

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



ITEM: 3.69
(ID # 20611)

MEETING DATE:

Tuesday, January 10, 2023

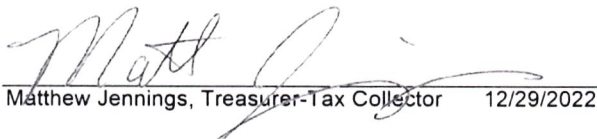
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the Coachella Valley Water District, a public agency of the State of California by Agreement to Purchase Tax-Defaulted Property Number 4496, District(s) 4. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 697040003 and 780372003 to the Coachella Valley Water District, a public agency of the State of California.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (Exhibits "A" through "D") to the Treasurer-Tax Collector for transmittal to the State Controller.

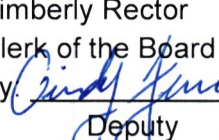
ACTION:Policy


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

MINUTES OF THE BOARD OF SUPERVISORS

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

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

Kimberly Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	2022-2023

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Sales to public agencies of this type of property, subject to a recorded Notice of Power to Sell for non-payment of property taxes as required by law, are provided for pursuant to Chapter 8 of the California Revenue and Taxation Code, Section 3771 et. seq. The Agreement to Purchase Tax-Defaulted Property, including Exhibit "A" through Exhibit "D", are attached. These exhibits include Resolution No. 2022-49 (Exhibit "D") from the Coachella Valley Water District, a public agency of the State of California.

Parcel number 697040003 is located in the Outside City in District 4.
Parcel number 780372003 is located in the Outside City in District 4.

The purchase price of \$7,759.45 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

Coachella Valley Water District, a public agency of the State of California is purchasing these properties for public purpose as part of a domestic water well site and as a mitigation site for impacts from projects.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Maps

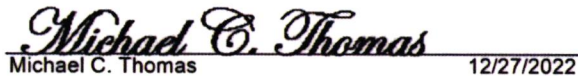
A copy of the Assessor's map numbered 697040003 and 780372003 pertaining to these parcels listed above are attached for reference.

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

ATTACHMENT B. Agreement #4496

Two (2) Agreements both numbered 4496 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

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

CLERK'S COPY

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

This Agreement **4496** is made this 10th day of January, 2023 by and between the Board of Supervisors of Riverside County, State of California, and the Coachella Valley Water District, a public agency of the State of California ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On January 19, 2021, the Coachella Valley Water District, a public agency of the State of California applied to purchase the subject properties (Exhibit "A").

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

A certified copy of the Resolution authorizing the purchase of the property by the Coachella Valley Water District, a public agency of the State of California 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 \$7,759.45 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 parcels for public purpose as part of a domestic water well site and as a mitigation site for impacts from projects.
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 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

JAN 10 2023 3.69

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

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

ATTEST: COACHELLA VALLEY WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

(Purchaser)

By: J. M. Barrett
(Print)


(Signature and Title)
Date: 12.01.2022

(seal)

FORM APPROVED BY COUNTY COUNSEL

By:  27 DEC 22
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

By: 
Deputy

(seal)

By: 

By: KEVIN JEFFRIES
Chairman of the Board of Supervisors

Date: 1/10/23

JAN 10 2023 3.69

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

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 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

EXHIBIT "A"
PURCHASE APPLICATION
CHAPTER 7 FORM 11 (N/A)
CHAPTER 7 PUBLICATION (N/A)
LETTER RE : PUBLICATION & OBJECTION

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

Application to Purchase Tax-Defaulted Property from County

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

A. Purchaser Information

1. Name of Organization: Coachella Valley Water District, a public agency of the State of California
2. Mailing Address: 75515 Hovley Lane East, Palm Desert, CA 92211
3. Contact Person: Chris Bogan, Right-of-Way Supervisor Phone: 760-398-2661 x 2523
4. Email: cbogan@cvwd.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: Coachella Valley Water District, a public agency
of the State of California
(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

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

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

C. Property Information

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

1. County where the Parcel is located: Riverside
2. Assessor’s Parcel Number (if only one, list here more than one list on separate sheet): see attached letter
3. State the purpose and intended use for the Parcel: see attached letter

D. Acknowledgement

Provide the signature of the purchasing entity’s authorized officer

Carrie Oliphant	760-398-2651
Print Name	Contact Number
<u>Carrie Oliphant</u>	Director of Engineering
Authorizing Signature	Title
	Date
	<u>1-19-2021</u>

(SCO 8-16) (2016)



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

September 15, 2022

VIA EMAIL AT PVERTIZ@RIVCO.ORG

Paola Vertiz
County of Riverside Treasurer and Tax Collector
County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92502

Dear Ms. Vertiz:

Subject: Resolution Objecting to the Public Sale of Tax Defaulted Parcels

The Coachella Valley Water District's (CVWD) Board of Directors approved the purchase of the below referenced tax defaulted parcels for public use. CVWD would like to proceed with entering into an Agreement of Sale for the following parcels:

- Assessment No. 697-040-003
- ~~Assessment No. 750-220-022~~ *No Longer Interested*
- Assessment No. 780-372-003

Please note, we have determined not to proceed with the purchase of Assessment No. 725-190-026 due to its many title encumbrances.

As requested by your letter dated August 17, 2022, please find enclosed a copy of Resolution No. 2022-49 and our Mission Statement. A copy of your letter is also enclosed for reference.

If you have any questions, please contact Chris Bogan, Right-of-Way Supervisor, at extension 2523 or cbogan@cvwd.org.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Director of Engineering

Enclosures/3/as

cc: Adelina Abril, aabril@rivco.org (with enclosures)
County of Riverside Treasurer and Tax Collector

Jennifer Romero, jiromero@rivco.org (with enclosures)
County of Riverside Treasurer and Tax Collector

CB: al/Eng/ROW/2022Sept/Resolution Ltr. to County of Riv. Treasurer.doc
File: 0611.1

Coachella Valley Water District
P.O. Box 1058 Coachella, CA 92236
Phone (760) 398-2651 Fax (760) 398-3711

www.cvwd.org
an Equal Opportunity Employer

EXHIBIT A PAGE 03

Marissa Mendoza
County of Riverside Treasurer
January 19, 2021
Page 2

If you have any questions, please call Chris Bogan, Right-of-Way Supervisor, extension 2523.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Director of Engineering

Enclosures/3/as

CB: ms\Eng\ROW\2021\Jan\LOI Tax Collector.doc
File: 0611.1



Rodriguez, Angeline

From: Chris Bogan <cbogan@cvwd.org>
Sent: Tuesday, November 15, 2022 1:58 PM
To: Vertiz, Paola; Rodriguez, Angeline
Cc: Romero, Jennifer; Abril, Adelina; Mejia, Manuel
Subject: RE: Agreement of Sale# 4496

Follow Up Flag: Follow up
Flag Status: Completed

Hello, it is APN 750-220-022 that has the illegal dumping. We would like to withdraw this parcel from the agreement.

