

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



**ITEM: 3.39
(ID # 14049)**

MEETING DATE:
Tuesday, January 12, 2021

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the City of Corona, a municipal corporation, as a taxing agency by Agreement to Purchase Tax-Defaulted Property Number 4469, District(s) 2. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 102360061; to the City of Corona, a municipal corporation, as a taxing agency.
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.

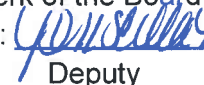
ACTION: Policy


Matthew Jennings, Treasurer-Tax Collector 12/29/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 12, 2021
xc: Treasurer

Kecia R. Harper
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
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	2020-2021

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 No. 2020-041 (Exhibit "D") from the City of Corona, a municipal corporation, as a taxing agency.

Parcel number 102360061 is located in the City of Corona in District 2.

The purchase price of \$3,669.92 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 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

City of Corona, a municipal corporation, as a taxing agency is purchasing this property to construct municipal sewage utilities on the property.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Map

A copy of the Assessor's map numbered 102-36 pertaining to the parcel listed above is attached for reference.

ATTACHMENT B. Agreement #4469

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STATE OF CALIFORNIA**

Two (2) Agreements both numbered 4469 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "D".


Stephanie Perez, Principal Management Analyst 1/4/2021

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4469 is made this 12TH day of January, 2021, by and between the Board of Supervisors of Riverside County, State of California, and the City of Corona, a municipal corporation, as a taxing agency ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On December 23, 2019, the City of Corona, a municipal corporation, as a taxing agency 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 City of Corona, a municipal corporation, as a taxing agency 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 \$3,669.92 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: **To construct municipal sewage utilities on the property.**
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 conditions of this Agreement.

IF THIS AGREEMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
To Riverside County Clerk of the Board, Stop 1010
P.O. Box 1147, Riverside, Ca 92502-1147
Thank you.

AGREEMENT 4469
CITY OF CORONA,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

JAN 12 2021 3.39

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

The undersigned hereby agrees 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, AS A TAXING AGENCY
(Purchaser)

By: *Jacob Ellis*
(Signature and Title)
City Manager

(seal)

JACOB ELLIS
(Print)

Date: 11.13.2020

FORM APPROVED BY COUNTY COUNSEL

By: *[Signature]* 14 DEC 20
MICHAEL C. THOMAS DATE
Deputy County Counsel

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER
Clerk of the Board of Supervisors

By: KAREN SPIEGEL

By: *[Signature]*
Deputy

By: Karen S. Spiegel
Chair of the Board of Supervisors

(seal)

Date: 1/12/2021

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

Pursuant to the provisions of section 3795 of the California Revenue and Taxation Code, the Controller approves the foregoing Agreement this _____ day of _____, 20_____.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

AGREEMENT 4469
CITY OF CORONA,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

EXHIBIT "A"
PURCHASE APPLICATION
OBJECTION LETTER
CHAPTER 7 FORM 11 (1/28/2020)
CHAPTER 7 PUBLICATION (TC 215-1005)

AGREEMENT 4469
CITY OF CORONA,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

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 according to the completion of this application does not guarantee purchase approval.

A. Purchaser Information City of Corona

1. Name of Organization: City of Corona
2. Mailing Address: 400 S. Vicentia Avenue, Corona, CA 92882
3. Contact Person: Vernon R. Weisman Phone: (951) 739-4912
4. Email: Vernon.Weisman@CoronaCA.gov
5. 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 Mission Statement on Letterhead and if Redevelopment Agency or Special District, also provide Jurisdiction Map City of Corona, a municipal corporation,
5. Agency is to acquire title "As" and the taxing status: City of Corona, a municipal corporation,
as a taxing agency

(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 public purpose to construct public utilities
Describe public purpose
 - For low income housing (sell or rent) circle one
 - To preserve open space for

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: City of Corona, Riverside County
2. Assessor's Parcel Number (if only one, list here more than one list on separate sheet): 102-360-061
3. State the purpose and intended use for the Parcel: The City intends to construct municipal sewage utilities on the property.

