

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



ITEM: 3.61
(ID # 20574)

MEETING DATE:

Tuesday, January 10, 2023

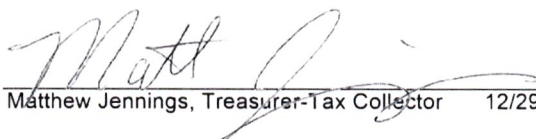
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency by Agreement to Purchase Tax-Defaulted Property Number 4486, District(s) 2. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 378254046, to the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (Exhibits "A" through "D") to the Treasurer-Tax Collector for transmittal to the State Controller.

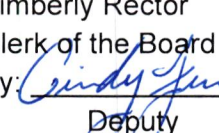
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 12/29/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 10, 2023
xc: Tax Collector

Kimberly Rector
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:	2022-2023

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. 2022-3 (Exhibit "D") from the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency.

Parcel number 378254046 is located in the City of Lake Elsinore in District 2.

The purchase price of \$22,508.50 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 giving notice, pursuant to Section 3800 of the California Revenue and Taxation Code.

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

Impact on Residents and Businesses

City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency is purchasing this property for mitigation of drainage issues.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Map

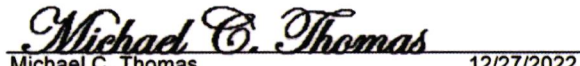
A copy of the Assessor's map numbered 378-254-046 pertaining to the parcel listed above is attached for reference.

ATTACHMENT B. Agreement #4486

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

Two (2) Agreements both numbered 4486 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "D".


Stephanie Perez, Principal Management Analyst 1/3/2023


Michael C. Thomas 12/27/2022

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

This Agreement **4486** is made this 10th day of January, 2023 by and between the Board of Supervisors of Riverside County, State of California, and the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On October 20, 2021, the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency applied to purchase the subject properties (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the Treasurer-Tax Collector (Exhibit "C") of said County for the nonpayment of taxes, pursuant to provisions of law.

A certified copy of the Resolution authorizing the purchase of the property by the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency is attached as Exhibit "D".

It is mutually agreed as follows:

1. That as provided by section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by the PURCHASER, and;
2. That the PURCHASER agrees to pay the sum of \$22,508.50 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: **Mitigation of Drainage Issues.**
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.

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

JAN 10 2023 3.61

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

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

ATTEST: CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION, AS A TAXING AGENCY
(Purchaser)

By:  City Manager
(Signature and Title)

(seal)

JASON P SIMPSON

(Print)

Date: 11/1/2022

FORM APPROVED BY COUNTY COUNSEL

By:  27 DEC 22
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KIMBERLY A. RECTOR

Clerk of the Board of Supervisors

By: 
Deputy

(seal)

By: 

By: KEVIN JEFFRIES

Chairman of the Board of Supervisors

Date: 1/10/23

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

JAN 10 2023 3.61

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

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

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

EXHIBIT "A"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 (N/A)

CHAPTER 7 PUBLICATION (N/A)

LETTER RE: PUBLICATION & OBJECTION

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

Application to Purchase Tax-Defaulted Property from County

This application must be completed by eligible purchasing entity to commence purchase of tax-defaulted property by Agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation accordingly. Completion of this application **does not** guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Lake Elsinore
2. Mailing Address: 130 South Main Street, Lake Elsinore CA 92530
3. Contact Person: Jason Simpson, City Manager Phone: 951-674-3124 x 213
4. Email: jsimpson@lake-elsinore.org
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: City of Lake Elsinore, a municipal corporation, as a Taxing Agency

(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

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

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

C. Property Information

Provide the following information. If there is **more than one** parcel or you need more space for any of the criteria, consolidate the information into a separate “Exhibit” document and attach it to this application:

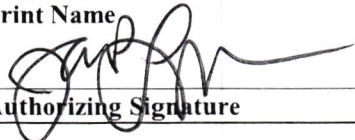
1. County where the Parcel is located: Riverside County
2. Assessor’s Parcel Number (if only one, list here more than one list on separate sheet): 378-254-046
3. State the purpose and intended use for the Parcel: Mitigation of Drainage Issues

D. Acknowledgement

Provide the signature of the purchasing entity’s authorized officer

Jason Simpson
Print Name

951-674-3124 x 213
Contact Number


Authorizing Signature

City Manager

10/20/2021

Title

Date

MATTHEW JENNINGS
County of Riverside Treasurer – Tax Collector

Giovane Pizano

Assistant Treasurer



Melissa Johnson

Assistant Tax Collector

RE: Agreement Number: 4486

City of Lake Elsinore, a Municipal Corporation,
as a Taxing Agency

The parcel number listed below is not a part of a publication because it is not a 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 parcel they are interested in purchasing to be sold on a Chapter 7 public tax sale.

