

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



**ITEM: 3.32
(ID # 14213)**

MEETING DATE:
Tuesday, February 09, 2021

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the Coachella Valley Conservation Commission, a public agency and Joint Powers Authority, as a Special District by Agreement to Purchase Tax-Defaulted Property Number 4482, District(s) 3 and 4 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 636067010, 636091010, 648170015, 651050027, 659220013, 707400005, 719110016, and 731140014; to Coachella Valley Conservation Commission, a public agency and 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


Matthew Jennings, Treasurer-Tax Collector 1/28/2021

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: February 9, 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 20- 015 (Exhibit "D") from Coachella Valley Conservation Commission, a public agency and Joint Powers Authority, as a Special District.

- Parcel number 636067010 is located in the Outside City in District 3.
- Parcel number 636091010 is located in the Outside City in District 3.
- Parcel number 648170015 is located in the Outside City in District 4.
- Parcel number 651050027 is located in the Outside City in District 4.
- Parcel number 659220013 is located in the City of Cathedral City in District 4.
- Parcel number 707400005 is located in the Outside City in District 4.
- Parcel number 719110016 is located in the Outside City in District 4.
- Parcel number 731140014 is located in the Outside City in District 4.

The purchase price of \$53,585.95 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

Coachella Valley Conservation Commission, a public agency and Joint Powers Authority, as a Special District will purchase these properties to preserve open space for conservation under the Coachella Valley Multiple Species Habitat Conservation Plan.

ATTACHMENTS (if needed, in this order):

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

ATTACHMENT A. Assessor Maps

A copy of the Assessor's maps numbered 636-06, 636-09, 648-17, 651-05, 659-22, 707-40, 719-11, and 731-14 pertaining to the parcels listed above is attached for reference.

ATTACHMENT B. Agreement #4482

Two (2) Agreements both numbered 4482 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 2/1/2021


Gregory J. Priamos, Director County Counsel 1/16/2021

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4482** is made this 9 day of February, 2021, by and between the Board of Supervisors of Riverside County, State of California, and the **Coachella Valley Conservation Commission, a public agency and 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 **January 08, 2020**, the **Coachella Valley Conservation Commission, a public agency and 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 **Coachella Valley Conservation Commission, a public agency and 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 **\$53,585.95** 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 preserve open space for conservation under the Coachella Valley Multiple Species Habitat Conservation Plan.**
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.

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.

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

FEB 09 2021 3.32

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: COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT
(Purchaser)

By: _____
(Signature and Title)

(seal)

Tom Kirk, Executive Director
(Print)

Date: 1/12/2021

FORM APPROVED BY COUNTY COUNSEL

By: [Signature] 12 JAN 21
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER
Clerk of the Board of Supervisors

By: [Signature]
Deputy

(seal)

By: Karen S. Spiegel

By: KAREN SPIEGEL
Chair of the Board of Supervisors

Date: FEB 09 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 1 day of March, 2021.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____



JENNIFER MONTECINOS, Manager
Tax Administration Section

EXHIBIT "A"

PURCHASE APPLICATION

OBJECTION LETTER

LETTER RE: OBJECTION

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

EXHIBIT A 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: Coachella Valley Conservation Commission
2. Mailing Address: 73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260
3. Contact Person: Diana Rosas or Kerrie Godfrey Phone: 760-776-5026
4. Email: drosas@cvmc.ca.gov or kgodfrey@cvmc.ca.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
5. Agency is to acquire title "As" and the taxing status: Coachella Valley Conservation Commission, 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
 - For public purpose to _____
 - To preserve open space for conservation

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
2. Assessor's Parcel Number (if only one, list here more than one list on separate sheet): See attached list.
3. State the purpose and intended use for the Parcel: Preserve open space for conservation under the Coachella Valley Multiple Species Habitat Conservation Plan.

D. Acknowledgement

Provide the signature of the purchasing entity's authorized officer

Tom Kirtz
Print Name

(760) 776-5026
Contact Number

[Signature]
Authorizing Signature

Executive Director
Title

1/8/2020
Date

(SCO 8-16) (2016)

EXHIBIT A

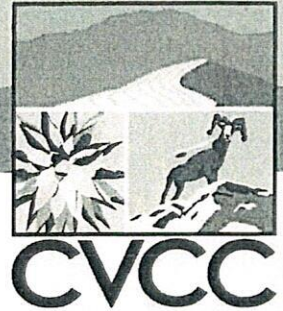
The land referred to herein is located in the State of California, County of Riverside, described as follows:

Assessor's Parcel Number	Legal Description	Purpose and Intended Use
636067010	1.00 ACRES IN POR PAR 335 RS 032/029	Preserve open space for conservation under CVMSHCP
636091010	1.41 ACRES IN POR PAR 450 RS 032/029	Preserve open space for conservation under CVMSHCP
648170015	2.00 ACRES IN PAR 14 RS 024/039	Preserve open space for conservation under CVMSHCP
651050027	1.51 ACRES M/L IN POR NW 1/4 OF SEC 15 T4S R6E	Preserve open space for conservation under CVMSHCP
659090009	4.77 ACRES IN POR SE 1/4 OF SEC 14 T3S R5E	Preserve open space for conservation under CVMSHCP
659220013	5.00 ACRES IN POR SEC 34 T3S R5E	Preserve open space for conservation under CVMSHCP
660340008	5.00 ACRES IN POR NE 1/4 OF SEC 32 T3S R5E	Preserve open space for conservation under CVMSHCP
707400005	8.64 ACRES M/L IN POR SW 1/4 OF SEC 25 T5S R9E	Preserve open space for conservation under CVMSHCP
709430029	20.00 ACRES IN POR SW 1/4 OF SEC 33 T6S R13E	Preserve open space for conservation under CVMSHCP
709450006	20.00 ACRES IN POR NW 1/4 OF SEC 19 T6S R12E	Preserve open space for conservation under CVMSHCP
717110028	5.00 ACRES IN POR NW 1/4 OF SEC 11 T6S R9E	Preserve open space for conservation under CVMSHCP
719110016	20.60 ACRES M/L IN POR SW 1/4 OF SEC 31 T7S R12E	Preserve open space for conservation under CVMSHCP
731140014	160.00 ACRES IN POR NE 1/4 OF SEC 33 T8S R12E	Preserve open space for conservation under CVMSHCP