From: Vertiz, Paola <PVertiz@rivco.org>
Date: November 15, 2022 at 12:57:11 PM MST
To: Chris Bogan <cbogan@cvwd.org>, Rodriguez, Angeline <AxRodriguez@Rivco.org>
Cc: Romero, Jennifer <JIRomero@RIVCO.ORG>, Abril, Adelina <AABril@RIVCO.ORG>, Mejia, Manuel <MMejia@Rivco.org>
Subject: RE: Agreement of Sale# 4496
Importance: High

External e-mail: Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Hello Chris,

Could you please provide to me the parcel number which you are no longer interested in purchasing?

Best regards,
Paola Vertiz, MPA
Assistant Supervising Accounting Technician II
Riverside County Treasurer-Tax Collector
Tax Sale Operations
PH: (951) 955-3264

From: Chris Bogan <cbogan@cvwd.org>
Sent: Monday, 14 November, 2022 2:34 PM
To: Rodriguez, Angeline <AxRodriguez@Rivco.org>
Cc: Vertiz, Paola <PVertiz@rivco.org>; Romero, Jennifer <JIRomero@RIVCO.ORG>; Abril, Adelina <AABril@RIVCO.ORG>
Subject: Re: Agreement of Sale# 4496

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Yes, it has been received. I've been advised that we may need to pass on the purchase of one of the parcels. It has illegal dumping. What would be next steps to remove a parcel.

From: Rodriguez, Angeline <AxRodriguez@Rivco.org>

Date: November 14, 2022 at 2:17:05 PM MST

To: Chris Bogan <cbogan@cvwd.org>

Cc: Vertiz, Paola <PVertiz@rivco.org>, Romero, Jennifer <JIRomero@RIVCO.ORG>, Abril, Adelina <AABril@RIVCO.ORG>

Subject: Agreement of Sale# 4496

External e-mail: Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Good afternoon,

I wanted to confirm your office received the Chapter 8 Agreement to Purchase Tax-Defaulted Property for Coachella Valley Water District, a public agency of the State of California.

Thank you,

Angie Rodriguez

Tax Sale Operations Unit



OFFICE OF THE TREASURER TAX COLLECTOR
RIVERSIDE COUNTY, CALIFORNIA

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County of Riverside California

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

RE: Agreement Number: 4496

Coachella Valley Water District, a public agency of the State of California

The parcel numbers listed below are not a part of a publication because they are not a part of a Chapter 7 tax sale; however, the purchasing entity used the word "objects" while expressing in their resolution that they do not want the parcels they are interested in purchasing to be sold on a Chapter 7 public tax sale.

PARCEL NO

697-040-003
780-372-003

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

EXHIBIT "B"

LEGAL DESCRIPTION

MAPS

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Identification Number: 697040003
First Year Delinquent: 2011-2012
Purchase Price: \$4,865.13

Default Date: JUNE 30, 2012
TRA 075-003 DESERT SANDS USD
DISTRICT: 4

Situs Address: NONE

Last Assessed To: SACHS JANA JEAN

Legal Description: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPTING THEREFROM THE NORTH 30 FEET FOR ROAD PURPOSES. SAID PARCEL IS ALSO SHOWN AS PARCEL NO.6 OF RECORDS OF SURVEY, ON FILE IN BOOK 40, PAGE 80 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY. APN:697-040-003-9

PARCEL 2

OUTSIDE CITY

Parcel Identification Number: 780372003
First Year Delinquent: 2011-2012
Purchase Price: \$2,894.32