PARCEL NO

378254046

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY



October 21, 2021

Office of the Treasurer-Tax Collector – Riverside County, California
4080 Lemon Street
Riverside, CA 92501

Subject: Objection to the Sale of Tax-Defaulted Property Riverside County
APN 378-254-046 in the City of Lake Elsinore

The above-referenced parcel - APN 378-254-046 – located in the City of Lake Elsinore is listed on the County of Riverside Inventory of Parcels Subject to Power of Sale as of July 1, 2020. The location of this parcel is subject to flooding and inundation during rain events. The City of Lake Elsinore has identified this parcel as an optimum location for the construction of a detention basin and a storm drain to discharge overflow which would provide much-needed flooding relief and erosion control to the entire neighborhood.

The City of Lake Elsinore has completed an Application to Purchase Tax-Defaulted Property from County and is submitting this letter concurrent therewith to register the City's objection to the sale of the aforementioned parcel and to apply to the County Board of Supervisors, the County Tax Collector and Treasurer, and the State Controller to purchase the parcel for such drainage improvements.

Sincerely,

Jason Simpson, City Manager
City of Lake Elsinore

951-674-3124

130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

EXHIBIT A PAGE 04

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

IN THE CITY OF LAKE ELSINORE

Parcel Identification Number: 378254046
First Year Delinquent: 2011-2012
Purchase Price: \$22,508.50

Default Date: JUNE 30, 2012
TRA 005-005 LAKE ELSINORE
DISTRICT: 1

Situs Address: NONE

Last Assessed To: LIM, MARVIN & LAY

Legal Description:

LOT 541 OF COUNTRY CLUB HEIGHTS UNIT A, TOWNSHIP 5 SOUTH, RANGE 5 WEST, A PORTION OF RANCHO LA LAGUNA AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 59 THROUGH 61 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

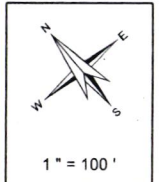
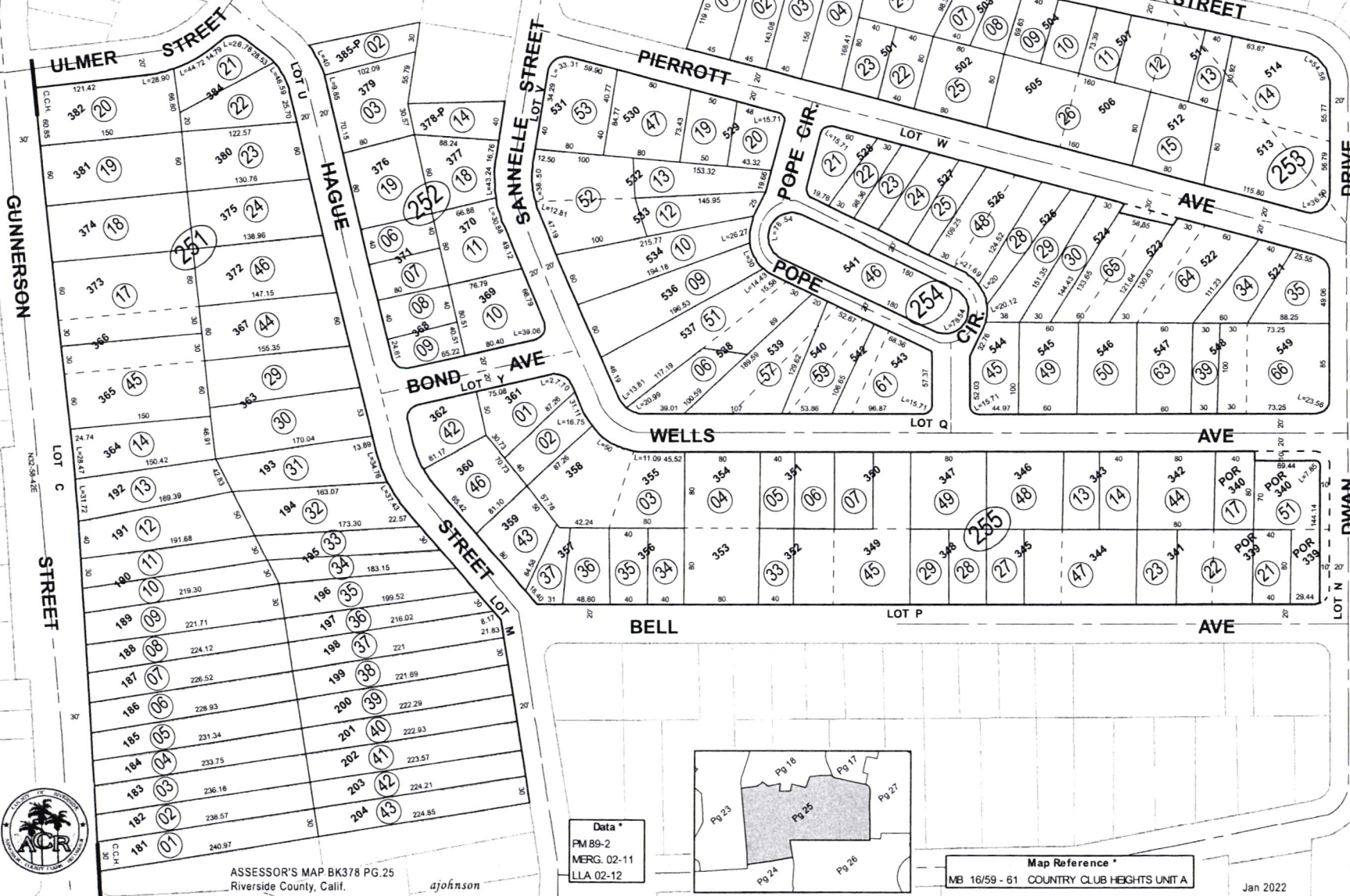
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 35, 36, T.5S., R.5W.
POR RANCHO LA LAGUNA
CITY OF LAKE ELSINORE

