

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



ITEM
3.25
(ID # 5099)

MEETING DATE:

Tuesday, September 26, 2017

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the Western Riverside County Regional Conservation Authority, a public agency and a Joint Powers Authority, as a special district, by Agreement to Purchase Tax-Defaulted Property Number 4443. District(s) 1 and 3. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:


1. Approve the sale of tax-defaulted parcel(s) 470380024-2, 581270003-4, 581270004-5, 581270007-8 and 935380004-2, to the Western Riverside County Regional Conservation Authority, a public agency and a Joint Powers Authority, as a special district.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (Exhibits "A" through "D") to the Treasurer-Tax Collector for transmittal to the State Controller.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: September 26, 2017
xc: Treasurer

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
			Budget Adjustment:	N/A
			For Fiscal Year:	2017-2018

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Sales to public agencies of this type of property, subject to a recorded Notice of Power to Sell for non-payment of property taxes as required by law, are provided for pursuant to Chapter 8 of the California Revenue and Taxation Code, Section 3771 et. seq. The Agreement to Purchase Tax-Defaulted Property, including Exhibit "A" through Exhibit "D", are attached. These exhibits include Resolution 2017-002 (Exhibit "D") from the Western Riverside County Regional Conservation Authority, a public agency and a Joint Powers Authority, as a special district.

Parcel number 470380024-2 is located outside the City in District #3.

Parcel number 581270003-4 is located outside the City in District #3.

Parcel number 581270004-5 is located outside the City in District #3.

Parcel number 581270007-8 is located outside the City in District #3.

Parcel number 935380004-2 is located outside the City in District #1.

The purchase price of \$257,041.24 was determined pursuant to Section 3793.1 of the California Revenue and Taxation Code, State of California, which represents the full redemption amount. The purchase price includes the cost of advertising, pursuant to Section 3793.1 (a) of the California Revenue and Taxation Code.

Please note that even after approval by the Board of Supervisors and authorization by the State Controller, the right of redemption on these properties remains until the effective date of the Agreement.

Impact on Residents and Businesses

Western Riverside County Regional Conservation Authority, a public agency and a Joint Powers Authority, as a special district, is purchasing these properties to be used as open space for wildlife and plant life conservation.

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

ATTACHMENTS (if needed, in this order):

A copy of the Assessor's map numbered 470-38, 581-27, and 935-38 pertaining to the parcels listed above is attached for reference.

Two (2) Agreements both numbered 4443 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "D".


Jon Christensen

9/11/2017


Stephanie P. Si

9/19/2017

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010

Post Office Box 1147, Riverside, Ca 92502-1147

Thank you.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4443** is made this _____ day of _____, 20____, by and between the Board of Supervisors of Riverside County, State of California, and the Western Riverside County Regional Conservation Authority, a public agency and a Joint Powers authority, as a special district ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On October 13, 2016, the Western Riverside County Regional Conservation Authority, a public agency and a Joint Powers authority, as a special district applied to purchase the subject properties (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the Treasurer-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, a public agency and a Joint Powers authority, as a special 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 \$257,041.24 for the real property described in Exhibit "B" within fourteen (14) days after the date this Agreement becomes effective. Upon payment of said sum to the Treasurer-Tax Collector, the Treasurer-Tax Collector shall execute and deliver a deed conveying title of said property to PURCHASER;
3. That the PURCHASER agrees to use the parcel(s) for public purpose under the following intent: **Open Space for Wildlife and Plant Life Conservation.**
4. That, if said Purchaser is a taxing agency as defined in the Revenue and Taxation Code, section 121 or any other agency that receives its revenue share under the provisions of Division 1, Part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defined by section 3791 and section 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of the Agreement is delayed, the Purchaser and the Board of Supervisors will renegotiate the increase of the purchase price amount accordingly.

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

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

SEP 26 2017 3.25

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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.

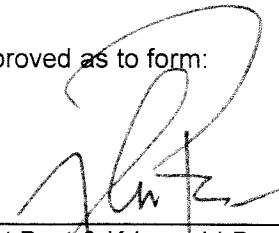
ATTEST:

WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS
AUTHORITY, AS A SPECIAL DISTRICT
(Purchaser)

By: 
(Signature and Title) Executive Director

Charles V. Landry
(Print)


Approved as to form:

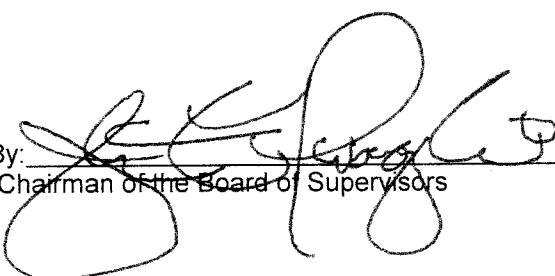

Best Best & Krieger LLP

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER-IHEM
Clerk to the Board of Supervisors

By: JOHN TAVAGLIONE

By: 
Deputy
(Seal)

By: 
Chairman of the Board of Supervisors

FORM APPROVED COUNTY COUNSEL
BY:  8/18/07
DALE A. GARDNER DATE

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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.