Default Date: JUNE 30, 2012
TRA 058-085 COACHELLA USD
DISTRICT: 4

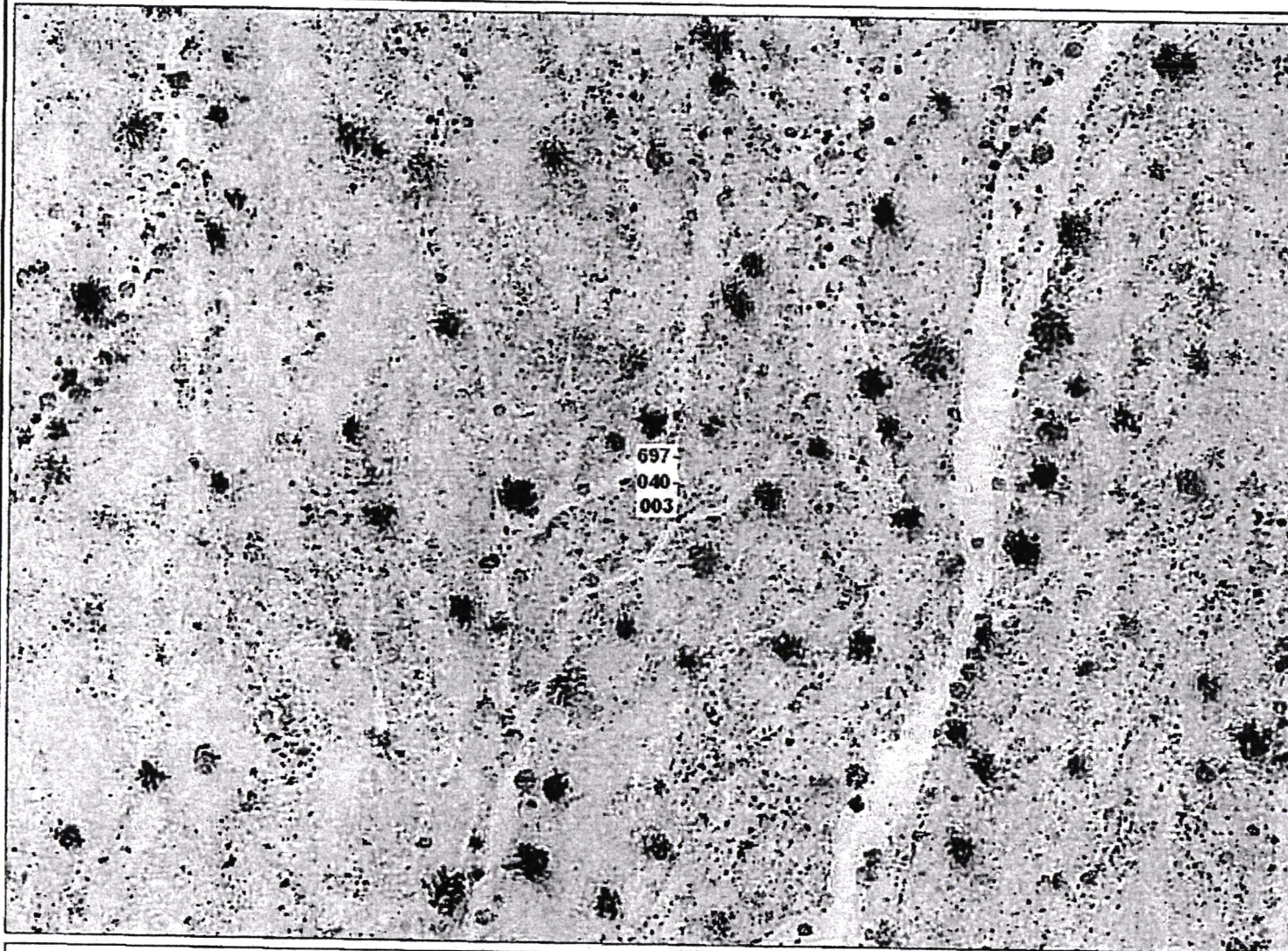
Situs Address: NONE

Last Assessed To: ABTAHI KHOSROW

Legal Description: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, TRACT 2268 AS SHOWN IN BOOK 45, PAGE 65 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE NORTH 89 15'50" WEST, 15 FEET; THENCE NORTH 01 58'25" WEST, 95 FEET; THENCE SOUTH 89 15'50" EAST, 15 FEET; THENCE SOUTH 01 58'25" EAST, 95 FEET TO THE POINT OF BEGINNING.

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

697040003



Los Angeles



San Diego

Tijuana

Mexico

Legend

Parcel APNs

□ Parcels

Blue Line Streams

City Areas



0 47 94 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... 9/21/2022 3:25:40 PM

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Notes

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

N 1/2 SEC. 4, T.5S, R.8E

TRA 075-003

38TH AVE.

RS 40/80 68.21 01 8 (12) (4.36) 68.28	68.20 02 7 (11) (4.43) 68.25	68.20 03 6 (10) (4.46) 68.25	68.20 04 5 (9) (4.50) 68.25	68.21 33 4 (8) (4.54) 68.28	68.20 EX 3 3 (7) (4.58) 68.27	68.20 35 2 (6) (4.61) 68.27	68.21 36 1 (5) (4.65) 68.28
05 9 (13) 68.32	06 10 (14) 68.31	07 11 (15) 68.31	08 12 (16) 68.31	37 13 (17) 68.34	38 14 (18) 68.32	39 15 (19) 68.32	40 16 (20) 68.34
09 24 (28) 68.38	10 23 (27) 68.37	11 22 (26) 68.37	12 21 (25) 68.37	41 20 (24) 68.40	42 18 (23) 68.42	43 18 (22) 68.42	44 17 (21) 68.40
13 25 (29) 68.44	14 26 (30) 68.44	15 27 (31) 68.44	16 28 (32) 68.43	45 29 (33) 68.48	46 30 (34) 68.46	47 31 (35) 68.46	48 32 (36) 68.44
17 40 (44) 68.50	18 39 (43) 68.49	19 38 (42) 68.49	20 37 (41) 68.49	49 36 (40) 68.52	50 35 (39) 68.52	51 34 (38) 68.52	52 33 (37) 68.50
21 41 (45) 68.56	22 42 (46) 68.56	23 43 (47) 68.56	24 44 (48) 68.56	53 45 (49) 68.58	54 46 (50) 68.58	55 47 (51) 68.58	56 48 (52) 68.56
25 56 (60) 68.62	26 55 (59) 68.61	27 54 (58) 68.61	28 53 (57) 68.61	57 52 (56) 68.64	58 51 (55) 68.62	59 50 (54) 68.62	EX 48 50 (53) 68.64
29 57 (61) 68.67	30 58 (62) 68.66	31 59 (63) 68.67	32 60 (64) 68.67	61 61 (65) 68.71	62 62 (66) 68.72	63 63 (67) 68.72	64 64 (68) 68.71



ASSESSOR'S MAP BK97 PG.04
Riverside County, Calif.