— on previous application dated 2/20/20
 — Not available. Parcel does not have a PTS lien.
 — Redeemed

COACHELLA VALLEY CONSERVATION COMMISSION

73-710 Fred Waring Dr., Suite 200, Palm Desert, CA 92260 (760) 346-1127 www.cvmshcp.org



January 8, 2020

County Administrative Center – Tax Sale Operations Unit
Attn: Marissa Mendoza, Sr. Accounting Asst.
4080 Lemon St., 4th Floor
Riverside, CA 92502

Re: Application to Purchase Tax-Defaulted Property

After examining the July 1, 2019 list which was included with your letter dated October 29, 2019, the Coachella Valley Conservation Commission (CVCC) would like to submit the required application to purchase from and object to the public sale of the following Tax-Defaulted properties under the Provisions of Division 1, Part 6, Chapter 8, beginning with Section 3771, of the Revenue and Taxation Code, State of California.

Assessor's Parcel Number	ACRE
636067010	1.00
636091010	1.41
648170015	2.00
651050027	1.51
659090009	4.77
659220013	5.00
660340008	5.00
707400005	8.64
709430029	20.00
709450006	20.00
717110028	5.00
719110016	20.60
731140014	160.00

on previous application dated 2/20/20

Redeemed

Redeemed

Redeemed

Parcel does not have a PTS lien.

If you have any questions, please feel free to call CVCC's Acquisition Manager's, Diana Rosas or Kerrie Godfrey, at (760) 776-5026.

Thank you,

Tom Kirk
Executive Director

MATTHEW JENNINGS
County of Riverside Treasurer – Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax-Collector

RE: Agreement Number: 4482

Coachella Valley Conservation Commission,
a Public Agency and Joint Powers Authority,
as a Special District

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 do not want the parcels they are interested in purchasing to be sold on a Chapter 7 public tax sale.

PARCEL NO

636067010
636091010
648170015
651050027
659220013
707400005
719110016
731140014

County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR * P.O. BOX 12095 * RIVERSIDE, CALIFORNIA 92502
WWW.COUNTYTREASURER.ORG * (951) 955-3900 * 1 (877) 748-2689 * FAX (951) 955-3923

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Identification Number: 636067010
First Year Delinquent: 2013-2014
Purchase Price: \$2,960.91

Default Date: JUNE 30, 2014
TRA 061-009 PALM SPRINGS USD

Situs Address: NONE

Last Assessed To: FARZANEH, DARIUSH

Legal Description.....

PARCEL 335 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 32, PAGES 29 THROUGH 32, INCLUSIVE OF RECORD OF SURVEY, RIVERSIDE COUNTY RECORDS, CALIFORNIA.

PARCEL 2

OUTSIDE CITY

Parcel Identification Number: 636091010
First Year Delinquent: 2013-2014
Purchase Price: \$2,562.83

Default Date: JUNE 30, 2014
TRA 061-009 PALM SPRINGS USD

Situs Address: NONE

Last Assessed To: YESSAYIAN, RUPERT E

Legal Description.....

PARCEL 450, INCLUSIVE, OF RECORDS OF SURVEY ON FILE IN BOOK 32 PAGES 29, 30, 31, AND 32, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3

OUTSIDE CITY

Parcel Identification Number: 648170015
First Year Delinquent: 2013-2014
Purchase Price: \$3,572.55

Default Date: JUNE 30, 2014
TRA 061-054 PALM SPRINGS USD

Situs Address: NONE

Last Assessed To: GIBBS, DOROTHY FOX

Legal Description.....

PARCEL 14 OF SHANGRI-LA RANCHOS, AS PER MAP OF RECORD OF SURVEY RECORDED IN BOOK 24, PAGE 39 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING A PORTION OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, CALIFORNIA.

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 4

OUTSIDE CITY

Parcel Identification Number: 651050027
First Year Delinquent: 2012-2013
Purchase Price: \$18,395.76

Default Date: JUNE 30, 2013
TRA 061-054 PALM SPRINGS USD

Situs Address: NONE

Last Assessed To: MURATALLA, JUAN M

Legal Description.....

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN AS DESCRIBED IN THAT CERTAIN GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 9, 1976 AS INSTRUMENT NO. 80838, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND 440.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THAT CERTAIN SURVEY REFERENCE LINE RECITED AS SOUTH 71°33'24"EAST, 5035.68 FEET IN SAID GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY.

PARCEL 5

IN THE CITY OF CATHEDRAL CITY

Parcel Identification Number: 659220013
First Year Delinquent: 2013-2014
Purchase Price: \$14,216.77

Default Date: JUNE 30, 2014
TRA 019-088 CATHEDRAL CITY

Situs Address: NONE

Last Assessed To: MENDOCA, MICHAEL D TRUSTEE, AND MENDOCA, KRISTY A TRUSTEE

Legal Description.....