T.R.A. 005-005

378-25

18-29-7,8



Legend

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

EXHIBIT B PAGE 03

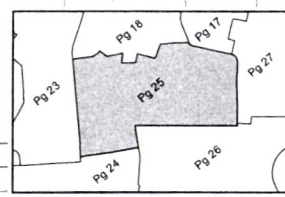
Date	Old Number	New Number
12/1/1974	251-27,28	251-1
5/1/1977	252-01	252-2
4/1/1982	252-16,17	162-52
4/1/1983	252-12,13	16
4/1/1983	252-15	PG. 16
4/1/1984	255-38,39	43
4/1/1984	254-17,18	47
2/1/1985	255-15,16	44
4/1/1985	253-5,6	253-24
9/1/1989	8,30-32	255-45
1/1/1990	15,16	251-45
10/1/1990	26,27	254-48
10/1/1990	43,44	254-49
1/1/1993	254-41,42	254-50
10/1/1995	25,26	251-46
11/1/1996	40,41	255-46
4/1/1997	20,21	253-25
9/1/2000	24-28	255-47
8/1/2003	254-5,7,8	254-51
9/1/2003	11,14	254-52
9/1/2003	15,16	254-53
10/1/2004	1,4	254-54
10/1/2004	54	254-55,56,57
5/1/2005	254-31,32	58
12/1/2005	55,80	254-61
12/1/2005	254-56	59,60
8/1/2006	253-16-19	26
8/1/2006	255-11,12	48
11/1/2006	254-40	52,53
11/1/2006	254-33,82	84
2/10/2011	254-68	65,67
5/1/2012	255-8,10	49
10/24/2017	255-18,19,20	50
3/14/2018	254-38,37,38	86
2/8/2021	255-50	51,57
10/20/2021	252-4,5	19



ASSESSOR'S MAP BK378 PG.25
Riverside County, Calif.

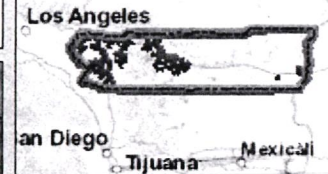
ajohnson

Data *
PM 89-2
MERG. 02-11
LLA 02-12



Jan 2022

378-254-046



Legend

- Parcel APNs
- Parcels
- Blueline Streams
- City Areas

EXHIBIT B PAGE 04



0 94 188 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/27/2022 12:15:06 PM

© Riverside County GIS

Notes

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

TREASURER-TAX COLLECTOR
STOP 1110

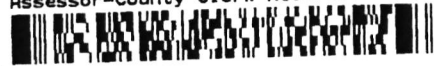
DON KENT
TAX COLLECTOR
4080 LEMON ST - 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

2017-0332045

08/11/2017 11:45 AM Fee: \$ 0.00

Page 1 of 2

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



541					R	A	Exam:	914	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG	T:					

00176 SOUTHWEST EDITION

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$820.94 for the fiscal year 2011-2012, Default Number 2012-378254046-0000.