attest

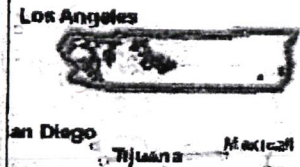
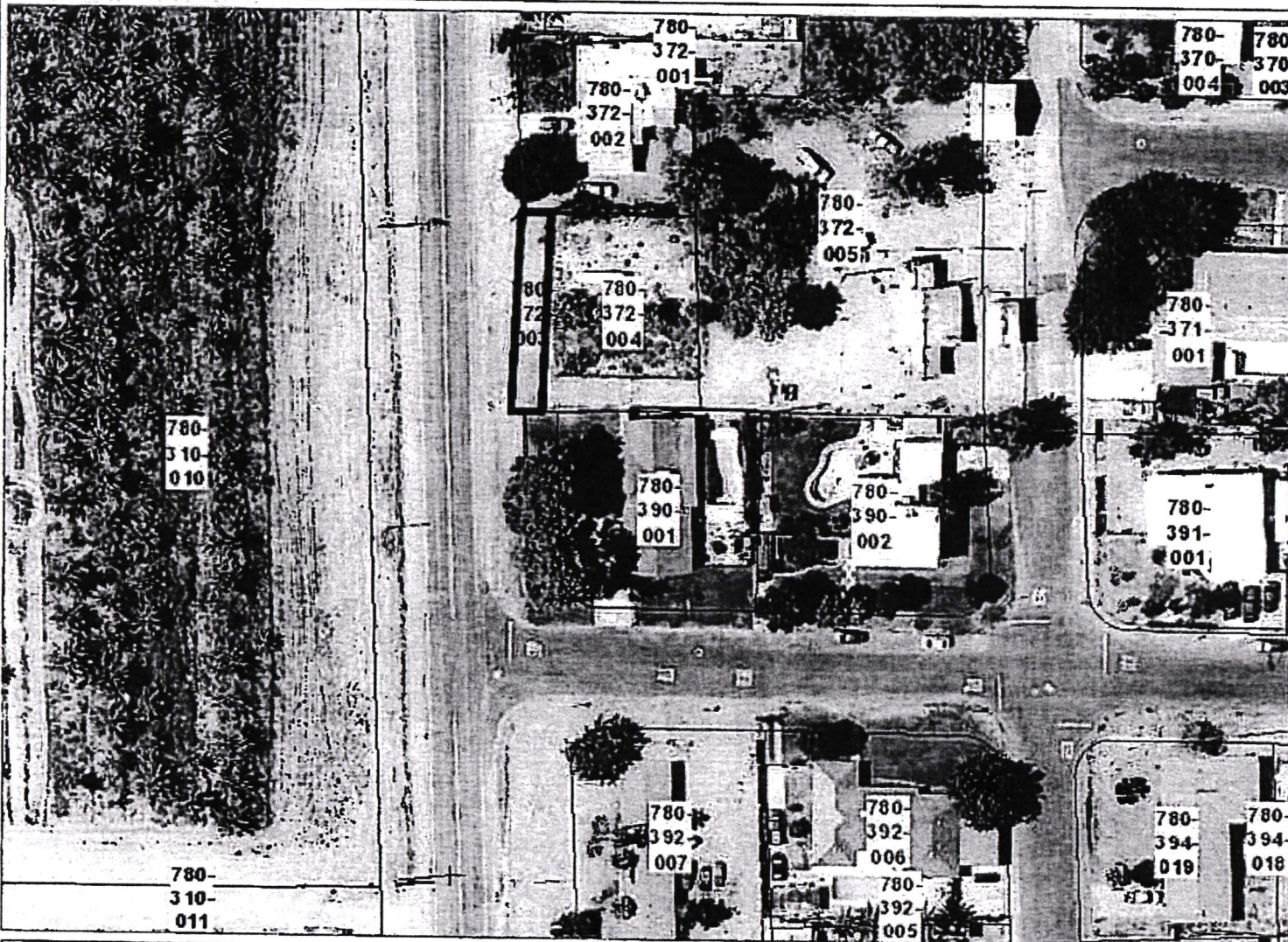
G.L.O.
67 ROADS PER INT. #32592.4/58

BK 745 Pg 41	BK 745 Pg 42	BK 745 Pg 32
Pg 02	Pg 04	Pg 06
Pg 03	Pg 05	Pg 07

Map Reference
RS 40/80

Nov 2016

780372003



Legend

- Parcel APNs
- Parcels
- Blueline Streams
- City Areas



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Notes

0 94 188 Feet

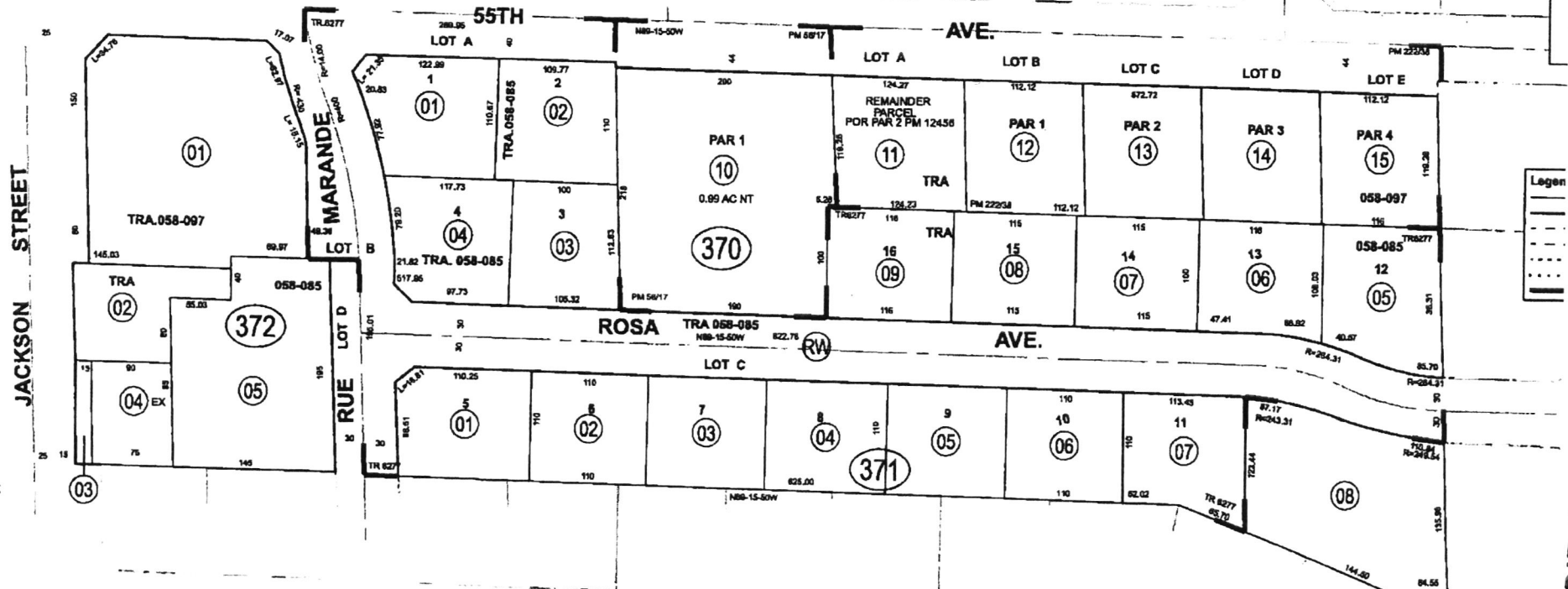
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SW 1/4 OF SEC. 13, T.6S., R.7E.

TRA 058-085
058-097



Legend

EXHIBIT B PAGE 06



ASSESSOR'S MAP BK.780 PG.37
Riverside County, Calif.

arrod rig

Pg 28	Pg 35	Pg 34
Pg 31	Pg 37	Pg 36
	Pg 39	Pg 40

Map Reference
PM 58/17 PARCEL MAP NO. 12458
PM 222/38 - 40 PARCEL MAP NO. 33363
MB 87/22 - 24 TRACT MAP NO. 6277

Aug 2018

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

EXHIBIT C PAGE 01

TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334703

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 880		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

02179 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$144.66 for the fiscal year 2011-2012, Default Number 2012-601051003-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: SACHS, JANA JEAN and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 697040003-9

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2017

By

Tax Collector

On 07/19/2017, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

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

By:

Deputy

Seal

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

Page 2

697040003-9

LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 30 FEET FOR ROAD PURPOSES.