GOVERNMENT LOT # 25 IN THE NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERISDE, STATE OF CALIFORNIA, ACCORDING TO HE OFFICIAL PLAT THEREOF.

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 6

OUTSIDE CITY

Parcel Identification Number: 707400005
First Year Delinquent: 2013-2014
Purchase Price: \$3,042.62

Default Date: JUNE 30, 2014
TRA 058-003 COACHELLA USD

Situs Address: NONE

Last Assessed To: CHEN, DEAN

Legal Description.....

ALL THAT PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING SOUTHERLY OF A STRIP OF LAND 250 FEET IN WIDTH, LYING 125 FEET, MEASURED PERPENDICULAR, ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 25, NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, 1073.1 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25, MEASURED ON SAID WEST LINE, THENCE SOUTH 35 DEGREES 48 MINUTES 15 SECONDS EAST, 464.38 FEET; THENCE SOUTHEASTERLY ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 06 DEGREES 14 MINUTES 53 SECONDS, 54.52 FEET; THENCE SOUTH 42 DEGREES 03 MINUTES 08 SECONDS EAST, ON A TANGENT TO THE LAST MENTIONED CURVE, 773.02 FEET; THENCE SOUTH EASTERLY ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 26 SECONDS, 99.84 FEET; THENCE SOUTH 53 DEGREES 29 MINUTES 34 SECONDS EAST, ON A TANGENT TO LAST MENTIONED CURVE, 18.27 FEET; MORE LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 25, NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, 912.4 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25, MEASURED ON SAID SOUTH LINE CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, BY DEED RECORDED MARCH 3, 1934 IN BOOK 159, PPAGE 579 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

PARCEL 7

OUTSIDE CITY

Parcel Identification Number: 719110016
First Year Delinquent: 2013-2014
Purchase Price: \$3,329.97

Default Date: JUNE 30, 2014
TRA 058-002 COACHELLA USD

Situs Address: NONE

Last Assessed To: AHMAD, BASHER

Legal Description.....

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN.

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 8

OUTSIDE CITY

Parcel Identification Number: 731140014

Default Date: JUNE 30, 2014

First Year Delinquent: 2013-2014

TRA 058-002 COACHELLA USD

Purchase Price: \$5,504.54

Situs Address: NONE

Last Assessed To: MCKINNON, JAMES ALAN ESTATE OF

Legal Description.....

THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN.

