

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



**ITEM: 3.52  
(ID # 14183)**

**MEETING DATE:**

Tuesday, January 12, 2021

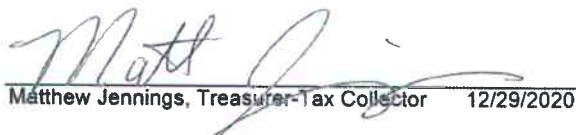
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to The Wright Housing Corporation, a Non-Profit Organization by Agreement to Purchase Tax-Defaulted Property Number 4475, District(s) 5. [\$0].

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

1. Approve the sale of tax-defaulted parcel(s) 313142022; to The Wright Housing Corporation, a Non – Profit Organization.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (Exhibits “A” through “E”) to the Treasurer-Tax Collector for transmittal to the State Controller.

**ACTION:**Policy


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

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**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 "E", are attached. These exhibits include Resolution Dated October 23, 2020 (Exhibit "E") from The Wright Housing Corporation, a Non – Profit Organization.

Parcel number 313142022 is located in the City of Perris in District 5.

The purchase price of \$54,612.21 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**

The Wright Housing Corporation, a Non – Profit Organization is purchasing this property for low income housing or homeless housing.

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

**ATTACHMENT A. Assessor Map**

A copy of the Assessor's map numbered 313-14 pertaining to the parcel listed above is attached for reference.

**ATTACHMENT B. Agreement #4475**

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

Two (2) Agreements both numbered 4475 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".

  
Stephanie Perez, Principal Management Analyst 1/6/2021

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4475 by and between the Board of Supervisors of the County of Riverside, State of California, and the The Wright Housing Corporation, a Non - Profit Organization ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the California Revenue & Taxation Code, a nonprofit Corporation organized in accordance with the provisions of California Law, as identified in (Exhibit "A") of this Agreement, for the purpose of low income housing, or homeless housing is made on this 12<sup>th</sup> day of January, 2021.

On February 24, 2020 the The Wright Housing Corporation, a Non - Profit Organization objected to the tax sale of the subject property (Exhibit "B").

The County of Riverside (hereinafter "COUNTY"), subject to the State Controller's approval, does hereby agree to sell to the nonprofit corporation, The Wright Housing Corporation, a Non - Profit Organization (hereinafter "PURCHASER") that real property described in (Exhibit "C") of this Agreement, which was tax-defaulted for nonpayment of taxes and is now subject to the Treasurer-Tax Collector's Power of Sale (Exhibit "D").

### Payment Conditions

PURCHASER agrees to pay the sum of \$54,612.21 for the real property described in (Exhibit "C") within fourteen (14) days after the written request of the Treasurer-Tax Collector. Additionally, PURCHASER agrees to pay the cost of sale, as provided in Section 3793.1 (a)(3) of the California Revenue and Taxation Code. Upon payment in full to the Treasurer-Tax Collector, the Treasurer-Tax Collector shall execute and record the Tax Deed to Purchaser of Tax-Defaulted Property. PURCHASER agrees that the deed to be issued by the Treasurer-Tax Collector to PURCHASER shall contain certain conditions deemed necessary to effect compliance with this Agreement, including a condition that the real property be used for the public use specified in this Agreement.

It is mutually agreed as follows:

1. PURCHASER shall utilize the land described in (Exhibit "E") for low income housing or homeless housing.
2. PURCHASER agrees to comply with the provisions of Section 3791.4 of the California Revenue and Taxation Code.
3. PURCHASER, upon request, will promptly provide proof of progress toward compliance in accordance with regulations established by the COUNTY and/or the State Controller, whether such regulation is now in effect or later enacted or amended.
4. PURCHASER agrees that upon recordation of the deed, PURCHASER will be responsible for the real property described in (Exhibit "C").
5. PURCHASER certifies that they are a non-profit organization incorporated pursuant to Part 2 commencing with Section 5110 of Division 2 Title 1 of the Corporation Code and that certified copies of their Articles of Incorporation are attached as (Exhibit "A") and certified copies of the Resolution authorizing purchase of the property by PURCHASER, are attached as (Exhibit "E") and made a part of this Agreement.
6. PURCHASER agrees to and shall indemnify and hold the COUNTY its officers, agents and employees, free and harmless from all claims, actions, damages and liabilities of whatsoever kind and nature arising from any cause asserted or based upon, or relating to, or in any way connected with the sale and purchase of the real property described in this Agreement of sale or any attachment thereto or with the exercise of control over such property.

AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION

WHEN DOCUMENT IS FULLY EXECUTED RETURN

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

JAN 12 2021 3.52

# AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

7. PURCHASER further agrees to protect, indemnify and defend at its expense including attorney's fees, the COUNTY its officers, agents and employees in a legal action(s) or claim(s) based upon such sale and purchase of the subject property whether the subject action(s) are well-founded, properly filed and pleaded or not commenced in a court of competent jurisdiction.
8. PURCHASER is currently incorporated in the State of California and that its most current articles of incorporation are on file with the Secretary of State and include a statement of purpose as specified in subdivision (b) of Section 3772.5 of the Revenue and Taxation Code.

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.

In witness to this Agreement, the PURCHASER and COUNTY have subscribed the signature of their officers who are duly authorized to complete such document.

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

THE WRIGHT HOUSING CORPORATION  
a Non-Profit Organization

By: Karim Zachery  
Secretary

Date: 12-11-2020

THE WRIGHT HOUSING CORPORATION  
a Non-Profit Organization

By: [Signature]  
President

Date: 12-11-2020

FORM APPROVED BY COUNTY COUNSEL

By: [Signature] 17DEC20  
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER  
Clerk of the Board of Supervisors

By: [Signature]  
Deputy

(seal)

By: KAREN SPIEGEL

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

Date: 01/13/2021

AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION

**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 27 day of January, 2021.

**BETTY T. YEE, CALIFORNIA STATE CONTROLLER**

By: 

JENNIFER MONTECINOS, Manager  
Tax Administration Section

AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION



**EXHIBIT "A"**  
**ARTICLES OF INCORPORATION**  
**CURRENT LISTING OF BOARD MEMBERS**

AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION

**EXHIBIT A PAGE 01**

4097344

A0819073

FILED

Secretary of State  
State of California

19 SEP 26 2018

RESTATED  
ARTICLES OF INCORPORATION  
OF  
THE WRIGHT HOUSING CORPORATION

The undersigned certify that

1. They are the president and the secretary, respectively, of THE WRIGHT HOUSING CORPORATION, a California corporation.
2. The Articles of Incorporation of the corporation are hereby amended and restated in their entirety in full as follows (the "Restated Articles of Incorporation"):

I.

The name of the corporation is THE WRIGHT HOUSING CORPORATION

II.

This corporation is organized exclusively for charitable religious purposes, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

This corporation is a nonprofit PUBLIC BENEFIT CORPORATION and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public and charitable purposes.

The specific purpose of this corporation is to: This non-profit is for the purpose of acquisition of either of the following: (1) Single-family or multifamily dwellings for rehabilitation and sale or rent to low-income persons, or for other use to serve low-income persons. (2) Vacant land for construction of residential dwellings and subsequent sale or rent to low-income persons, for other use to serve low-income persons, or for dedication of that vacant land to public use. (a) Rehabilitation means repairs and improvements to a substandard building, as defined in Section 17920.3 of the Health and Safety Code, necessary to make it a building that is not a substandard building. (b) Nonprofit organization means a nonprofit organization incorporated pursuant to Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporation Code. (c) Low-income persons means persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code.

III.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that

EXHIBIT A PAGE 02



the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article II hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provisions of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation except from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of future federal tax code, or (b) by a corporation, (2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

## IV.

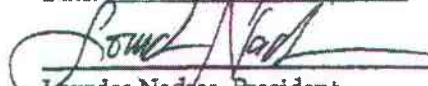
Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

3. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the board of directors.
4. The corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date:

09/19/2018

  
Lourdes Nadres, President

  
Ken LeTourneau, Secretary

9/19/2018

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 06 2019**

THE WRIGHT HOUSING CORPORATION  
C/O KEN LETOURNEAU  
P O BOX 5022  
BELLFLOWER, CA 90707

Employer Identification Number:  
82-4002859  
DLN:  
17053064329009  
Contact Person:  
CHRIS BROWN ID# 31503  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
509(a)(2)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
December 28, 2017  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an **addendum** applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

**EXHIBIT A PAGE 04**

THE WRIGHT HOUSING CORPORATION

Sincerely,

*Stephen A. Martin*

Director, Exempt Organizations  
Rulings and Agreements

Letter 947

EXHIBIT A PAGE 05

A NON-PROFIT ORGANIZATION  
State ID #C4097344  
Fed ID # 82-4002859

Servicing Southern California &  
surrounding communities.



