

RESOLUTION NO. 10-002

RESOLUTION OF THE BOARD OF DIRECTORS OF THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY APPROVING THE PURCHASE OF TAX DEFAULTED PROPERTY FROM THE COUNTY OF RIVERSIDE TAX COLLECTOR'S OFFICE

WHEREAS, the County of Riverside Tax Collector's office has notified public agencies of its intent to sell tax defaulted property for purposes of collecting back taxes and penalties;

WHEREAS, the Western Riverside County Regional Conservation Authority has reviewed the proposed parcels for sale and has identified several parcels as desirable for habitat conservation;

WHEREAS, the Western Riverside County Regional Conservation Authority has identified Assessor Parcel Numbers 174-020-007, 174-030-028, 174-030-029, 174-330-023, 174-330-024, 363-090-007, 391-790-008, 579-230-002, 580-480-010, 580-480-011, 927-680-004 and 927-680-005 ("Tax Defaulted Properties") as contributing to Reserve Assembly goals;

WHEREAS, the Tax Defaulted Properties total approximately 714.84 acres in size and the cost for the parcels is approximately \$612,068.08 plus escrow, title and due diligence costs, such as Phase 1 Environmental Hazard Assessments and Appraisals to document asset value;

WHEREAS, the Western Riverside County Regional Conservation Authority desires to purchase the Tax Defaulted Properties from the County of Riverside Tax Collector's office and has sufficient available funds to complete purchase;

WHEREAS, the acquisition of the Tax Defaulted Properties will assist the Western Riverside County Regional Conservation Authority in providing open space for preservation of wildlife and plant life;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the Western Riverside County Regional Conservation Authority as follows:

1. That the Board of Directors of the Western Riverside County Regional Conservation Authority hereby finds and declares that the above recitals are true and correct.

2. That the Board of Directors of the Western Riverside County Regional Conservation Authority objects to the public sale of the Tax Defaulted Properties.

3. That the Board of Directors of the Western Riverside County Regional Conservation Authority offers to purchase the Tax Defaulted Properties, Assessor

Parcel Numbers 174-020-007, 174-030-028, 174-030-029, 174-330-023, 174-330-024, 363-090-007, 391-790-008, 579-230-002, 580-480-010, 580-480-011, 927-680-004 and 927-680-005, for \$612,068.08, plus all costs pertaining to escrow, title and due diligence fees, such as Phase 1 Environmental Hazard Assessments and Appraisals to document asset value.

4. That the Board of Directors of the Western Riverside County Regional Conservation Authority approves the specific purchase prices for each individual Assessor Parcel Number, as shown on the attached Exhibit "A" and incorporated herein by reference.

5. That the Board of Directors of the Western Riverside County Regional Conservation Authority identifies the legal description for the Tax Defaulted Properties, as shown on Exhibit "B" and incorporated herein by reference.


6. That the Board of Directors of the Western Riverside County Regional Conservation Authority declares that the public purpose for the purchase of these parcels is habitat conservation for wildlife and plant life.

7. That the Board of Directors of the Western Riverside County Regional Conservation Authority approves paying for the cost of giving notice for the sale and purchase of the Tax Defaulted Properties.

8. That the Board of Directors of the Western Riverside County Regional Conservation Authority authorizes the use of RCA MSHCP funds to pay for the purchase of the Tax Defaulted properties.

9. That the Executive Director of the Western Riverside County Regional Conservation Authority is authorized to execute the documents necessary to purchase the Tax Defaulted Properties.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Western Riverside County Regional Conservation Authority held the First day of February, 2010.

By: 

Gary Thomasian, Chairman
Western Riverside County
Regional Conservation Authority

ATTEST:

By: 

Honey Bernas, Clerk of the Board

Exhibit "A"

<u>APN</u>	<u>Purchase Price</u>	<u>Acres</u>	<u>Price/Acre</u>
174020007-9	\$ 30,613.60	42.06	\$ 727.86
174030028-9	\$ 56,392.46	77.25	\$ 730.00
174030029-0	\$ 4,026.70	4.05	\$ 994.25
174330023-1	\$ 8,729.85	1.10	\$ 7,936.23
174330024-2	\$ 22,437.93	2.89	\$ 7,763.99
363090007-8	\$ 265,531.21	81.50	\$ 3,258.05
391790008-7	\$ 25,601.57	5.77	\$ 4,437.01
579230002-2	\$ 3,956.86	19.50	\$ 202.92
580480010-2	\$ 7,287.83	18.94	\$ 384.79
580480011-3	\$ 9,932.12	17.55	\$ 565.93
927680004-0	\$ 139,059.07	348.82	\$ 398.66
927680005-1	\$ 38,323.88	95.41	\$ 401.68
Publication cost	\$ 175.00		
Total	\$ 612,068.08	714.84	\$ 856.23

Exhibit "B"

Legal Descriptions

174020007-9

40.00 acres more or less, as described in a certain Grant Deed recorded May 9, 2003, Instrument Number 2003-337676.

174030028-9

77.25 acres more or less, as described in a certain Grant Deed recorded May 9, 2003, Instrument Number 2003-337676.

174030029-0

4.05 acres more or less, as described in a certain Grant Deed recorded May 9, 2003, Instrument Number 2003-337676.

174330023-1

1.10 acres more or less, as described in a certain Grant Deed recorded May 9, 2003, Instrument Number 2003-337676.

174330024-2

2.89 acres more or less, as described in a certain Grant Deed recorded May 9, 2003, Instrument Number 2003-337676.

363090007-8

80.00 acres more or less, as described in a certain Grant Deed recorded September 1, 2005, Instrument Number 2005-725817.

391790008-7

6.28 acres more or less, as described in a certain Grant Deed recorded September 22, 2009, Instrument Number 2009-492668.

579230002-2

20.00 acres more or less, as described in a certain Grant Deed recorded July 15, 1985, Instrument Number 1985-154188.

580480010-2

18.88 acres more or less, as described in a certain Grant Deed recorded April, 1979, Instrument Number 1979-85330.

580480011-3

18.00 acres more or less, as described in a certain Grant Deed recorded February 4, 1997, Instrument Number 1997-39185.

927680004-0

350.39 acres more or less, as described in a certain Grant Deed recorded June 11, 2008, Instrument Number 2008-318763.

927680005-1

95.03 acres more or less, as described in a certain Grant Deed recorded September 12, 2006, Instrument Number 2006-672721.