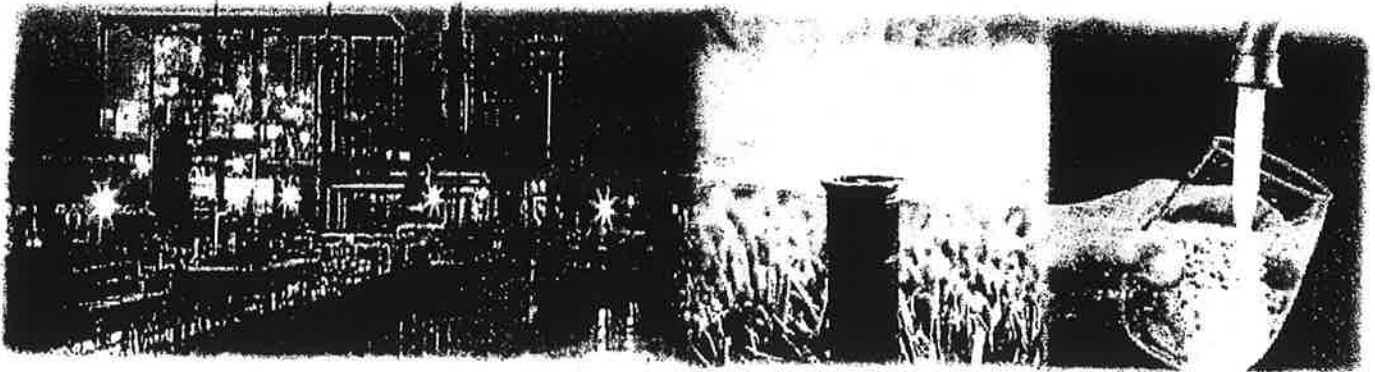


City of Corona
Department of Water and Power
755 Corporation Yard Way
Corona, CA 92880

0 25 50 100 Feet



City of Corona
Parcel Exhibit
APN # 110191017-1
11/19/2013



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

"Protecting Public Health"



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

Office: 951.736.2234
Fax: 951.735.3786

755 Corporation Yard Way
Corona, CA 92880 – www.discovercorona.com

City of Corona

Department of Water and Power

MISSION STATEMENT

The Department of Water and Power's mission is to serve our customers with professionalism and respect, while protecting public health by providing the highest quality water, reclaimed water, electric and water reclamation service