Pursuant to the provisions of sections 3775 of the Revenue and Taxation Code, the Controller agrees to the selling price herein before set forth and, pursuant to the provisions of section 3795, approves the foregoing Agreement this _____ day of _____, 20____.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By _____

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

EXHIBIT "A"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 (N/A)

CHAPTER 7 PUBLICATION (NA)

LETTER RE: PUBLICATION

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

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 accordingly. 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 10th Street, Suite 320 Riverside, CA 92501
3. Contact Person: Brian Beck Phone: (951) 955-0031
4. Corporate Structure – check the appropriate box below and provide the corresponding information:
- ☐ Nonprofit Organization– provide Articles of Incorporation (if more than ten years old an update is required)
- ☒ Public Agency– provide ^{Attached} Mission Statement on Letterhead and if Redevelopment Agency or Special District, also provide Jurisdiction Map ^{Attached}
5. Agency is to acquire title "As" and the taxing status: Western Riverside County Regional Conservation Authority, a public agency
and joint powers authority, as a special district
- (Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

Check the appropriate box as it relates to the purchasing Entity's Corporate Structure and the intended use of the parcel:

1. Is the parcel currently approved for a Chapter 7 Tax Sale? ☐ Yes ☒ No
2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)
- ☒ Purchase by Taxing Agency, Revenue District or Special District (circle only one)
- ☐ Purchase by State or County (circle only one)
- ☐ Purchase by Nonprofit
3. The purpose of the purchase is: (check only one box) If additional space is needed attach separate sheet as an exhibit.
- ☐ To preserve a lien
- ☐ For low income housing (sell or rent) circle one
- ☒ To preserve open space for the Western Riverside County Multiple Species Habitat Conservation Plan
- Describe public purpose

C. Property Information

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 (if only one, list here more than one list on separate sheet): please see attached
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

Provide the signature of the purchasing entity's authorized officer

Print Name: Charles V. Landry Contact Number: (951) 955-9700

Authorizing Signature: [Signature] Title: Executive Director Date: 10-13-16

APN

935380004-2

470380024-2

581270007-8

581270003-4

581270004-5



Board of Directors

Chairman
Eugene Montanez
City of Corona

George Moyer
City of Banning

Brenda Knight
City of Beaumont

Jeffrey Hewitt
City of Calimesa

Tim Brown
City of Canyon Lake

Clint Lorimore
City of Eastvale

Linda Krupa
City of Hemet

Verne Lauritzen
City of Jurupa Valley

Natasha Johnson
City of Lake Elsinore

Matt Liesemeyer
City of Menifee

D. LaDonna Jempson
City of Moreno Valley

Jonathan Ingram
City of Murrieta

Kevin Bash
City of Norco

David Starr Rabb
City of Perris

Andy Melendrez
City of Riverside

Crystal Ruiz
City of San Jacinto

Maryann Edwards
City of Temecula

Ben Benoit
City of Wildomar

Kevin Jeffries
County of Riverside

John Tavaglione
County of Riverside

Chuck Washington
County of Riverside

John Benoit
County of Riverside

Vice-Chairman
Marion Ashley
County of Riverside

Executive Staff

Charles Landry
Executive Director

3403 10th 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 13, 2016

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

Subject: Objection to Chapter 7 sale of parcels 935380004-2,
470380024-2, 581270007-8, 581270003-4, and 581270004-5

Dear Michelle,

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

<u>APN</u>	<u>Purpose and Intended Use of Each Parcel</u>
935380004-2	Open Space for Wildlife and Plant Life Conservation
470380024-2	Open Space for Wildlife and Plant Life Conservation
581270007-8	Open Space for Wildlife and Plant Life Conservation
581270003-4	Open Space for Wildlife and Plant Life Conservation
581270004-5	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



Board of Directors

Chairman
Eugene Montanez
City of Corona

George Moyer
City of Banning

Brenda Knight
City of Beaumont

Jeffrey Hewitt
City of Calimesa

Tim Brown
City of Canyon Lake

Clint Lorimore
City of Eastvale

Linda Krupa
City of Hemet

Verne Lauritzen
City of Jurupa Valley

Natasha Johnson
City of Lake Elsinore

Matt Liesemeyer
City of Menifee

D. LaDonna Jempson
City of Moreno Valley

Jonathan Ingram
City of Murrieta

Kevin Bash
City of Norco

David Starr Rabb
City of Perris

Andy Melendrez
City of Riverside

Crystal Ruiz
City of San Jacinto

Maryann Edwards
City of Temecula

Ben Benoit
City of Wildomar

Kevin Jeffries
County of Riverside

John Tavaglione
County of Riverside

Chuck Washington
County of Riverside

John Benoit
County of Riverside

Vice-Chairman
Marion Ashley
County of Riverside

Executive Staff

Charles Landry
Executive Director

3403 10th 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

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.

Western Riverside County MSHCP Rough Step Analysis Units

San Bernardino County

Riverside County

Orange County

San Diego County

- Rough Step Analysis Units
- MSHCP Boundary
- Citrus Area
- Public/Quasi-Public Conserved Lands
- Cities
- Water Bodies
- Major Roads
- Highways