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: LIM, MARVIN & LAY and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 378254046-7

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, 2017

By

Tax Collector

On 07/18/2017, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.
Peter Aldana, Assessor, Clerk Recorder

By:

Deputy

Seal



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Page 2

378254046-7

LEGAL DESCRIPTION

IN THE CITY OF LAKE ELSINORE

LOT 541 OF COUNTRY CLUB HEIGHTS UNIT A, TOWNSHIP 5 SOUTH, RANGE 5 WEST, A PORTION OF RANCHO LA LAGUNA AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 59 THROUGH 61 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

EXHIBIT "D"

RESOLUTION NUMBER 2022-3

MISSION STATEMENT

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

RESOLUTION NO. 2022-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING THE PURCHASE OF A TAX-DEFAULTED PROPERTY KNOWN AS ASSESSOR'S PARCEL NUMBER (APN) 378-254-046 FROM THE COUNTY OF RIVERSIDE FOR THE PURCHASE PRICE OF \$22,508.50 PLUS ASSOCIATED ADMINISTRATIVE COSTS TO BE IMPROVED AND USED FOR DRAINAGE PURPOSES; APPLYING RIVERSIDE COUNTY TO THE COUNTY BOARD OF SUPERVISORS, COUNTY TAX COLLECTOR, AND TREASURER, AND STATE CONTROLLER TO PURCHASE THE PROPERTY; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

Whereas, the City of Lake Elsinore expresses interest in acquiring tax-defaulted property from the County of Riverside, California under Chapter 8 of the State Revenue and Taxation Code; and

Whereas, the tax-defaulted property is located within the City of Lake Elsinore located off Pope Circle, as shown on Exhibit A, attached; and

Whereas, the tax-defaulted property identified as Assessor Parcel Number 378-254-046 and is more specifically described in Exhibit B, attached; and

Whereas, the intended purpose of acquisition for the tax-defaulted property identified as Assessor Parcel Number 378-254-046 is for the planned construction of drainage improvements consisting of an infiltration area to reduce flooding; and

Whereas, the in addition to the total purchase price of \$22,508.50 plus associated administrative costs, the cost for the Notice of the Agreement to Purchase Tax-Defaulted Property shall be paid by the City of Lake Elsinore.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Incorporation of Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Interest to Acquire. The City of Lake Elsinore hereby offers to purchase the tax-defaulted property identified as Assessor Parcel Number 378-254-046 in the amount of \$22,508.50 plus associated administrative costs, through a Chapter 8 Agreement of Sale.

Section 3. Notice of Agreement to Purchase Tax Defaulted Property. The City of Lake Elsinore shall pay the cost of giving notice as required by the County of Riverside and applicable state law.

Section 4. Intended Use. The intended purpose of acquisition for the tax-defaulted property identified as Assessor Parcel Number 378-254-046 is for the planned construction of drainage improvements consisting of an infiltration area to reduce flooding.

Section 4. Authority to Proceed. The City Manager is authorized to proceed with the acquisition and execute all related documents including an Agreement to Purchase Tax-Defaulted Property through the County of Riverside Treasurer-Tax Collector.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.


Section 6. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted at a regular meeting of the City Council of the City of Lake Elsinore, California, this 11th day of January 2022.



Timothy J. Sheridan
Mayor

Attest:




Candice Alvarez, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2022-3 was adopted by the City Council of the City of Lake Elsinore, California, at the Regular meeting of January 11, 2022 and that the same was adopted by the following vote:

AYES: Council Members Magee and Tisdale; Mayor Pro Tem Johnson; and Mayor Sheridan
NOES: None
ABSENT: Council Member Manos
ABSTAIN: None



Candice Alvarez, MMC
City Clerk

City of Lake Elsinore
Resolution No. 2022-

Exhibit A



City of Lake Elsinore
Resolution No. 2022-

Exhibit B

Legal Description

That certain real property in the city of Lake Elsinore, County of Riverside, State of California described as Lot 541, " COUNTRY CLUB HEIGHTS UNIT A," As shown by map on file in book 16, page 59, 60 and 61 of maps, records of Riverside County California.

Assessor's Parcel Number 378-254-046



October 20, 2021

Office of the Treasurer-Tax Collector – Riverside County, California
4080 Lemon Street
Riverside, CA 92501

Subject: Purchase of a Tax-Defaulted Property from the County – APN 378-254-046 in
the City of Lake Elsinore

The City of Lake Elsinore Mission Statement:

“Lake Elsinore will be the ultimate lake destination where all can live, work, and play,
build futures and fulfill dreams.”