D. Acknowledgement

Provide the signature of the purchasing entity's authorized officer

Tom Koper

Print Name

Tom Koper

Authorizing Signature

(951) 279-3604

Contact Number

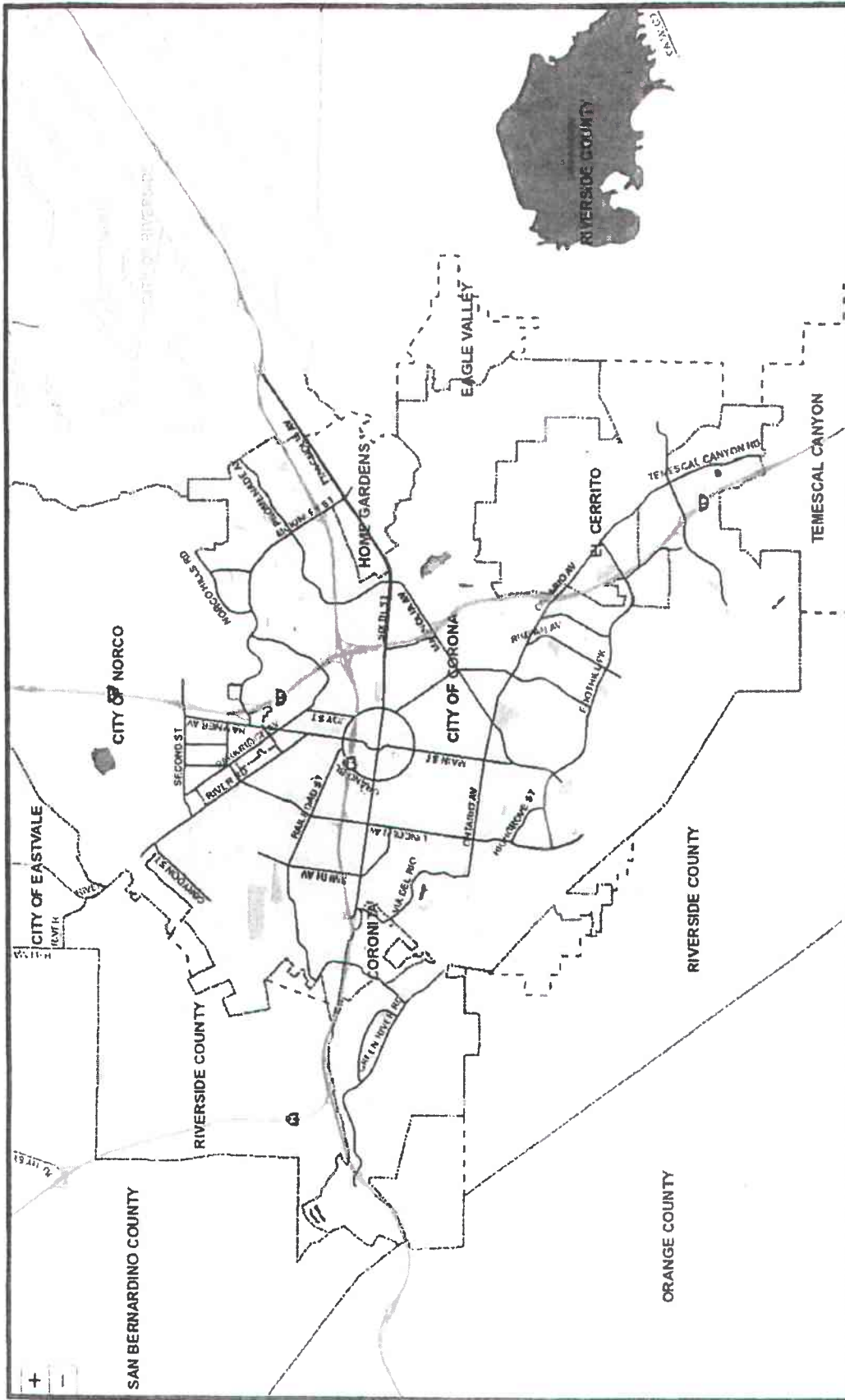
Acting Public Works Director

Title

Date

12-23-2019

(SCO 8-16) (2016)



CITY OF CORONA
RIVERSIDE COUNTY



Office: 951.736.4960
Fax: 951.279-3627

City of Corona
Public Works Department

400 S. Vicentia Avenue
Corona, CA 92882 – www.CoronaCa.gov

December 23, 2019

Ms. Marissa Mendoza
Riverside County Treasurer-Tax Collector
Tax Sale Operations Unit
County Administrative Center – 4th Floor
4080 Lemon Street
P.O. Box 12005
Riverside, CA 92502

Subject: Objection to Chapter 7 sale of Tax-Defaulted Property
Parcel Number: 102-360-061

Dear Ms. Mendoza,

The City of Corona objects to the Chapter 7 sale of the above referenced parcel. The City of Corona Department of Water and Power proposes to use this property for public utility purposes.

If you have any questions, please do not hesitate to contact me at (951) 739-4912 or at Vernon.Weisman@CoronaCA.gov.