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

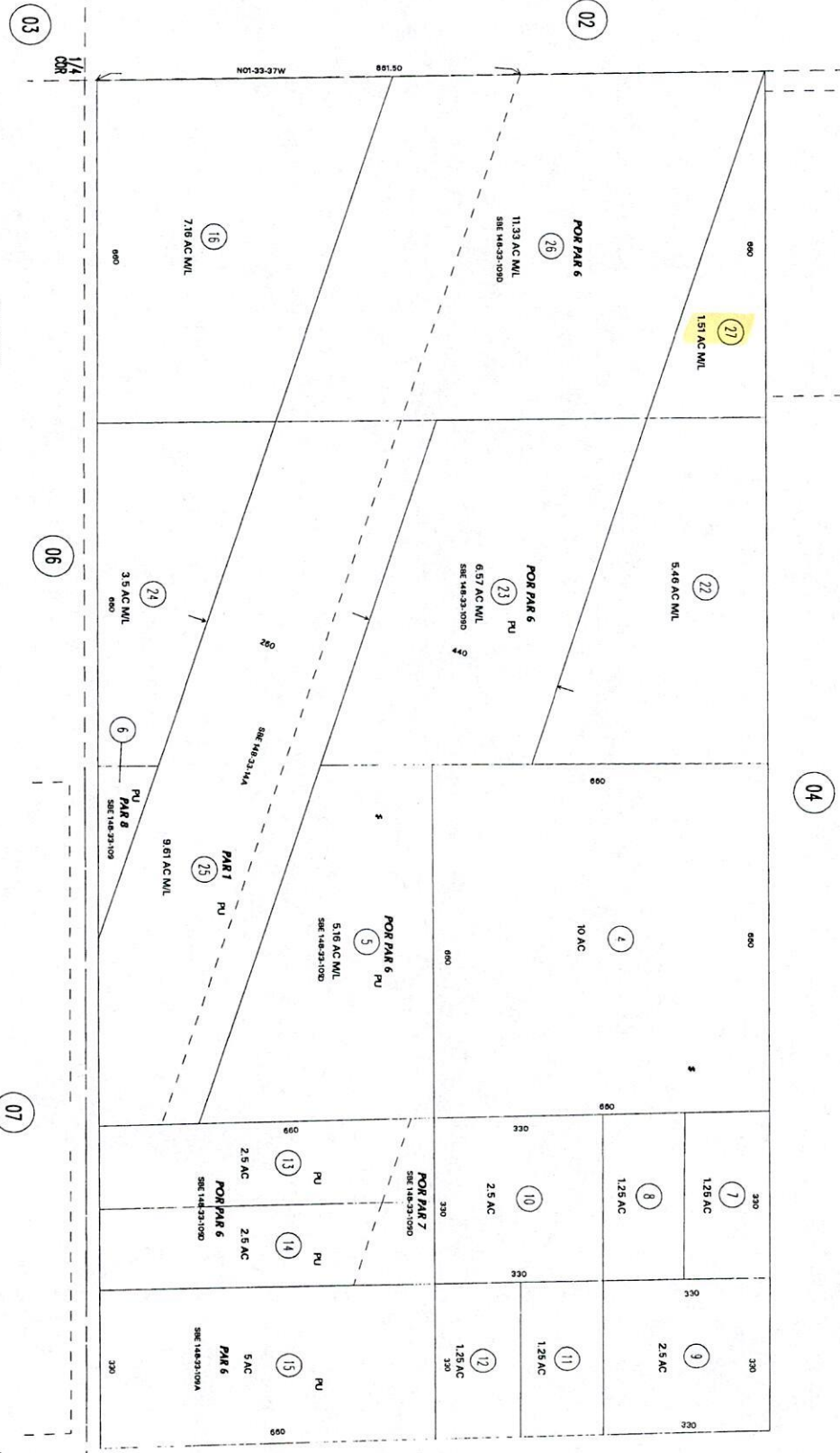
EXHIBIT B PAGE 05

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

S 1/2 NW 1/4, SEC 15, T.4S., R.6E

T.R.A. 061-171

651-05
24-0-15



ASSESSOR'S MAP BK651 PG. 05
Riverside County, Calif. 2000

DATE: 05/14/25
RS 5/50

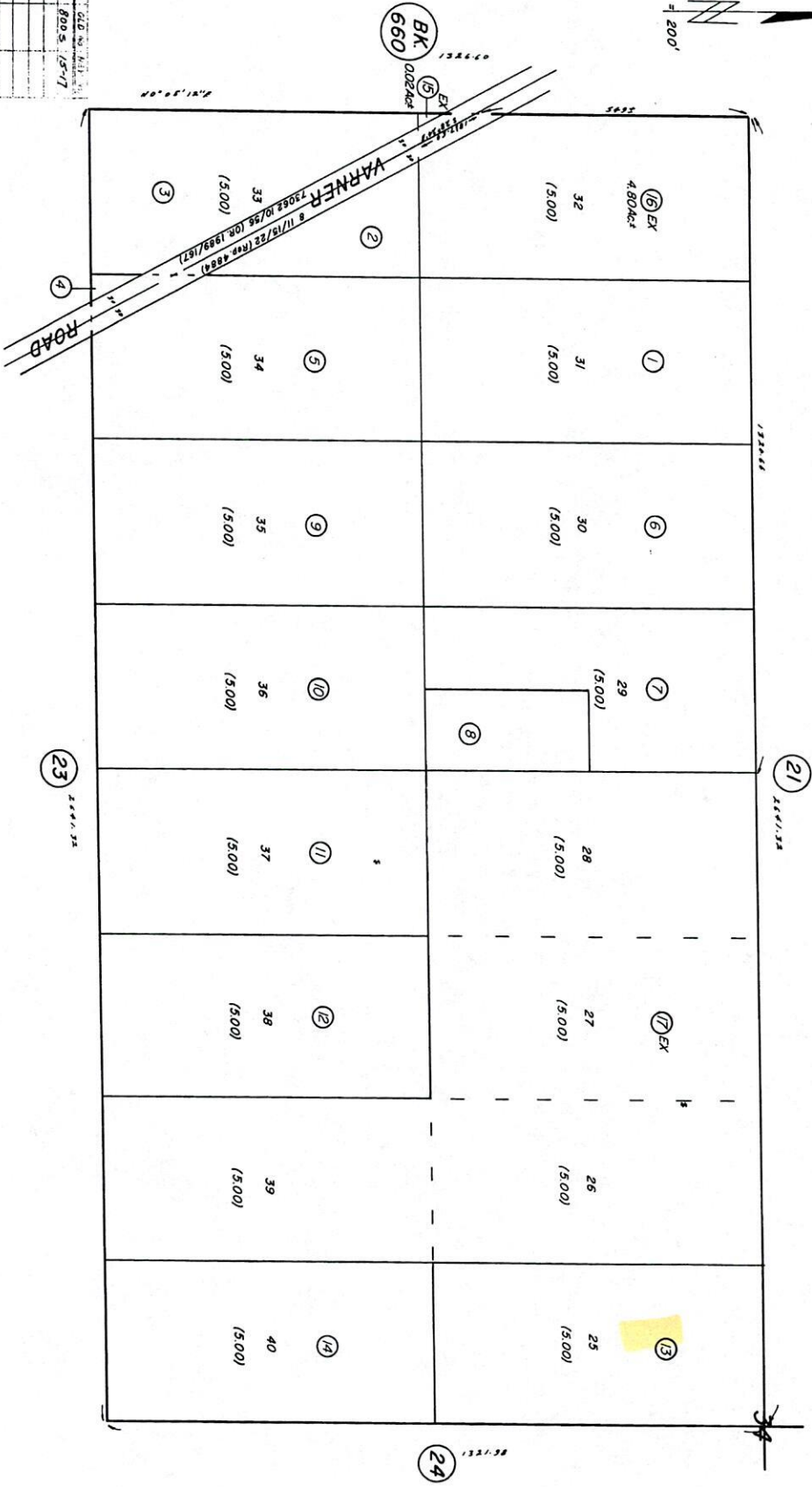
DATE	OLD NUMBER	NEW NUMBER
01/26	1	14, 17
01/26	2	14, 19
01/26	3	14, 21
01/26	4	14, 23
01/26	5	14, 25
01/26	6	14, 27
01/26	7	14, 29
01/26	8	14, 31
01/26	9	14, 33
01/26	10	14, 35
01/26	11	14, 37