SAID PARCEL IS ALSO SHOWN AS PARCEL NO.6 OF RECORDS OF SURVEY, ON FILE IN BOOK 40, PAGE 80 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY.

APN:697-040-003-9

REQUESTED BY AND MAIL TO:

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

2022-0450444

11/01/2022 09:14 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 6080		
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, was declared to be tax-defaulted on June 30, 2012 for the nonpayment of delinquent taxes in the amount of \$73.24 for the Fiscal Year 2011-2012, Default Number 2012-780372003

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: ABTAHI, KHOSROW and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 780372003

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

(THIS DOCUMENT IS BEING ISSUED TO CORRECT ORIGINAL RECORDING DATED 08/14/2017 AS INSTRUMENT 2017-0334828 WHEREIN THE ASSESSOR'S PARCEL NUMBER & DEFAULT NUMBER WERE IN ERROR.)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

Executed on

RIVERSIDE County

October 27, 2022

By

Matthew Jennings, Tax Collector

On 10/31/22, before me, Peter Aldana, Assessor-County Clerk-Recorder, personally appeared Matthew Jennings, 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



EXHIBIT C PAGE 04

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, TRACT 2268 AS SHOWN IN BOOK 45, PAGE 65 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE NORTH 89 15'50" WEST, 15 FEET; THENCE NORTH 01 58'25" WEST, 95 FEET; THENCE SOUTH 89 15'50" EAST, 15 FEET; THENCE SOUTH 01 58'25" EAST, 95 FEET TO THE POINT OF BEGINNING.

EXHIBIT "D"

RESOLUTION NUMBER 2022-49

MISSION STATEMENT

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA



**Coachella Valley Water District
Board of Directors**

Resolution No: 2022-49

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA VALLEY
WATER DISTRICT, CA TO OFFER TO PURCHASE TAX DEFAULTED PROPERTIES
FROM THE COUNTY OF RIVERSIDE**

WHEREAS, the County of Riverside is preparing to offer for sale tax deeded property at public auction; and

WHEREAS, this Board of Directors has reviewed the tax deeded properties to be offered for sale at public auction by the County of Riverside and it has been determined by this Board the following parcels are needed:

1. Assessors Parcel No. 780-372-003 will be utilized as part of a domestic water well site.
2. ~~Assessors Parcel No. 750-220-022 will be utilized as a mitigation site for impacts from projects.~~ *No Longer Interested*
3. ~~Assessors Parcel No. 725-190-026 will be utilized as a mitigation site for impacts from projects.~~ *No Longer Interested*
4. Assessors Parcel No. 697-040-003 will be utilized as a mitigation site for impacts from projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DIRECTORS OF THE COACHELLA VALLEY WATER DISTRICT AS FOLLOWS:

SECTION 1. The Board of Directors objects to the proposed public sale of the above described parcels and requests the Treasure and Tax Collector of Riverside County to remove said parcel from the proposed public auction list; and

SECTION 2. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 780-372-003 for \$2,894.32 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and

~~SECTION 3. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 750-220-022 for \$20,902.80 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and~~ *No Longer Interested*

~~SECTION 3. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 725-190-026 for \$37,446.71 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and~~ *No Longer Interested*

**Coachella Valley Water District
Board of Directors**

Resolution No: 2022-49

SECTION 4. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 697-040-003 for \$4,865.13 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and

SECTION 5. The Board of Directors authorizes the General Manager to execute on behalf of the District all documents necessary to complete this transaction; and


SECTION 6. The publication costs of approximately \$4,000 shall be paid for by Coachella Valley Water District, a public agency of the State of California.

PASSED AND ADOPTED by the Coachella Valley Water District Board of Directors during a regular meeting on this 13th day of September 2022, by the following vote:

AYES: Powell, Nelson, Bianco, Estrada

NOES: None

ABSENT: Aguilar



Sylvia M. Bermudez, MMC
Clerk of the Board
Coachella Valley Water District

Mission Statement

To meet the water-related needs of the people
through dedicated employees, providing high quality
water at a reasonable cost.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

THIS PAGE WAS INTENTIONALLY LEFT BLANK



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 4496, as approved by the Board of Supervisors of Riverside County on January 10, 2023.

This Agreement between the COUNTY OF RIVERSIDE and the COACHELLA VALLEY WATER DISTRICT, a PUBLIC AGENCY of the STATE of CALIFORNIA 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 JM

JENNIFER MONTECINOS, MANAGER

Tax Administration Section

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

This Agreement **4496** is made this 10th day of January, 2023 by and between the Board of Supervisors of Riverside County, State of California, and the Coachella Valley Water District, a public agency of the State of California ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On January 19, 2021, the Coachella Valley Water District, a public agency of the State of California applied to purchase the subject properties (Exhibit "A").

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

A certified copy of the Resolution authorizing the purchase of the property by the Coachella Valley Water District, a public agency of the State of California 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 \$7,759.45 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 parcels for public purpose as part of a domestic water well site and as a mitigation site for impacts from projects.
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 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

JAN 10 2023 3.69

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

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

ATTEST: COACHELLA VALLEY WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

(Purchaser)

By: J. M. Barrett
(Print)

(seal)

[Signature] General Manager
(Signature and Title)

Date: 12.01.2022

FORM APPROVED BY COUNTY COUNSEL

By: [Signature] 27 DEC 22
MICHAEL C. THOMAS DATE



ATTEST: BOARD OF SUPERVISORS

KIMBERLY A. RECTOR

Clerk of the Board of Supervisors

By: [Signature]
Deputy

(seal)

By: [Signature]

KEVIN JEFFRIES

Chairman of the Board of Supervisors

Date: 1/10/23

JAN 10 2023 3.69

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 28 day of February, 2023.