Sincerely,

Vernon R. Weisman, P.E.
District Engineer
City of Corona Public Works Department

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



**ITEM: 3.36
(ID # 11381)**

MEETING DATE:

Tuesday, January 28, 2020

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-215, scheduled for April 30, 2020 through May 5, 2020, with Bid4Assets, Inc., All Districts. [\$2,640,702 - Fund 11060 Tax Loss Reserve Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the intended public auction tax sale, Sale No. TC-215, pursuant to Revenue and Taxation Code Section 3694;
2. Approve and adopt the provisions of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a);
3. Adopt Resolution No. 2020-017, a resolution of the Board of Supervisors of the County of Riverside approving the sale of tax-defaulted property subject to the power of sale and setting the minimum bid, 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 regular tax-defaulted parcels to be offered for sale via the Internet with Bid4Assets, Inc.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 28, 2020
xc: Treasurer

Kecia R. Harper
Clerk of the Board
By 
Deputy

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

BACKGROUND:

Summary

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 May sale.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 2,640,702	\$ 0	\$ 2,640,702	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 11060 Tax Loss Reserve Fund			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve

SUMMARY OF THE April 30, 2020 through May 5, 2020 Internet Tax Sale conducted via Internet through Bid4Assets, Inc.

The Treasurer-Tax Collector proposes to offer a maximum of eight hundred fifty (850) "fee parcels":

On April 30, 2020 at 8:00 AM through May 1, 2020 at 9:00 AM

- a) Seven hundred sixty-four (764) fee parcels will be offered for a minimum bid of full redemption, plus the cost of sale.
- b) Eighty-six (86) fee parcels will be offered for a minimum bid of \$100.00.

The aggregate minimum bid for all parcels listed in Exhibit "A" is \$11,430,498.

On May 1, 2020 at 9:00 AM through May 5, 2020, any of the seven hundred sixty-four (764) fee parcels offered for a minimum bid of full redemption plus the cost of sale between April 30, 2020 at 8:00 AM and May 1, 2020 at 9:00 AM, that do not receive bids will then be reoffered at a reduced minimum bid for the following reduced amounts.

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

- a) Three hundred eight (308) fee parcels will be offered for a minimum bid of cost of sale only.
- b) One hundred fifty-two (152) fee parcels will be offered for a minimum bid of taxes only, plus cost of sale.
- c) Three hundred four (304) fee parcels will be offered for a minimum bid of \$100.00.

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 \$3,364,670.59. 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 \$2,640,702.78.
- Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.
- The Tax Collector has determined that parcels which are offered for a minimum bid of \$100.00 should stimulate interest through the online auction. All of the parcels in question have previously been offered for sale, most on multiple occasions, without garnering any bids. While the \$100.00 minimum bid is low, we believe it is necessary in order to generate interest and bids. It is further likely, that once bidding begins, the final highest bid will decisively surpass the \$100.00 minimum.
- More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale is not expected to realize the maximum loss for three reasons: (1) properties are inevitably pulled from the sale due to various reasons including taxpayer redemptions; (2) some parcels will sell for more than the minimum bid; and (3) other parcels are likely to receive no bids. For example, in previous tax sales, our estimated Teeter Loss for 2017/2018 was \$3,395,440 however, our realized loss was \$1,253,060.59 which resulted in only 37% of our initial estimated loss. Additionally, our estimated Teeter Loss for 2018-2019 was \$1,663,823 however, our realized loss was \$451,810.69 which resulted in only 27% of our initial estimated loss.

Impact on Residents 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 any, in this order):

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

ATTACHMENT A. TC 215 Tax Sale List
ATTACHMENT B. Resolution No. 2020-017


Stephanie Perez, Principal Management Analyst 1/22/2020


Gregory P. Priaplos, Director County Counsel 1/13/2020

2
3 RESOLUTION NO. 2020-017

4
5 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
6 APPROVING THE SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE
7 AND SETTING THE MINIMUM BID

8
9 WHEREAS, the Tax Collector of Riverside County intends to sell tax-defaulted property
10 subject to the power of sale at public auction on April 30, 2020 through May 5, 2020 over the internet; and,

11 WHEREAS, the Tax Collector requests that the Board of Supervisors of the County of
12 Riverside, State of California approve the intended sale and any postponement of the sale that may be
13 necessary; and,

14 WHEREAS, Tax Sale List TC 215 Sale File 4466, which is attached hereto as Exhibit "A",
15 sets forth the property declared tax-defaulted with the year of the tax default and the parcel identification
16 number; and,

17 WHEREAS, notice of the proposed sale will be sent to the State Controller in accordance
18 with Section 3700.5 of the California Revenue and Taxation Code; and,

19 WHEREAS, the Tax Collector, in his discretion, has determined that the property specified
20 in Exhibit "A" attached hereto and incorporated by reference and constituting eight hundred fifty (850) fee
21 parcels should be offered for sale from April 30, 2020 through May 5, 2020, with the minimum bid to be in
22 accordance with California Revenue and Taxation Code Section 3698.5; and,