951-674-3124

130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

EXHIBIT D PAGE 06

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY



MALIA M. COHEN
California State Controller

AUTHORIZATION FOR THE SALE OF TAX-DEFAULTED PROPERTY

I, MALIA M. COHEN, California State Controller, in accordance with Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code, hereby authorize the purchase of tax-defaulted property described in the agreement sale numbered 4486, as approved by the Board of Supervisors of Riverside County on January 10, 2023.

This Agreement between the COUNTY OF RIVERSIDE and the CITY OF ELSINORE, a MUNICIPAL CORPORATION, as a TAXING AGENCY attached hereto has been duly approved by the State Controller. The tax collector of Riverside County is hereby directed to cause notice of agreement to be given pursuant to Section 3796 of the California Revenue and Taxation Code.

Given under my hand and seal of office, at Sacramento this 22 day,
February 2023.

MALIA M. COHEN
CALIFORNIA STATE CONTROLLER

By 

JENNIFER MONTECINOS, MANAGER
Tax Administration Section

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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.

This Agreement **4486** is made this 10th day of January, 2023 by and between the Board of Supervisors of Riverside County, State of California, and the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On October 20, 2021, the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency applied to purchase the subject properties (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the Treasurer-Tax Collector (Exhibit "C") of said County for the nonpayment of taxes, pursuant to provisions of law.

A certified copy of the Resolution authorizing the purchase of the property by the City of Lake Elsinore, a Municipal Corporation, as a Taxing Agency is attached as Exhibit "D".

It is mutually agreed as follows:

1. That as provided by section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by the PURCHASER, and;
2. That the PURCHASER agrees to pay the sum of \$22,508.50 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: **Mitigation of Drainage Issues.**
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.

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

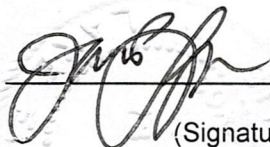
JAN 10 2023 3.61

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

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

ATTEST: CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION, AS A TAXING AGENCY
(Purchaser)

By:  City Manager
(Signature and Title)


(seal)

JASON P SIMPSON

(Print)

Date: 11/1/2022

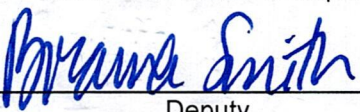
FORM APPROVED BY COUNTY COUNSEL

By:  27 DEC 22
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KIMBERLY A. RECTOR

Clerk of the Board of Supervisors

By:  Deputy

(seal)

By: 

By: KEVIN JEFFRIES

Chairman of the Board of Supervisors

Date: 1/10/23

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

JAN 10 2023 3.61

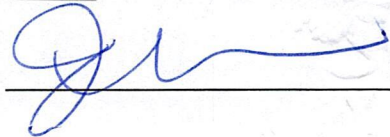
AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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 20 day of February, 2023

Malia M. Cohen, CALIFORNIA STATE CONTROLLER

By: _____



JENNIFER MONTECINOS, Manager
Tax Administration Section

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

EXHIBIT "A"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 (N/A)

CHAPTER 7 PUBLICATION (N/A)

LETTER RE: PUBLICATION & OBJECTION

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

Application to Purchase Tax-Defaulted Property from County

This application must be completed by eligible purchasing entity to commence purchase of tax-defaulted property by Agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation accordingly. Completion of this application **does not** guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Lake Elsinore
2. Mailing Address: 130 South Main Street, Lake Elsinore CA 92530
3. Contact Person: Jason Simpson, City Manager Phone: 951-674-3124 x 213
4. Email: jsimpson@lake-elsinore.org
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: City of Lake Elsinore, a municipal corporation, as a Taxing Agency

(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

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

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

C. Property Information

Provide the following information. If there is **more than one** parcel or you need more space for any of the criteria, consolidate the information into a separate “**Exhibit**” document and attach it to this application:

1. County where the Parcel is located: Riverside County
2. Assessor’s Parcel Number (if only one, list here more than one list on separate sheet): 378-254-046
3. State the purpose and intended use for the Parcel: Mitigation of Drainage Issues

D. Acknowledgement

Provide the signature of the purchasing entity’s authorized officer

Jason Simpson
Print Name

951-674-3124 x 213
Contact Number


Authorizing Signature

City Manager
Title

10/20/2021
Date

MATTHEW JENNINGS
County of Riverside Treasurer – Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

RE: Agreement Number: 4486

City of Lake Elsinore, a Municipal Corporation,
as a Taxing Agency

The parcel number listed below is not a part of a publication because it is not a 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 parcel they are interested in purchasing to be sold on a Chapter 7 public tax sale.

PARCEL NO

378254046

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY



October 21, 2021

Office of the Treasurer-Tax Collector – Riverside County, California
4080 Lemon Street
Riverside, CA 92501

Subject: Objection to the Sale of Tax-Defaulted Property Riverside County
 APN 378-254-046 in the City of Lake Elsinore

The above-referenced parcel - APN 378-254-046 – located in the City of Lake Elsinore is listed on the County of Riverside Inventory of Parcels Subject to Power of Sale as of July 1, 2020. The location of this parcel is subject to flooding and inundation during rain events. The City of Lake Elsinore has identified this parcel as an optimum location for the construction of a detention basin and a storm drain to discharge overflow which would provide much-needed flooding relief and erosion control to the entire neighborhood.

The City of Lake Elsinore has completed an Application to Purchase Tax-Defaulted Property from County and is submitting this letter concurrent therewith to register the City's objection to the sale of the aforementioned parcel and to apply to the County Board of Supervisors, the County Tax Collector and Treasurer, and the State Controller to purchase the parcel for such drainage improvements.

Sincerely,

Jason Simpson, City Manager
City of Lake Elsinore

951-674-3124

130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

EXHIBIT A PAGE 04

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

IN THE CITY OF LAKE ELSINORE

Parcel Identification Number: 378254046

First Year Delinquent: 2011-2012

Purchase Price: \$22,508.50

Default Date: JUNE 30, 2012

TRA 005-005 LAKE ELSINORE

DISTRICT: 1

Situs Address: NONE

Last Assessed To: LIM, MARVIN & LAY

Legal Description:

LOT 541 OF COUNTRY CLUB HEIGHTS UNIT A, TOWNSHIP 5 SOUTH, RANGE 5 WEST, A PORTION OF RANCHO LA LAGUNA AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 59 THROUGH 61 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

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. 35, 36, T.5S., R.5W.
POR RANCHO LA LAGUNA
CITY OF LAKE ELSINORE

T.R.A. 005-005

378-25

18-29-7,8



Legend

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

EXHIBIT B PAGE 03

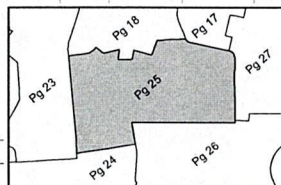
Date	Old Number	New Number
12/1/1974	251-27,28	251-4
5/1/1977	252-01	252-1
4/1/1982	252-16,17	182-52
4/1/1983	252-12,13	18
4/1/1983	252-15	Pg.16
4/1/1984	255-38,39	43
4/1/1984	254-17,18	47
2/1/1985	255-15,16	44
4/1/1985	253-6,8	253-24
9/1/1989	8,30,32	255-45
1/1/1990	15,16	251-45
10/1/1990	26,27	254-48
10/1/1990	43,44	254-49
1/1/1993	254-41,42	254-50
10/1/1995	25,26	251-48
11/1/1996	40,41	255-48
4/1/1997	20,21	253-25
9/1/2000	24,28	255-47
8/1/2003	254-5,7,8	254-51
9/1/2003	11,14	254-52
9/1/2003	15,16	254-53
10/1/2004	1,4	254-54
10/1/2004	54	254-55,56,57
5/1/2005	254-31,32	58
12/1/2005	55,60	254-61
12/1/2005	254-56	59,60
8/1/2005	253-16-19	26
8/1/2005	255-11,12	48
11/1/2006	254-40	52,53
11/1/2006	254-33,62	84
2/10/2011	254-68	55,57
5/1/2012	255-9,10	49
10/24/2017	255-18,19,20	50
3/14/2018	254-36,37,38	56
2/9/2021	255-50	51,57
10/20/2021	252-4,5	19



ASSESSOR'S MAP BK378 PG.25
Riverside County, Calif.