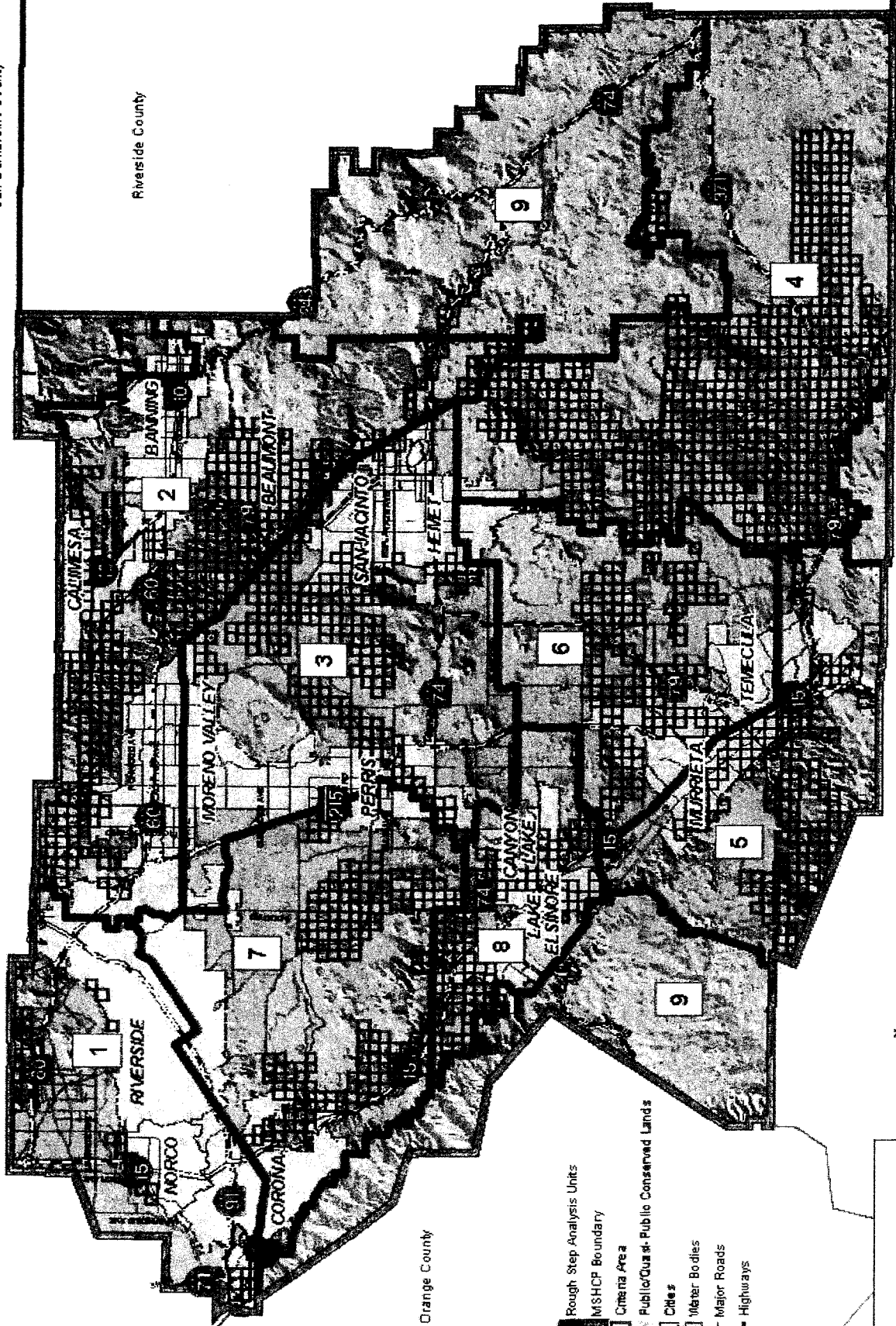


FIGURE 2

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL MANAGER



DON KENT
TREASURER

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

**RE: Western Riverside County Regional Conservation Authority,
a public agency and a Joint Powers authority,
as a special district**

Agreement Number: 4443

The parcel numbers below were not part of a publication because they were not part of a tax sale.

PARCEL NO
470380024-2
581270003-4
581270004-5
581270007-8
935380004-2

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR

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

EXHIBIT A - PAGE 7

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL MANAGER



DON KENT
TREASURER

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

Re: Agreement 4443

The parcel numbers listed below are not part of a Chapter 7 public tax sale, however, the purchasing entity used the word "objects" while expressing in their Resolution that they did not want the parcel they are interested in purchasing to be sold on a Chapter 7 public tax sale.

Parcel No.

470380024-2

581270003-4

581270004-5

581270007-8

935380004-2

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR

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

EXHIBIT A - PAGE 8

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Number: 470380024-2
First Year Delinquent: 2010-2011
Purchase Price \$19,131.11

Assessment Number: 470380024-2
Default Number: 2011-470380024-0000
TRA 094-120

Situs Address: NONE
Last Assessed to: HINCH, JAMES A & DIANE B

Legal Description.....

PARCEL 43, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 4, PAGES 35 THROUGH 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2

OUTSIDE CITY

Parcel Number: 581270003-4
First Year Delinquent: 2007-2008
Purchase Price \$9,250.23

Assessment Number: 581270003-4
Default Number: 2008-581270003-0000
TRA 071-145

Situs Address: NONE
Last Assessed to: SMITH, STANLEY B

Legal Description.....

PARCEL 3 OF PARCEL MAP 17323, AS SHOWN BY MAP ON FILE IN BOOK 103, PAGE 57-63 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 3

OUTSIDE CITY

Parcel Number: 581270004-5
First Year Delinquent: 2007-2008
Purchase Price \$9,250.23

Assessment Number: 581270004-5
Default Number: 2008-581270004-0000
TRA 071-145

Situs Address: NONE
Last Assessed to: SMITH, STANLEY B

Legal Description.....

PARCEL 4 OF PARCEL MAP 17323, AS SHOWN BY MAP ON FILE IN BOOK 103, PAGE 57-63 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 4

OUTSIDE CITY

Parcel Number: 581270007-8
First Year Delinquent: 2007-2008
Purchase Price \$9,250.23

Assessment Number: 581270007-8
Default Number: 2008-581270007-0000
TRA 071-145

Situs Address: NONE
Last Assessed to: SMITH, STANLEY B

Legal Description.....