23 WHEREAS, California Revenue and Taxation Code Section 3698.5 provides that, where
24 property has been offered for sale at least once and no acceptable bids have been received at the prescribed
25 minimum price, the Tax Collector may, in his discretion and with the approval of the Board of Supervisors,
26 offer that same property at the same or next scheduled sale at a minimum price that the Tax Collector
27 deems appropriate in light of the most current assessed valuation of that property or any unique
28 circumstance with respect to that property; and,

FORM APPROVED COUNTY COUNSEL
BY M.C.T. MICHAEL C THOMAS
DATE 8 JAN 2020

1 WHEREAS, seven hundred sixty-four (764) or fewer fee parcels will be offered at the tax
2 sale for the first time for the full redemption amount plus the cost of sale, and, if any of these seven
3 hundred sixty-four (764) fee parcels does not receive a bid for the full redemption amount plus cost, seven
4 hundred sixty-four (764) of said parcels may be reoffered during the same sale beginning on May 1, 2020
5 at 9:00 a.m. at a minimum price that the Tax Collector deems appropriate in light of the most current
6 assessed valuation and unique circumstances with respect thereto; and,

7 WHEREAS, eighty-six (86) or fewer fee parcels will be offered for a minimum bid of one
8 hundred dollars (\$100.00) because these parcels have been previously offered and no acceptable bids were
9 received at the prescribed minimum price and because the Tax Collector deems this proposed minimum bid
10 appropriate in light of the most current assessed valuation and unique circumstances of these properties;
11 and,

12 WHEREAS, it is in the best interests of the State of California, the County of Riverside, and
13 cities, school districts, and special districts for whom the Tax Collector collects taxes, to sell said
14 properties; now, therefore,

15 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
16 County of Riverside, State of California, in regular session assembled on January 28, 2020 that the
17 proposed internet sale of tax-defaulted property subject to the power of sale and any continuation of the
18 sale is hereby approved, and the Tax Collector of the County of Riverside is directed to offer the property,
19 as described in Exhibit "A" attached hereto and incorporated by reference, at public auction to the highest
20 bidder for cash in lawful money of the United States at the minimum bid set in accordance with California
21 Revenue and Taxation Code Section 3698.5(a) and 3698.5(c) as specified below:

- 22 1. Seven hundred sixty-four (764) or fewer fee parcels will be offered for sale at a
23 minimum bid of the full redemption amount plus the cost of sale.
- 24 2. Eighty-six (86) or fewer fee parcels will be offered for sale at a minimum bid of one
25 hundred dollars (\$100.00).
- 26 3. If any of the seven hundred sixty-four (764) or fewer fee parcels that are initially
27 offered for sale at a minimum bid of the full redemption amount plus the cost of sale does not receive an
28 acceptable bid of the full redemption amount plus the cost of sale, seven hundred sixty-four (764) of said

1 parcels may be reoffered later at the same sale beginning at 9:00 a.m. on May 1, 2020 as follows:

2 a) Three hundred eight (308) or fewer fee parcels will be offered at a minimum bid of
3 the cost of sale.

4 b) One hundred fifty-two (152) or fewer fee parcels will be offered at a minimum bid
5 of taxes only, plus the cost of sale.

6 c) Three hundred four (304) or fewer fee parcels will be offered at a minimum bid of
7 one hundred dollars (\$100.00).

8
9
10 ROLL CALL:

11 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
12 Nays: None
13 Absent: None

14 The foregoing is certified to be a true copy of a resolution duly
15 adopted by said Board of Supervisors on the date therein set forth.