**BOARD OF DIRECTORS & OFFICERS**

Chief Executive Officer/President - Ken Letourneau  
Vice President - Lourdes Nades  
Chief Operating Officer: Rosee Peunguan-Dang  
Chief Financial Officer/Treasurer- LaVonne Nguyen  
Secretary - Karien Zachery

*Our Vision:* We envision a future in which every individual, or family has opportunity to live in a safe, caring, stable and friendly community.

See top right corner for list of Board of Directors.

*Our Mission:* Caring through service and compassion, The Wright Housing Corp. develops and provides affordable housing for low-income families in California.



(562) 246-6068 [WrightHousingCorp@gmail.com](mailto:WrightHousingCorp@gmail.com)  
The Wright Housing Corp 13536 Lakewood Blvd, Ste 107, Bellflower, CA 90706



**EXHIBIT A PAGE 06**

**EXHIBIT "B"**

**PURCHASE APPLICATION**

**OBJECTION LETTER**

**CHAPTER 7 FORM 11 (N/A)**

**LETTER RE: OBJECTION**

**EMAIL RE: SUBSTANDARD BUILDING REQUIREMENT**

**AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION**

**EXHIBIT B PAGE 01**

## 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: The Wright Housing Corporation
2. Mailing Address: 13536 Lakewood Blvd., Suite 107, Bellflower, CA 90706
3. Contact Person: Kenneath J. Letourneau Phone: (310) 418-5495
4. Email: wrighthousingcorp@gmail.com
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
6. Agency is to acquire title "As" and the taxing status: The Wright Housing Corporation - a Non-Profit Organization

(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 > see letter dated 11/10/2020
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 Select One  
☐ Purchase by Select 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 \_\_\_\_\_  
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 redemmed redemmed
2. Assessor's Parcel Number (if only one, list here more than one list on separate sheet): 444321000; 313142022; 290273005
3. State the purpose and intended use for the Parcel: Low-income housing, or Homeless housing.

### D. Acknowledgement

Provide the signature of the purchasing entity's authorized officer

Kenneath J. Letourneau  
Print Name

(310)418-5495  
Contact Number

President  
Title

February 24, 2020  
Date

[Signature]  
Authorizing Signature

(SCO 8-16) (2016)



A NON-PROFIT ORGANIZATION  
State ID #C4097344  
Fed ID # 82-4002859

Servicing Southern California &  
surrounding communities.



**BOARD OF DIRECTORS & OFFICERS**

Chief Executive Officer/President - Ken Letourneau  
Vice President - Lourdes Nades  
Chief Operating Officer: Rosee Peungtuan-Dang  
Chief Financial Officer/Treasurer- LaVonne Nguyen  
Secretary - Karien Zachery

*Our Vision:* We envision a future in which every individual, or family has opportunity to live in a safe, caring, stable and friendly community.

November 10, 2020

Marissa Mendoza  
Sr. Accounting Assistant  
Riverside County  
Treasurer – Tax Collector  
Tax Sales Operation Unit  
Post Office Box 12005  
Riverside, CA. 92502-2205

Via mail: [MarissaMendoza@rivco.org](mailto:MarissaMendoza@rivco.org)

Subject: Correction to Application to Purchase Tax-Defaulted Property from County  
APN# 313-142-022

Dear Ms. Mendoza,

Upon review our submitted Application to Purchase dated January 30, 2019, it was discovered that we incorrectly checked box B.1. as "Yes" but should have checked the box as "No."

Please consider this letter as a correction to our application and append it together with the application.

If you have any questions, please feel free to contact me at (760) 851-1829 or [shernandez@desertmountains.org](mailto:shernandez@desertmountains.org) to discuss this further.

Thank you,

Kenneath J. Letourneau

Ken Letourneau/President Wright Housing Corp.

*Our Mission:* Caring through service and compassion, The Wright Housing Corp. develops and provides affordable housing for low-income families in California.



(562) 246-6068 [WrightHousingCorp@gmail.com](mailto:WrightHousingCorp@gmail.com)

The Wright Housing Corp 13536 Lakewood Blvd, Ste 107, Bellflower, CA 90706



**EXHIBIT B PAGE 03**



*Our Vision: We envision a future in which every individual, or family has opportunity to live in a safe, caring, stable and friendly community.*

County of Riverside  
4080 Lemon Street  
Riverside, CA 92501

February 24, 2020

Adelina Abril, Supervising Accounting Technician

RE 2020 Chapter 8 Tax Sale Request

Dear Adelina Abril,

The Wright Housing Corporation, a charitable 501(c)(3) nonprofit corporation, would like to apply for a Chapter 8 purchase of the tax defaulted parcels listed below that are scheduled for the Riverside County Tax Sale Auction, Thursday, April 30, 2020 through Tuesday, May 5, 2020.