PARCEL 11, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 17323 ON FILE IN BOOK 103, PAGES 57 THROUGH 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5

OUTSIDE CITY

Parcel Number: 935380004-2
First Year Delinquent: 2010-2011
Purchase Price \$210,159.44

Assessment Number: 935380004-2
Default Number: 2011-935380004-0000
TRA 094-169

Situs Address: 29820 RANCHO CALIFORNIA RD TEMECULA 92590
Last Assessed to: PRYOR, PAUL E TR & JOSEPHINE TR

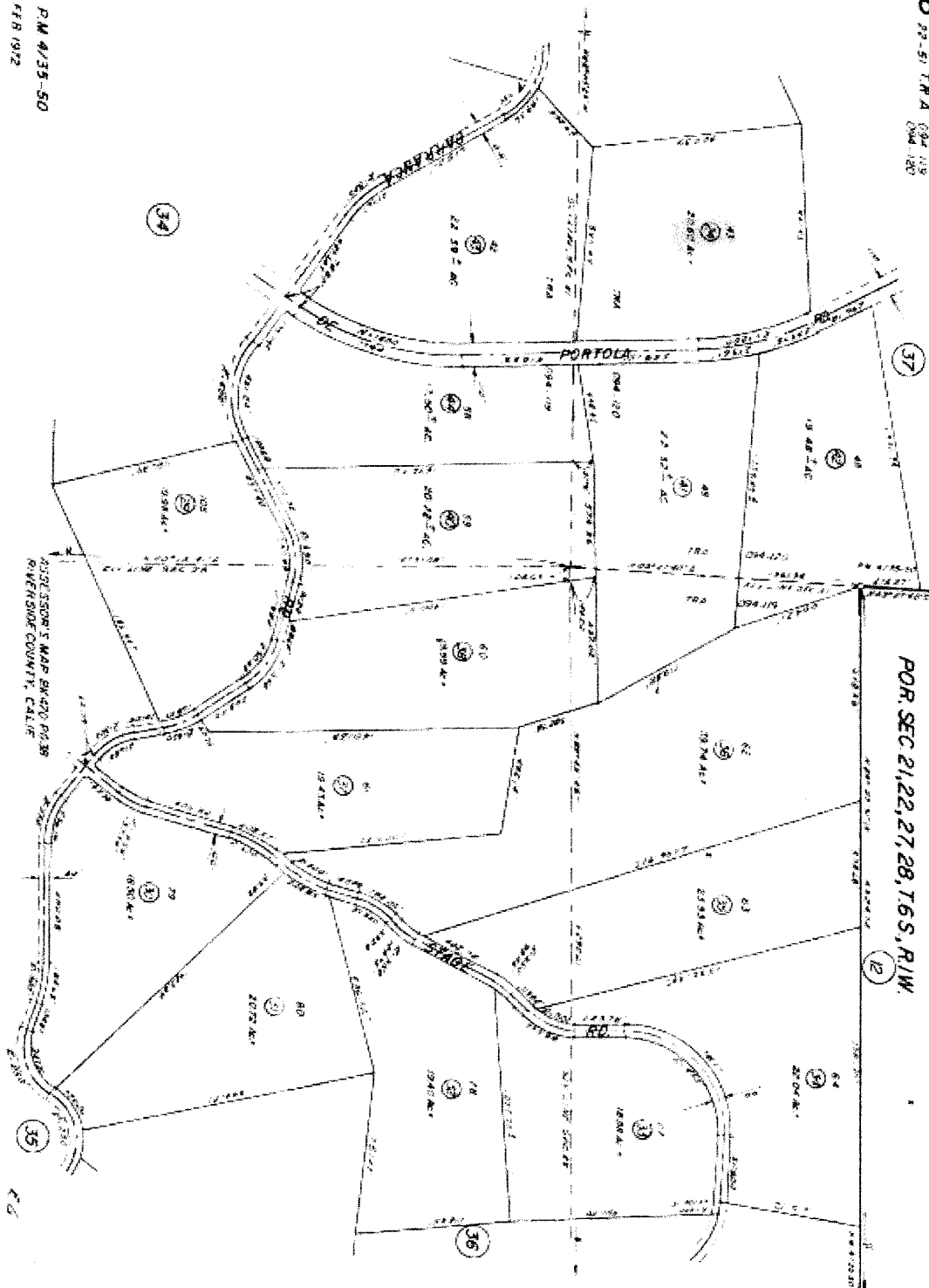
Legal Description.....

PARCEL 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 10814 ON FILE IN BOOK 116, PAGE 69 THROUGH 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY..

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

22-4B
23-4B
23-5B
23-51 T.P.A
094 113
084-120

POR. SEC. 21, 22, 27, 28, T. 6 S., R. 1 W.

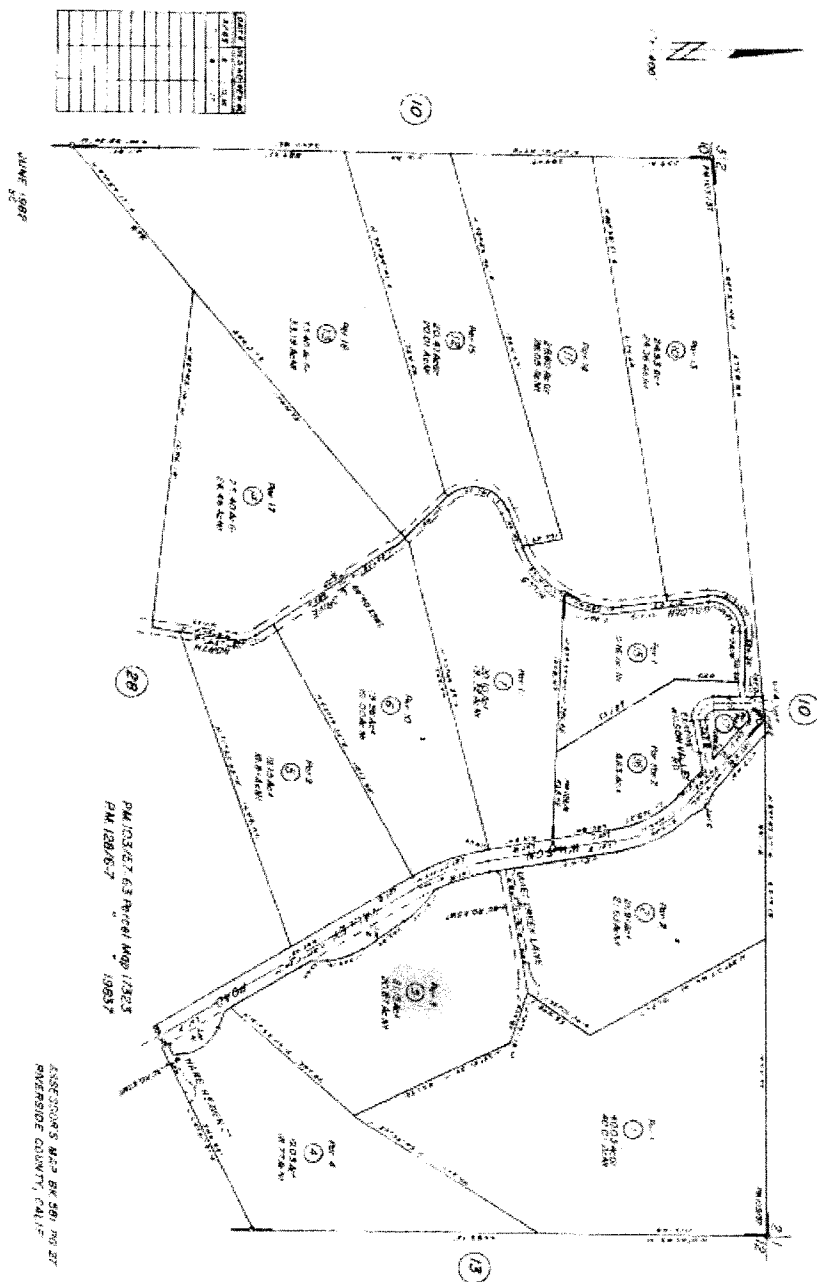
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P.M. 4/35-50
Feb 1942