16 Kecia R. Harper, Clerk of said Board

17 By  _____

18 Deputy
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EXHIBIT A
SALE FILE 4466 (TC 215)

Seq #	PIN	Legal Parties	Stus Address	Situs City	Situs State	Stus Postal Cfd	Tag Descr	First Year Of Default	Minimum Price
1001	008102549	FORSTYHE, MARY ALICE & ISLAS, MARIA & JAMES, CHARLENE ROBINSON TRUSTEE & TRENKLE, CHARLES J TRUSTEE					020-017 LA QUINTA	07/01/2014	\$ 2,038.00
1005	773242019	GOLKAR, DAVID	3465 ANDOVER ST	CORONA	CA	92879	004-047 CORONA CITY	07/01/2013	\$ 2,302.00
1006	102360061	GF SERVICES	11521 BRIDGE BAY DR	RIVERSIDE	CA	92505	004-000 CORONA CITY	07/01/2014	\$ 7,581.00
1007	116152019	MADSEN HOMES INC	11035 NEBRASKA AVE	RIVERSIDE	CA	92505	004-000 CORONA CITY	07/01/2013	\$ 13,074.00
1008	116152020	MADSEN HOMES INC	13383 CLEAR CANYON CT	CORONA	CA	92880	004-000 CORONA CITY	07/01/2013	\$ 9,182.00
1009	116152030	MADSEN HOMES INC	6757 WESTERN AVE	RIVERSIDE	CA	92505	004-000 CORONA CITY	07/01/2013	\$ 12,072.00
1010	116152047	FETTERS, MERRY EILEEN & STEVEN T					004-000 CORONA CITY	07/01/2014	\$ 7,960.00
1011	135094013	TAKAJI, ISHIRARA					059-027 CORONA	07/01/2014	\$ 16,945.00
1012	142022010	SUBRAMAN, MICHAEL P					009-176 RIVERSIDE	07/01/2014	\$ 38,956.00
1013	146181009	COLEMAN, MICHAEL P					009-175 RIVERSIDE	07/01/2013	\$ 15,730.00
1014	152281022	KIM, JONGHO JESSE					027-014 EASTVALE	07/01/2014	\$ 14,993.00
1015	154351006	GONZALEZ, GLORIA HILDA					009-190 RIVERSIDE	07/01/2014	\$ 38,116.00
1016	165140029	LANDAZURI, VENTURA ORTIZ					028-033 JURUPA VALLEY	07/01/2014	\$ 45,860.00
1017	179111004	AHUMADA, MIGUEL					028-053 JURUPA VALLEY	07/01/2010	\$ 14,772.00
1018	179260044	ALMANZA, BLAKE & RAMEY, STACEY					028-054 JURUPA VALLEY	07/01/2014	\$ 7,520.00
1019	186022025	CASKEY, ANNIA CELESTINE & KEPLER, NIKIA MIKOL					009-002 RIVERSIDE CITY	07/01/2014	\$ 10,219.00
1020	190142021	GOODSON, MICHAEL L					009-000 RIVERSIDE CITY	07/01/2014	\$ 14,655.00
1021	217100006	HARRIS, KATHERINE D					009-000 RIVERSIDE CITY	07/01/2014	\$ 8,183.00
1022	219116010	GLADNEY, JASON					009-000 RIVERSIDE CITY	07/01/2014	\$ 16,907.00
1023	219260008	HUA, CHE CHI & MUOI TAM & TRAN, AN CHI & FUNG SZE WEI & QUANG TUONG					009-000 RIVERSIDE CITY	07/01/2014	\$ 10,954.00
1024	219321008	ALFRED, JAMES MICHAEL					009-005 RIVERSIDE CITY	07/01/2014	\$ 32,175.00
1025	227124007	CLARK, LILLIE B					009-002 RIVERSIDE CITY	07/01/2014	\$ 130,227.00
1026	230831007	FERNANDEZ, SUSAN A					009-045 RIVERSIDE CITY	07/01/2014	\$ 14,184.00
1027	233211005	SHELTON, MARY CATHERINE					009-002 RIVERSIDE CITY	07/01/2014	\$ 6,727.00
1029	243040060	BARNETT, LISA MARIE					009-002 RIVERSIDE CITY	07/01/2014	\$ 20,975.00
1032	251081001	KANG, SOO YEON & SUNG JIN					009-002 RIVERSIDE CITY	07/01/2013	\$ 8,387.00
1033	266643017	REYES, NATALIA F & MORALES, SESIMANDO					009-163 RIVERSIDE	07/01/2014	\$ 71,217.00
1034	267200022	TAFOYA, ELA MONINE & ROBERTO					088-053 RIVERSIDE UNIF	07/01/2014	\$ 10,019.00
1035	272201008	HARMISON, JOHNNIE & ROMERO, JUANITA M					009-093 RIVERSIDE	07/01/2013	\$ 38,493.00
1036	277110012	SEAGUARD TECHNOLOGIES INC					058-115 CORONA-NORCO	07/01/2012	\$ 19,683.00
1037	282740022	WORRELL, BRADLEY H & CAROL J					058-124 CORONA-NORCO	07/01/2013	\$ 69,472.00
1038	289190008	LE, THI H HOA					087-021 PERRIS	07/01/2013	\$ 18,984.00
1039	290611006	CLAIBORNE, GENEVA CLAY TRUSTEE					059-136 CORONA-NORCO	07/01/2014	\$ 12,909.00
1040	303444006	MARTINEZ, ELIZABETH M					008-064 PERRIS CITY	07/01/2013	\$ 31,344.00
1041	309360042	LUNA, FERNANDO					008-163 PERRIS	07/01/2014	\$ 71,434.00
1042	313243017	CUSTA, LINDA M					009-004 ROMOLAND	07/01/2014	\$ 32,450.00
1043	334200010	JUAREZ, PETRA & VICTOR A & VICTOR L					008-101 PERRIS	07/01/2014	\$ 7,010.00
1044	342110029	ARRIZON, MIGUEL ANGEL					098-112 VAL VERDE	07/01/2014	\$ 8,492.00
1045	347230020	DELVALLE, EDWIN					098-112 VAL VERDE	07/01/2014	\$ 12,577.00
1046	319073016	SAMAYOA, CARLOS M					098-110 VAL VERDE	07/01/2014	\$ 13,015.00
1047	319200053						098-001 VAL VERDE	07/01/2014	\$ 10,270.00