Please accept this letter as our formal request under the Chapter 8 guidelines of the Kern County Tax Code to object to the public auction of the following properties identified below:

| # | Address                                 | Assessor Parcel Number |
|---|---|------------------------|
| 5 | 3330 Big Dipper Drive, Corona, CA 92882 | 114521006              |

Thank you for your assistance  
Sincerely,

  
Kenneth J Letourneau, President

  
LaVonne Nguyen, Chief Financial Officer  
Treasurer

  
Karien Zachery, Secretary

  
Lourdes Nades, Vice President

  
Rosee Peunguan-Dang, Chief Operating Officer

THE WRIGHT HOUSING CORPORATION

*Our Mission: Caring through service and compassion, The Wright Housing Corp. develops and provides affordable housing for low-income families in California.*



(562) 246-6068 [WrightHousingCorp@gmail.com](mailto:WrightHousingCorp@gmail.com)

The Wright Housing Corp 13536 Lakewood Blvd, Ste 107, Bellflower, CA 90706



**EXHIBIT B PAGE 04**

## PURPOSE AND INTENDED USE STATEMENT

The Wright Housing Corporation 2020 Chapter 8 Request

February 24, 2020

Per the 'APPLICATION TO PURCHASE TAX-DEFAULTED PROPERTY' submitted by The Wright Housing Corporation, the following description of the purpose and intended use applies to the Chapter 8 parcel listed below:

| Assessor Parcel Number |
|------------------------|
| 114521006              |

The lot is located at 3330 Big Dipper Dr, Corona, CA 92882

The intended use for this parcel will be to repair and sell it to a qualifying low-income buyer. In doing so we will be working to reduce the homeless population and support the transformation of communities. This intention is consistent with our VISION STATEMENT:

"We envision a future in which every individual, or family, has opportunity to live in a safe, caring, stable and friendly community."

Thank you


  
Kenneth J Letourneau, President  
(310) 418-5495

EXHIBIT B PAGE 05



*Our Vision: We envision a future in which every individual, or family has opportunity to live in a safe, caring, stable and friendly community.*

County of Riverside  
4080 Lemon Street  
Riverside, CA 92501

February 24, 2020

Adelina Abril, Supervising Accounting Technician

RE 2020 Chapter 8 Tax Sale Request

Dear Adelina Abril,

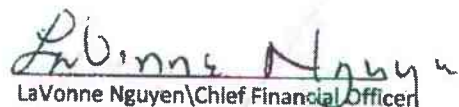
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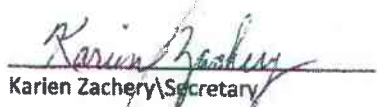
Please accept this letter as our formal request under the Chapter 8 guidelines of the Kern County Tax Code to object to the public auction of the following properties identified below:

| # | Address                                       | Assessor Parcel Number |
|---|---|------------------------|
| 8 | 13802 Golden Eagle Court, Moreno Valley 92553 | 296273005              |

Thank you for your assistance  
Sincerely,

  
Kenneth J. Letourneau, President

  
LaVonne Nguyen, Chief Financial Officer  
Treasurer

  
Karien Zachery, Secretary

  
Lourdes Nades, Vice President

  
Rosee Peungtuan-Dang, Chief Operating Officer

THE WRIGHT HOUSING CORPORATION

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(562) 246-6068 [WrightHousingCorp@gmail.com](mailto:WrightHousingCorp@gmail.com)

The Wright Housing Corp 13536 Lakewood Blvd, Ste 107, Bellflower, CA 90706



EXHIBIT B PAGE 06

## PURPOSE AND INTENDED USE STATEMENT

The Wright Housing Corporation 2020 Chapter 8 Request

February 24, 2020

Per the 'APPLICATION TO PURCHASE TAX-DEFAULTED PROPERTY' submitted by The Wright Housing Corporation, the following description of the purpose and intended use applies to the Chapter 8 parcel listed below:

|                        |
|------------------------|
| Assessor Parcel Number |
| 296273005              |

*Redeemed.*

The lot is located at 13802 Golden Eagle Ct, Moreno Valley, CA 92553

The intended use for this parcel will be to repair and sell it to a qualifying low-income buyer. In doing so we will be working to reduce the homeless population and support the transformation of communities. This intention is consistent with our VISION STATEMENT:

"We envision a future in which every individual, or family, has opportunity to live in a safe, caring, stable and friendly community."