659-22

24-59-2

TRA 019-089

N1/2 SW1/4 SEC. 34, T.3S, R.5E



DATE	CLD	NO.	REV.
4/17	8005	15-17	

DATA: G.L.O. PLAT, Co. Rd. VIII - Riv. - 26-D
Co. Rd. 240-B-4, 748-R, 637-H
MAY 1968

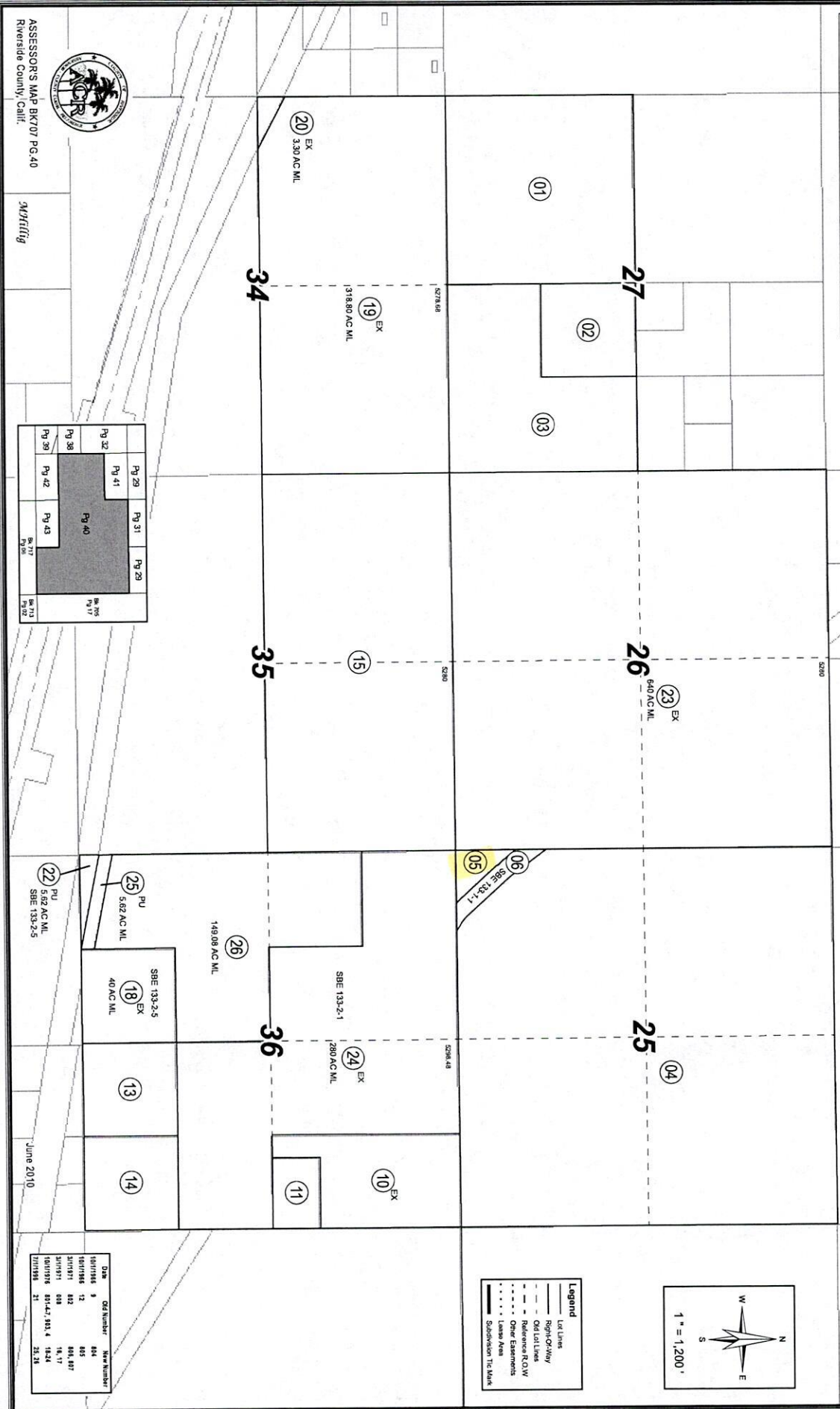
ASSESSOR'S MAP BK 659 PG 22
RIVERSIDE COUNTY, CALIF.

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

SEC 25, 26, 27, 34, 35, 36 T5SR9E

TRA 058-003
058-005

707-40
26-29



ASSESSOR'S MAP BK707 PG. 40
Riverside County, Calif.

McHittig

Pg 32	Pg 29	Pg 31	Pg 29
Pg 38	Pg 41	Pg 40	
Pg 39	Pg 42	Pg 43	Pg 17
		Pg 10	Pg 22

22	25	18	13	14
PU 5.62 AC ML SBE 133-2-5	PU 5.62 AC ML	SBE 133-2-5 40 AC ML EX		
		26		
		148.08 AC ML		
		24		
		EX 280 AC ML SBE 133-2-1		
		10		
		EX		