581-27

TPA 00-45

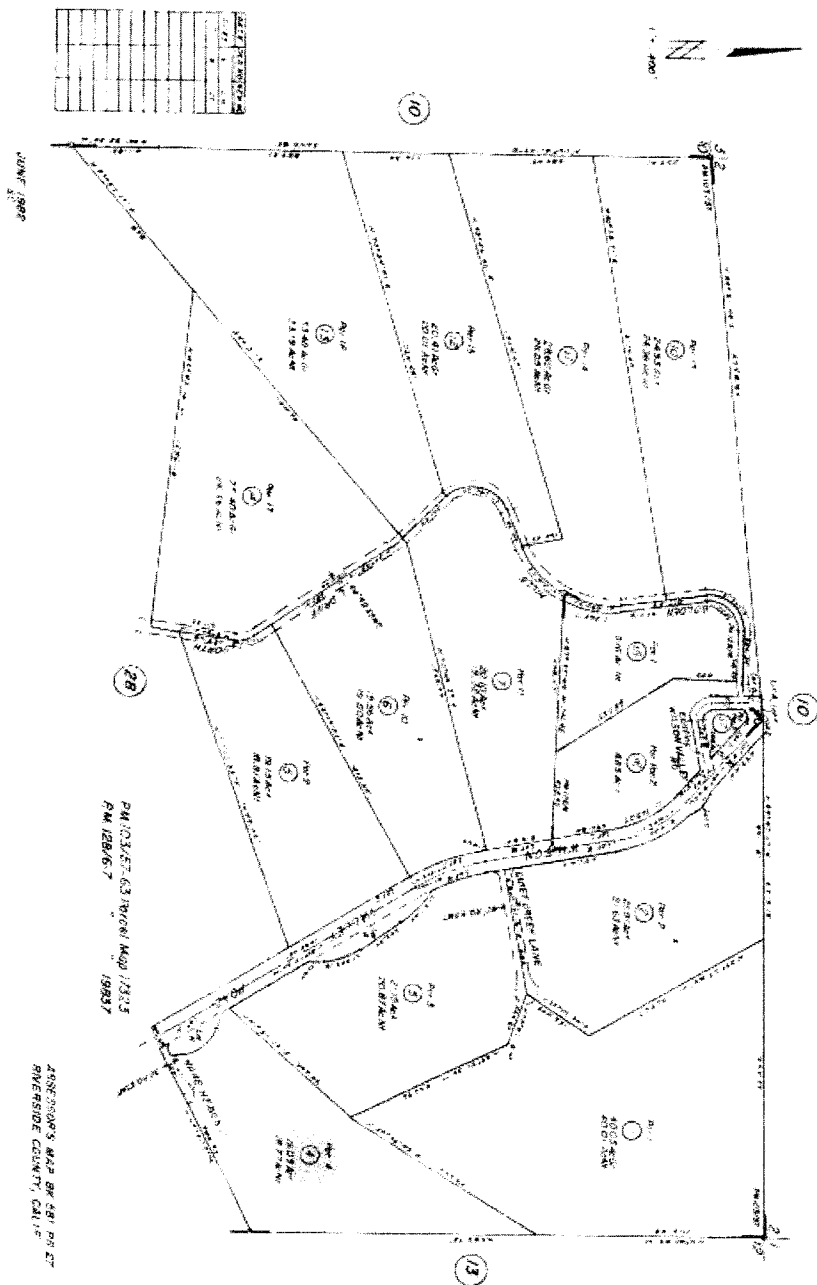
FOR SEC 11, T8S R1E



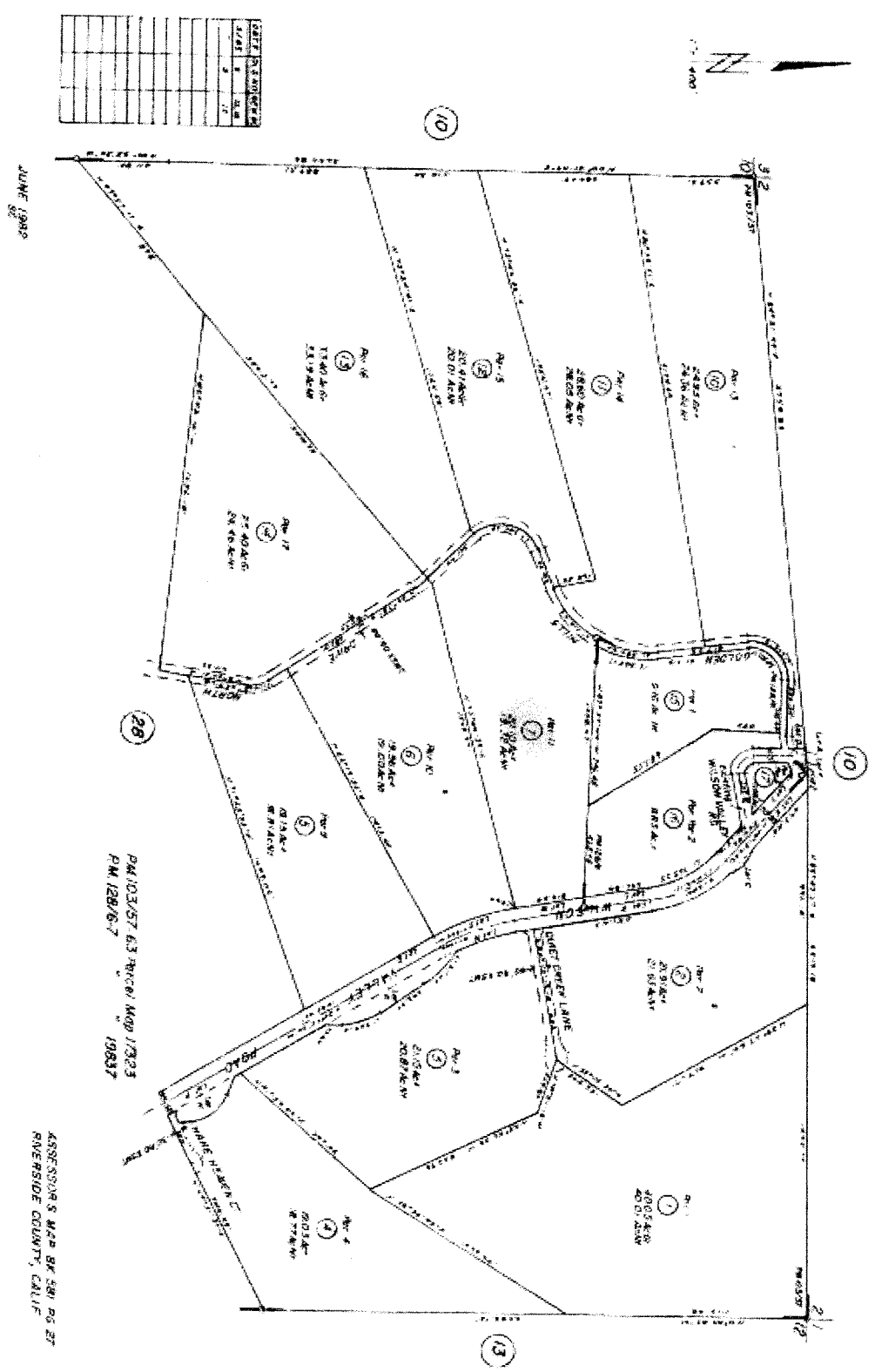
581-27

TPA CO. 45

FOR SEC. 11, T8S R1E



POR SEC. 11, T8S R1E



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS' PARCEL MAPS NOT TO BE USED FOR BUILDING SITE ORDINANCES.