Malia M. Cohen, **CALIFORNIA STATE CONTROLLER**

By: 

JENNIFER MONTECINOS, Manager
Tax Administration Section

EXHIBIT "A"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 (N/A)

CHAPTER 7 PUBLICATION (N/A)

LETTER RE : PUBLICATION & OBJECTION

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

EXHIBIT A PAGE 01

Application to Purchase Tax-Defaulted Property from County

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

A. Purchaser Information

1. Name of Organization: Coachella Valley Water District, a public agency of the State of California
2. Mailing Address: 75515 Hovley Lane East, Palm Desert, CA 92211
3. Contact Person: Chris Bogan, Right-of-Way Supervisor Phone: 760-398-2661 x 2523
4. Email: cbogan@cvwd.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: Coachella Valley Water District, a public agency of the State of California
(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 see attached letter
Describe public purpose
 - ☐ To preserve open space for _____

C. Property Information

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

1. County where the Parcel is located: Riverside
2. Assessor’s Parcel Number (if only one, list here more than one list on separate sheet): see attached letter
3. State the purpose and intended use for the Parcel: see attached letter

D. Acknowledgement

Provide the signature of the purchasing entity’s authorized officer

<u>Carrie Oliphant</u>		<u>760-398-2651</u>
Print Name		Contact Number
<u>Carrie Oliphant</u>	<u>Director of Engineering</u>	<u>1-19-2021</u>
Authorizing Signature	Title	Date

(SCO 8-16) (2016)



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

September 15, 2022

VIA EMAIL AT PVERTIZ@RIVCO.ORG

Paola Vertiz
County of Riverside Treasurer and Tax Collector
County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92502

Dear Ms. Vertiz:

Subject: Resolution Objecting to the Public Sale of Tax Defaulted Parcels

The Coachella Valley Water District's (CVWD) Board of Directors approved the purchase of the below referenced tax defaulted parcels for public use. CVWD would like to proceed with entering into an Agreement of Sale for the following parcels:

- Assessment No. 697-040-003
- ~~Assessment No. 750-220-022~~ *NO LONGER INTERESTED*
- Assessment No. 780-372-003

Please note, we have determined not to proceed with the purchase of Assessment No. 725-190-026 due to its many title encumbrances.

As requested by your letter dated August 17, 2022, please find enclosed a copy of Resolution No. 2022-49 and our Mission Statement. A copy of your letter is also enclosed for reference.

If you have any questions, please contact Chris Bogan, Right-of-Way Supervisor, at extension 2523 or cbogan@cvwd.org.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Director of Engineering

Enclosures/3/as

cc: Adelina Abril, aabril@rivco.org (with enclosures)
County of Riverside Treasurer and Tax Collector

Jennifer Romero, jiromero@rivco.org (with enclosures)
County of Riverside Treasurer and Tax Collector

CB: al/Eng/ROW/2022Sept/Resolution Ltr. to County of Riv. Treasurer.doc
File: 0611.1

Coachella Valley Water District
P.O. Box 1058 Coachella, CA 92236
Phone (760) 398-2651 Fax (760) 398-3711

www.cvwd.org
an Equal Opportunity Employer

EXHIBIT A PAGE 03

Marissa Mendoza
County of Riverside Treasurer
January 19, 2021
Page 2

If you have any questions, please call Chris Bogan, Right-of-Way Supervisor, extension 2523.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Director of Engineering

Enclosures/3/as

CB: ms\Eng\ROW\2021\Jan\LOI Tax Collector.doc
File: 0611.1



Rodriguez, Angeline

From: Chris Bogan <cbogan@cvwd.org>
Sent: Tuesday, November 15, 2022 1:58 PM
To: Vertiz, Paola; Rodriguez, Angeline
Cc: Romero, Jennifer; Abril, Adelina; Mejia, Manuel
Subject: RE: Agreement of Sale# 4496

Follow Up Flag: Follow up
Flag Status: Completed

Hello, it is APN 750-220-022 that has the illegal dumping. We would like to withdraw this parcel from the agreement.

From: Vertiz, Paola <PVertiz@rivco.org>
Date: November 15, 2022 at 12:57:11 PM MST
To: Chris Bogan <cbogan@cvwd.org>, Rodriguez, Angeline <AxRodriguez@Rivco.org>
Cc: Romero, Jennifer <JIRomero@RIVCO.ORG>, Abril, Adelina <AABril@RIVCO.ORG>, Mejia, Manuel <MMejia@Rivco.org>
Subject: RE: Agreement of Sale# 4496
Importance: High

External e-mail: Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Hello Chris,

Could you please provide to me the parcel number which you are no longer interested in purchasing?

Best regards,
Paola Vertiz, MPA
Assistant Supervising Accounting Technician II
Riverside County Treasurer-Tax Collector
Tax Sale Operations
PH: (951) 955-3264

From: Chris Bogan <cbogan@cvwd.org>
Sent: Monday, 14 November, 2022 2:34 PM
To: Rodriguez, Angeline <AxRodriguez@Rivco.org>
Cc: Vertiz, Paola <PVertiz@rivco.org>; Romero, Jennifer <JIRomero@RIVCO.ORG>; Abril, Adelina <AABril@RIVCO.ORG>
Subject: Re: Agreement of Sale# 4496

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Yes, it has been received. I've been advised that we may need to pass on the purchase of one of the parcels. It has illegal dumping. What would be next steps to remove a parcel.

From: Rodriguez, Angeline <AxRodriguez@Rivco.org>

Date: November 14, 2022 at 2:17:05 PM MST

To: Chris Bogan <cbogan@cvwd.org>

Cc: Vertiz, Paola <PVertiz@rivco.org>, Romero, Jennifer <JIRomero@RIVCO.ORG>, Abril, Adelina <AABril@RIVCO.ORG>

Subject: Agreement of Sale# 4496

External e-mail: Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Good afternoon,

I wanted to confirm your office received the Chapter 8 Agreement to Purchase Tax-Defaulted Property for Coachella Valley Water District, a public agency of the State of California.

Thank you,

Angie Rodriguez

Tax Sale Operations Unit



OFFICE OF THE TREASURER-TAX COLLECTOR
RIVERSIDE COUNTY, CALIFORNIA

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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County of Riverside California

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

RE: Agreement Number: 4496

Coachella Valley Water District, a public agency of the State of California

The parcel numbers listed below are not a part of a publication because they are not a part of a Chapter 7 tax sale; however, the purchasing entity used the word "objects" while expressing in their resolution that they do not want the parcels they are interested in purchasing to be sold on a Chapter 7 public tax sale.