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4469
CITY OF CORONA,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

IN THE CITY OF CORONA

Parcel Identification Number: 102360061
First Year Delinquent: 2012-2013
Purchase Price: \$3,669.92

Default Date: JUNE 30, 2013
TRA 004-047 CORONA

Situs Address: NONE

Last Assessed To: GOLKAR DAVID

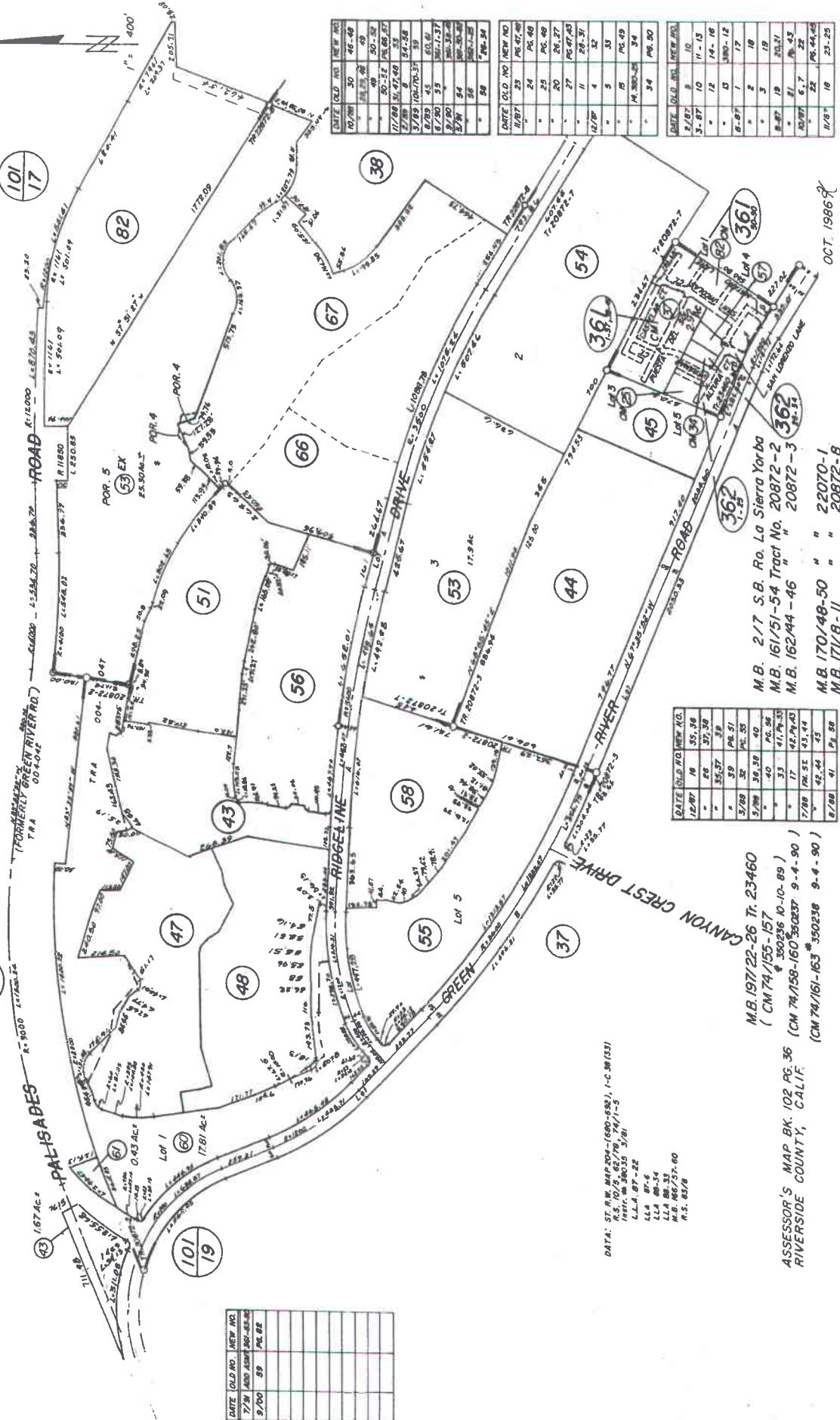
Legal Description: THAT PORTION OF THAT PORTION OF THE RANCHO LA SIERRA, ALLOTTED TO MARIA JESUS DE SCULLY BY FINAL DECREE OF PARTITION, IN CASE NO. 3110 OF THE 17TH JUDICIAL DISTRICT COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 16, 1878 IN BOOK "U", PAGE 239 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SHOWN AS TRACT "F" ON THE MAP ATTACHED TO THE FINAL DECREE OF PARTITION, IN CASE NO. 7939 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF SAID FINAL DECREE WAS RECORDED MAY 8, 195 AS INSTRUMENT NO. 1173 IN BOOK 637, PAGE 432 OF THAT PORTION OF SAID RANCHO LA SIERRA ALLOTTED TO MARIA JESUS SHORB BY FINAL DECREE OF PARTITION, IN CASE NO. 3110 OF THE 17TH JUDICIAL DISTRICT COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 16, 1878, IN BOOK "U", PAGE 239 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 20872-2 AS SHOWN ON A MAP RECORD IN MAP BOOK 161, PAGES 51 THROUGH 54, RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTH 67-42-42 EAST 260.85 FEET ALONG THE NORTHERLY LINE OF LOT 1 OF SAID TRACT NO. 20872-2; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 22-17-18 WEST 124.13 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 756.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 36-43-18 WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22-01-45 A DISTANCE OF 290.67 FEET TO THE POINT OF BEGINNING.