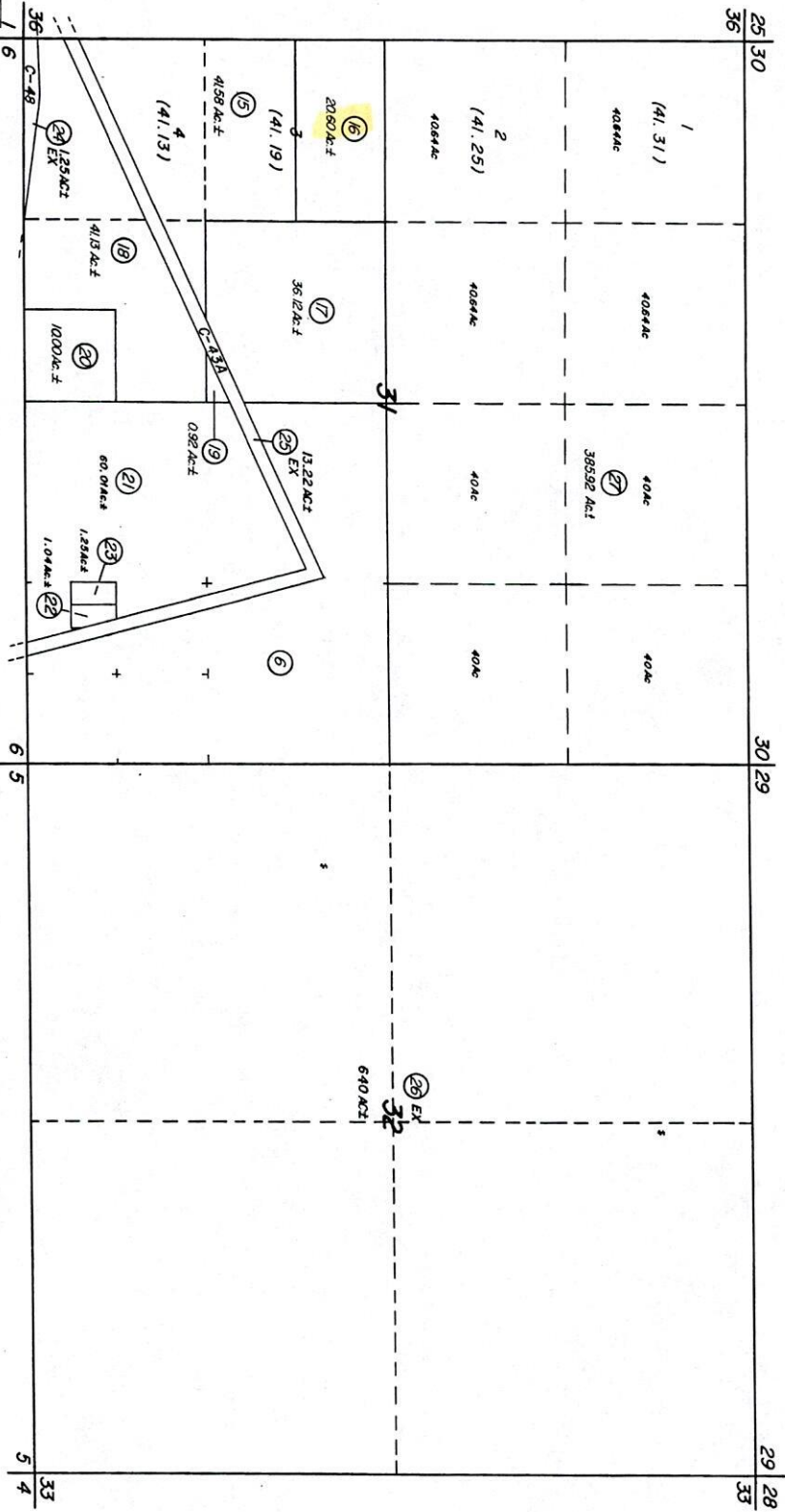
Date	Old Number	New Number
10/17/86	9	804
10/17/86	12	803
3/15/91	82	804, 807
3/15/91	88	14, 17
10/17/98	81-87, 803, 4	14, 24
7/11/98	21	25, 26

719-11

26-33

T.C.A. 5802

SEC. 31 & 32 T.T.S. R.12E.



DATE	OLD No.	NEW No.
1/1/74	112	719-11
5/7/74	442	818 A
12/7/74	442	818 B
6/7/75	442	818 C
9/7/81	504	527

DATA: (A FILE) C-43A
 G-1-3 C-48
 AUG. 1966

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

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

2019-0370763

09/20/2019 10:21 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	277	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$124.74 for the Fiscal Year 2013-2014, Default Number 2014-636067010

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: FARZANEH, DARIUSH and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 636067010

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

PARCEL 335 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 32, PAGES 29 THROUGH 32, INCLUSIVE OF RECORD OF SURVEY, RIVERSIDE COUNTY RECORDS, CALIFORNIA

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

2019-0370764

09/20/2019 10:21 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	277	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$110.92 for the Fiscal Year 2013-2014, Default Number 2014-636091010

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: YESSAYIAN, RUPERT E and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 636091010

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

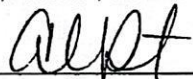
Executed on
July 1, 2019

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

PARCEL 450, INCLUSIVE, OF RECORDS OF SURVEY ON FILE IN BOOK 32 PAGES 29, 30, 31, AND 32, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

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

2019-0371033

09/20/2019 11:06 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 277		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

①

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$146.82 for the Fiscal Year 2013-2014, Default Number 2014-648170015

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: GIBBS, DOROTHY FOX and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 648170015

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

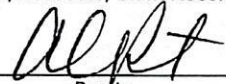
Executed on
July 1, 2019

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

PARCEL 14 OF SHANGRI-LA RANCHOS, AS PER MAP OF RECORD OF SURVEY RECORDED IN BOOK 24, PAGE 39 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING A PORTION OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, CALIFORNIA

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

2019-0371037

09/20/2019 11:06 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 277		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

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 \$903.58 for the Fiscal Year 2012-2013, Default Number 2013-651050027

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: MURATALLA, JUAN M and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 651050027

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 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN AS DESCRIBED IN THAT CERTAIN GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 9, 1976 AS INSTRUMENT NO. 80838, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND 440.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THAT CERTAIN SURVEY REFERENCE LINE RECITED AS SOUTH 71°33'24"EAST, 5035.68 FEET IN SAID GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY.