Thank you

  
Kenneth J Letourneau/President  
(310) 418-5495





*Our Vision: We envision a future in which every individual, or family has opportunity to live in a safe, caring, stable and friendly community.*

County of Riverside  
4080 Lemon Street  
Riverside, CA 92501

February 24, 2020

Adelina Abril, Supervising Accounting Technician

RE 2020 Chapter 8 Tax Sale Request

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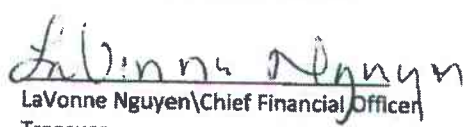
Please accept this letter as our formal request under the Chapter 8 guidelines of the Kern County Tax Code to object to the public auction of the following properties identified below:


| # | Address                            | Assessor Parcel Number |
|---|------------------------------------|------------------------|
| 7 | 496 W 4th Street, Perris, CA 92570 | 313142022              |

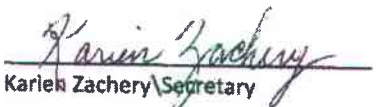
Thank you for your assistance  
Sincerely,

  
Kenneth J Letourneau\President

  
Lourdes Nades\ Vice President

  
LaVonne Nguyen\Chief Financial Officer  
Treasuer

  
Rosee Peungtuan-Dang\Chief Operating Officer

  
Karlen Zachery\Secretary

THE WRIGHT HOUSING CORPORATION

*Our Mission: Caring through service and compassion, The Wright Housing Corp. develops and provides affordable housing for low-income families in California.*



(562) 246-6068 [WrightHousingCorp@gmail.com](mailto:WrightHousingCorp@gmail.com)

The Wright Housing Corp 13536 Lakewood Blvd, Ste 107, Bellflower, CA 90706



**EXHIBIT B PAGE 08**



## PURPOSE AND INTENDED USE STATEMENT

The Wright Housing Corporation 2020 Chapter 8 Request

February 24, 2020

Per the 'APPLICATION TO PURCHASE TAX-DEFAULTED PROPERTY' submitted by The Wright Housing Corporation, the following description of the purpose and intended use applies to the Chapter 8 parcel listed below:

| Assessor Parcel Number |
|------------------------|
| 313142022              |

The lot is located at 496 W 4<sup>th</sup> Street, Perris, CA 92570

The intended use for this parcel will be to repair and sell it to a qualifying low-income buyer. In doing so we will be working to reduce the homeless population and support the transformation of communities. This intention is consistent with our VISION STATEMENT:

"We envision a future in which every individual, or family, has opportunity to live in a safe, caring, stable and friendly community."

Thank you

  
Kenneth J Letourneau/President  
(310) 418-5495

EXHIBIT B PAGE 09

**MATTHEW JENNINGS**

***County of Riverside Treasurer – Tax Collector***

**Giovane Pizano**  
*Chief Investment Manager*



**Melissa Johnson**  
*Senior Chief Deputy Treasurer-Tax Collector*

RE: Agreement Number: 4475

The Wright Housing Corporation  
A Non-Profit Organization

The purchasing entity used the word "objects" within their application packet. However, the parcel number below is not a part of a Chapter 7 public tax sale.

**PARCEL NO**

313142022

County of Riverside, Treasurer-Tax Collector  
\*\*\*\*\*  
4080 LINCOLN STREET, 4TH FLOOR \* P.O. BOX 10005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYOFFICERSRATES \* (951) 953-3000 \* (800) 745-7689 \* FAX (951) 953-4973

AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION

**EXHIBIT B PAGE 10**

## Mendoza, Marissa

---

**From:** CStLouis@sco.ca.gov  
**Sent:** Thursday, October 22, 2020 9:37 AM  
**To:** Mendoza, Marissa  
**Cc:** LBaysinger@sco.ca.gov  
**Subject:** Chapter 8 Non-Profit Agreement

Hi Marissa,

Thank you for contacting the State Controller's Office (SCO). Currently, the inclusion of this documentation with the Agreement package is optional; however, it is the county's local building/code enforcement department to determine if the property in question meets the "substandard building" (RTC 3772.5 (c)) requirements.

If you have any additional questions you can contact me at my information below.