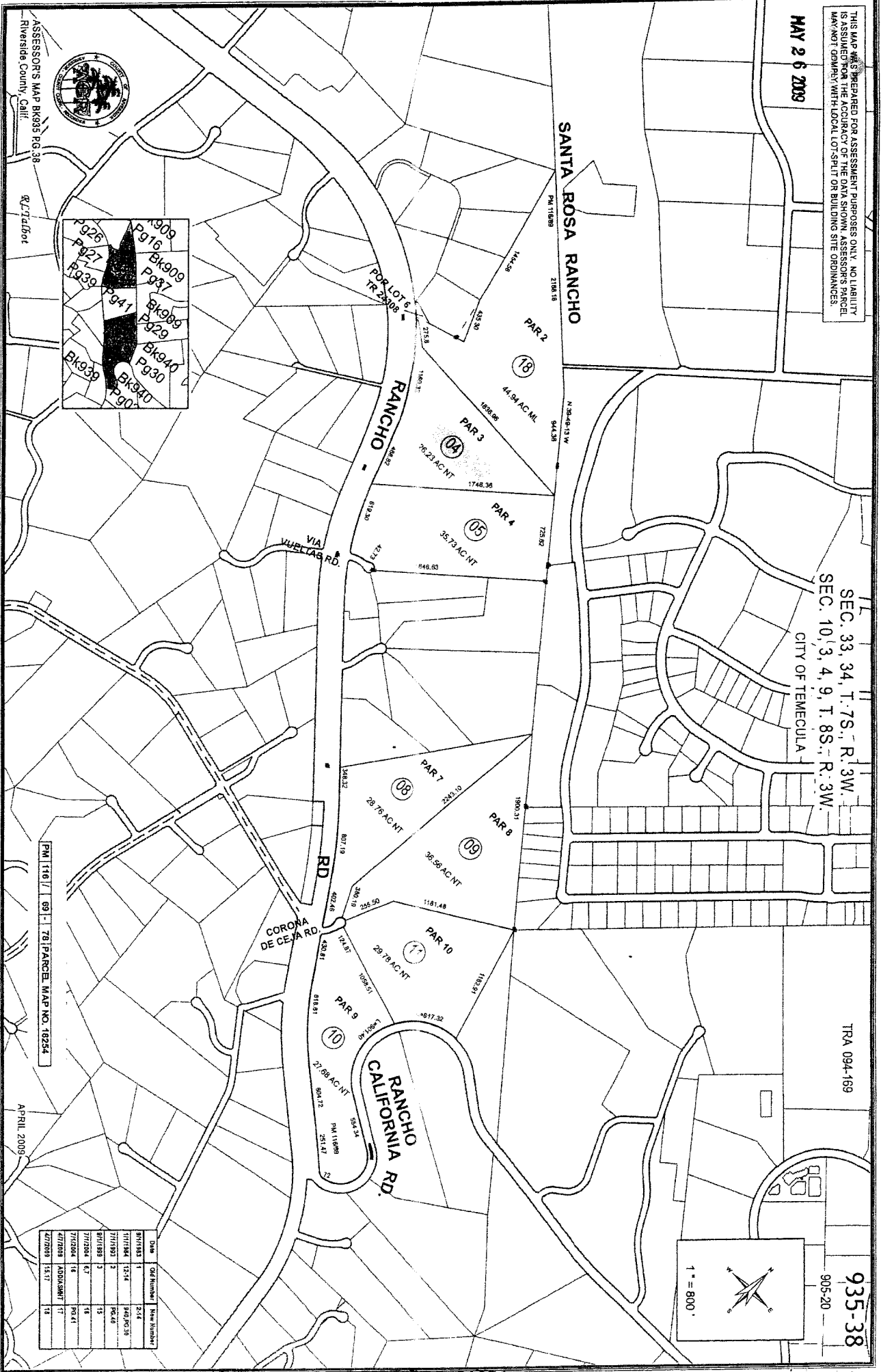
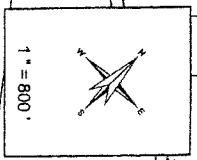
MAY 26 2009

SEC. 33, 34, T. 7S., R. 3W.
SEC. 10, 3, 4, 9, T. 8S., R. 3W.
CITY OF TEMECULA

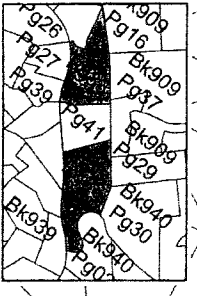
TRA 094-169

935-38

905-20



ASSESSORS' MAP BK935 PG. 38
Riverside County, Calif.



PH 116 / 09 - 781 PANCE MAP NO. 10254

APRIL 2009

Old	Old Number	New Number
3711835	1	2-14
3711844	12-14	940 PG. 38
3711893	2	PG. 40
3711899	3	15
3712004	6-7	16
3712004	16	PG. 41
4770203	ADD/SMIT	17
4770203	15-17	18

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT

TREASURER-TAX COLLECTOR
STOP 1110

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

2016-0326779

08/02/2016 10:46 AM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



					R	A	Exam:		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

03207 SOUTHWEST EDITION

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2011 for the nonpayment of delinquent taxes in the amount of \$1,526.58 for the fiscal year 2010-2011, Default Number 2011-470380024-0000.

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: HINCH, JAMES A & DIANE B and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 470380024-2

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2016

By

Tax Collector

On 07/11/2016, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By:

Deputy

Seal



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

LEGAL DESCRIPTION

OUTSIDE CITY

PARCEL 43, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 4, PAGES 35 THROUGH 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TREASURER-TAX COLLECTOR
STOP 1110

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

2016-0327292

08/02/2016 12:55 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



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04780 HEMET NEWS

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 \$311.57 for the fiscal year 2007-2008, Default Number 2008-581270003-0000.

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

Assessor's Parcel Number 581270003-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2016 By Don Kent
Tax Collector

On 07/11/2016, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: P. Aldana Seal
Deputy

§§3691, 3691.1, 3691.2 R&T Code



LEGAL DESCRIPTION

OUTSIDE CITY

PARCEL 3 OF PARCEL MAP 17323, AS SHOWN BY MAP ON FILE IN BOOK 103, PAGE 57-63 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

TREASURER-TAX COLLECTOR
STOP 1110

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

2016-0327293

08/02/2016 12:55 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



08

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04781 HEMET NEWS

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 \$311.57 for the fiscal year 2007-2008, Default Number 2008-581270004-0000.