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

2019-0371061

09/20/2019 11:06 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	277	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$466.90 for the Fiscal Year 2013-2014, Default Number 2014-659220013

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: MENDOCA, KRISTY A TRUSTEE & MICHAEL D TRUSTEE and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 659220013

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

GOVERNMENT LOT # 25 IN THE NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERISDE, STATE OF CALIFORNIA, ACCORDING TO HE OFFICIAL PLAT THEREOF

REQUESTED BY AND MAIL TO:

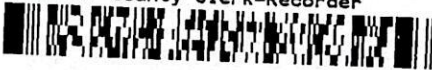
JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0371203

09/20/2019 11:16 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	277	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$112.06 for the Fiscal Year 2013-2014, Default Number 2014-707400005

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: CHEN, DEAN and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 707400005

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

ALL THAT PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING SOUTHERLY OF A STRIP OF LAND 250 FEET IN WIDTH, LYING 125 FEET, MEASURED PERPENDICULAR, ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 25, NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, 1073.1 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25, MEASURED ON SAID WEST LINE, THENCE SOUTH 35 DEGREES 48 MINUTES 15 SECONDS EAST, 464.38 FEET; THENCE SOUTHEASTERLY ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 06 DEGREES 14 MINUTES 53 SECONDS, 54.52 FEET; THENCE SOUTH 42 DEGREES 03 MINUTES 08 SECONDS EAST, ON A TANGENT TO THE LAST MENTIONED CURVE, 773.02 FEET; THENCE SOUTH EASTERLY ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 26 SECONDS, 99.84 FEET; THENCE SOUTH 53 DEGREES 29 MINUTES 34 SECONDS EAST, ON A TANGENT TO LAST MENTIONED CURVE, 18.27 FEET; MORE LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 25, NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, 912.4 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25, MEASURED ON SAID SOUTH LINE CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, BY DEED RECORDED MARCH 3, 1934 IN BOOK 159, PPAGE 579 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

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

2019-0371328

09/20/2019 11:30 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 277		
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SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$115.42 for the Fiscal Year 2013-2014, Default Number 2014-719110016

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: AHMAD, BASHER and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 719110016

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.

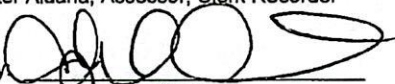
State of California Executed on
RIVERSIDE County July 1, 2019

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

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH,
RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN.

REQUESTED BY AND MAIL TO:

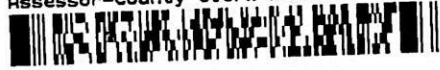
JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0371359

09/20/2019 11:30 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 277		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	IT:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$282.56 for the Fiscal Year 2013-2014, Default Number 2014-731140014

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: MCKINNON JAMES ALAN ESTATE OF and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 731140014

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

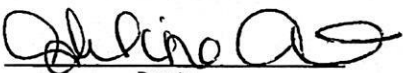
Executed on
July 1, 2019

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

THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXHIBIT "D"
RESOLUTION NUMBER 20-015
MISSION STATEMENT

AGREEMENT 4482
COACHELLA VALLEY CONSERVATION COMMISSION,
A PUBLIC AGENCY AND JOINT POWERS AUTHORITY,
AS A SPECIAL DISTRICT.

Item 6E

Resolution No: 20-015

**A RESOLUTION OF THE
COACHELLA VALLEY CONSERVATION COMMISSION
AUTHORIZING OBJECTION TO THE 2019 PUBLIC SALE OF 8 TAX DEFAULT PARCELS**

WHEREAS, the Coachella Valley Conservation Commission ("Commission") is a public agency of the State of California formed by a Joint Exercise of Powers Agreement; and

WHEREAS, the Commission implements the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan ("Plan"); and

WHEREAS, the primary means of conservation under the Plan are acquisition of land from willing sellers or the purchase of tax defaulted parcels in accordance with state law; and

WHEREAS, Assessor's Parcel Numbers as described in Exhibit A which is hereby incorporated by reference, are located within the Commission's boundaries, and;


NOW, THEREFORE, be it resolved in regular session of the Governing Board of the Coachella Valley Conservation Commission that the Commission objects to the public sale of the 8 parcels identified in Exhibit A; and

FURTHER, the Commission's purpose in acquiring the land would be to hold it as open space for the protection of its environmental, and wildlife resource values;

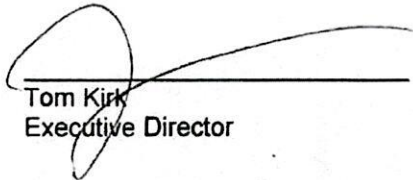
FURTHER, the Commission hereby authorizes the Executive Director to execute purchase agreements substantially in the form presented to the Board in an aggregate amount not to exceed \$53,585.95 plus up to 10% administration fee, and costs of giving notice, and any and all other documents that may be necessary to effect the acquisition of this property.

The foregoing Resolution was passed by the Coachella Valley Conservation Commission this 12th day of November 2020.