Chris St. Louis / Program Analyst  
Local Government Programs and Services Division  
Office of State Controller Betty T. Yee  
3301 C Street Suite 740  
Sacramento, CA 95816 / (916) 322-3226

**From:** Mendoza, Marissa <MarissaMendoza@RIVCO.ORG>  
**Sent:** Tuesday, October 20, 2020 3:26 PM  
**To:** St. Louis, Christopher  
**Cc:** Abril, Adelina  
**Subject:** Chapter 8 Non-Profit Agreement

Good afternoon Chris,

Today I received a call from Mr. Ken Letourneau from The Wright Housing Corporation, a non-profit organization. Due to the parcel being a residential property, our office informed him that in order for us to complete the Agreement packet, we must receive documentation from the local building, health fire, and/or code enforcement department stating that the building is categorized as substandard pursuant to Health and Safety Code section 179.20.3. However, he informed us that after speaking with you, this documentation is no longer required in the Agreement packet. Could you please confirm that this requirement found in the State Controller's County Tax Sale Procedure Manual page 20 under Purchase Agreement as "Substandard Building" Documentation is no longer required?

Sincerely,  
Marissa Mendoza  
Accounting Tech I  
Tax Sale Operations Unit  
Riverside County Treasurer-Tax Collector

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**MAPS**

**EXHIBIT C PAGE 01**

**AGREEMENT 4475**  
**THE WRIGHT HOUSING CORPORATION,**  
**A NON- PROFIT ORGANIZATION**

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**PARCEL 1**

**IN THE CITY OF PERRIS**

**Parcel Identification Number:** 313142022

**Default Date:** JUNE 30, 2013

**First Year Delinquent:** 2012-2013

**TRA 008-044 PERRIS**

**Purchase Price:** \$ 54,612.21

**Situs Address:** 496 W 4<sup>TH</sup> ST PERRIS CA 92570

**Last Assessed To:** TURLEY ELVA, TRUSTEE

**Legal Description.....**

LOTS 15, 16, 17 AND THE EAST ONE-HALF OF LOT 14, ALL BLOCK 1 OF WISE AND KNIGHTS  
SUBDIVISION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE  
IN BOOK 2, PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION

**EXHIBIT C PAGE 02**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY  
 IS ASSUMED BY THE COUNTY OF RIVERSIDE OR THE DATA SHOWN THEREON. THE DATA  
 MAY NOT CORRELATE WITH LOCAL CITY PLANS OR RECORDS.

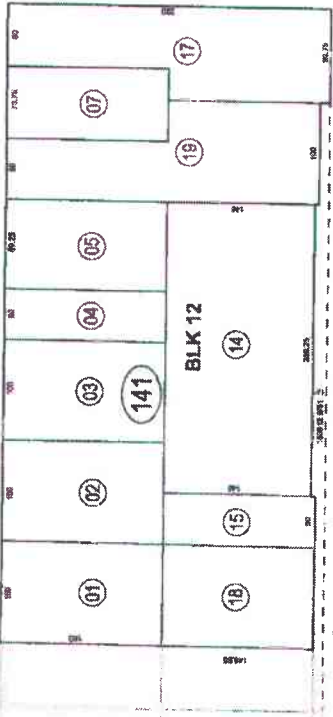
POR. NW1/4 SEC. 31 T. 4S. R. 3W  
 CITY OF PERRIS