PARCEL NO

697-040-003
780-372-003

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

EXHIBIT "B"

LEGAL DESCRIPTION

MAPS

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Identification Number: 697040003
First Year Delinquent: 2011-2012
Purchase Price: \$4,865.13

Default Date: JUNE 30, 2012
TRA 075-003 DESERT SANDS USD
DISTRICT: 4

Situs Address: NONE

Last Assessed To: SACHS JANA JEAN

Legal Description: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPTING THEREFROM THE NORTH 30 FEET FOR ROAD PURPOSES. SAID PARCEL IS ALSO SHOWN AS PARCEL NO.6 OF RECORDS OF SURVEY, ON FILE IN BOOK 40, PAGE 80 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY. APN:697-040-003-9

PARCEL 2

OUTSIDE CITY

Parcel Identification Number: 780372003
First Year Delinquent: 2011-2012
Purchase Price: \$2,894.32

Default Date: JUNE 30, 2012
TRA 058-085 COACHELLA USD
DISTRICT: 4

Situs Address: NONE

Last Assessed To: ABTAHI KHOSROW

Legal Description: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, TRACT 2268 AS SHOWN IN BOOK 45, PAGE 65 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE NORTH 89 15'50" WEST, 15 FEET; THENCE NORTH 01 58'25" WEST, 95 FEET; THENCE SOUTH 89 15'50" EAST, 15 FEET; THENCE SOUTH 01 58'25" EAST, 95 FEET TO THE POINT OF BEGINNING.

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

697040003

Los Angeles

San Diego

Tijuana

Mexicali

Legend

Parcel APNs

□ Parcels

— Blueline Streams

■ City Areas

697-
040-
003

Notes



0 47 94 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... 9/21/2022 3:25:40 PM

© Riverside County GIS

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.

N 1/2 SEC. 4, T.5S, R.8E

TRA 075-003

38TH AVE.

RS 40/80 658.71 8 (12) (4.39) 658.26	066.20 7 (11) (4.43) 658.25	03 6 (10) (4.40)	066.20 5 (9) (4.50) 658.25	066.71 4 (8) (4.54) 658.26	EX 026.30 3 (7) (4.58) 658.27	066.20 2 (6) (4.61) 658.27	066.21 1 (5) (4.65) 658.28
05 9 (13) 658.32	06 10 (14) 658.31	07 11 (15) 658.31	08 12 (16) 658.31	37 13 (17) 658.34	38 14 (18) 658.34	39 15 (19) 658.34	40 16 (20) 658.34
09 24 (28) 658.38	10 23 (27) 658.37	11 22 (26) 658.37	12 21 (25) 658.37	41 20 (24) 658.40	42 19 (23) 658.40	43 18 (22) 658.40	44 17 (21) 658.40
13 25 (29) 658.44	14 26 (30) 658.43	15 27 (31) 658.43	16 28 (32) 658.43	45 29 (33) 658.48	46 30 (34) 658.48	47 31 (35) 658.48	EX 32 (36) 658.48
17 40 (44) 658.50	18 39 (43) 658.49	19 38 (42) 658.49	20 37 (41) 658.49	49 36 (40) 658.52	50 35 (39) 658.52	51 34 (38) 658.52	52 33 (37) 658.52
21 41 (45) 658.35	22 42 (46) 658.40	23 43 (47) 658.40	24 44 (48) 658.35	53 45 (49) 658.58	54 46 (50) 658.58	55 47 (51) 658.58	56 48 (52) 658.58
25 56 (60) 658.62	26 55 (59) 658.61	27 54 (58) 658.61	28 53 (57) 658.61	57 52 (56) 658.64	58 51 (55) 658.64	59 50 (54) 658.64	EX 49 (53) 658.64
29 57 (61) 658.57	30 58 (62) 658.66	31 59 (63) 658.67	32 60 (64) 658.67	61 61 (65) 658.71	62 62 (66) 658.71	63 63 (67) 658.71	64 64 (68) 658.71

Legend

EXHIBIT B PAGE 04



ASSESSOR'S MAP BK697 PG.04
Riverside County, Calif.

arrod rig

G.L.O.
60' ROADS PER INST. #32692 4/59

Bk 745 Pg 40	Bk 745 Pg 42	Bk 743 Pg 32
Pg 02	Pg 04	Pg 06
Pg 03	Pg 05	Pg 07

Map Reference
RS 40/80

Nov 2016

780372003



Legend

- Parcel APNs
- Parcels
- Blueline Streams
- City Areas

Notes



0 94 188 Feet

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

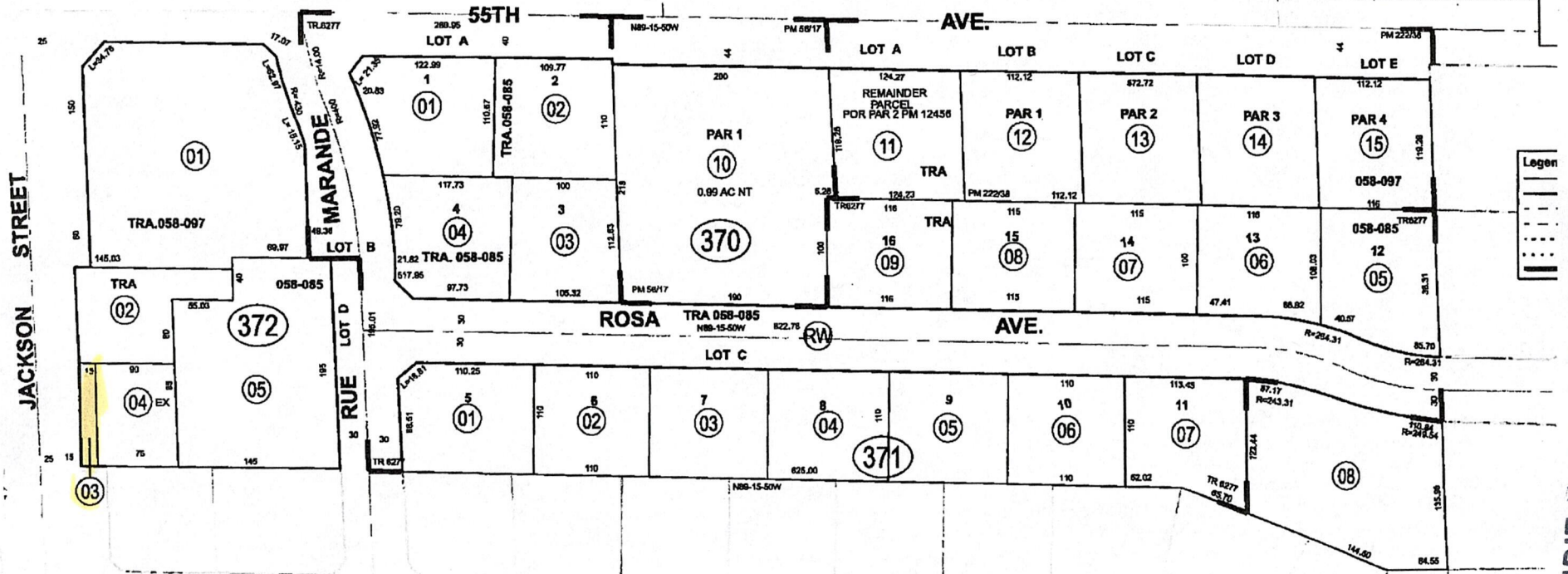
REPORT PRINTED ON... 9/21/2022 3:32:04 PM

© Riverside County GIS

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.

SW 1/4 OF SEC. 13, T.6S., R.7E.

TRA 058-085
058-097



Legend

EXHIBIT B PAGE 06



ASSESSOR'S MAP BK.780 PG.37
Riverside County, Calif.

arrodrig

Pg 28	Pg 35	Pg 34
Pg 31	Pg 37	Pg 36
	Pg 39	Pg 40

Map Reference
PM 56/17 PARCEL MAP NO. 12456
PM 222/38 - 40 PARCEL MAP NO. 33363
MS 87/22 - 24 TRACT MAP NO. 6277

Aug 2018

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA

EXHIBIT C PAGE 01

TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334703

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 880		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

02179 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$144.66 for the fiscal year 2011-2012, Default Number 2012-601051003-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: SACHS, JANA JEAN and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 697040003-9

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2017

By

Tax Collector

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

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

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

By:

Deputy

Seal

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

Page 2

697040003-9

LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 30 FEET FOR ROAD PURPOSES.

SAID PARCEL IS ALSO SHOWN AS PARCEL NO.6 OF RECORDS OF SURVEY, ON FILE IN BOOK 40, PAGE 80 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY.

APN:697-040-003-9

REQUESTED BY AND MAIL TO:

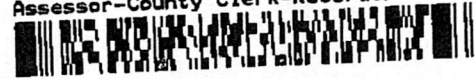
MATTHEW JENNINGS
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2022-0450444

11/01/2022 09:14 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 6080		
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, was declared to be tax-defaulted on June 30, 2012 for the nonpayment of delinquent taxes in the amount of \$73.24 for the Fiscal Year 2011-2012, Default Number 2012-780372003

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: ABTAHI, KHOSROW and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 780372003

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

(THIS DOCUMENT IS BEING ISSUED TO CORRECT ORIGINAL RECORDING DATED 08/14/2017 AS INSTRUMENT 2017-0334828 WHEREIN THE ASSESSOR'S PARCEL NUMBER & DEFAULT NUMBER WERE IN ERROR.)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

Executed on

RIVERSIDE County

October 27, 2022

By

Matthew Jennings, Tax Collector

On 10/31/22, before me, Peter Aldana, Assessor-County Clerk-Recorder, personally appeared Matthew Jennings, 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



THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, TRACT 2268 AS SHOWN IN BOOK 45, PAGE 65 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE NORTH 89 15'50" WEST, 15 FEET; THENCE NORTH 01 58'25" WEST, 95 FEET; THENCE SOUTH 89 15'50" EAST, 15 FEET; THENCE SOUTH 01 58'25" EAST, 95 FEET TO THE POINT OF BEGINNING.

EXHIBIT "D"

RESOLUTION NUMBER 2022-49

MISSION STATEMENT

AGREEMENT 4496,
COACHELLA VALLEY WATER DISTRICT,
A PUBLIC AGENCY OF THE STATE OF CALIFORNIA



**Coachella Valley Water District
Board of Directors**

Resolution No: 2022-49

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA VALLEY WATER DISTRICT, CA TO OFFER TO PURCHASE TAX DEFAULTED PROPERTIES FROM THE COUNTY OF RIVERSIDE

WHEREAS, the County of Riverside is preparing to offer for sale tax deeded property at public auction; and

WHEREAS, this Board of Directors has reviewed the tax deeded properties to be offered for sale at public auction by the County of Riverside and it has been determined by this Board the following parcels are needed:

1. Assessors Parcel No. 780-372-003 will be utilized as part of a domestic water well site.
2. ~~Assessors Parcel No. 750-220-022 will be utilized as a mitigation site for impacts from projects.~~ *No Longer Interested*
3. ~~Assessors Parcel No. 725-190-026 will be utilized as a mitigation site for impacts from projects.~~ *No Longer Interested*
4. Assessors Parcel No. 697-040-003 will be utilized as a mitigation site for impacts from projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DIRECTORS OF THE COACHELLA VALLEY WATER DISTRICT AS FOLLOWS:

SECTION 1. The Board of Directors objects to the proposed public sale of the above described parcels and requests the Treasure and Tax Collector of Riverside County to remove said parcel from the proposed public auction list; and

SECTION 2. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 780-372-003 for \$2,894.32 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and

~~SECTION 3. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 750-220-022 for \$20,902.80 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and~~ *No Longer Interested*

~~SECTION 3. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 725-190-026 for \$37,446.71 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and~~ *No Longer Interested*

**Coachella Valley Water District
Board of Directors**

Resolution No: 2022-49

SECTION 4. The Board of Directors authorizes the General Manager to proceed with an agreement to purchase Assessors Parcel No. 697-040-003 for \$4,865.13 under Chapter 8 in accordance with the provisions of Section 3793.1 of the Revenue and Taxation Code; and

SECTION 5. The Board of Directors authorizes the General Manager to execute on behalf of the District all documents necessary to complete this transaction; and

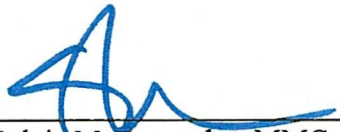
SECTION 6. The publication costs of approximately \$4,000 shall be paid for by Coachella Valley Water District, a public agency of the State of California.

PASSED AND ADOPTED by the Coachella Valley Water District Board of Directors during a regular meeting on this 13th day of September 2022, by the following vote:

AYES: Powell, Nelson, Bianco, Estrada

NOES: None

ABSENT: Aguilar



Sylvia M. Bermudez, MMC
Clerk of the Board
Coachella Valley Water District

Mission Statement

To meet the water-related needs of the people through dedicated employees, providing high quality water at a reasonable cost.