APPROVED:



Linda Evans
Chair



Tom Kirk
Executive Director

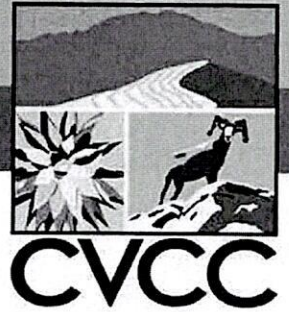
EXHIBIT A
Description of Acquisition Parcel

The land referred to herein is located in the State of California, County of Riverside, described as follows:

Assessor's Parcel Number	Legal Description	Purchase Price	Purpose and Intended Use
636067010	1.00 ACRES IN POR PAR 335 RS 032/029	\$ 2,960.91	Preserve open space under CVMSHCP
636091010	1.41 ACRES IN POR PAR 450 RS 032/029	\$ 2,562.83	Preserve open space under CVMSHCP
648170015	2.00 ACRES IN PAR 14 RS 024/039	\$ 3,572.55	Preserve open space under CVMSHCP
651050027	1.51 ACRES M/L IN POR NW 1/4 OF SEC 15 T4S R6E	\$18,395.76	Preserve open space under CVMSHCP
659220013	5.00 ACRES IN POR SEC 34 T3S R5E	\$14,216.77	Preserve open space under CVMSHCP
707400005	8.64 ACRES M/L IN POR SW 1/4 OF SEC 25 T5S R9E	\$ 3,042.62	Preserve open space under CVMSHCP
719110016	20.60 ACRES M/L IN POR SW 1/4 OF SEC 31 T7S R12E	\$ 3,329.97	Preserve open space under CVMSHCP
731140014	160.00 ACRES IN POR NE 1/4 OF SEC 33 T8S R12E	\$ 5,504.54	Preserve open space under CVMSHCP

COACHELLA VALLEY CONSERVATION COMMISSION

73-710 Fred Waring Dr., Suite 200, Palm Desert, CA 92260 · (760) 346-1127 · www.cvmshep.org



Coachella Valley Conservation Commission

Mission Statement

The Coachella Valley Conservation Commission ("CVCC") is a joint powers authority responsible for implementation, oversight, and administration of the Coachella Valley Multiple Species Habitat Conservation Plan. The CVCC was formed by the Local Permittees, including elected officials representing member agencies, pursuant to the requirements of the California Government Code and other appropriate legal authorities.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

February 11, 2021

California State Controller's Office
Local Government Programs and Services Division
Attn: Property Tax Standards Unit
3301 C Street, Suite 740
Sacramento, CA 95819

Re: Agreement of Sale Number 4482
Parcel Identification Number(s): 636067010, 636091010, 648170015, 651050027, 659220013,
707400005, 719110016 & 731140014

Dear Property Tax Standards Unit:

Enclosed you will find two copies of the Chapter 8 Agreement to Purchase Tax-Defaulted Property numbered 4482, one copy of the supporting documentation, and the submittal to the Board of Supervisors approving the Chapter 8 sale (Form 11).

Please review and approve the Agreement to Purchase Tax-Defaulted Property and its counterpart, both which constitute as an original.

Please return all enclosed documentation to the following address below.

Return Agreement to: RIVERSIDE COUNTY TREASURER- TAX COLLECTOR
ATTN: PAOLA VERTIZ
PO BOX 12005
RIVERSIDE CA 92502

Should you have any questions regarding this matter, please feel free to contact the undersigned.

Sincerely,
Paola Vertiz
Senior Accounting Assistant
Riverside County Treasurer – Tax Collector
Tax Sales Operations Unit
951-955-3264

Enclosures

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



**ITEM: 3.32
(ID # 14213)**

MEETING DATE:
Tuesday, February 09, 2021


FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the Coachella Valley Conservation Commission, a public agency and Joint Powers Authority, as a Special District by Agreement to Purchase Tax-Defaulted Property Number 4482, District(s) 3 and 4 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 636067010, 636091010, 648170015, 651050027, 659220013, 707400005, 719110016, and 731140014; to Coachella Valley Conservation Commission, a public agency and 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.

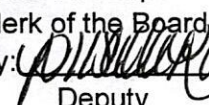
ACTION: Policy


Matthew Jennings, Treasurer-Tax Collector 1/28/2021

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: February 9, 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 20- 015 (Exhibit "D") from Coachella Valley Conservation Commission, a public agency and Joint Powers Authority, as a Special District.

- Parcel number 636067010 is located in the Outside City in District 3.
- Parcel number 636091010 is located in the Outside City in District 3.
- Parcel number 648170015 is located in the Outside City in District 4.
- Parcel number 651050027 is located in the Outside City in District 4.
- Parcel number 659220013 is located in the City of Cathedral City in District 4.
- Parcel number 707400005 is located in the Outside City in District 4.
- Parcel number 719110016 is located in the Outside City in District 4.
- Parcel number 731140014 is located in the Outside City in District 4.

The purchase price of \$53,585.95 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

Coachella Valley Conservation Commission, a public agency and Joint Powers Authority, as a Special District will purchase these properties to preserve open space for conservation under the Coachella Valley Multiple Species Habitat Conservation Plan.

ATTACHMENTS (if needed, in this order):

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

ATTACHMENT A. Assessor Maps

A copy of the Assessor's maps numbered 636-06, 636-09, 648-17, 651-05, 659-22, 707-40, 719-11, and 731-14 pertaining to the parcels listed above is attached for reference.

ATTACHMENT B. Agreement #4482

Two (2) Agreements both numbered 4482 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 2/1/2021


Gregory J. Priamos, Director County Counsel 1/16/2021