313-14  
 18-9

TRA 008-044

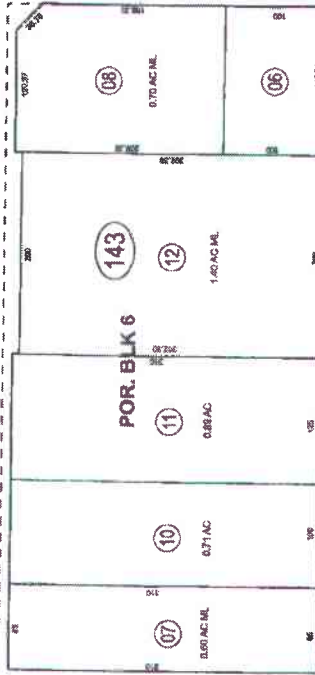
THIRD

STREET



BLK 12

FOURTH

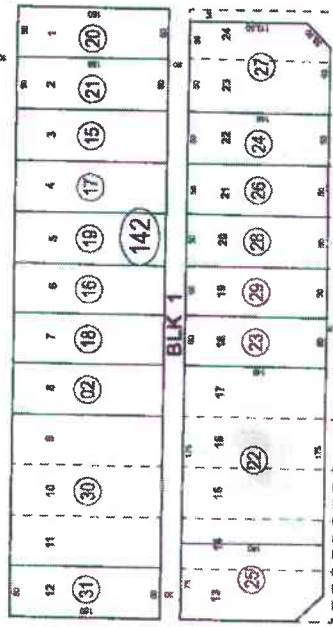


POR. BLK 6

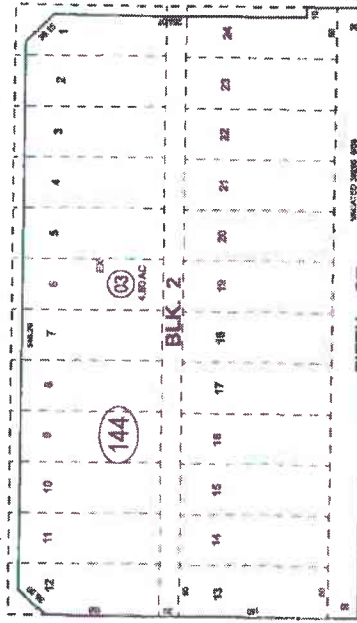
PARK

STREET

(STATE HWY 74)



BLK 1



BLK 2

FIFTH ST.

|       |       |
|-------|-------|
| Pg 01 | Pg 02 |
| Pg 03 | Pg 04 |
| Pg 05 | Pg 06 |
| Pg 07 | Pg 08 |
| Pg 09 | Pg 10 |
| Pg 11 | Pg 12 |
| Pg 13 | Pg 14 |
| Pg 15 | Pg 16 |
| Pg 17 | Pg 18 |

Date:  
 RS 4/8/7

ASSESSOR'S MAP BK313 PG. 14  
 Riverside County, Calif.

Map Reference:  
 MB 249 WIRE & KNOTS SUBDIVISION

Apr 2015



| Legend           |
|------------------|
| Lot Lines        |
| Right-of-Way     |
| Old Lot Lines    |
| Reference S.C.R. |
| Other Statements |
| Lot Area         |
| Block Area       |
| Block Number     |

| Lot | Area    | Block | Block Number |
|-----|---------|-------|--------------|
| 01  | 0.10 AC | 1     | 1            |
| 02  | 0.10 AC | 1     | 2            |
| 03  | 0.10 AC | 1     | 3            |
| 04  | 0.10 AC | 1     | 4            |
| 05  | 0.10 AC | 1     | 5            |
| 06  | 0.10 AC | 1     | 6            |
| 07  | 0.10 AC | 1     | 7            |
| 08  | 0.10 AC | 1     | 8            |
| 09  | 0.10 AC | 1     | 9            |
| 10  | 0.10 AC | 1     | 10           |
| 11  | 0.10 AC | 1     | 11           |
| 12  | 0.10 AC | 1     | 12           |
| 13  | 0.10 AC | 1     | 13           |
| 14  | 0.10 AC | 1     | 14           |
| 15  | 0.10 AC | 1     | 15           |
| 16  | 0.10 AC | 1     | 16           |
| 17  | 0.10 AC | 1     | 17           |
| 18  | 0.10 AC | 1     | 18           |
| 19  | 0.10 AC | 1     | 19           |
| 20  | 0.10 AC | 1     | 20           |
| 21  | 0.10 AC | 1     | 21           |
| 22  | 0.10 AC | 1     | 22           |
| 23  | 0.10 AC | 1     | 23           |
| 24  | 0.10 AC | 1     | 24           |
| 25  | 0.10 AC | 1     | 25           |
| 26  | 0.10 AC | 1     | 26           |
| 27  | 0.10 AC | 1     | 27           |
| 28  | 0.10 AC | 1     | 28           |
| 29  | 0.10 AC | 1     | 29           |
| 30  | 0.10 AC | 1     | 30           |
| 31  | 0.10 AC | 1     | 31           |



**EXHIBIT "D"**

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

TREASURER-TAX COLLECTOR  
STOP 1110

JON CHRISTENSEN  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2018-0335620

08/22/2018 08:15 AM Fee: \$ 0.00

Page 1 of 2

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



|      |      |      |      |      |     |        |         |      |    |
|------|------|------|------|------|-----|--------|---------|------|----|
|      |      |      |      |      | R   | A      | Exam:   | 997  |    |
| Page | DA   | PCOR | Misc | Long | RFD | 1st Pg | Adtl Pg | Cert | CC |
|      |      |      |      |      |     |        |         |      |    |
| SIZE | NCOR | SMF  | NCHG | T:   |     |        |         |      |    |

00376 PRESS, SOUTH ZONE

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

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2013 for the nonpayment of delinquent taxes in the amount of \$496.88 for the fiscal year 2012-2013, Default Number 2013-313142022-0000.

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: TURLEY, ELVA TR and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 313142022-6

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, 2018 By [Signature]

Tax Collector

On 07/18/2018, 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: [Signature] Seal  
Deputy

§§3691, 3691.1, 3691.2 R&T Code



EXHIBIT D PAGE 02

TDL 7-01 (1-98)

LEGAL DESCRIPTION

IN THE CITY OF PERRIS

LOTS 15, 16, 17 AND THE EAST ONE-HALF OF LOT 14, ALL BLOCK 1 OF WISE AND KNIGHTS SUBDIVISION , IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2 , PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 10 FEET.

**EXHIBIT "E"**

**RESOLUTION DATED OCTOBER 23, 2020**

**MISSION STATEMENT**

AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION

**EXHIBIT E PAGE 01**

# CERTIFICATE OF CORPORATE RESOLUTION

The Wright Housing Corporation

RECEIVED

2020 OCT 28 PM 3:57

I, Karien Zachery, Secretary of the Wright Housing, (Corporation) do hereby certify that at a duly constituted meeting of the Officers and Directors of the Corporation held at the office of the Corporation on October 23, 2020 at 3 PM, it was upon motion duly made and seconded, that it be VOTED:

On an OFFER TO PURCHASE the property located at: 496 W 4<sup>th</sup> Street, Perris, CA 92570-2070, for the purpose of providing low-income housing and/or homeless housing.

The APN # is 313-142-022. The purchase price is \$54,612.21. The legal description is:

LOTS 15, 16, 17 AND THE EAST ONE-HALF OF LOT 14, ALL BLOCK 1 OF WISE AND KNIGHTS SUBDIVISION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 10 FEET.

The cost of giving notice shall be paid by The Wright Housing Corporation, a 5013C Non-Profit organization.

Our Mission Statement: Caring through service and compassion, The Wright Housing Corporation develops and provides affordable housing for low-income families in California.

It was upon further motion made and seconded that it be further VOTED: That Ken Letourneau in the capacity as President of the Corporation is empowered, authorized and directed to execute, deliver and accept any and all documents and undertake all acts reasonably required or incidental to accomplish the foregoing vote, all on such terms and conditions as he in his discretion deems to be in the best interests of the Corporation.

I further certify that the foregoing votes are in full force this date without rescission modification or amendment.

Signed this 23<sup>rd</sup> day of October 2020.

A TRUE RECORD

ATTEST

  
Kenneth J. Letourneau\President

  
LaVonne Nguyen\Chief Financial Officer  
Treasurer

  
Karien Zachery\Secretary

  
Lourdes Nades\Vice President

  
Rosee Peungpuan-Dang\Chief Operating  
Officer

THE WRIGHT HOUSING CORPORATION

Our Mission: Caring through service and compassion, The Wright Housing Corp. develops and provides affordable housing for low-income families in California.

(562) 246-6068 [WrightHousingCorp@gmail.com](mailto:WrightHousingCorp@gmail.com)

The Wright Housing Corp 13536 Lakewood Blvd, Ste 107, Bellflower, CA 90706

     
EXHIBIT E PAGE 02

A NON-PROFIT ORGANIZATION  
State ID #C4097344  
Fed ID # 82-4002859



Servicing Southern California &  
surrounding communities.

RECEIVED

Our Vision: We envision a future of a country where all can afford to live.

RECEIVED  
JAN 10 2017  
COUNTY OF LOS ANGELES

Our Mission Statement: Caring through service and compassion, The Wright Housing Corporation develops and provides affordable housing for low-income families in California.



(562) 246-6068 [WrightHousingCorp@gmail.com](mailto:WrightHousingCorp@gmail.com)  
The Wright Housing Corp 13536 Lakewood Blvd, Ste 107, Bellflower, CA 90706



EXHIBIT E PAGE 03



**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**THIS PAGE WAS INTENTIONALLY LEFT BLANK**

**AGREEMENT 4475  
THE WRIGHT HOUSING CORPORATION,  
A NON- PROFIT ORGANIZATION**