AGREEMENT 4469
CITY OF CORONA,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

T.R.A. 004-042
 004-047

POR. RANCHO LA SIERRA YORBA
 T.S.S., R.7W.

THIS MAP IS FOR
 ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
7/79	59	59

DATE	OLD NO.	NEW NO.
10/88	30	46-49
	49	50-52
11/88	47, 48	53
7/89	104, 103	39
8/89	45	50, 51
9/89	52	54
5/91	54	55
	58	58

DATE	OLD NO.	NEW NO.
11/87	24	PG. 49
	25	PG. 49
	20	PG. 27
	27	PG. 47, 48
12/78	4	32
	5	33
	18	PG. 49
	14, 300-25	34
	34	PG. 50

DATE	OLD NO.	NEW NO.
2/87	8	10
3-87	10	11-13
	12	14-16
	13	380-12
8-87	1	17
	2	18
	3	19
8-87	18	20, 21
	21	PG. 43
12/87	6, 7	22
	22	PG. 44, 45
11/8	18	23-25

DATA: ST. B.W. MAP 204-(100-500), 1-C-88 (53)
 R.S. 10/8, 62/78, 74/1-5
 INSTR. 88-30035, 3/81
 L.L.A. 87-22
 L.L.A. 87-6
 L.L.A. 88-33
 L.L.A. 88-34
 M.B. 86/57-60
 R.S. 83/8

DATE	OLD NO.	NEW NO.
12/87	18	35, 36
	20	37, 38
	35, 37	39
	39	PG. 51
3/88	32	PG. 50
5/88	38, 39	40
	40	PG. 56
	33	41, 43
7/88	PG. 51	43, 44
	42, 44	45
8/88	41	PG. 58

M.B. 197/22-26 Tr. 23460
 (CM 74/155-157
 & 350236 10-10-89)
 ASSESSOR'S MAP BK. 102 PG. 36
 RIVERSIDE COUNTY, CALIF.
 (CM 74/158-160 350237 9-4-90)
 (CM 74/161-163 350238 9-4-90)

M.B. 2/7 S.B. Ro. La Sierra Yorba
 M.B. 161/51-54 Tract No. 20872-2
 M.B. 162/44-46 " " 20872-3
 M.B. 170/48-50 " " 22070-1
 M.B. 171/8-11 " " 20872-8

OCT. 1986

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4469
CITY OF CORONA,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

REQUESTED BY AND MAIL TO:

JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0369305

08/19/2019 04:28 PM Fee: \$ 0.00

Page 1 of 2

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



Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adfl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

Exam: 277

PRESS ENTERPRISE-WEST ZONE

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2013 for the nonpayment of delinquent taxes in the amount of \$72.16 for the Fiscal Year 2012-2013, Default Number 2013-102360061

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property 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 at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: GOLKAR, DAVID and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 102360061

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
RIVERSIDE County

Executed on
July 1, 2019

By


Jon Christensen Tax Collector

On 9/10/2019, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Jon Christensen, 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



LEGAL DESCRIPTION

THAT PORTION OF THAT PORTION OF THE RANCHO LA SIERRA, ALLOTTED TO MARIA JESUS DE SCULLY BY FINAL DECREE OF PARTITION, IN CASE NO. 3110 OF THE 17TH JUDICIAL DISTRICT COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 16, 1878 IN BOOK "U", PAGE 239 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SHOWN AS TRACT "F" ON THE MAP ATTACHED TO THE FINAL DECREE OF PARTITION, IN CASE NO. 7939 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF SAID FINAL DECREE WAS RECORDED MAY 8, 195 AS INSTRUMENT NO. 1173 IN BOOK 637, PAGE 432 OF THAT PORTION OF SAID RANCHO LA SIERRA ALLOTTED TO MARIA JESUS SHORB BY FINAL DECREE OF PARTITION, IN CASE NO. 3110 OF THE 17TH JUDICIAL DISTRICT COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 16, 1878, IN BOOK "U", PAGE 239 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 20872-2 AS SHOWN ON A MAP RECORD IN MAP BOOK 161, PAGES 51 THROUGH 54, RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTH 67-42-42 EAST 260.85 FEET ALONG THE NORTHERLY LINE OF LOT 1 OF SAID TRACT NO. 20872-2; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 22-17-18 WEST 124.13 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 756.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 36-43-18 WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22-01-45 A DISTANCE OF 290.67 FEET TO THE POINT OF BEGINNING.

EXHIBIT "D"

RESOLUTION NUMBER 2020-041

MISSION STATEMENT

AGREEMENT 4469
CITY OF CORONA,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

RESOLUTION NO.2020-041

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: 102-360-061)

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 on Palisades Drive northeast of Green River Road within the City, bearing Riverside County Assessor's Parcel Number 102-360-061; and

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

WHEREAS, on December 23, 2019, the Acting Public Works Director submitted an Application to Purchase Tax-Defaulted Property and make a minimum bid offer for the Property; and

WHEREAS, the Property lot size is 0.56 acres with a legal description as follows; That portion of the Rancho La Sierra, Allotted to Maria Jesus de Scully by Final Decree of Partition, in Case No. 3110 of the 17th Judicial District Court of the State of California, a certified copy of which was recorded July 16, 1878, in Book 'U', Page 239 of Deeds, Records of San Bernardino County, California, shown as Tract "F" on the Map attached to the Final Decree of Partition, in case No. 7939 of the Superior Court of the State of California, a Certified Copy of said Final Decree was recorded May 8, 195 as Instrument No. 1173 in Book 637, Page 432 of that Portion of said Rancho La Sierra allotted to Maria Jesus Shorb by Final Decree of Partition, in Case No. 3110 of the 17th Judicial District Court of the State of California, A Certified Copy of which was recorded July 16, 1878, in Book "U", Page 239 of Deeds, Records of San Bernardino County, California, described as follows: Beginning at the Northwest Corner of Lot 1 of Tract No. 20872-2 as shown on a map record in Map Book 161, Pages 51 through 54, Records of said Riverside County; Thence North 67-42-42 East 260.85 Feet along the Northerly Line of Lot 1 of said Tract No. 20872-2; Thence leaving said Southerly line, North 22-17-18 West 124.13 Feet to a Point on a curve concave southeasterly and having a radius of 756.00 Feet, a Radial Line to Said Point Bears North 36 -43-18 West; Thence Southwesterly along said curve through a central angle of 22-01-45 a distance of 290.67 Feet to the Point of Beginning; and

WHEREAS, the cost for the City's acquisition is the minimum purchase price of \$3,669.92 as stated in a letter from the County of Riverside, Treasurer Tax-Collector dated April

23, 2020, 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 City staff, the fair market value of the Property is 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 102-360-061 for the Acquisition Cost (as defined in the recitals).

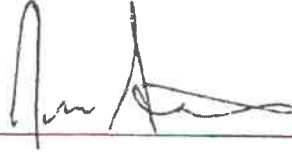
SECTION 4. Council Approval. The City Council approves the specific purchase of the Property for the purchase price of the Acquisition Cost (as defined in the recitals).

SECTION 5. Funding. The City Council authorizes the use of water reclamation 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.

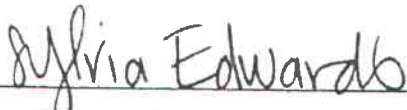
SECTION 7. Effective Date. The Mayor shall sign this Resolution and the City Clerk shall attest thereto, and this Resolution shall take effect and be in force on the date of its adoption.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2020.



Mayor of the City of Corona, California

ATTEST:



City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, 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 a regular meeting thereof held on the 3rd day of June 2020, by the following vote:

AYES: CARRILLO, CASILLAS, SCOTT, SPEAKE, STEINER
NOES: NONE
ABSENT: NONE
ABSTAINED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 3rd day of June 2020.



City Clerk of the City of Corona, California

(SEAL)



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 mission is to serve our customers with professionalism and respect, and protect public health by providing the highest quality water, reclaimed water, electric and water reclamation services.