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

Assessor's Parcel Number 581270004-5

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2016 By Don Kent
Tax Collector

On 07/11/2016, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: P. Aldana Seal
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

LEGAL DESCRIPTION

OUTSIDE CITY

PARCEL 4 OF PARCEL MAP 17323, AS SHOWN BY MAP ON FILE IN BOOK 103, PAGE 57-63 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

TREASURER-TAX COLLECTOR
STOP 1110

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

2016-0327294

08/02/2016 12:55 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



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04782 HEMET NEWS

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 \$311.57 for the fiscal year 2007-2008, Default Number 2008-581270007-0000.

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

Assessor's Parcel Number 581270007-8

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2016 By Don Kent
Tax Collector

On 07/11/2016, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: Peter Aldana Seal
Deputy

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

LEGAL DESCRIPTION

OUTSIDE CITY

PARCEL 11, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 17323 ON FILE IN BOOK 103, PAGES 57 THROUGH 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TREASURER-TAX COLLECTOR
STOP 1110

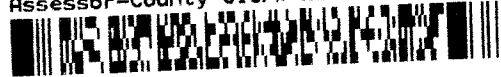
DON KENT
TAX COLLECTOR
4080 LEMON ST - 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

2016-0328047

08/02/2016 02:53 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



5A					R	A	Exam: 438		
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03209 SOUTHWEST EDITION

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2011 for the nonpayment of delinquent taxes in the amount of \$14,168.86 for the fiscal year 2010-2011, Default Number 2011-935380004-0000.

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: PRYOR, PAUL E TR & JOSEPHINE TR and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 935380004-2

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2016 By Don Kent
Tax Collector

On 07/11/2016, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: Peter Aldana Seal
Deputy



§§3691, 3691.1, 3691.2 R&T Code

LEGAL DESCRIPTION

OUTSIDE CITY

PARCEL 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 10814 ON FILE IN BOOK 116, PAGE 69 THROUGH 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "D"

RESOLUTION NUMBER 2017-002

MISSION STATEMENT

**AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT**

RESOLUTION NO. 2017-002

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 several parcels as desirable for habitat conservation;

WHEREAS, the Western Riverside County Regional Conservation Authority has identified Assessor Parcel Numbers 470380024-2, 581270003-4, 581270004-5, 581270007-8 and 935380004-2 ("Tax Defaulted Properties") as contributing to Reserve Assembly goals;

WHEREAS, the Western Riverside County Regional Conservation Authority desires to purchase the Tax Defaulted Properties 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 Properties 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 Properties.
3. That the Board of Directors of the Western Riverside County Regional Conservation Authority offers to purchase the Tax Defaulted Properties, Assessor Parcel Numbers for 470380024-2, 581270003-4, 581270004-5, 581270007-8 and 935380004-2 for \$257,041.24.
4. That the Board of Directors of the Western Riverside County Regional Conservation Authority approves the specific purchase prices for each 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 Properties, 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 these parcels 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 Properties.

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 properties.

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 Properties.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Western Riverside County Regional Conservation Authority held the 6th day of February, 2017.

By: Marion Ashley
Marion Ashley, Chairman
Western Riverside County
Regional Conservation Authority

ATTEST:

By: Honey Bernas
Honey Bernas, Clerk of the Board

Exhibit "A"

<u>APN</u>	<u>Purchase Price</u>	<u>Purpose and Intended Use of Each Parcel</u>
470380024-2	\$19,131.11	Open Space for Wildlife and Plant Life Conservation
581270003-4	\$9,250.23	Open Space for Wildlife and Plant Life Conservation
581270004-5	\$9,250.23	Open Space for Wildlife and Plant Life Conservation
581270007-8	\$9,250.23	Open Space for Wildlife and Plant Life Conservation
935380004-2	\$210,159.44	Open Space for Wildlife and Plant Life Conservation

Exhibit "B"

Legal Descriptions

470380024-2: Parcel 43 in PM 004/035.
581270003-4: Parcel 3 in PM 103/057, PM 17323.
581270004-5: Parcel 4 in PM 103/057, PM 17323.
581270007-8: Parcel 11 in PM 103/057, PM 17323.
935380004-2: Parcel 3 in PM 116/069, PM 18254.



Board of Directors

Chairman
Eugene Montanez
City of Corona

George Moyer
City of Banning

Brenda Knight
City of Beaumont

Jeffrey Hewitt
City of Calimesa

Tim Brown
City of Canyon Lake

Clint Lorimore
City of Eastvale

Linda Krupa
City of Hemet

Verne Lauritzen
City of Jurupa Valley

Natasha Johnson
City of Lake Elsinore

Matt Liesemeyer
City of Menifee

D. LaDonna Jempson
City of Moreno Valley

Jonathan Ingram
City of Murrieta

Kevin Bash
City of Norco

David Starr Rabb
City of Perris

Andy Melendrez
City of Riverside

Crystal Ruiz
City of San Jacinto

Maryann Edwards
City of Temecula

Ben Benoit
City of Wildomar

Kevin Jeffries
County of Riverside

John Tavaglione
County of Riverside

Chuck Washington
County of Riverside

John Benoit
County of Riverside

Vice-Chairman
Marion Ashley
County of Riverside

Executive Staff

Charles Landry
Executive Director

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.

3403 10th 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

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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AGREEMENT 4443
WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY,
A PUBLIC AGENCY AND A JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT