

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



ITEM: 3.62
(ID # 20587)

MEETING DATE:

Tuesday, January 10, 2023

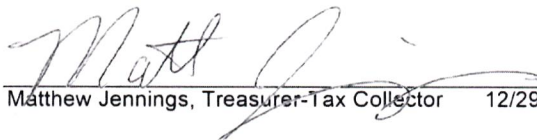
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the City of Wildomar, a Municipal Corporation as a Taxing Agency by Agreement to Purchase Tax-Defaulted Property Number 4487, District(s) 1. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 365250040, to the City of Wildomar, 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.

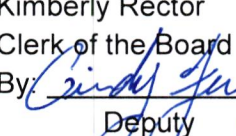
ACTION:Policy


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. 2021-14 (Exhibit "D") from the City of Wildomar, a Municipal Corporation as a Taxing Agency.

Parcel number 365250040 is located in the Outside City in District 1.

The purchase price of \$21,676.54 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 Wildomar, a Municipal Corporation, as a Taxing Agency is purchasing this property for municipal services including but not limited to public park, open space, street right of way and municipal facility and or fire station.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Map

A copy of the Assessor's map numbered 365250040 pertaining to the parcel listed above is attached for reference.

ATTACHMENT B. Agreement #4487

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

Two (2) Agreements both numbered 4487 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
AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY'S COPY

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

This Agreement **4487** 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 Wildomar, 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 March 02, 2021, the City of Wildomar, 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 Wildomar, 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 **\$21,676.54** 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: **municipal services including but not limited to public park, open space, street right of way and or municipal facility / fire station.**
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 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION
AS A TAXING AGENCY

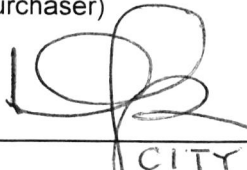
JAN 10 2023 3.42

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 WILDOMAR, A MUNICIPAL CORPORATION
AS A TAXING AGENCY
(Purchaser)

By: 
CITY MANAGER
(Signature and Title)

(seal)

Daniel A. York
(Print)

Date: Nov. 8, 2022

FORM APPROVED BY COUNTY COUNSEL

By:  27DEC22
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 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION
AS A TAXING AGENCY

JAN 10 2023 3.42

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 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION
AS A TAXING AGENCY

EXHIBIT "A"
PURCHASE APPLICATION
OBJECTION LETTER
CHAPTER 7 FORM 11 (2/9/21)
CHAPTER 7 PUBLICATION (TC217- 4129)

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.

1. Name of Organization: City of Wildomar

2. **Mailing Address:** 23873 Clinton Keith Road, Suite 201

3. Contact Person: Dan York

Phone: 951-677-7751x216

4. Email: dyork@cityofwildomar.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 Wildomar, 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)

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 Municipal Services
☐ To preserve open space for _____

Describe public purpose

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 cover letter
3. State the purpose and intended use for the Parcel: municipal services including but not limited to:
public park, open space, street right of way, municipal facility/fire station

Provide the signature of the purchasing entity's authorized officer

Daniel A. York, PE, PLS

951-677-7751 x. 216

Print Name _____

Contact Number

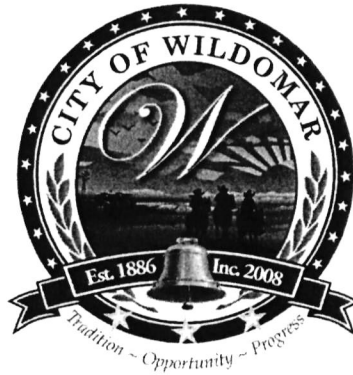
Daniel A. York
Authorizing Signature

Assistant City Manager
Title

3/2/2021
Date

(SCO 8-16) (2016)

Dustin Nigg, Mayor, Dist. 2
Ben J. Benoit, Mayor Pro Tem, Dist. 1
Bridgette Moore, Council Member, Dist. 4
Joseph Morabito, Council Member, Dist. 3
Marsha Swanson, Council Member, Dist. 5



23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.CityofWildomar.org

March 2, 2021

**Subject: Application to Purchase 2020 Tax Defaulted Property from County
City of Wildomar Vision Statement**

Attention: Tax Sale Operations Unit

The City of Wildomar requests purchasing the following properties and object to the public sale of the listed Tax-Default properties under provisions of the applicable Revenue and Taxation Code of the State of California.

PIN	365250040	TAG	025-19	Redemption \$13,775
PIN	367180044	TAG	025-023	Redemption \$22,581

Response to A.5. on the Application: Vision Statement Adopted February 2017

"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

Thank you for consideration
City of Wildomar

Daniel A. York

Daniel A. York, PE, PLS
Assistant City Manager

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



ITEM: 3.33
(ID # 14456)

MEETING DATE:
Tuesday, February 09, 2021

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-217, scheduled for May 13, 2021 through May 18, 2021, with Bid4Assets, Inc., All Districts. [\$2,123,551 - 100% Fund 11060 Tax Loss Reserve Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the intended public auction tax sale, Sale No. TC-217, pursuant to Revenue and Taxation Code Section 3694;
2. Approve and adopt the provisions of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a);
3. Adopt Resolution No. 2021-035, a resolution of the Board of Supervisors of the County of Riverside approving the sale of tax-defaulted property subject to the power of sale and setting the minimum bid; and
4. Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Treasurer-Tax Collector following Board approval.

The above action will authorize the minimum bid on regular tax-defaulted parcels to be offered for sale via the Internet with Bid4Assets, Inc.

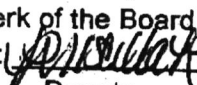
ACTION: Policy


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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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 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	\$ 2,123,551	\$ 0	\$ 2,123,551	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 11060 Tax Loss Reserve Fund			Budget Adjustment:	No
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Properties for which taxes are not redeemed are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Treasurer-Tax Collector's "Notice of Power to Sell Tax Defaulted Property," which is then recorded.

If the property is not subsequently redeemed by the payment of all amounts due, it is offered for sale by the Treasurer-Tax Collector. This action will set in motion the Treasurer-Tax Collector's May sale.

SUMMARY OF THE May 13, 2021 through May 18, 2021 Internet Tax Sale conducted via Internet through Bid4Assets, Inc.

The Treasurer-Tax Collector proposes to offer a maximum of eight hundred fifty-seven (857) "fee parcels":

On May 13, 2021 at 8:00 AM through May 14, 2021 at 9:00 AM

- a) Six hundred eighty-four (684) fee parcels will be offered for a minimum bid of full redemption, plus the cost of sale.
- b) One hundred seventy-three (173) fee parcels will be offered for a minimum bid of \$100.00.

The aggregate minimum bid for all parcels listed in Exhibit "A" is \$11,475,727.

On May 14, 2021 at 9:00 AM through May 18, 2021, any of the six hundred eighty-four (684) fee parcels offered for a minimum bid of full redemption plus the cost of sale between May 13, 2021 at 8:00 AM and May 14, 2021 at 9:00 AM, that do not receive bids will then be reoffered at a reduced minimum bid for the following reduced amounts.

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

- a) Two hundred twelve (212) or fewer fee parcels will be offered for a minimum bid of cost of sale only.
- b) One hundred seventy-two (172) or fewer fee parcels will be offered at a minimum bid of taxes only, plus cost of sale.
- c) Three hundred (300) or fewer fee parcels will be offered at a minimum bid of \$100.00.

In general, the financial impact of tax sales can be summarized as follows:

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- For this sale, if all parcels being reoffered for cost of sale were to sell for only the minimum bid, the maximum tax loss would be \$3,130,696.71. Considering the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$2,123,551.75. Parcels reoffered for taxes only, plus cost of sale will not realize a tax loss.
- Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.
- The Tax Collector has determined that parcels which are offered for a minimum bid of \$100.00 should stimulate interest through the online auction. All of the parcels in question have previously been offered for sale, most on multiple occasions, without garnering any bids. While the \$100.00 minimum bid is low, we believe it is necessary in order to generate interest and bids. It is further likely, that once bidding begins, the final highest bid will decisively surpass the \$100.00 minimum.
- More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale is not expected to realize the maximum loss for three reasons: (1) properties are inevitably pulled from the sale due to various reasons including taxpayer redemptions; (2) some parcels will sell for more than the minimum bid; and (3) other parcels are likely to receive no bids. For example, in previous tax sales, our estimated maximum loss of the Tax Loss Reserve Fund for 2018-2019 was \$1,663,823.42 however, our realized loss was \$451,810.69 which resulted in only 27% of our initial estimated loss. Additionally, our estimated maximum loss of the Tax Loss Reserve Fund for 2019-2020 was \$2,640,702.78 however, our realized loss was \$499,823.88 which resulted in only 19% of our initial estimated loss.

Impact on Residents and Businesses

The offering of tax-defaulted properties is to collect unpaid taxes and to return the property to a revenue-generating status by conveying the property to another owner or motivating the assessee to redeem.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. TC 217 Tax Sale List

ATTACHMENT B. Resolution No. 2021-035



Stephanie Pech, Principal Management Analyst 2/17/2021

1 Board of Supervisors

County of Riverside

2
3 RESOLUTION NO. 2021-035

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

8
9 WHEREAS, the Tax Collector of Riverside County intends to sell tax-defaulted property
10 subject to the power of sale at public auction on May 13, 2021 through May 18, 2021 over the internet; and,

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

14 WHEREAS, Tax Sale List TC 217 Sale File 4468, which is attached hereto as Exhibit "A",
15 sets forth the property declared tax-defaulted with the year of the tax default and the parcel identification
16 number; and,

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

19 WHEREAS, the Tax Collector, in his discretion, has determined that the property specified
20 in Exhibit "A" attached hereto and incorporated by reference and constituting eight hundred fifty-seven
21 (857) fee parcels should be offered for sale from May 13, 2021 through May 18, 2021, with the minimum
22 bid to be in accordance with California Revenue and Taxation Code Section 3698.5; and,

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

FORM APPROVED COUNTY COUNSEL
BY: MCT DATE: 26 JAN 21
MICHAEL C. THOMAS

1 WHEREAS, six hundred eighty-four (684) or fewer fee parcels will be offered at the tax sale
2 for the first time for the full redemption amount plus the cost of sale, and, if any of these six hundred
3 eighty-four (684) fee parcels does not receive a bid for the full redemption amount plus cost, six hundred
4 eighty-four (684) of said parcels may be reoffered during the same sale beginning on May 14, 2021 at 9:00
5 a.m. at a minimum price that the Tax Collector deems appropriate in light of the most current assessed
6 valuation and unique circumstances with respect thereto; and,

7 WHEREAS, one hundred seventy-three (173) or fewer fee parcels will be offered for a
8 minimum bid of one hundred dollars (\$100.00) because these parcels have been previously offered and no
9 acceptable bids were received at the prescribed minimum price and because the Tax Collector deems this
10 proposed minimum bid appropriate in light of the most current assessed valuation and unique
11 circumstances of these properties; and,

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

15 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
16 County of Riverside, State of California, in regular session assembled on February 9, 2021 that the
17 proposed internet sale of tax-defaulted property subject to the power of sale and any continuation of the
18 sale is hereby approved, and the Tax Collector of the County of Riverside is directed to offer the property,
19 as described in Exhibit "A" attached hereto and incorporated by reference, at public auction to the highest
20 bidder for cash in lawful money of the United States at the minimum bid set in accordance with California
21 Revenue and Taxation Code Section 3698.5(a) and 3698.5(c) as specified below:

22 1. Six hundred eighty-four (684) or fewer fee parcels will be offered for sale at a
23 minimum bid of the full redemption amount plus the cost of sale.

24 2. One hundred seventy-three (173) or fewer fee parcels will be offered for sale at a
25 minimum bid of one hundred dollars (\$100.00).

26 3. If any of the six hundred eighty-four (684) or fewer fee parcels that are initially
27 offered for sale at a minimum bid of the full redemption amount plus the cost of sale does not receive an
28 acceptable bid of the full redemption amount plus the cost of sale, six hundred eighty-four (684) of said

1 parcels may be reoffered later at the same sale beginning at 9:00 a.m. on May 14, 2021 as follows:

2 a) Two hundred twelve (212) or fewer fee parcels will be offered at a minimum bid of
3 the cost of sale.

4 b) One hundred seventy-two (172) or fewer fee parcels will be offered at a minimum
5 bid of taxes only, plus the cost of sale.

6 c) Three hundred (300) or fewer fee parcels will be offered at a minimum bid of one
7 hundred dollars (\$100.00).

8
9
10 ROLL CALL:

11 Ayes: Spiegel, Jeffries, Washington, Perez and Hewitt

12 Nays: None

13 Absent: None

14 Abstained:

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

17 Kecia R. Harper, Clerk of said Board

18 By 
19 Deputy

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ITEM 4129 IN THE CITY OF WILDOMAR
PARCEL IDENTIFICATION NUMBER:365250040
TRA: 025-019 WILDOMAR
DEFAULT DATE: 07/01/2015

LAST ASSESSED TO: CLOUD BURST 50040 TRUST
MINIMUM PRICE: \$16,079.00

ITEM 4131 IN THE CITY OF WILDOMAR
PARCEL IDENTIFICATION NUMBER:366190047
TRA: 025-068 WILDOMAR
DEFAULT DATE: 07/01/2012

LAST ASSESSED TO: BOHANNON JAMES KELLY
SITUS ADDRESS: 33599 ORANGE ST WILDOMAR CA 92595
MINIMUM PRICE: \$90,549.00

ITEM 4132 IN THE CITY OF WILDOMAR
PARCEL IDENTIFICATION NUMBER:367180044
TRA: 025-023 WILDOMAR
DEFAULT DATE: 07/01/2015

LAST ASSESSED TO: KOLSY USA INC
MINIMUM PRICE: \$26,688.00

ITEM 4133 IN THE CITY OF LAKE ELSINORE
PARCEL IDENTIFICATION NUMBER:373065002
TRA: 005-043 LAKE ELSINORE
DEFAULT DATE: 07/01/2008

LAST ASSESSED TO: SAYERS L P
MINIMUM PRICE: \$100.00

ITEM 4134 IN THE CITY OF LAKE ELSINORE
PARCEL IDENTIFICATION NUMBER:373065003
TRA: 005-043 LAKE ELSINORE
DEFAULT DATE: 07/01/2013

LAST ASSESSED TO: SIMPSON ANNABELLE ESTATE OF
MINIMUM PRICE: \$2,709.00

Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice
KOBER, TIMOTHY JAMES ITEM 4376 375271038 EPPL, STEPHEN ITEM 4377 375271039 SITL INV ITEM 4378 375274001 FARD, SAFIEH ITEM 4379 375274002 ITEM 4380 375274003 ITEM 4381 375274017 SITL INV ITEM 4382 375274018 LOPSHIRE, LAWRENCE ED- WARD & LOPSIRE, LAWRENCE GILBERT ITEM 4383 375275014 INVESTMENT PROP TRUST & THE SITL INVESTMENT, LLC ITEM 4384 375275015 ITEM 4385 375275016 ITEM 4386 375275017 ITEM 4387 375275018 ITEM 4388 375281001 TRENTIN KATHERINE ITEM 4389 375281024 APPEL, ELIEZER & MORGAN IN- VESTMENT LIMITED ITEM 4390 375281025 ITEM 4391 375282001 COUNTRY CLUB HOLDINGS ITEM 4392 375282002 COUNTRY CLUB HOLDINGS & SITL INVESTMENT, LLC ITEM 4393 375282003 ITEM 4394 375282004 ITEM 4395 375282008 PAUL AIS, DOMINIQUE SCHEFFER, YVONNE ITEM 4396 375282009 AUTONIADES, LYDIA SCHEFFER, YVONNE ITEM 4397 375282034 STONECREST INV ITEM 4398 375282035 ITEM 4399 375282036 COUNTRY CLUB HOLDINGS ITEM 4400 375282037 INVESTMENT PROP TRUST ITEM 4401 375282038 ITEM 4402 375282039 AGUILERA, ERIC ITEM 4403 375312004 BEGUM, ANWAR ITEM 4404 375312007 WICKWARE, MILDRED A ITEM 4405 375312031 LAND VENTURES INC ITEM 4406 375312032 SMITH, ROBERT C & LEFLORE L & WILLA BELLE CO TRUST- EES ITEM 4407 375312045 375312065 STRICKLAND TRUST ITEM 4408 375312068 DUNCAN, NANCY ITEM 4409 375321023 ITEM 4410 375321024 STEELE, EDWARD J & MARGAR- ET A ITEM 4411 375322010 NORCO CONST CO ITEM 4412 375360016 RAMIREZ, JOSE O ITEM 4413 375360017 ITEM 4414 375361008 WILKERSON, EUGENE & GER- ALDINE J ITEM 4415 375361009 ITEM 4416 375361010	ITEM 4428 375371018 ITEM 4430 376064024 GABRIEL CHRIS & KITCHEN, JOHN JR & JOHN SR & KITCHEN PETE & DRALLE CHARLES A & THOMPSON ROBERT JOSEPH TRUSTEE ITEM 4431 376072024 INVESTMENT PROP TRUST ITEM 4432 376072030 H & H CHARITABLE REMAIN- DER TRUST ITEM 4433 376072031 ITEM 4434 376083010 BOND, DEVAN ITEM 4435 376083011 ITEM 4436 376162010 JAGATSBANYAN, ANI J & GABRIYAN-MKRITCH ITEM 4437 376163003 MERICK, LANNY ITEM 4438 376163004 ITEM 4439 376172001 FISHER, CHESTER C & DORIS & PROSSER JAMES D ITEM 4440 376172008 MOLLE, SUSAN LAUGHLIN & KING CARL L & ELIZABETH F TRUSTEES ITEM 4441 376172009 ITEM 4442 376182035 PEREZ, RUBY M ITEM 4443 376182036 ROJAS, LONJINOS ITEM 4444 376182037 SCHMIDT, CARLA & DEBORAH C ITEM 4445 376192016 INLAND DEVELOPMENT PART- NERS I ITEM 4446 376192017 MONTOYA, JAMMIL TRUSTEE & HENDLEY KASEY ITEM 4447 376192023 ITEM 4448 376192024 MONTOYA, JAMMIL TRUSTEE & NORDELO JOSEPH M ITEM 4449 376192025 ITEM 4450 376221032 OWEN, CAROL ITEM 4451 376221037 POL, JOSE & ZONIA ITEM 4452 376221038 ITEM 4453 376221039 MICAL MODULAR SOUTH ITEM 4454 376221040 ITEM 4455 376221041 MICAL MODULAR SOUTH & THE BENTLY FOUNDATION ITEM 4456 376221042 ITEM 4457 376221043 ITEM 4458 376221044 MICAL MODULAR SOUTH & THE BENTLY FOUNDATION ITEM 4459 376221045 ITEM 4460 376221046 ITEM 4461 376221047 ITEM 4462 376221048 ITEM 4463 376221049 ITEM 4464 376221050 ITEM 4465 376221051 ITEM 4466 376221052 ITEM 4467 376221053 ITEM 4468 376221054 ITEM 4469 376221055 ITEM 4470 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EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Identification Number: 365250040

First Year Delinquent: 2014-2015

Purchase Price: \$21,676.54

Default Date: JUNE 30, 2015

TRA 025-019 WILDOMAR

DISTRICT: 1

Situs Address: NONE

Last Assessed To: CLOUD BURST 50040 TRUST

Legal Description:

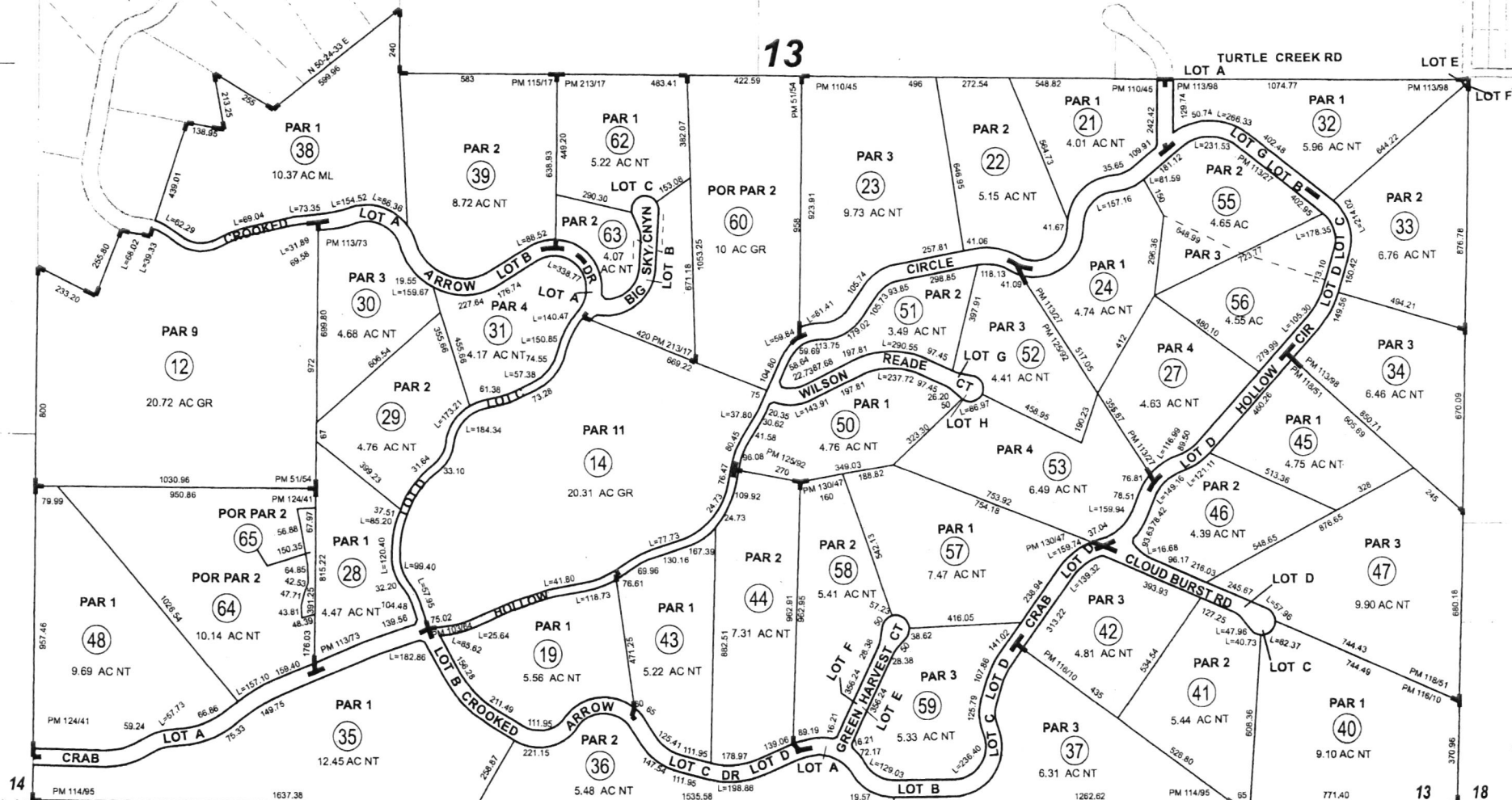
PARCEL 1 OF PARCEL MAP 18746 AS SHOWN ON MAP ON FILE IN BOOK 116, PAGES 10 AND 11 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

AGREEMENT 4487
CITY OF WILDOMAR,
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.

S 1/2 OF SEC. 13, T.6S., R.4W.

TRA 025-019



Leg

EXHIBIT B PAGE 03

Date	
1/1/1979	14
1/1/1979	3
5/1/1982	15
12/1/1982	6
5/1/1983	18
5/1/1983	13
5/1/1983	7
7/1/1983	10
7/1/1983	4
8/1/1983	9
10/1/1983	20
12/1/1983	8
11/1/1984	11
1/1/1985	17
5/1/1985	25
5/1/1985	54
8/1/1985	16
5/1/2006	5
5/1/2006	61
10/12/2021	49

23

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24

19



ASSESSOR'S MAP BK365 PG.25
Riverside County, Calif.

ajohnson

Data
M.B. 51/96-98
R.S. 33/74
R.S. 44/3
DEED 62509 5/65
LLA 1934

Pg 21	Pg 22	Pg 23	Bk 361 Pg 08 Bk 361 Pg 10
	Pg 24	Pg 25	Bk 361 Pg 03 Bk 361 Pg 14 Bk 362 Pg 07
Bk 366 Pg 25	Bk 366 Pg 31		

Map Reference

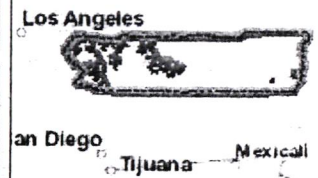
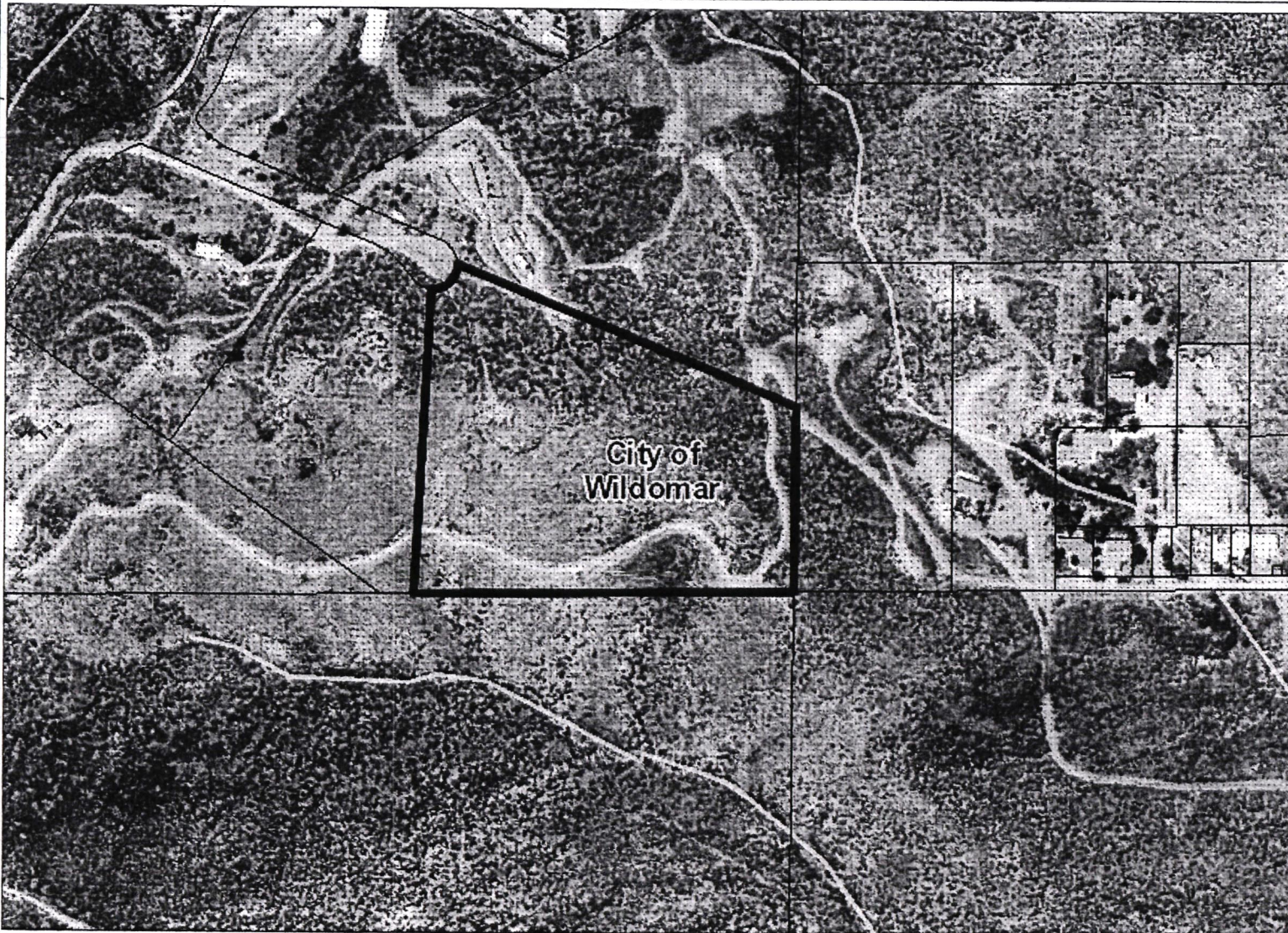
PM 113/73 - 75 PARCEL MAP NO 17966
PM 113/98 - 99 PARCEL MAP NO 18797
PM 114/95 PARCEL MAP NO 18735
PM 115/17 - 18 PARCEL MAP NO 19040
PM 116/10 - 11 PARCEL MAP NO 18746
PM 117/25 PARCEL MAP NO 19182
PM 118/51 - 52 PARCEL MAP NO 19427
PM 124/41 - 42 PARCEL MAP NO 19733

Map Reference

PM 125/92 - 93 PARCEL MAP NO 19649
PM 130/47 - 48 PARCEL MAP NO 20523
PM 213/17 - 18 PARCEL MAP NO 25684
PM 51/54 - 57 PARCEL MAP NO 9098
PM 103/64 PARCEL MAP NO 17748
PM 110/45 - 46 PARCEL MAP NO 16784
PM 113/27 - 28 PARCEL MAP NO 19019

OCT 2021

365250040



Legend

- Parcels
- Blueline Streams
- City Areas



0 376 752 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... 10/25/2022 3:15:23 PM

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Notes

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

EXHIBIT C PAGE 01

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

2020-0395588

08/26/2020 08:53 AM Fee: \$ 0.00

Page 1 of 2

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



778

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

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2015 for the nonpayment of delinquent taxes in the amount of \$2,109.45 for the Fiscal Year 2014-2015, Default Number 2015-365250040

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: CLOUD BURST 50040 TRUST and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 365250040

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, 2020

By

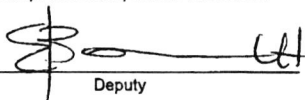

Jon Christensen Tax Collector

On 7/30/2020, before me, Peter Aldana, Assessor-County 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 1 OF PARCEL MAP 18746 AS SHOWN ON MAP ON FILE IN BOOK 116, PAGES 10 AND 11 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXHIBIT "D"

RESOLUTION NUMBER 2021-14

MISSION STATEMENT

AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

RESOLUTION NO. 2021 - 14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING THE ACQUISITION OF TWO RIVERSIDE COUNTY TAX-DEFAULTED PROPERTIES FOR THE APPROXIMATE PURCHASE PRICE OF \$57,750 PLUS ASSOCIATED ADMINISTRATIVE COSTS FOR ASSESSORS PARCEL NUMBERS: 365-250-040 AND ~~367-180-044~~ *R*

WHEREAS, the City of Wildomar 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 Wildomar, as shown on Exhibit A, attached; and

WHEREAS, the intended purpose of acquisition for the tax defaulted property identified as Assessor Parcel Number 365-250-040 located off of Cloud Burst Road and westerly of the extension of Baxter Road in the amount of \$21,676.54 is for open space and passive recreation; and

~~**WHEREAS**, the intended purpose of acquisition for the tax defaulted property identified as Assessor Parcel Number 367-180-044 located off of Monte Vista Road and northerly of Wildomar Trail in the amount of \$36,069.52 is for a public facility; and~~ *Redeemed*

WHEREAS, the in addition to the total purchase price of \$57,746.06 for the two properties, the cost of giving Notice of the Agreement to Purchase Tax-Defaulted Property shall be paid by the City of Wildomar; and

WHEREAS, the purchase of the properties is consistent with the General Plan including the Open Space Element and the goals and policies related to public facilities.

NOW, THEREFORE, the City Council of the City of Wildomar does hereby resolve that:

SECTION 1. INTEREST TO ACQUIRE.

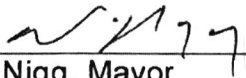
That the City of Wildomar expresses interest in acquiring the tax defaulted properties shown in Exhibit A, attached, from the County of Riverside.

SECTION 2. AUTHORITY TO PROCEED.

That the Assistant 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 (attached as Exhibit B).

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 14th day of April, 2021.




Dustin Nigg, Mayor

ATTEST:

APPROVED AS TO FORM:



Janet Morales, City Clerk



Thomas D. Jex, City Attorney



Exhibit A

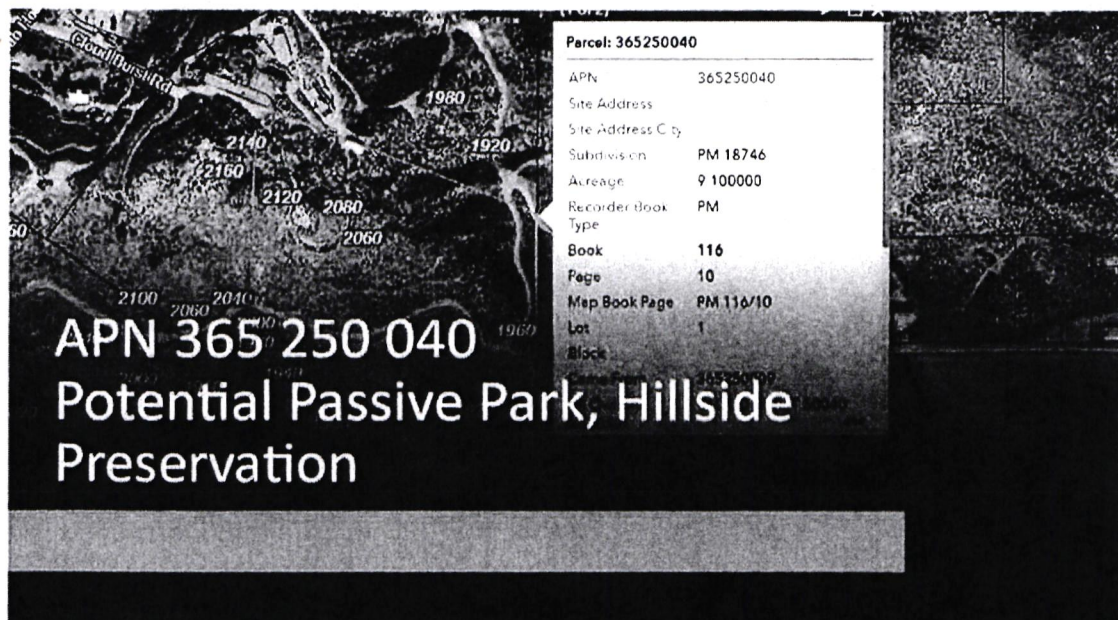
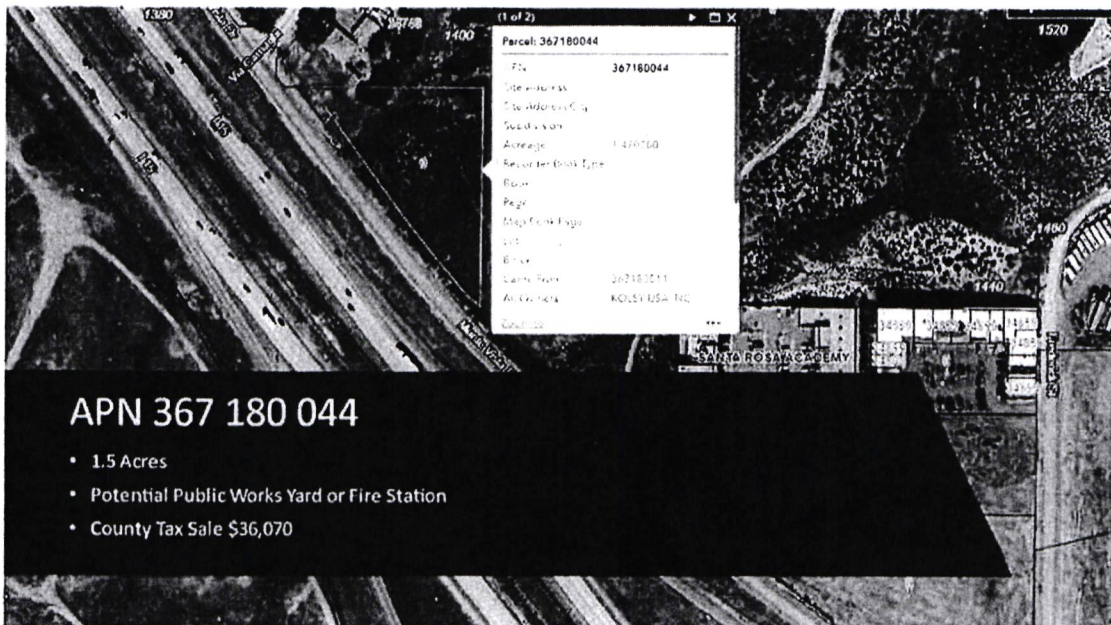


Exhibit B

Sample Form Agreement

Public Agency Agreement Sample

This agreement is made this (day) day of (month), (year) by and between the (county) County Board of Supervisors and (purchasing entity), in accordance with provisions of California law. The County ("SELLER"), subject to the State Controller's approval, does hereby agree to sell to (purchaser) ("PURCHASER") the real property described in Exhibit 'A' of this agreement. The real property situated within said county, hereinafter set forth and described in Exhibit 'A' of this agreement, is tax defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes.

The PURCHASER agrees to pay the sum of \$(price) and which is tendered in the form of (cash/negotiable paper/etc) with this document.

The following is a sample listing of terms and conditions, any of which may be included in Chapter 8 Sale Agreements at the discretion of the County. ***This list is not inclusive and pursuant to California Revenue and Taxation Code sections 3795.5 and 3794.3 the board of supervisors may establish conditions of sale.***

Consultation with county counsel is recommended before establishing conditions of sale

In consideration of the mutual promises herein set forth, the parties mutually agree as follows:

- Approval by the State Controller. California Revenue and Taxation Code section 3795 requires this agreement to be submitted to and approved by the California State Controller before it becomes final. This agreement is not in effect until the California State Controller's authorization is received and the noticing process is complete.
- Purchase and Evidence of Title. Within 21 days from the effective date of this agreement, the PURCHASER agrees to pay a sum sufficient to redeem the delinquent property taxes pursuant to California Revenue and Taxation Code section 3793.1(a) or a reduced price in accordance with section 3793.1(b). The approval and notice process will determine the effective date of the sale and the final purchase price. The PURCHASER agrees to pay the amount specified in Exhibit '___' for the properties described in Exhibit 'A'. Payment shall be in cash or certified funds payable to the (county) County Tax Collector. Upon receipt of said sums by the Tax Collector, the Tax Collector shall execute and record a deed conveying the title to said property to PURCHASER and after recordation the deeds will be returned to the purchaser by the County Clerk/Recorder.
- No Representation. The SELLER makes no representation concerning the condition of title to the subject property. The SELLER does not warrant title to the property or make any representations concerning the title. Additionally, the SELLER makes no representation concerning the physical condition of the subject property and the PURCHASER acknowledges that it is not relying upon any statements or representations of the SELLER concerning the subject property and is purchasing the subject property in its 'as is' condition.

- Other Expenses: The PURCHASER shall pay the other expenses in addition to the purchase price of the property, including but not limited to: the cost of giving notice of the notice of agreement, the cost of publishing or posting the notice of agreement, the cost of proceeding to obtain a clear title to the property, and the expenses incurred in the payment, compromise, or other method of removal of any liens or adverse claims against the property.
- Intent of Use. The public purpose and specified intent of use set forth by the PURCHASER for the purchased property is as follows:

- Jurisdiction Boundaries. If the PURCHASER is a 'district' as defined by Government Code 56036(a) the purchased property must be within their jurisdiction, unless a letter from purchasers' legal counsel stating that either the influence has been extended by the Local Agency Formation Commission (LAFCo) to include the property or the property may be purchased without conflict with sphere of influence parameters.
- Real Property Taxes, Fiscal Year (current)-(current): The purchase price does not include the property taxes for Fiscal Year (current)-(current). The PURCHASER shall be responsible for payment in full of the Fiscal Year (current)-(current) property taxes for the property in addition to the purchase price.
- Treated as a Single Transaction: The SELLER shall sell the property(s) listed in Exhibit '___' as a single transaction to the PURCHASER in consideration of the receipt of the payments listed in this agreement.
- Redemption: If any of the properties listed in Exhibit '___' are redeemed prior to the effective date of this agreement, this agreement shall be null and void as to that property or properties. Notwithstanding the foregoing, the agreement shall be binding and shall remain in full force and effect with respect to any remaining property (s).
- Void/Incomplete Purchase: This agreement shall become null and void and the right of redemption restored upon the failure of the PURCHASER to comply with the terms and conditions of this agreement prior to the tax deed recordation. The PURCHASER will be required to reimburse the Tax Collector for the costs for producing notice, publication, and actual costs incurred for preparing and conducting the agreement sale if these expenses have already been incurred.

- Indemnity: The PURCHASER shall indemnify the SELLER from and against any and all liability, loss, costs, damages, attorney's fees, and other expenses which the SELLER may sustain or incur by reasons of a challenge to validity of the tax default sale of the property described in Exhibit '___'. Pursuant to California Revenue and Taxation Code section 3809, a proceeding based on alleged invalidity or irregularity of any proceeding instituted can only be commenced within one year after the date of execution of the Tax Collector's deed.
- Environmental Condition of Property. The property acquired pursuant to this agreement may contain hazardous wastes, toxic substances, or other substances regulated by federal, state, and local agencies. The SELLER in no way whatsoever assumes any responsibility, implied or otherwise, and makes no representations that the property (s) are in compliance with federal, state, or local laws governing such substances. The SELLER in no way assumes any responsibility, implied or otherwise, for any costs or liability of any kind imposed upon or voluntarily assumed by the PURCHASER or any other owner to remediate, clean up, or otherwise bring into compliance according to federal, state, or local environmental laws property purchased.
- CERCLA. The SELLER and the PURCHASER agree that under United States Code, title 42, section 9601(20,d), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) expressly excludes local and state governments from clean up liability for properties they acquire as a result of tax delinquencies. Notwithstanding this provision, the PURCHASER shall defend, indemnify, and hold harmless the SELLER, its board of supervisors, officers, claims, actions, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of this agreement, regardless of whether caused in part by a party indemnified hereunder, including but not limited to allegations that the SELLER and/or the SELLER's officers, directors, agents, employees, or volunteers are liable for costs or other charges related to the remediation, clean up, or other work necessary to bring any property purchased under this agreement into compliance with deferral, state, or local environmental laws.

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

Note: If more than one executed copy is required, add the following statement above the signature block:

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

ATTEST:

PURCHASER

By: _____

ATTEST:

CLERK OF THE BOARD OF SUPERVISORS

By: _____

By: _____
DEPUTY

By: _____

Note: If the purchaser is the State or the county and is located within the boundaries of a city, add this signature block:

Pursuant to the provisions of Revenue and Taxation Code section 3775, the governing body of the City of (city) hereby agrees to the selling price as provided in this agreement.

ATTEST:

CITY OF

DEPUTY

By: _____

Note: If the purchaser is the State or the county, use this signature block for the State Controller:

Pursuant to the provisions of Revenue and Taxation Code section 3775, the Controller agrees to the selling price hereinbefore set forth and, pursuant to the provisions of section 3795, approves the foregoing agreement this this (day) day of (month), (year) is approved.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

Note: For agreements with agencies other than the State or the county, use this signature block for the State Controller:

Pursuant to the provisions of Revenue and Taxation Code section 3795, the Controller approves the foregoing agreement this this (day) day of (month), (year) is approved.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

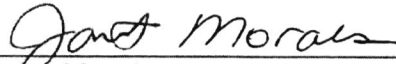
I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. 2021 – 14 was duly adopted at a regular meeting held on April 14, 2021 by the City Council of the City of Wildomar, California, by the following vote:

AYES: Moore, Morabito, Swanson, Mayor Pro Tem Benoit, Mayor Nigg

NOES: None

ABSTAIN: None

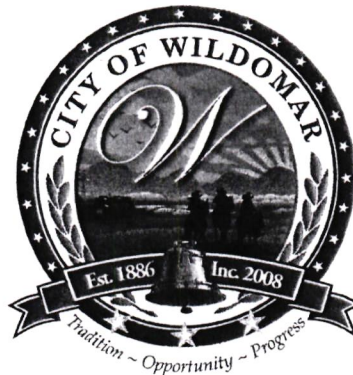
ABSENT: None



Janet Morales
City Clerk
City of Wildomar



Dustin Nigg, Mayor, Dist. 2
Ben J. Benoit, Mayor Pro Tem, Dist. 1
Bridgette Moore, Council Member, Dist. 4
Joseph Morabito, Council Member, Dist. 3
Marsha Swanson, Council Member, Dist. 5



23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.CityofWildomar.org

March 2, 2021

**Subject: Application to Purchase 2020 Tax Defaulted Property from County
City of Wildomar Vision Statement**

Attention: Tax Sale Operations Unit

The City of Wildomar requests purchasing the following properties and object to the public sale of the listed Tax-Default properties under provisions of the applicable Revenue and Taxation Code of the State of California.

PIN	365250040	TAG	025-19	Redemption \$13,775
PIN	367180044	TAG	025-023	Redemption \$22,581

Redeemed

Response to A.5. on the Application: Vision Statement Adopted February 2017

"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

Thank you for consideration
City of Wildomar

Daniel A. York

Daniel A. York, PE, PLS
Assistant City Manager

EXHIBIT D PAGE 11

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

THIS PAGE WAS INTENTIONALLY LEFT BLANK

AGREEMENT 4487
CITY OF WILDOMAR,
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 4487, 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 WILDOMAR, 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 Jen

JENNIFER MONTECINOS, MANAGER

Tax Administration Section

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 4487 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 Wildomar, 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 March 02, 2021, the City of Wildomar, 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 Wildomar, 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 **\$21,676.54** 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: **municipal services including but not limited to public park, open space, street right of way and or municipal facility / fire station.**
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 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION
AS A TAXING AGENCY

JAN 10 2023 3.62

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.

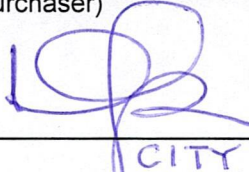
This document is being executed in counterpart, each of which constitutes an original.

ATTEST: CITY OF WILDOMAR, A MUNICIPAL CORPORATION

AS A TAXING AGENCY

(Purchaser)

By: _____


CITY MANAGER

(Signature and Title)

Daniel A. York

(Print)

Date: Nov. 8, 2022

(seal)

FORM APPROVED BY COUNTY COUNSEL

By: _____

 27DEC22
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KIMBERLY A. RECTOR

Clerk of the Board of Supervisors

By: _____


Deputy

(seal)

By: _____



KEVIN JEFFRIES

Chairman of the Board of Supervisors

Date: _____

1/10/23

AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION
AS A TAXING AGENCY

JAN 10 2023 3.42

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 22 day of February, 2023.

Malia M. Cohen, CALIFORNIA STATE CONTROLLER

By: 

JENNIFER MONTECINOS, Manager
Tax Administration Section

EXHIBIT "A"

PURCHASE APPLICATION

OBJECTION LETTER

CHAPTER 7 FORM 11 (2/9/21)

CHAPTER 7 PUBLICATION (TC217- 4129)

AGREEMENT 4487
CITY OF WILDOMAR,
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 Wildomar
2. Mailing Address: 23873 Clinton Keith Road, Suite 201
3. Contact Person: Dan York Phone: 951-677-7751x216
4. Email: dyork@cityofwildomar.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 Wildomar, 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 Municipal Services ☐ To preserve open space for _____
- Describe public purpose

C. Property Information

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

1. County where the Parcel is located: Riverside
2. Assessor's Parcel Number (if only one, list here more than one list on separate sheet): see attached cover letter
3. State the purpose and intended use for the Parcel: municipal services including but not limited to:
public park, open space, street right of way, municipal facility/fire station

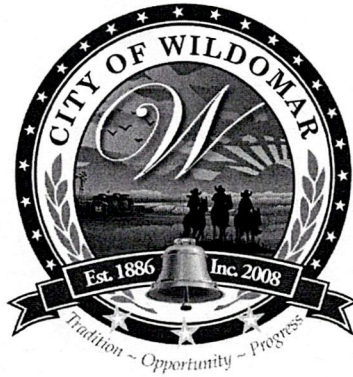
D. Acknowledgement

Provide the signature of the purchasing entity's authorized officer

Daniel A. York, PE, PLS 951-677-7751 x. 216
Print Name Contact Number
Daniel A. York Assistant City Manager 3/2/2021
Authorizing Signature Title Date

(SCO 8-16) (2016)

Dustin Nigg, Mayor, Dist. 2
Ben J. Benoit, Mayor Pro Tem, Dist. 1
Bridgette Moore, Council Member, Dist. 4
Joseph Morabito, Council Member, Dist. 3
Marsha Swanson, Council Member, Dist. 5



23873 Clinton Keith Rd, Ste 201
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March 2, 2021

**Subject: Application to Purchase 2020 Tax Defaulted Property from County
City of Wildomar Vision Statement**

Attention: Tax Sale Operations Unit

The City of Wildomar requests purchasing the following properties and object to the public sale of the listed Tax-Default properties under provisions of the applicable Revenue and Taxation Code of the State of California.

PIN	365250040	TAG	025-19	Redemption \$13,775
PIN	367180044	TAG	025-023	Redemption \$22,581

redacted

Response to A.5. on the Application: Vision Statement Adopted February 2017

"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

Thank you for consideration
City of Wildomar

Daniel A. York

Daniel A. York, PE, PLS
Assistant City Manager

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



ITEM: 3.33
(ID # 14456)

MEETING DATE:

Tuesday, February 09, 2021

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-217, scheduled for May 13, 2021 through May 18, 2021, with Bid4Assets, Inc., All Districts. [\$2,123,551 - 100% Fund 11060 Tax Loss Reserve Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the intended public auction tax sale, Sale No. TC-217, pursuant to Revenue and Taxation Code Section 3694;
2. Approve and adopt the provisions of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a);
3. Adopt Resolution No. 2021-035, a resolution of the Board of Supervisors of the County of Riverside approving the sale of tax-defaulted property subject to the power of sale and setting the minimum bid; and
4. Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Treasurer-Tax Collector following Board approval.

The above action will authorize the minimum bid on regular tax-defaulted parcels to be offered for sale via the Internet with Bid4Assets, Inc.

ACTION: Policy


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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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 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	\$ 2,123,551	\$ 0	\$ 2,123,551	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 11060 Tax Loss Reserve Fund			Budget Adjustment:	No
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Properties for which taxes are not redeemed are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Treasurer-Tax Collector's "Notice of Power to Sell Tax Defaulted Property," which is then recorded.

If the property is not subsequently redeemed by the payment of all amounts due, it is offered for sale by the Treasurer-Tax Collector. This action will set in motion the Treasurer-Tax Collector's May sale.

SUMMARY OF THE May 13, 2021 through May 18, 2021 Internet Tax Sale conducted via Internet through Bid4Assets, Inc.

The Treasurer-Tax Collector proposes to offer a maximum of eight hundred fifty-seven (857) "fee parcels":

On May 13, 2021 at 8:00 AM through May 14, 2021 at 9:00 AM

- a) Six hundred eighty-four (684) fee parcels will be offered for a minimum bid of full redemption, plus the cost of sale.
- b) One hundred seventy-three (173) fee parcels will be offered for a minimum bid of \$100.00.

The aggregate minimum bid for all parcels listed in Exhibit "A" is \$11,475,727.

On May 14, 2021 at 9:00 AM through May 18, 2021, any of the six hundred eighty-four (684) fee parcels offered for a minimum bid of full redemption plus the cost of sale between May 13, 2021 at 8:00 AM and May 14, 2021 at 9:00 AM, that do not receive bids will then be reoffered at a reduced minimum bid for the following reduced amounts.

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

- a) Two hundred twelve (212) or fewer fee parcels will be offered for a minimum bid of cost of sale only.
- b) One hundred seventy-two (172) or fewer fee parcels will be offered at a minimum bid of taxes only, plus cost of sale.
- c) Three hundred (300) or fewer fee parcels will be offered at a minimum bid of \$100.00.

In general, the financial impact of tax sales can be summarized as follows:

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- For this sale, if all parcels being reoffered for cost of sale were to sell for only the minimum bid, the maximum tax loss would be \$3,130,696.71. Considering the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$2,123,551.75. Parcels reoffered for taxes only, plus cost of sale will not realize a tax loss.
- Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.
- The Tax Collector has determined that parcels which are offered for a minimum bid of \$100.00 should stimulate interest through the online auction. All of the parcels in question have previously been offered for sale, most on multiple occasions, without garnering any bids. While the \$100.00 minimum bid is low, we believe it is necessary in order to generate interest and bids. It is further likely, that once bidding begins, the final highest bid will decisively surpass the \$100.00 minimum.
- More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale is not expected to realize the maximum loss for three reasons: (1) properties are inevitably pulled from the sale due to various reasons including taxpayer redemptions; (2) some parcels will sell for more than the minimum bid; and (3) other parcels are likely to receive no bids. For example, in previous tax sales, our estimated maximum loss of the Tax Loss Reserve Fund for 2018-2019 was \$1,663,823.42 however, our realized loss was \$451,810.69 which resulted in only 27% of our initial estimated loss. Additionally, our estimated maximum loss of the Tax Loss Reserve Fund for 2019-2020 was \$2,640,702.78 however, our realized loss was \$499,823.88 which resulted in only 19% of our initial estimated loss.

Impact on Residents and Businesses

The offering of tax-defaulted properties is to collect unpaid taxes and to return the property to a revenue-generating status by conveying the property to another owner or motivating the assessee to redeem.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. TC 217 Tax Sale List

ATTACHMENT B. Resolution No. 2021-035



Stephanie Perez, Principal Management Analyst 2/1/2021

1 Board of Supervisors

County of Riverside

2
3 RESOLUTION NO. 2021-035

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

8
9 WHEREAS, the Tax Collector of Riverside County intends to sell tax-defaulted property
10 subject to the power of sale at public auction on May 13, 2021 through May 18, 2021 over the internet; and,

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

14 WHEREAS, Tax Sale List TC 217 Sale File 4468, which is attached hereto as Exhibit "A",
15 sets forth the property declared tax-defaulted with the year of the tax default and the parcel identification
16 number; and,

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

19 WHEREAS, the Tax Collector, in his discretion, has determined that the property specified
20 in Exhibit "A" attached hereto and incorporated by reference and constituting eight hundred fifty-seven
21 (857) fee parcels should be offered for sale from May 13, 2021 through May 18, 2021, with the minimum
22 bid to be in accordance with California Revenue and Taxation Code Section 3698.5; and,

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

FORM APPROVED COUNTY COUNSEL
BY: MC DATE: 26 JAN 21
MICHAEL C. THOMAS

1 WHEREAS, six hundred eighty-four (684) or fewer fee parcels will be offered at the tax sale
2 for the first time for the full redemption amount plus the cost of sale, and, if any of these six hundred
3 eighty-four (684) fee parcels does not receive a bid for the full redemption amount plus cost, six hundred
4 eighty-four (684) of said parcels may be reoffered during the same sale beginning on May 14, 2021 at 9:00
5 a.m. at a minimum price that the Tax Collector deems appropriate in light of the most current assessed
6 valuation and unique circumstances with respect thereto; and,

7 WHEREAS, one hundred seventy-three (173) or fewer fee parcels will be offered for a
8 minimum bid of one hundred dollars (\$100.00) because these parcels have been previously offered and no
9 acceptable bids were received at the prescribed minimum price and because the Tax Collector deems this
10 proposed minimum bid appropriate in light of the most current assessed valuation and unique
11 circumstances of these properties; and,

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

15 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
16 County of Riverside, State of California, in regular session assembled on February 9, 2021 that the
17 proposed internet sale of tax-defaulted property subject to the power of sale and any continuation of the
18 sale is hereby approved, and the Tax Collector of the County of Riverside is directed to offer the property,
19 as described in Exhibit "A" attached hereto and incorporated by reference, at public auction to the highest
20 bidder for cash in lawful money of the United States at the minimum bid set in accordance with California
21 Revenue and Taxation Code Section 3698.5(a) and 3698.5(c) as specified below;

22 1. Six hundred eighty-four (684) or fewer fee parcels will be offered for sale at a
23 minimum bid of the full redemption amount plus the cost of sale.

24 2. One hundred seventy-three (173) or fewer fee parcels will be offered for sale at a
25 minimum bid of one hundred dollars (\$100.00).

26 3. If any of the six hundred eighty-four (684) or fewer fee parcels that are initially
27 offered for sale at a minimum bid of the full redemption amount plus the cost of sale does not receive an
28 acceptable bid of the full redemption amount plus the cost of sale, six hundred eighty-four (684) of said

1 parcels may be reoffered later at the same sale beginning at 9:00 a.m. on May 14, 2021 as follows:

2 a) Two hundred twelve (212) or fewer fee parcels will be offered at a minimum bid of
3 the cost of sale.

4 b) One hundred seventy-two (172) or fewer fee parcels will be offered at a minimum
5 bid of taxes only, plus the cost of sale.

6 c) Three hundred (300) or fewer fee parcels will be offered at a minimum bid of one
7 hundred dollars (\$100.00).

8
9
10 ROLL CALL:

11 Ayes: Spiegel, Jeffries, Washington, Perez and Hewitt

12 Nays: None

13 Absent: None

14 Abstained:

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

17 Kecia R. Harper, Clerk of said Board

18 By  Deputy

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ITEM 4129

IN THE CITY OF WILDOMAR

PARCEL IDENTIFICATION NUMBER:365250040

TRA: 025-019 WILDOMAR

DEFAULT DATE: 07/01/2015

LAST ASSESSED TO: CLOUD BURST 50040 TRUST

MINIMUM PRICE: \$16,079.00

ITEM 4131

IN THE CITY OF WILDOMAR

PARCEL IDENTIFICATION NUMBER:366190047

TRA: 025-068 WILDOMAR

DEFAULT DATE: 07/01/2012

LAST ASSESSED TO: BOHANNON JAMES KELLY

SITUS ADDRESS: 33599 ORANGE ST WILDOMAR CA 92595

MINIMUM PRICE: \$90,549.00

ITEM 4132

IN THE CITY OF WILDOMAR

PARCEL IDENTIFICATION NUMBER:367180044

TRA: 025-023 WILDOMAR

DEFAULT DATE: 07/01/2015

LAST ASSESSED TO: KOLSY USA INC

MINIMUM PRICE: \$26,688.00

ITEM 4133

IN THE CITY OF LAKE ELSINORE

PARCEL IDENTIFICATION NUMBER:373065002

TRA: 005-043 LAKE ELSINORE

DEFAULT DATE: 07/01/2008

LAST ASSESSED TO: SAYERS L P

MINIMUM PRICE: \$100.00

ITEM 4134

IN THE CITY OF LAKE ELSINORE

PARCEL IDENTIFICATION NUMBER:373065003

TRA: 005-043 LAKE ELSINORE

DEFAULT DATE: 07/01/2013

LAST ASSESSED TO: SIMPSON ANNABELLE ESTATE OF

MINIMUM PRICE: \$2,709.00

Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice
KOBER, TIMOTHY JAMES \$100.00 ITEM 4376 375271038 EPPLIE, STEPHEN \$100.00 ITEM 4377 375271039 SITL INV \$100.00 ITEM 4378 375274001 FARD, SAFIEH \$100.00 ITEM 4379 375274002 \$100.00 ITEM 4380 375274003 \$100.00 ITEM 4381 375274017 SITL INV \$4,137.00 ITEM 4382 375274018 LOPESHIRE, LAWRENCE ED WARD, LOPSIRE, LAWRENCE GILBERT \$100.00 ITEM 4383 375275014 INVESTMENT PROP TRUST & THE SITL INVESTMENT, LLC \$3,274.00 ITEM 4384 375275015 \$3,757.00 ITEM 4385 375275016 \$4,087.00 ITEM 4386 375275017 \$4,440.00 ITEM 4387 375275018 \$4,453.00 ITEM 4388 375281001 TRENTIN KATHERINE \$3,488.00 ITEM 4389 375281024 APPEL, ELIEZER & MORGAN IN- VESTMENT LIMITED \$5,257.00 ITEM 4390 375281025 \$5,257.00 ITEM 4391 375282001 COUNTRY CLUB HOLDINGS \$7,141.00 ITEM 4392 375282002 COUNTRY CLUB HOLDINGS & SITL INVESTMENT, LLC \$5,473.00 ITEM 4393 375282003 \$5,389.00 ITEM 4394 375282004 \$5,469.00 ITEM 4395 375282005 PAULAI, DOMINIQUE SCHAEFFER, YVONNE \$3,979.00 ITEM 4396 375282009 ANTONIADES, LYDIA SCHAEFFER, YVONNE \$100.00 ITEM 4397 375282034 STONECREST INV \$5,101.00 ITEM 4398 375282035 \$5,101.00 ITEM 4399 375282036 COUNTRY CLUB HOLDINGS \$5,269.00 ITEM 4400 375282037 INVESTMENT PROP TRUST \$4,389.00 ITEM 4401 375282038 \$100.00 ITEM 4402 375293055 AGUILERA, ERIC \$3,853.00 ITEM 4403 375312006 BEGUM, ANWAR \$100.00 ITEM 4404 375312007 WICKWAKE, MILDRED A \$4,710.00 ITEM 4405 375312031 LAND VENTURES INC \$100.00 ITEM 4406 375312032 SMITH, ROBERT C & LEFLORE L & WILLA BELLE CO TRUST- EES \$100.00 ITEM 4407 375312065 STRICKLAND TRUST \$4,605.00 ITEM 4408 375321022 DUNCAN, NANCY \$100.00 ITEM 4409 375321023 \$100.00 ITEM 4410 375321024 STEELE, EDWARD J & MARGAR- ET A \$100.00 ITEM 4411 375322010 NORCO CONST CO \$100.00 ITEM 4412 375360016 RAMIREZ, JOSE O \$12,260.00 ITEM 4413 375360017 \$12,260.00 ITEM 4414 375361008 WILKERSON, EUGENE & GER- ALDINE J \$4,083.00 ITEM 4415 375361009 \$3,593.00 ITEM 4416	ITEM 4428 375371018 \$100.00 ITEM 4430 378064034 GABRIEL CHRIS & KITCHEN, JOHN JR & JOHN SR & KITCHEN PETE & DRALLE CHARLES RAY & THOMPSON ROBERT JOSEPH TRUSTEE \$10,096.00 ITEM 4431 378072024 INVESTMENT PROP TRUST \$6,008.00 ITEM 4432 378072030 H & H CHARITABLE REMAIN- DER TRUST \$100.00 ITEM 4433 378072031 \$100.00 ITEM 4434 378083010 TRUSTEE DEVAN \$100.00 ITEM 4435 378083011 \$100.00 ITEM 4436 378162010 TRAGATS,BANYAN, ANI J & GABIKYAN,MKRITCH \$9,536.00 ITEM 4437 378162003 MERRICK, LANNY \$100.00 ITEM 4438 378163004 \$100.00 ITEM 4439 378172001 FISHER, CHESTER C & DORIS & PROSSER JAMES D \$5,263.00 ITEM 4440 378172008 MOLLE, SUSAN LAUGHLIN & KING CARL L & ELIZABETH F TRUSTEES \$2,804.00 ITEM 4441 378172009 \$2,119.00 ITEM 4442 378182035 PEREZ, RUBY M \$9,608.00 ITEM 4443 378182036 ROJAS, LONJINOS \$5,031.00 ITEM 4444 378182037 SCHMIDT, CARLA A & DEBORAH C \$4,970.00 ITEM 4445 378192016 INLAND DEVELOPMENT PART- NERS I \$10,883.00 ITEM 4446 378193022 MONTOYA, JAMMIL TRUSTEE & HENDLEY KASEY \$5,610.00 ITEM 4447 378193023 \$5,391.00 ITEM 4448 378193024 MONTOYA, JAMMIL TRUSTEE & NORDELO JOSEPH M \$4,724.00 ITEM 4449 378193025 \$4,818.00 ITEM 4450 378221032 OWEN, CAROL \$4,577.00 ITEM 4451 378233012 POL, JOSE & ZONIA \$14,859.00 ITEM 4452 378233013 \$18,032.00 ITEM 4453 378261034 COURTNEY, KATHY TRUSTEE & HOMMEL, MARK TRUSTEE \$100.00 ITEM 4454 378271034 MICAL MODULAR SOUTH \$4,427.00 ITEM 4455 378271036 MICAL MODULAR SOUTH & THE BENTLY FOUNDATION \$9,494.00 ITEM 4456 378271037 \$11,569.00 ITEM 4457 378271038 MICAL MODULAR SOUTH \$12,916.00 ITEM 4458 378271039 MICAL MODULAR SOUTH & THE BENTLY FOUNDATION \$10,788.00 ITEM 4459 378271040 MICAL MODULAR SOUTH \$6,768.00 ITEM 4460 378271041 \$6,696.00 ITEM 4461 378271042 \$6,696.00 ITEM 4462 378271043 \$6,696.00 ITEM 4463 378271044 \$6,696.00 ITEM 4464 379342057 DEMARA, MAR	\$3,385.00 005-043 LAKE ELSINORE ITEM 4133 373065002 SAYERS, L P & SAYERS ELLA M \$100.00 ITEM 4134 373065003 SIMPSON ANNABELLE ESTATE OF SIMPSON ANNABELLE \$2,709.00 ITEM 4135 373072013 NUNEZ, BALDOMERO A & MARY LOUISE \$2,233.00 ITEM 4136 373103014 SWORD CORP \$100.00 ITEM 4137 373103015 \$4,579.00 ITEM 4138 373121009 NURESEAN, JONNATHON I \$3,080.00 ITEM 4139 373121009 \$3,081.00 ITEM 4140 373121010 \$100.00 ITEM 4141 373121011 \$3,081.00 ITEM 4142 373123001 BOUAKEL, HACENE & ISLAM, SADAF & BOUAKEL HACENE \$3,095.00 ITEM 4143 373123002 \$3,219.00 ITEM 4144 373123002 HAMILTON, FITZROY & ROB- ERTS, WINSTON W \$7,434.00 ITEM 4145 373123003 \$100.00 ITEM 4146 373123005 OBENG AMPONSAH, KOFI \$100.00 ITEM 4147 373123009 \$100.00 005-052 LAKE ELSINORE ITEM 4127 363841012 CHOI, HI & KEVIN 35593 DESERT ROSE WAY LAKE ELSINORE CA 92532 \$13,063.00 006-001 HEMET ITEM 4508 442241050 ISMIYANTO, RICKE TOHDOJO, SAMUEL 110 SANTA CLARA CIR HEMET CA 92543 \$9,183.00 ITEM 4509 442242024 BALDERAMA, CRISTINA & MENDOZA, CARMEN 471 SANTA CLARA CIR HEMET CA 92543 \$6,861.00 ITEM 4513 447032011 BUTLER, REUBEN U & SANDRA 1027 E ACACIA AVE HEMET CA 92543 \$11,739.00 006-027 HEMET ITEM 4530 460161029 AMBAASSADOR EQUITIES INC & HEMET PINNACLE GROUP & AMBAASSADOR EQUITIES \$23,476.00 006-045 HEMET ITEM 4506 439900021 CLEAR VISION 1000 N BUENA VISTA ST HEMET CA 92543 \$30,326.00 006-060 HEMET ITEM 4522 456121022 HEAVENER, VERONA F TRUST- EE 952 BURTON ST HEMET CA 92545 \$26,270.00 006-071 HEMET ITEM 4515 468400008 POWELL, TANYA & ROSBY, JER- RY \$4,295.00 006-126 HEMET ITEM 4510 443283014 FUNDATIA SFINTA SPERANTA 1314 E KIMBALL AVE HEMET CA 92543 \$11,200.00 008-044 PERRIS ITEM 4042 313064002 PHILLIPS, ROBERT LINN TRUSTEE & PHILLIPS KIKU 383 W 3RD ST PERRIS CA 92570 \$2,841.00 ITEM 4067 326173007 RODRIGUEZ, ERICA A 39 GILMORE RD PERRIS CA 92570 \$8,248.00 008-051 PERRIS ITEM 4039 302260002 JUAREZ, ANTONIO 757 W MARKHAM ST PERRIS CA 92571 \$4,591.00 008-101 PERRIS ITEM 4043 313230055 BALOGH, JOSEPH E TRUSTEE 304 FAITH CIR RIVERSIDE CA 92507 \$2,535.00 008-109 PERRIS ITEM 4063 326062017 26TH CORP & 32ND CORP & DEAQUINO, KAREN & LINDA & WHITNEY DOUGLAS \$17,343.00 ITEM 4064 326071001 \$9,781.00 ITEM 4065	189033015 LINTHICUM, BARBARA J & MCALLISTER, ALISON \$5,369.00 009-074 RIVERSIDE ITEM 4036 284111000 WRIGHT, CLAUDIUS L 19630 ROTTERDAM ST RIVER- SIDE CA 92508 \$42,862.00 009-159 RIVERSIDE ITEM 4029 255040039 ROMERO, ENRIQUE & KARINA 1452 CLEMON WAY RIVERSIDE CA 92507 \$3,740.00 009-175 RIVERSIDE ITEM 4012 150250026 AT & T HOLDINGS & LEYVA JAIME E & AT&T HOLDINGS LLC \$18,296.00 ITEM 4013 150250033 AT & T HOLDINGS & MEMMERT, MARVIN & MEMMERT BURTON LOUIS & AT&T HOLDINGS LLC \$31,817.00 009-176 RIVERSIDE ITEM 4016 154101012 CRUZ, TOMAS 11001 ARLINGTON AVE RIVER- SIDE CA 92505 \$19,280.00 010-021 SAN JACINTO ITEM 4503 434210027 BELTRAN, AURORA & PRIMERA, CAMILO 306 N SAN JACINTO AVE SAN JACINTO CA 92583 \$13,424.00 010-030 SAN JACINTO ITEM 4502 433201042 ROSS, IAN NORMAN DONALD 910 DEERWOOD DR SAN JACINTO CA 92583 \$6,530.00 ITEM 4504 436131005 LEDEZMA, JUAN & FRESH HOME, LLC 924 SPRING MIST CT SAN JACINTO CA 92582 \$4,824.00 010-046 SAN JACINTO ITEM 4505 438471043 MULLEN-WILLIAMS, TONI AN- GELA & WILLIAMS, RICHARD ANTHONY 1890 ROSEMONT CIR SAN JACINTO CA 92583 \$33,473.00 013-014 TEMECULA ITEM 4869 909790043 MULLEN-WILLIAMS, TONI AN- GELA & WILLIAMS, RICHARD ANTHONY 1890 ROSEMONT CIR SAN JACINTO CA 92583 \$33,473.00 013-014 TEMECULA ITEM 4869 909790043 TEMECULA PROP \$1,012,875.00 013-039 TEMECULA ITEM 4874 955122020 SAYRE, DIANA & LAWRENCE JR 32090 N CALLE MARQUIS TEMECULA CA 92592 \$64,554.00 021-011 MORENO VALLEY ITEM 4540 478070004 MARTINEZ, CARLOS B TRUSTEE \$3,819.00 ITEM 4541 478070005 ALESSANDRO BLVD MORENO VALLEY CA 92555 \$12,330.00 ITEM 4542 478070006 ALESSANDRO BLVD MORENO VALLEY CA 92555 \$7,352.00 ITEM 4543 478166003 VALDEZ, BOYDE R JR REMAINDERMAN & ELIZABETH KATHERINE LIFE TENANT & PATRICK LIFE TENANT 28919 ALESSANDRO BLVD MORENO VALLEY CA 92555 \$20,601.00 ITEM 4544 478166013 GONZALEZ, MARISA ADMINIS- TRATOR & WILSON PAUL RI- CHARD ESTATE OF 28929 ALESSANDRO BLVD MORENO VALLEY CA 92555 \$27,152.00 ITEM 4030 259260027 GUILLEN, NORMA C & SANTIA- GO \$13,287.00 021-036 MORENO VALLEY ITEM 4538 417270007 FLOURNOY, JAMES L 2462 DYNIA PL MORENO VAL- LEY CA 92551 \$5,486.00 ITEM 4545 479615010 ASHTON, JOHN M 25638 STUYVESANT ST MORENO VALLEY CA 92557 \$47,499.00 ITEM 4553 487053004 GONZALEZ, MARISA ADMINIS- TRATOR & WILSON PAUL RI- CHARD ESTATE OF 26119 ELDER AVE MORENO VAL- LEY CA 92555 \$25,095.00 ITEM 4549 482481002 MOYA, ISRAEL & MARIAG 14109 TRAVERS DR MORENO VALLEY CA 92553 \$5,957.00 ITEM 4547 481161023 GUERRERO, MARIA DEL CAR-	DONNA M & LOESCH JANIE MARIE \$2,478.00 ITEM 4106 361081002 \$2,478.00 ITEM 4107 361081003 \$2,478.00 ITEM 4108 361081004 \$2,478.00 ITEM 4109 361081005 \$2,478.00 ITEM 4110 361081006 \$2,478.00 ITEM 4111 361081007 \$2,478.00 025-019 WILDOMAR ITEM 4129 365250040 CLOUD BURST 50040 TRUST \$16,079.00 025-023 WILDOMAR ITEM 4132 361800044 KOLBY USA INC & WILSON JAMES \$26,688.00 025-068 WILDOMAR ITEM 4131 366190047 BOHANNON, JAMES KELLY 33999 ORANGE ST WILDOMAR CA 92595 \$90,549.00 025-110 WILDOMAR ITEM 4137 361250001 SITL INV & STONE ROBERT PAUL \$2,570.00 ITEM 4133 361250002 \$1,147.00 ITEM 4134 361250003 \$3,047.00 ITEM 4135 361250004 SITL INV & HANDLY, ROBERT M & MARY ELLEN TRUSTEES \$2,888.00 ITEM 4136 361250005 \$2,888.00 ITEM 4137 361250006 JONES, EDDIE JR & EDDIE AL- AN \$2,872.00 ITEM 4138 361250007 \$2,872.00 ITEM 4139 361250008 BUSCH, CHRISTINAM \$4,040.00 ITEM 4140 361250009 \$4,269.00 ITEM 4141 361250010 MONTOYA, RICHARD F & ROSE M \$4,269.00 ITEM 4142 361250011 24650 FIR ST MENIFEE CA 92584 \$26,210.00 ITEM 4120 361204024 CASTILLO, ROBERT \$3,940.00 ITEM 4121 361210001 HUBER, MICHELLE L FALCON & FALCON MICHELLE LINDA \$3,940.00 ITEM 4091 350262026 MARTINEZ, NORA TAPIA \$3,350.00 ITEM 4092 350203036 DOLOUISE & HUBER MICHELLE FALCON \$3,990.00 ITEM 4122 361221006 \$3,215.00 026-001 MENIFEE ITEM 4123 362290002 BUNDY CANYON LAND DEV 33370 SUNSET AVE MENIFEE CA 92584 \$330,729.00 026-056 MENIFEE ITEM 4077 339030025 RCFC INV \$87,379.00 ITEM 4078 339081013 ANDERSON, GRACE A 25720 CHERRY HILLS BLVD MENIFEE CA 92586 \$16,476.00 026-092 MENIFEE ITEM 4124 362430003 BUNDY CANYON LAND DEVEL- OPMENT LLC \$284,080.00 ITEM 4125 362430004 BUNDY CANYON LAND DEV \$338,981.00 026-164 MENIFEE ITEM 4079 341020013 BANOS, DAISY & RICARDO \$8,452.00 ITEM 4080 341020014 DORAN, MARTIN ETHRIDGE & VICKY MARIE & NEU, FRANK JAMES \$9,202.00 026-172 MENIFEE ITEM 4086 350103001 MARTINEZ, NORA TAPIA \$3,417.00 ITEM 4087 350103002 MARTIN, DONALD & RAMIREZ, MARTHA A & RUBEN 23865 ELSINORE LN CANYON LAKE CA 92587 \$12,769.00 ITEM 4088 350130020 ROSALLES, ROSA E & WALSH MAYBELLE \$3,255.00 ITEM 4089 350152010 IVERSON, CAROLINE J & RI- CHARDA A \$4,926.00 ITEM 4090 350191001 RAI, ITO, MYLAN JANE G			

EXHIBIT "B"

LEGAL DESCRIPTION

MAPS

AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Identification Number: 365250040
First Year Delinquent: 2014-2015
Purchase Price: \$21,676.54

Default Date: JUNE 30, 2015
TRA 025-019 WILDOMAR
DISTRICT: 1

Situs Address: NONE

Last Assessed To: CLOUD BURST 50040 TRUST

Legal Description:

PARCEL 1 OF PARCEL MAP 18746 AS SHOWN ON MAP ON FILE IN BOOK 116, PAGES 10 AND 11 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

AGREEMENT 4487
CITY OF WILDOMAR,
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.

S 1/2 OF SEC. 13, T.6S., R.4W.

TRA 025-019

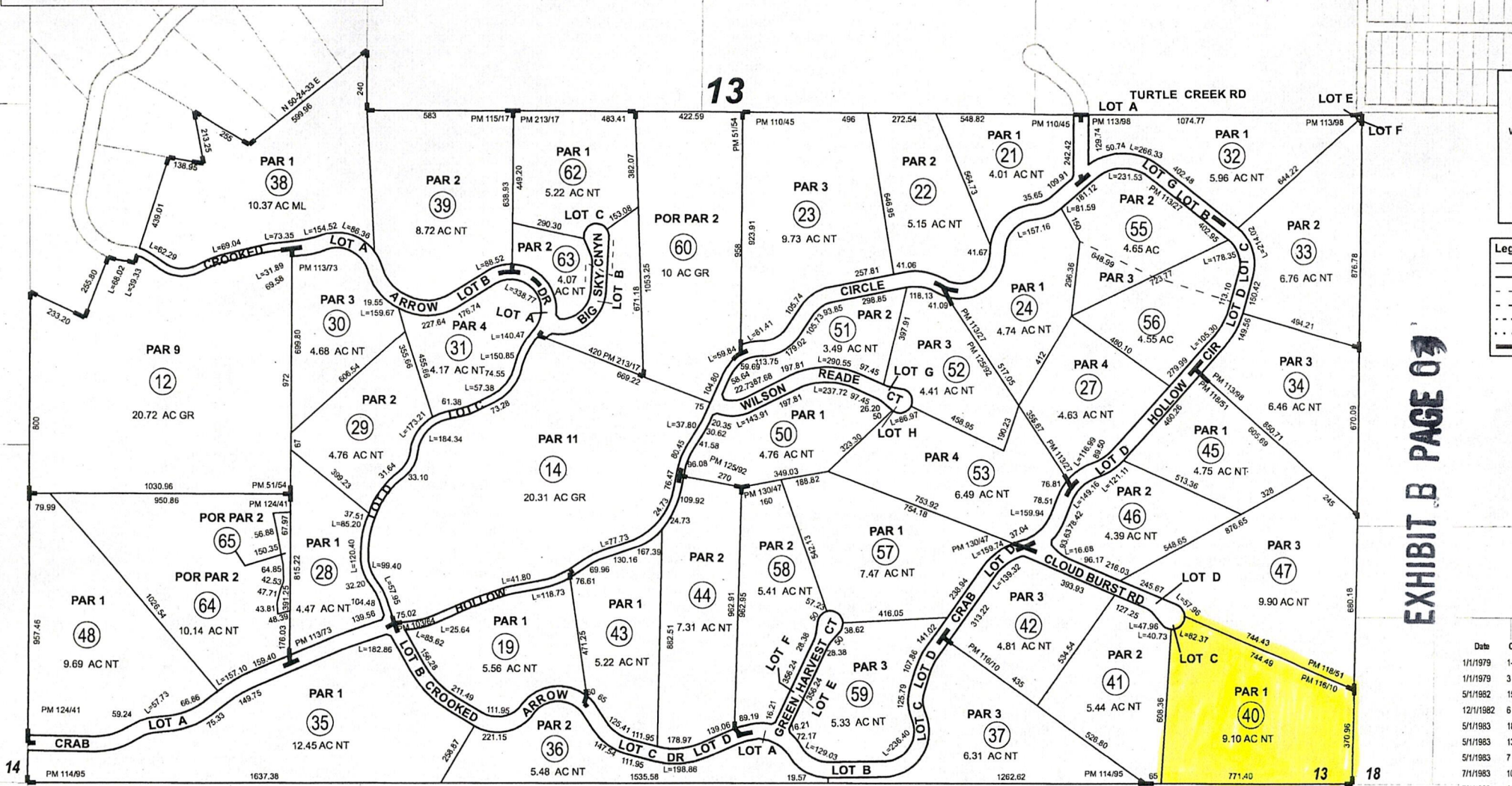


EXHIBIT B PAGE 03

Leg

Date	
1/1/1979	14
1/1/1979	3
5/1/1982	15
12/1/1982	6
5/1/1983	18
5/1/1983	13
5/1/1983	7
7/1/1983	10
7/1/1983	4
8/1/1983	9
10/1/1983	20
12/1/1983	8
1/1/1984	11
1/1/1985	17
5/1/1985	25
5/1/1985	54
8/1/1985	16
5/1/2006	5
5/1/2006	61
10/12/2021	49



ASSESSOR'S MAP BK365 PG.25
Riverside County, Calif.

ajohnson

Data
M.B. 51/96-98
R.S. 33/74
R.S. 44/3
DEED 62509 5/65
LLA 1934

Pg 21	Pg 22	Pg 23	Bk 361 Pg 08 Bk 361 Pg 10
		Pg 25	Bk 361 Pg 03 Bk 361 Pg 14
Bk 366 Pg 25	Bk 366 Pg 31		Bk 362 Pg 07

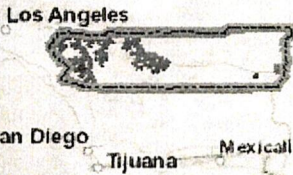
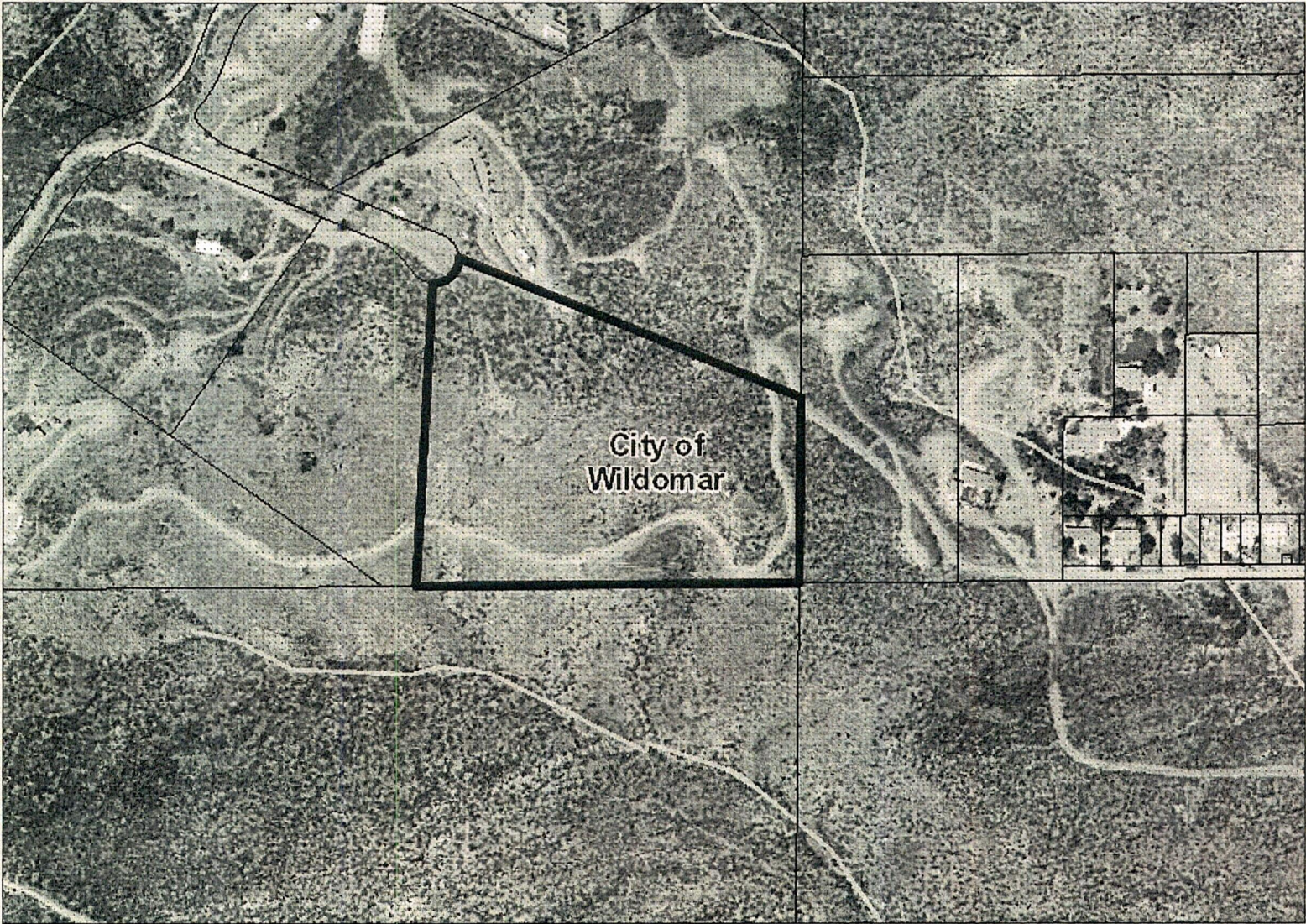
Map Reference
PM 113/73 - 75 PARCEL MAP NO 17966
PM 113/98 - 99 PARCEL MAP NO 18797
PM 114/95 PARCEL MAP NO 18735
PM 115/17 - 18 PARCEL MAP NO 19040
PM 116/10 - 11 PARCEL MAP NO 18746
PM 117/25 PARCEL MAP NO 19182
PM 118/51 - 52 PARCEL MAP NO 19427
PM 124/41 - 42 PARCEL MAP NO 19733

Map Reference
PM 125/92 - 93 PARCEL MAP NO 19649
PM 130/47 - 48 PARCEL MAP NO 20523
PM 213/17 - 18 PARCEL MAP NO 25684
PM 51/54 - 57 PARCEL MAP NO 9098
PM 103/64 PARCEL MAP NO 17748
PM 110/45 - 46 PARCEL MAP NO 16784
PM 113/27 - 28 PARCEL MAP NO 19019

24 19

OCT 2021

365250040



Legend

- Parcels
- Blueline Streams
- ▤ City Areas



0 376 752 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... 10/25/2022 3:15:23 PM

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Notes

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

EXHIBIT C PAGE 01

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

2020-0395588

08/26/2020 08:53 AM Fee: \$ 0.00

Page 1 of 2

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



778

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

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2015 for the nonpayment of delinquent taxes in the amount of \$2,109.45 for the Fiscal Year 2014-2015, Default Number 2015-365250040

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: CLOUD BURST 50040 TRUST and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 365250040

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, 2020

By

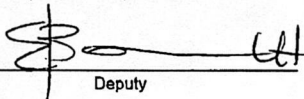

Jon Christensen Tax Collector

On 7/30/2020, before me, Peter Aldana, Assessor-County 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 1 OF PARCEL MAP 18746 AS SHOWN ON MAP ON FILE IN BOOK 116, PAGES 10 AND 11 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXHIBIT "D"

RESOLUTION NUMBER 2021-14

MISSION STATEMENT

AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY

RESOLUTION NO. 2021 - 14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING THE ACQUISITION OF TWO RIVERSIDE COUNTY TAX-DEFAULTED PROPERTIES FOR THE APPROXIMATE PURCHASE PRICE OF \$57,750 PLUS ASSOCIATED ADMINISTRATIVE COSTS FOR ASSESSORS PARCEL NUMBERS: 365-250-040 AND ~~367-180-044~~ *R*

WHEREAS, the City of Wildomar 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 Wildomar, as shown on Exhibit A, attached; and

WHEREAS, the intended purpose of acquisition for the tax defaulted property identified as Assessor Parcel Number 365-250-040 located off of Cloud Burst Road and westerly of the extension of Baxter Road in the amount of \$21,676.54 is for open space and passive recreation; and

~~**WHEREAS**, the intended purpose of acquisition for the tax defaulted property identified as Assessor Parcel Number 367-180-044 located off of Monte Vista Road and northerly of Wildomar Trail in the amount of \$36,069.52 is for a public facility; and~~ *Redeemed*

WHEREAS, the in addition to the total purchase price of \$57,746.06 for the two properties, the cost of giving Notice of the Agreement to Purchase Tax-Defaulted Property shall be paid by the City of Wildomar; and

WHEREAS, the purchase of the properties is consistent with the General Plan including the Open Space Element and the goals and policies related to public facilities.

NOW, THEREFORE, the City Council of the City of Wildomar does hereby resolve that:

SECTION 1. INTEREST TO ACQUIRE.

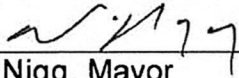
That the City of Wildomar expresses interest in acquiring the tax defaulted properties shown in Exhibit A, attached, from the County of Riverside.

SECTION 2. AUTHORITY TO PROCEED.

That the Assistant 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 (attached as Exhibit B).

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

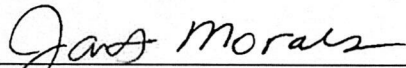
PASSED, APPROVED, AND ADOPTED this 14th day of April, 2021.



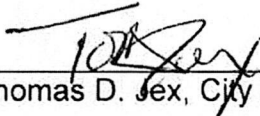
Dustin Nigg, Mayor

ATTEST:

APPROVED AS TO FORM:

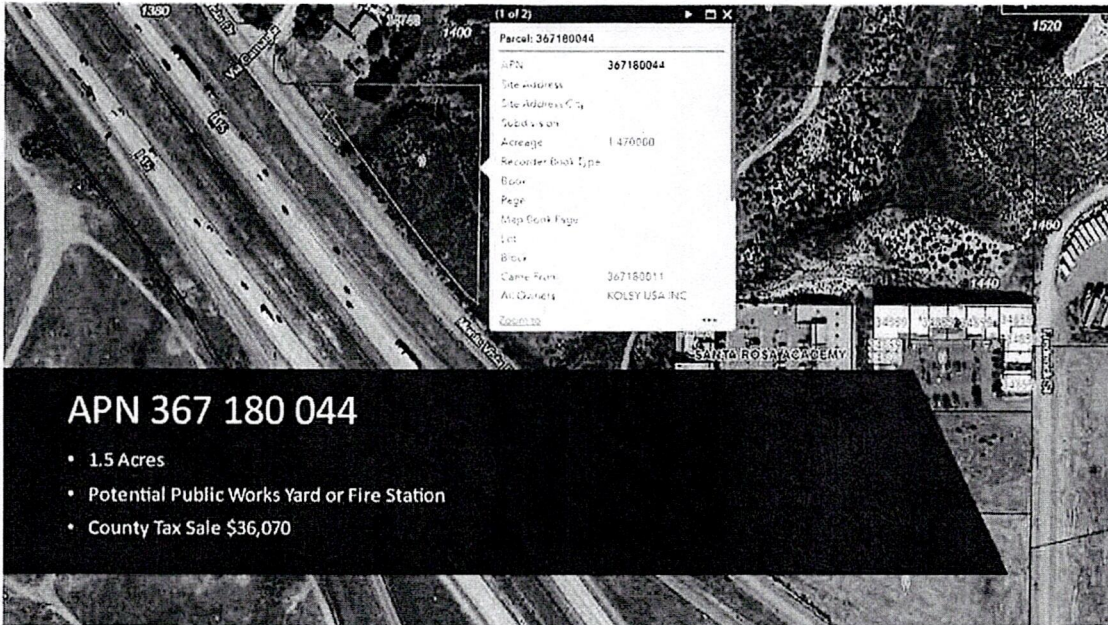


Janet Morales, City Clerk



Thomas D. Jex, City Attorney





Redeemed

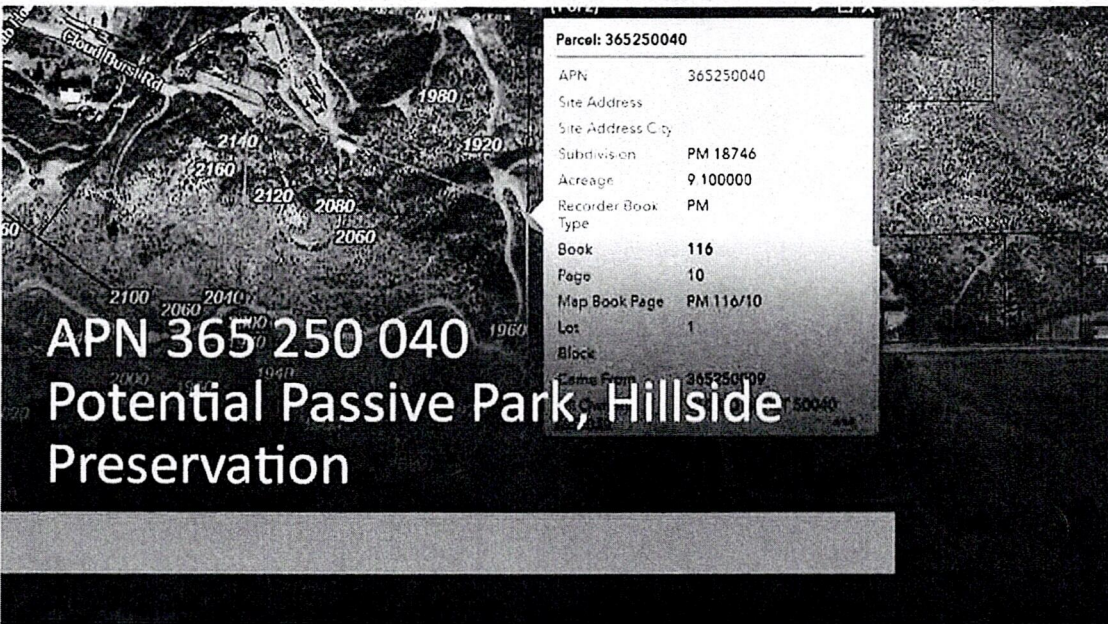


Exhibit B

Sample Form Agreement

Public Agency Agreement Sample

This agreement is made this (day) day of (month), (year) by and between the (county) County Board of Supervisors and (purchasing entity), in accordance with provisions of California law. The County ("SELLER"), subject to the State Controller's approval, does hereby agree to sell to (purchaser) ("PURCHASER") the real property described in Exhibit 'A' of this agreement. The real property situated within said county, hereinafter set forth and described in Exhibit 'A' of this agreement, is tax defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes.

The PURCHASER agrees to pay the sum of \$(price) and which is tendered in the form of (cash/negotiable paper/etc) with this document.

The following is a sample listing of terms and conditions, any of which may be included in Chapter 8 Sale Agreements at the discretion of the County. ***This list is not inclusive and pursuant to California Revenue and Taxation Code sections 3795.5 and 3794.3 the board of supervisors may establish conditions of sale.***

Consultation with county counsel is recommended before establishing conditions of sale

In consideration of the mutual promises herein set forth, the parties mutually agree as follows:

- Approval by the State Controller. California Revenue and Taxation Code section 3795 requires this agreement to be submitted to and approved by the California State Controller before it becomes final. This agreement is not in effect until the California State Controller's authorization is received and the noticing process is complete.
- Purchase and Evidence of Title. Within 21 days from the effective date of this agreement, the PURCHASER agrees to pay a sum sufficient to redeem the delinquent property taxes pursuant to California Revenue and Taxation Code section 3793.1(a) or a reduced price in accordance with section 3793.1(b). The approval and notice process will determine the effective date of the sale and the final purchase price. The PURCHASER agrees to pay the amount specified in Exhibit '___' for the properties described in Exhibit 'A'. Payment shall be in cash or certified funds payable to the (county) County Tax Collector. Upon receipt of said sums by the Tax Collector, the Tax Collector shall execute and record a deed conveying the title to said property to PURCHASER and after recordation the deeds will be returned to the purchaser by the County Clerk/Recorder.
- No Representation. The SELLER makes no representation concerning the condition of title to the subject property. The SELLER does not warrant title to the property or make any representations concerning the title. Additionally, the SELLER makes no representation concerning the physical condition of the subject property and the PURCHASER acknowledges that it is not relying upon any statements or representations of the SELLER concerning the subject property and is purchasing the subject property in its 'as is' condition.

- Other Expenses: The PURCHASER shall pay the other expenses in addition to the purchase price of the property, including but not limited to: the cost of giving notice of the notice of agreement, the cost of publishing or posting the notice of agreement, the cost of proceeding to obtain a clear title to the property, and the expenses incurred in the payment, compromise, or other method of removal of any liens or adverse claims against the property.
- Intent of Use. The public purpose and specified intent of use set forth by the PURCHASER for the purchased property is as follows:
- Jurisdiction Boundaries. If the PURCHASER is a 'district' as defined by Government Code 56036(a) the purchased property must be within their jurisdiction, unless a letter from purchasers' legal counsel stating that either the influence has been extended by the Local Agency Formation Commission (LAFCo) to include the property or the property may be purchased without conflict with sphere of influence parameters.
- Real Property Taxes, Fiscal Year (current)-(current): The purchase price does not include the property taxes for Fiscal Year (current)-(current). The PURCHASER shall be responsible for payment in full of the Fiscal Year (current)-(current) property taxes for the property in addition to the purchase price.
- Treated as a Single Transaction: The SELLER shall sell the property(s) listed in Exhibit '___' as a single transaction to the PURCHASER in consideration of the receipt of the payments listed in this agreement.
- Redemption: If any of the properties listed in Exhibit '___' are redeemed prior to the effective date of this agreement, this agreement shall be null and void as to that property or properties. Notwithstanding the foregoing, the agreement shall be binding and shall remain in full force and effect with respect to any remaining property (s).
- Void/Incomplete Purchase: This agreement shall become null and void and the right of redemption restored upon the failure of the PURCHASER to comply with the terms and conditions of this agreement prior to the tax deed recordation. The PURCHASER will be required to reimburse the Tax Collector for the costs for producing notice, publication, and actual costs incurred for preparing and conducting the agreement sale if these expenses have already been incurred.

- Indemnity: The PURCHASER shall indemnify the SELLER from and against any and all liability, loss, costs, damages, attorney's fees, and other expenses which the SELLER may sustain or incur by reasons of a challenge to validity of the tax default sale of the property described in Exhibit '___'. Pursuant to California Revenue and Taxation Code section 3809, a proceeding based on alleged invalidity or irregularity of any proceeding instituted can only be commenced within one year after the date of execution of the Tax Collector's deed.
- Environmental Condition of Property. The property acquired pursuant to this agreement may contain hazardous wastes, toxic substances, or other substances regulated by federal, state, and local agencies. The SELLER in no way whatsoever assumes any responsibility, implied or otherwise, and makes no representations that the property (s) are in compliance with federal, state, or local laws governing such substances. The SELLER in no way assumes any responsibility, implied or otherwise, for any costs or liability of any kind imposed upon or voluntarily assumed by the PURCHASER or any other owner to remediate, clean up, or otherwise bring into compliance according to federal, state, or local environmental laws property purchased.
- CERCLA. The SELLER and the PURCHASER agree that under United States Code, title 42, section 9601(20,d), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) expressly excludes local and state governments from clean up liability for properties they acquire as a result of tax delinquencies. Notwithstanding this provision, the PURCHASER shall defend, indemnify, and hold harmless the SELLER, its board of supervisors, officers, claims, actions, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of this agreement, regardless of whether caused in part by a party indemnified hereunder, including but not limited to allegations that the SELLER and/or the SELLER's officers, directors, agents, employees, or volunteers are liable for costs or other charges related to the remediation, clean up, or other work necessary to bring any property purchased under this agreement into compliance with deferral, state, or local environmental laws.

A Guide to Prepare the Chapter 8 Agreement Sale Package

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

Note: If more than one executed copy is required, add the following statement above the signature block:

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

ATTEST:

PURCHASER

By: _____

ATTEST:

CLERK OF THE BOARD OF SUPERVISORS

By: _____

By: _____
DEPUTY

By: _____

Note: If the purchaser is the State or the county and is located within the boundaries of a city, add this signature block:

Pursuant to the provisions of Revenue and Taxation Code section 3775, the governing body of the City of (city) hereby agrees to the selling price as provided in this agreement.

ATTEST:

CITY OF

DEPUTY

By: _____

Note: If the purchaser is the State or the county, use this signature block for the State Controller:

Pursuant to the provisions of Revenue and Taxation Code section 3775, the Controller agrees to the selling price hereinbefore set forth and, pursuant to the provisions of section 3795, approves the foregoing agreement this this (day) day of (month), (year) is approved.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

Note: For agreements with agencies other than the State or the county, use this signature block for the State Controller:

Pursuant to the provisions of Revenue and Taxation Code section 3795, the Controller approves the foregoing agreement this this (day) day of (month), (year) is approved.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

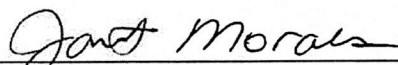
I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. 2021 – 14 was duly adopted at a regular meeting held on April 14, 2021 by the City Council of the City of Wildomar, California, by the following vote:

AYES: Moore, Morabito, Swanson, Mayor Pro Tem Benoit, Mayor Nigg

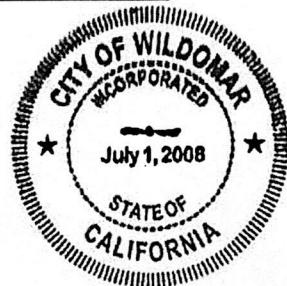
NOES: None

ABSTAIN: None

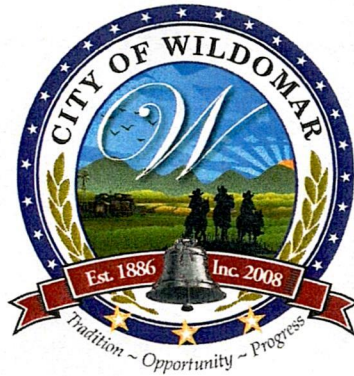
ABSENT: None



Janet Morales
City Clerk
City of Wildomar



Dustin Nigg, Mayor, Dist. 2
Ben J. Benoit, Mayor Pro Tem, Dist. 1
Bridgette Moore, Council Member, Dist. 4
Joseph Morabito, Council Member, Dist. 3
Marsha Swanson, Council Member, Dist. 5



23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.CityofWildomar.org

March 2, 2021

**Subject: Application to Purchase 2020 Tax Defaulted Property from County
City of Wildomar Vision Statement**

Attention: Tax Sale Operations Unit

The City of Wildomar requests purchasing the following properties and object to the public sale of the listed Tax-Default properties under provisions of the applicable Revenue and Taxation Code of the State of California.

PIN	365250040	TAG	025-19	Redemption \$13,775
PIN	367180044	TAG	025-023	Redemption \$22,581

Redeemed

Response to A.5. on the Application: Vision Statement Adopted February 2017

"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

Thank you for consideration
City of Wildomar

Daniel A. York

Daniel A. York, PE, PLS
Assistant City Manager

EXHIBIT D PAGE 11

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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**AGREEMENT 4487
CITY OF WILDOMAR,
A MUNICIPAL CORPORATION,
AS A TAXING AGENCY**