ajohnson

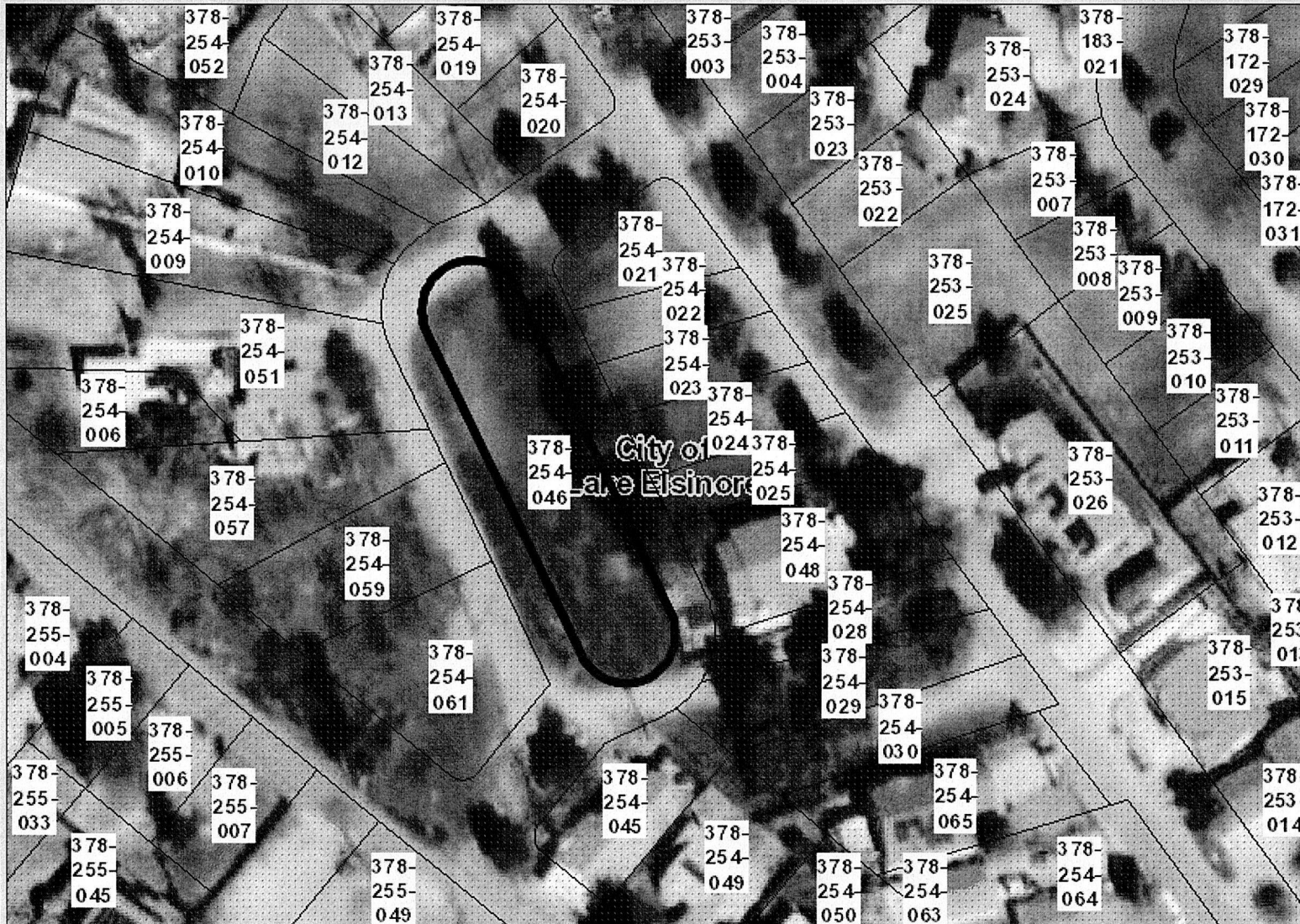
Data *
FM 89-2
MERG. 02-11
LLA 02-12



Map Reference *
MB 16/59 - 61 COUNTRY CLUB HEIGHTS UNIT A

Jan 2022

378-254-046



Legend

- Parcel APNs
- Parcels
- Blueline Streams
- City Areas

EXHIBIT B PAGE 04



0 94 188 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/27/2022 12:15:06 PM

© Riverside County GIS

Notes

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

TREASURER-TAX COLLECTOR
STOP 1110

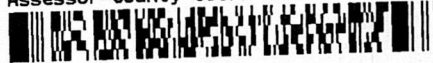
DON KENT
TAX COLLECTOR
4080 LEMON ST - 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

2017-0332045

08/11/2017 11:45 AM Fee: \$ 0.00

Page 1 of 2

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



541					R	A	Exam:	914	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG	T:					

00176 SOUTHWEST EDITION

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$820.94 for the fiscal year 2011-2012, Default Number 2012-378254046-0000.

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: LIM, MARVIN & LAY and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 378254046-7

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, 2017

By

Tax Collector

On 07/18/2017, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.
Peter Aldana, Assessor, Clerk Recorder

By:

Deputy

Seal

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

LEGAL DESCRIPTION

IN THE CITY OF LAKE ELSINORE

LOT 541 OF COUNTRY CLUB HEIGHTS UNIT A, TOWNSHIP 5 SOUTH, RANGE 5 WEST, A PORTION OF RANCHO LA LAGUNA AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 59 THROUGH 61 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

EXHIBIT "D"

RESOLUTION NUMBER 2022-3

MISSION STATEMENT

AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

RESOLUTION NO. 2022-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING THE PURCHASE OF A TAX-DEFAULTED PROPERTY KNOWN AS ASSESSOR'S PARCEL NUMBER (APN) 378-254-046 FROM THE COUNTY OF RIVERSIDE FOR THE PURCHASE PRICE OF \$22,508.50 PLUS ASSOCIATED ADMINISTRATIVE COSTS TO BE IMPROVED AND USED FOR DRAINAGE PURPOSES; APPLYING RIVERSIDE COUNTY TO THE COUNTY BOARD OF SUPERVISORS, COUNTY TAX COLLECTOR, AND TREASURER, AND STATE CONTROLLER TO PURCHASE THE PROPERTY; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

Whereas, the City of Lake Elsinore expresses interest in acquiring tax-defaulted property from the County of Riverside, California under Chapter 8 of the State Revenue and Taxation Code; and

Whereas, the tax-defaulted property is located within the City of Lake Elsinore located off Pope Circle, as shown on Exhibit A, attached; and

Whereas, the tax-defaulted property identified as Assessor Parcel Number 378-254-046 and is more specifically described in Exhibit B, attached; and

Whereas, the intended purpose of acquisition for the tax-defaulted property identified as Assessor Parcel Number 378-254-046 is for the planned construction of drainage improvements consisting of an infiltration area to reduce flooding; and

Whereas, the in addition to the total purchase price of \$22,508.50 plus associated administrative costs, the cost for the Notice of the Agreement to Purchase Tax-Defaulted Property shall be paid by the City of Lake Elsinore.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Incorporation of Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Interest to Acquire. The City of Lake Elsinore hereby offers to purchase the tax-defaulted property identified as Assessor Parcel Number 378-254-046 in the amount of \$22,508.50 plus associated administrative costs, through a Chapter 8 Agreement of Sale.

Section 3. Notice of Agreement to Purchase Tax Defaulted Property. The City of Lake Elsinore shall pay the cost of giving notice as required by the County of Riverside and applicable state law.

Section 4. Intended Use. The intended purpose of acquisition for the tax-defaulted property identified as Assessor Parcel Number 378-254-046 is for the planned construction of drainage improvements consisting of an infiltration area to reduce flooding.

Section 4. Authority to Proceed. The City Manager is authorized to proceed with the acquisition and execute all related documents including an Agreement to Purchase Tax-Defaulted Property through the County of Riverside Treasurer-Tax Collector.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.


Section 6. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted at a regular meeting of the City Council of the City of Lake Elsinore, California, this 11th day of January 2022.



Timothy J. Sheridan
Mayor

Attest:




Candice Alvarez, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2022-3 was adopted by the City Council of the City of Lake Elsinore, California, at the Regular meeting of January 11, 2022 and that the same was adopted by the following vote:

AYES: Council Members Magee and Tisdale; Mayor Pro Tem Johnson; and Mayor Sheridan
NOES: None
ABSENT: Council Member Manos
ABSTAIN: None



Candice Alvarez, MMC
City Clerk

City of Lake Elsinore
Resolution No. 2022-

Exhibit A



City of Lake Elsinore
Resolution No. 2022-

Exhibit B

Legal Description

That certain real property in the city of Lake Elsinore, County of Riverside, State of California described as Lot 541, " COUNTRY CLUB HEIGHTS UNIT A," As shown by map on file in book 16, page 59, 60 and 61 of maps, records of Riverside County California.

Assessor's Parcel Number 378-254-046



October 20, 2021

Office of the Treasurer-Tax Collector – Riverside County, California
4080 Lemon Street
Riverside, CA 92501

Subject: Purchase of a Tax-Defaulted Property from the County – APN 378-254-046 in
the City of Lake Elsinore

The City of Lake Elsinore Mission Statement:

“Lake Elsinore will be the ultimate lake destination where all can live, work, and play,
build futures and fulfill dreams.”

951-674-3124

130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

EXHIBIT D PAGE 06

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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**AGREEMENT 4486
CITY OF LAKE ELSINORE,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY**