

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

602



**SUBMITTAL DATE:**  
OCT 05 2015

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

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the Western Riverside County Regional Conservation Authority by Agreement of Sale Number 4415. District(s) 3 [\$0].

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


1. Approve the sale of tax-defaulted parcel(s) 432040021-0 to the Western Riverside County Regional Conservation Authority.
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 Exhibits "A" through Exhibits "D", are attached. These exhibits include Resolution No. 2015-001 (Exhibit "D") from the Western Riverside County Regional Conservation Authority.

[continued on page two]

  
\_\_\_\_\_  
Don Kent  
Treasurer-Tax Collector

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

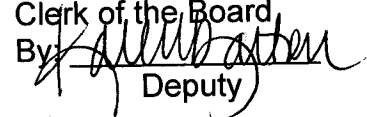
<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 2015-2016

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
County Executive Office Signature Samuel Wong

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, 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: November 3, 2015  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: \_\_\_\_\_ District: 3 Agenda Number: \_\_\_\_\_

**3-24**

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

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Proposed Sale of Tax-Defaulted Land to the Western Riverside County Regional Conservation Authority by Agreement of Sale Number 4415. District(s) 3 [\$0].

**DATE:** OCT 05 2015

**PAGE:** 2 of 2

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

**Summary**

Parcel number 432040021-0 is located in the City of San Jacinto in District #3.

The purchase price of \$16,406.38 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 Western Riverside County Regional Conservation Authority is purchasing this property for open space for wildlife and plant life conservation.

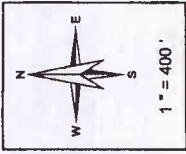
**ATTACHMENTS (if needed, in this order):**

A copy of the Assessor's map(s) numbered 432-04 pertaining to the parcel(s) listed above is attached for reference.

Two Agreements numbered 4415 with Exhibits "A" through "D" are being executed in counterparts, each of which constitutes an original.

432-04

431-24



**Legend**

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Reference F.L.O.W
- Other Easements
- Lease Area
- Subdivision T.C. Mark

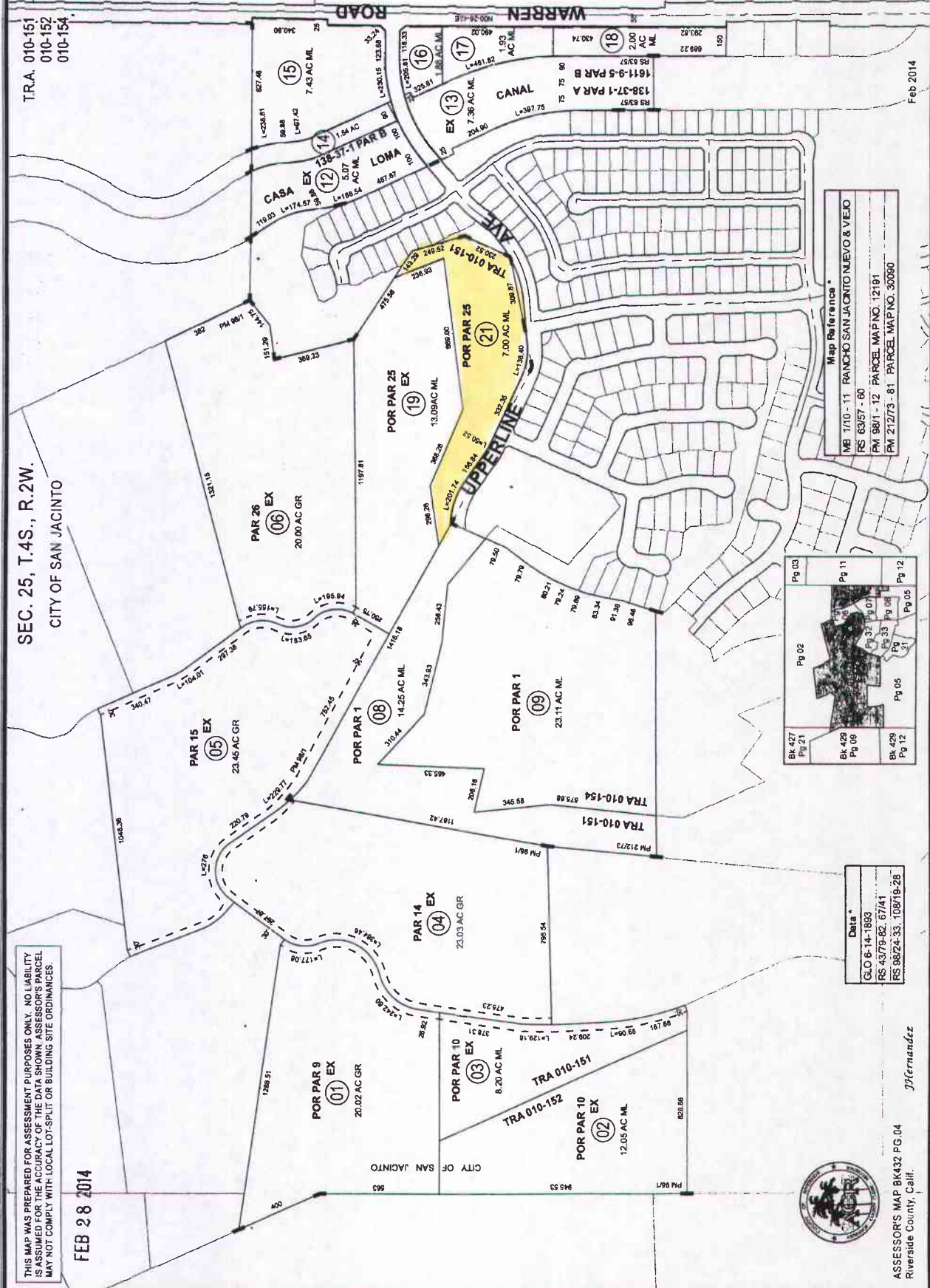
Date	Old Number	New Number
5/7/2005	7	18, 20
3/24/2008	20	21, 22
3/20/2010	10	16, 33
3/22/2011	11	16, 33, 33

TRA. 010-151  
010-152  
010-154

SEC. 25, T.4S., R.2W.  
CITY OF SAN JACINTO

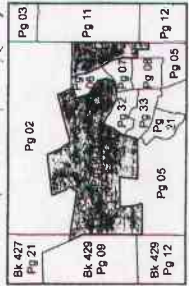
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 28 2014



**Map Reference \***

- ME 1/10 - 11 RANCHO SAN JACINTO NUEVO & VEO
- RS 63/57 - 60
- FM 98/1 - 12 PARCEL MAP NO. 12181
- FM 212/73 - 81 PARCEL MAP NO. 30090



**Data \***

- GLD 6-14-1993
- RS 43/79-82, 67/41
- RS 98/24-33, 108/19-28

J. Hernandez

ASSESSOR'S MAP BK432 PG.04  
Riverside County, Calif.



Feb 2014



**BETTY T. YEE**  
**California State Controller**  
Division of Accounting and Reporting

**AUTHORIZATION FOR THE SALE OF TAX-DEFAULTED PROPERTY**

I, BETTY T. YEE, California State Controller, in accordance with Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code, hereby authorize the purchase of tax-defaulted property described in the agreement sale numbered 4415, as approved by the Board of Supervisors of Riverside County on November 3, 2015.

This Agreement between the COUNTY OF RIVERSIDE and the WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, attached hereto has been duly approved by the State Controller. The tax collector of Riverside County is hereby directed to cause notice of agreement to be given pursuant to Section 3796 of the California Revenue and Taxation Code.

Given under my hand and seal of office, at Sacramento this 20<sup>th</sup> day, December 2015.

BETTY T. YEE  
CALIFORNIA STATE CONTROLLER

By Karen Garcia  
KAREN GARCIA, MANAGER  
Government Compensation & Property Tax Standards Section

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4415** is made this 3<sup>rd</sup> day of November, 20 15, by and between the Board of Supervisors of Riverside County, State of California, and the **Western Riverside County Regional Conservation Authority** ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On **October 9, 2014**, the **Western Riverside County Regional Conservation Authority** 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 **Western Riverside County Regional Conservation Authority** 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 **\$16,406.38** 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: **Open space for wildlife and plant life conservation.**
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.

SDM 11/13 11:03:32  
AGREEMENT 4415  
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY

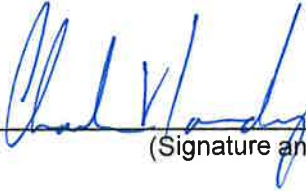
NOV 03 2015 3-24

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

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

ATTEST:

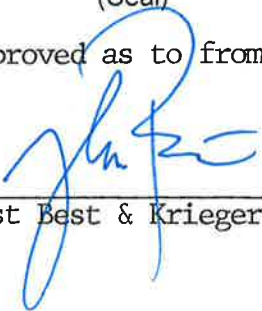
WESTERN RIVERSIDE COUNTY  
REGIONAL CONSERVATION AUTHORITY  
(Purchaser)

By   
(Signature and Title)

CHARLES V. LANDRY  
(Print)


(Seal)

Approved as to from:

  
Best Best & Krieger LLP

Pursuant to the provisions of section 3775 of the Revenue and Taxation Code, the governing body of the City of San Jacinto hereby agrees to the sale price as provided in this agreement.

ATTEST: CITY OF SAN JACINTO

  
Deputy  
(seal)

By   
Mayor



ATTEST: BOARD OF SUPERVISORS

KECIA HARPER-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] 10/2/15  
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 20th day of December, 2015.

BETTY T YEE, CALIFORNIA STATE CONTROLLER

By [Signature]  
KAREN GARCIA, MANAGER  
GOVERNMENT COMPENSATION & PROPERTY TAX STANDARDS  
SECTION

**EXHIBIT "A"**

**PURCHASE APPLICATION**

**OBJECTION TO CHAPTER 7 SALE**

**CHAPTER 7 FORM 11 DATED 12/09/2014**

**CHAPTER 7 PUBLICATION DATED (PULLED PRIOR TO PUBLICATION)**



Approved by  
YK...  
203  
TC 270

# 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: Western Riverside County Regional Conservation Authority
- 2. Mailing Address: 3403 10<sup>th</sup> Street, Suite 320, Riverside, CA 92501
- 3. Contact Person: Brian Beck Phone : (951) 955-0039
- 4. 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: Please see attached list.
- 3. State the purpose and intended use for the parcel: The purpose and intended use for each parcel is open space for wildlife and plant life conservation.

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Charles V. Landry  
Print Name

(951) 955-9700  
Contact Number

  
Authorizing Signature Executive Director  
Title

10/9/10  
Date

RECEIVED  
2014 OCT 10 AM 8:26  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

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

AGF-16 (SCO 8-16)

APN

Purpose and Intended Use of Each Parcel

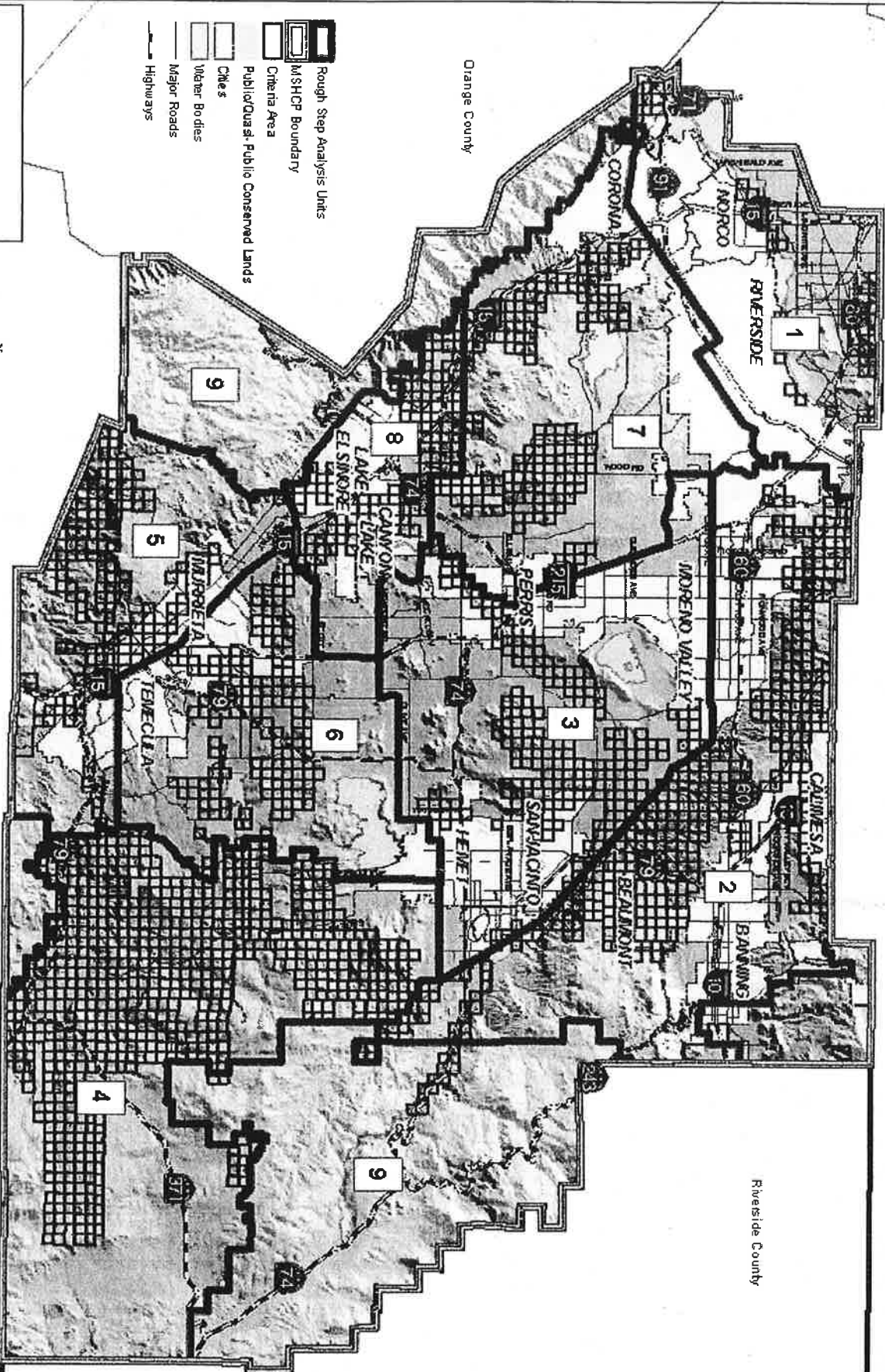
432040021-0    Open Space for Wildlife and Plant Life Conservation

# Western Riverside County MSHCP Rough Step Analysis Units

San Bernardino County

Riverside County

Orange County



San Diego County

FIGURE 2



**Board of Directors**

Chairman  
Scott Miller  
*City of San Jacinto*

Vice Chairman  
John Tavaglione  
*County of Riverside*

Kevin Bash  
*City of Norco*

Ben Benoit  
*City of Wildomar*

John Benoit  
*County of Riverside*

Roger Berg  
*City of Beaumont*

Tim Brown  
*City of Canyon Lake*

Maryann Edwards  
*City of Temecula*

Thomas Fuhrman  
*City of Menifee*

Jeffrey Hewitt  
*City of Calimesa*

Kevin Jeffries  
*County of Riverside*

Natasha Johnson  
*City of Lake Elsinore*

Verne Lauritzen  
*City of Jurupa Valley*

Andy Melendrez  
*City of Riverside*

Shellie Milne  
*City of Hemet*

Eugene Montanez  
*City of Corona*

Harry Ramos  
*City of Murrieta*

Adam Rush  
*City of Eastvale*

Richard Stewart  
*City of Moreno Valley*

Jeff Stone  
*County of Riverside*

Jerry Westholder  
*City of Banning*

Mark Yarbrough  
*City of Perris*

**Executive Staff**

Charles Landry  
Executive Director

3403 10<sup>th</sup> Street, Suite 320  
Riverside, California 92501

P.O. Box 1667  
Riverside, California 92502-1667

Phone: (951) 955-9700  
Fax: (951) 955-8873  
www.wrc-rca.org

October 9, 2014

Michelle Bryant-August  
Senior Accounting Assistant  
Riverside County Treasurer-Tax Collector's Office  
4080 Lemon Street, 4<sup>th</sup> floor  
P.O. Box 12005  
Riverside, CA 92502

**Subject: Objection to Chapter 7 sale of parcel 432040021-0**

Dear Michelle,

The Western Riverside County Regional Conservation Authority objects to the Chapter 7 sale of the above referenced parcel. The purpose and intended use for the parcel follows.

APN                      Purpose and Intended Use of Each Parcel

**432040021-0**    Open Space for Wildlife and Plant Life Conservation

If you have any questions, please feel free to contact me at (951) 955-0039. Thank you.

Sincerely,

**Brian Beck**  
Analyst

11/18/14  
DATE  
BY: GREGORY P. PRIAMOS

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



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

**SUBMITTAL DATE:**

NOV 18 2014

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

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

- 1) Approve the intended public auction tax sale, TC-203; (2) Approve and adopt the provision of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a); (3) Adopt Resolution 2014-211 approving the sale of tax-defaulted property, prepared and approved by County Counsel, and (4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Treasurer-Tax Collector following Board approval.

The above action will authorize the minimum bid on tax-defaulted real property to be offered for sale via the Internet with Bid4Assets, Inc.

**BACKGROUND:**

Summary

Continued to Page 2

Don Kent  
Treasurer-Tax Collector

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

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

APPROVE

BY: *Samuel Wong 12/2/14*  
Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

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

Prev. Agn. Ref.:

District: ALL

Agenda Number:

3-40



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

**DATE:** NOV 18 2014

**PAGE:** Page 2 of 2

**BACKGROUND:** Properties for which taxes are not paid are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Treasurer-Tax Collector's "Notice of Power to Sell Tax Defaulted Property," which is then recorded.

If the property is not subsequently redeemed by the payment of all amounts due, it is offered for sale by the Treasurer-Tax Collector. This action will set in motion the Treasurer-Tax Collector's April sale.

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

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

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

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

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

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

- a) Three hundred thirty-five (335) fee parcels will be offered for a minimum bid of cost of sale only.
- b) Fifteen (15) fee parcels will be offered for a minimum bid of 75% of taxes only, plus cost of sale.

In general, the financial impact of tax sales can be summarized as follows:

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- For this sale, if all parcels being reoffered for sale were to sell for only the minimum bid, the maximum tax loss would be \$4,032,952.36. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$2,230,222.66. Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.
- More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale will not realize the maximum loss for three reasons: (i) properties are inevitably pulled from the sale due to bankruptcy or taxpayer redemptions; (ii) some parcels will sell for more than the minimum bid and (iii) other parcels are likely to receive no bids.

**IMPACT ON CITIZENS AND BUSINESSES**

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

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

A. TC 203 Tax Sale List

EXHIBIT A - PAGE 7



ITEM 268                      OUTSIDE CITY  
429170034-0  
LAST ASSESSED TO BEDOYA, KENNY  
MINIMUM PRICE: \$4,320.00

429-170-034-0  
TRA 083-020  
2009-429170034-0000

ITEM 269                      OUTSIDE CITY  
429290050-5  
LAST ASSESSED TO SMITHSON, PATRICIA ANNE  
MINIMUM PRICE: \$18,418.00

429-290-050-5  
TRA 083-020  
2008-429290050-0000

ITEM 270                      IN THE CITY OF SAN JACINTO  
432040021-0 FORMERLY 432040020-9  
LAST ASSESSED TO DOLPHIN COMMUNITIES & SHELBRAN INV  
MINIMUM PRICE: \$14,597.00

432-040-021-0  
TRA 010-151  
2009-432040020-0000

ITEM 271                      OUTSIDE CITY  
432170006-9  
LAST ASSESSED TO GRAY, CHRISTOPHER A  
MINIMUM PRICE: \$51,613.00

432-170-006-9  
TRA 071-315  
2009-432170006-0000

ITEM 272                      OUTSIDE CITY  
432170007-0  
LAST ASSESSED TO GRAY, CHRISTOPHER A  
MINIMUM PRICE: \$120,993.00

432-170-007-0  
TRA 071-315  
2009-432170007-0000

ITEM 273                      IN THE CITY OF SAN JACINTO  
433212033-9  
LAST ASSESSED TO VALDES, ANDRES  
SITUS ADDRESS: 1790 N CARRIE ST SAN JACINTO 92583  
MINIMUM PRICE: \$16,294.00

433-212-033-9  
TRA 010-030  
2009-433212033-0000

ITEM 274                      IN THE CITY OF SAN JACINTO  
434160020-4  
LAST ASSESSED TO URIBE, LOUIS N & EVANGELINA L  
SITUS ADDRESS: 40094 SUNSET LN SAN JACINTO 92583  
MINIMUM PRICE: \$43,889.00

434-160-020-4  
TRA 010-025  
2009-434160020-0000

ITEM 275                      IN THE CITY OF SAN JACINTO  
434210021-9  
LAST ASSESSED TO PRIMERA, CAMILO & BELTRAN, AURORA  
SITUS ADDRESS: 306 N SAN JACINTO AVE SAN JACINTO 92583  
MINIMUM PRICE: \$16,185.00

434-210-021-9  
TRA 010-021  
2009-434210021-0000



**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: Western Riverside County  
Regional Conservation Authority  
Agreement Number: 4415**

**The parcel number listed below is not part of a publication because it was pulled prior to the first Notice of Sale for Chapter 7 sale publication.**

**432040021-0**

**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 9**

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

**PARCEL 1**

**IN THE CITY OF SAN JACINTO**

**Parcel Number:** 432040021-0  
**First Year Delinquent:** 2008-2009  
**Purchase Price** \$16,406.38

**Assessment Number:** 432040021-0  
**Default Number:** 2009-432040020-0000  
**TRA** 010-151

**Situs Address:** NONE

**Last Assessed to:** DOLPHIN COMMUNITIES & SHELBRAN INV

**Legal Description.....**

ALL THAT PORTION OF PARCEL 25 OF PARCEL MAP 12191, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN PARCEL MAP BOOK 98 PAGES 1-12 IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF OPAL BURT ROAD WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL MAP 12191; THENCE ALONG SAID SOUTHWESTERLY LINE BEING COMMON TO THE NORTHEASTERLY LINE OF CITY OF SAN JACINTO TRACT 30036, SOUTH 60°59'54" EAST, 418.36 FEET TO THE TRUE POINT OF BEGINNING, THENCE ALONG SAID SOUTHWESTERLY LINE BEING COMMON TO THE NORTHEASTERLY LINE OF CITY OF SAN JACINTO TRACT 30036, SOUTH 60°59'54" EAST, 128.42 FEET TO THE MOST NORTHERLY CORNER OF LOT 'D' OF CITY OF SAN JACINTO TRACT 30035; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT 30035 SOUTH 60°59'54" EAST, 544.30 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT 30035 SOUTH 66°25'20" EAST, 245.53 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 30035 NORTH 78°37'25" EAST, 184.91 FEET TO THE MOST NORTHERLY CORNER OF LOT 'A' OF CITY OF SAN JACINTO TRACT 30033; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 30033 BEING COMMON TO THE SOUTHERLY LINE OF SAID PARCEL MAP 12191, NORTH 78°37'25" EAST, 309.87 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID TRACT 30033 NORTH 24°23'25" EAST, 230.52 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 30033 NORTH 15'48'11" WEST, 249.52 FEET; THENCE ALONG SOUTHWESTERLY LINE OF SAID TRACT 30033 NORTH 56°30'09" WEST, 143.29 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE OF TRACT 30033 SOUTH 21°45'10" EAST, 236.93 FEET; THENCE SOUTH 82°43'10" WEST, 669.00 FEET; THENCE NORTH 66°26'01" WEST, 368.26 FEET; THENCE SOUTH 81°18'46" WEST, 296.26 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF SAN JACINTO BY DEED RECORDED FEBRUARY 15, 2008 AS INSTRUMENT NO. 0075572 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

AGREEMENT 4415  
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY

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

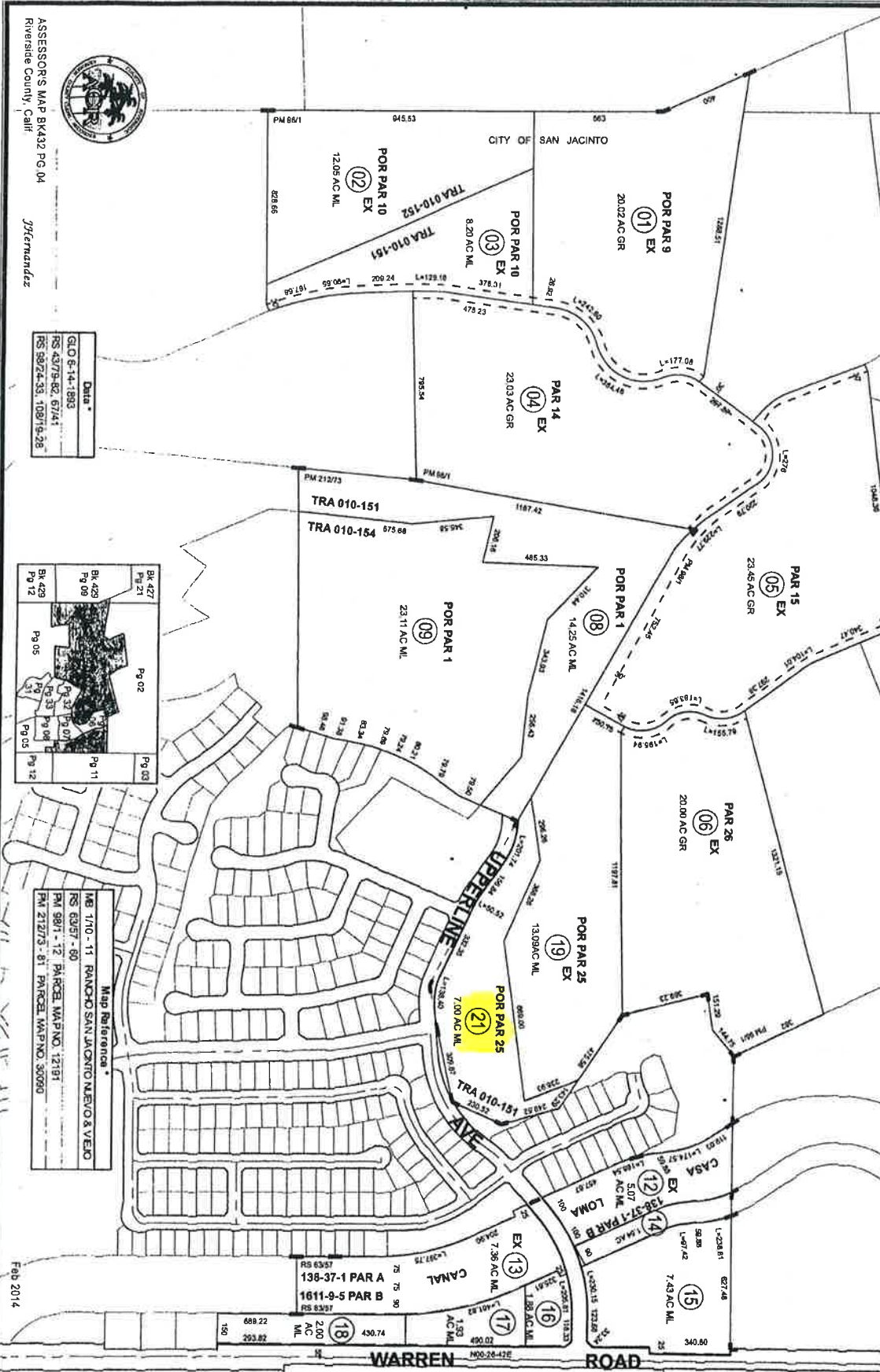
FEB 28 2014

SEC. 25, T4S., R.2W.  
CITY OF SAN JACINTO

TRA 010-151  
010-152  
010-154

432-04  
431-24

EXHIBIT B - PAGE 3



DATA

GLD 6-14-1893
RS 4379-82, 6741
RS 9874-33, 10976-26

BK 427 Pg 21	BK 429 Pg 09	BK 429 Pg 12
Pg 02	Pg 05	Pg 12
Pg 03	Pg 07	Pg 08
Pg 09	Pg 10	Pg 11
Pg 12	Pg 13	Pg 14
Pg 15	Pg 16	Pg 17
Pg 18	Pg 19	Pg 20

Map Reference

MB 710 - 11 RANCHO SAN JACINTO MENDO & VELD
RS 6357 - 80
PM 9871 - 12 PARCEL MAP NO. 12791
PM 21273 - 81 PARCEL MAP NO. 30090

Feb 2014

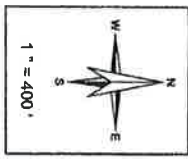
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2/28/14	99	99
2/28/14	100	100

ASSESSOR'S MAP BK432 PG 04  
Riverside County, Calif  
JYemendez



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference F.O.W.
- Other Easements
- Lease Area
- Subdivision Tie Mark



**EXHIBIT "C"**

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

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2014-0279363

07/25/2014 10:44A 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	

01572 HEMET NEWS

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

C  
059

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$4,378.66 for the fiscal year 2008-2009, Default Number 2009-432040020-0000.

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: DOLPHIN COMMUNITIES & SHELBRAN INV and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 432040021-0

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

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

On 07/22/2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Larry W. Ward, Assessor, Clerk Recorder

By: Larry W. Ward Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

## LEGAL DESCRIPTION

## IN THE CITY OF SAN JACINTO

ALL THAT PORTION OF PARCEL 25 OF PARCEL MAP 12191, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN PARCEL MAP BOOK 98 PAGES 1-12 IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF OPAL BURT ROAD WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL MAP 12191; THENCE ALONG SAID SOUTHWESTERLY LINE BEING COMMON TO THE NORTHEASTERLY LINE OF CITY OF SAN JACINTO TRACT 30036, SOUTH 60°59'54" EAST, 418.36 FEET TO THE TRUE POINT OF BEGINNING, THENCE ALONG SAID SOUTHWESTERLY LINE BEING COMMON TO THE NORTHEASTERLY LINE OF CITY OF SAN JACINTO TRACT 30036, SOUTH 60°59'54" EAST, 128.42 FEET TO THE MOST NORTHERLY CORNER OF LOT 'D' OF CITY OF SAN JACINTO TRACT 30035; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT 30035 SOUTH 60°59'54" EAST, 544.30 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT 30035 SOUTH 66°25'20" EAST, 245.53 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 30035 NORTH 78°37'25" EAST, 184.91 FEET TO THE MOST NORTHERLY CORNER OF LOT 'A' OF CITY OF SAN JACINTO TRACT 30033; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 30033 BEING COMMON TO THE SOUTHERLY LINE OF SAID PARCEL MAP 12191, NORTH 78°37'25" EAST, 309.87 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID TRACT 30033 NORTH 24°23'25" EAST, 230.52 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 30033 NORTH 15°48'11" WEST, 249.52 FEET; THENCE ALONG SOUTHWESTERLY LINE OF SAID TRACT 30033 NORTH 56°30'09" WEST, 143.29 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE OF TRACT 30033 SOUTH 21°45'10" EAST, 236.93 FEET; THENCE SOUTH 82°43'10" WEST, 669.00 FEET; THENCE NORTH 66°26'01" WEST, 368.26 FEET; THENCE SOUTH 81°18'46" WEST, 296.26 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF SAN JACINTO BY DEED RECORDED FEBRUARY 15, 2008 AS INSTRUMENT NO. 0075572 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.



**EXHIBIT "D"**  
**RESOLUTION NUMBER 2015-001**  
**MISSION STATEMENT**

**RESOLUTION NO. 2015-001**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
WESTERN RIVERSIDE COUNTY  
REGIONAL CONSERVATION AUTHORITY  
APPROVING THE PURCHASE OF TAX DEFAULTED PROPERTY  
FROM THE RIVERSIDE COUNTY TREASURER-TAX COLLECTOR'S OFFICE**

**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;

**WHEREAS**, the Western Riverside County Regional Conservation Authority has reviewed the proposed parcels for sale and has identified a parcel as desirable for habitat conservation;

**WHEREAS**, the Western Riverside County Regional Conservation Authority has identified Assessor Parcel Number 432040021-0 ("Tax Defaulted Property") as contributing to Reserve Assembly goals;

**WHEREAS**, the Western Riverside County Regional Conservation Authority desires to purchase the Tax Defaulted Property from the Riverside County Treasurer-Tax Collector's office and has sufficient available funds to complete this purchase;

**WHEREAS**, the acquisition of the Tax Defaulted Property will assist the Western Riverside County Regional Conservation Authority in providing open space for preservation of wildlife and plant life;

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Directors of the Western Riverside County Regional Conservation Authority as follows:

1. That the Board of Directors of the Western Riverside County Regional Conservation Authority hereby finds and declares that the above recitals are true and correct.
2. That the Board of Directors of the Western Riverside County Regional Conservation Authority objects to the public sale of the Tax Defaulted Property.
3. That the Board of Directors of the Western Riverside County Regional Conservation Authority offers to purchase the Tax Defaulted Property, Assessor Parcel Number 432040021-0 for \$16,406.38.
4. That the Board of Directors of the Western Riverside County Regional Conservation Authority approves the specific purchase price for the individual Assessor Parcel Number, as shown on the attached Exhibit "A" and incorporated herein by reference.

5. That the Board of Directors of the Western Riverside County Regional Conservation Authority identifies the legal description for the Tax Defaulted Property, as shown on Exhibit "B" and incorporated herein by reference.

6. That the Board of Directors of the Western Riverside County Regional Conservation Authority declares that the public purpose for the purchase of this parcel is habitat conservation for wildlife and plant life.


7. That the Board of Directors of the Western Riverside County Regional Conservation Authority approves paying for the cost of giving notice for the sale and purchase of the Tax Defaulted Property.

8. That the Board of Directors of the Western Riverside County Regional Conservation Authority authorizes the use of RCA MSHCP funds to pay for the purchase of the Tax Defaulted property.

9. That the Executive Director of the Western Riverside County Regional Conservation Authority is authorized to execute the documents necessary to purchase the Tax Defaulted Property.

**PASSED AND ADOPTED** at a regular meeting of the Board of Directors of the Western Riverside County Regional Conservation Authority held the Second day of February, 2015.

By:

  
John Tavaglione, Chairman  
Western Riverside County  
Regional Conservation Authority

ATTEST:

By:

  
Honey Bernas, Clerk of the Board

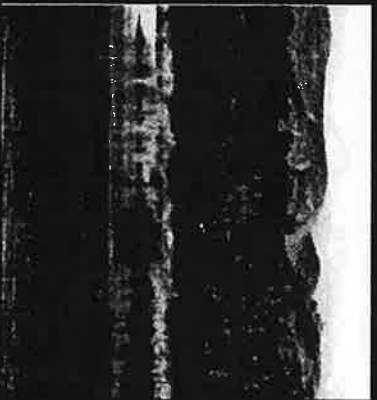
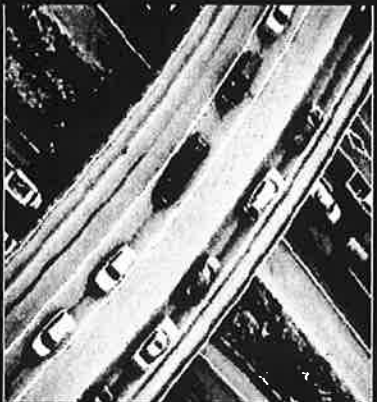
Exhibit "A"

<u>APN</u>	<u>Purchase Price</u>	<u>Purpose and Intended Use of Each Parcel</u>
432040021-0	\$16,406.38	Open Space for Wildlife and Plant Life Conservation
Total costs	\$16,406.38	

**Exhibit "B"**  
**LEGAL DESCRIPTION**

**432040021-0: Real property in a portion of parcel 25 PM 098/001 PM 12191 in the City of San Jacinto.**

# Western Riverside County Regional Conservation Authority



## *Our Mission*

*Protecting and sustaining endangered and threatened animals and plants and their habitats in a comprehensive way so that local governments can expedite the construction of infrastructure, particularly transportation facilities.*