

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4437** is made this _____ day of _____, 20____, by and between the Board of Supervisors of Riverside County, State of California, and the **Alvord Unified School District** ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On **March 29, 2016**, the **Alvord Unified School District** applied to purchase the subject properties (Exhibit "A").

The real property situated within said County, hereinafter set forth and described in Exhibit "B" attached hereto and made a part hereof, is tax-defaulted and is subject to the Power of Sale by the 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 **Alvord Unified School District** is attached as Exhibit "D".

It is mutually agreed as follows:

1. That as provided by section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by the PURCHASER, and;
2. That the PURCHASER agrees to pay the sum of **\$78,106.33** 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 Tax Collector, the 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: **The Property would allow the District to expand its services to the community to include installation of classrooms or other facilities, creation of playground or other recreational spaces, a student drop-off area, and/or vehicle parking for school staff and/or visitors.**
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 condition of this Agreement.

The undersigned hereby agree 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

ALVORD UNIFIED SCHOOL DISTRICT
(Purchaser)

By _____
(Signature and Title)

(Print)

(seal)

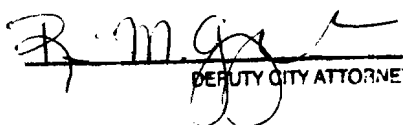
Pursuant to the provisions of California Revenue and Taxation Code section 3775, the governing body of the **City of Riverside** hereby agrees to the selling price as provided in this agreement for parcel **151090002-4**

ATTEST: **CITY OF RIVERSIDE**

Deputy

By _____
City Manager

(seal)

APPROVED AS TO FORM


DEPUTY CITY ATTORNEY

The undersigned hereby agree 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:

ALVORD UNIFIED SCHOOL DISTRICT
(Purchaser)

By Ysidro Salazar, Ed.D.
(Signature and Title) Superintendent
Ysidro Salazar, Ed.D.
(Print) Superintendent

(seal)

Pursuant to the provisions of California Revenue and Taxation Code section 3775, the governing body of the **City of Riverside** hereby agrees to the selling price as provided in this agreement for parcel **1510900024**.

ATTEST: **CITY OF RIVERSIDE**

Deputy

(seal)

By [Signature]
Mayor

ATTEST: BOARD OF SUPERVISORS

 KECIA HARPER-IHEM
Clerk to the Board of Supervisors

By _____
Deputy
(Seal)

By _____
Chairman of the Board of Supervisors

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

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By _____

EXHIBIT "A"

PURCHASE APPLICATION

LETTER RE: PUBLICATION

CHAPTER 7 FORM 11 (NA)

CHAPTER 7 PUBLICATION (NA)

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. Completion of this application **does not** guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Alvord Unified School District
2. Mailing Address: 9 KPC Parkway, Corona, CA 92879
3. Contact Person: Kevin Emenaker Phone: (951) 509-5040
4. 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. Vesting Name: Alvord Unified School District

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing Entity's corporate structure and the intended use of the parcel: (**Note: From the six choices, check only one**)

Category A: Parcel is currently scheduled for a Chapter 7 tax sale (Attach a separate letter objecting to the sale of the parcel)

- ☐ Purchase by **Tax Agency/Revenue District** to preserve its lien (circle one)
- ☐ Purchase by **Tax Agency, State, County, Revenue District, Special District, or Redevelopment Agency** for public purpose (circle one)
- ☐ Purchase by Nonprofit to use parcel(s) for **low-income housing purpose or to preserve open space**

Category B: Parcel is not currently scheduled for a Ch. 7 tax sale (Attach a separate letter objecting to the sale of the parcel)

- ☒ Purchase by **Taxing Agency** for public purpose
- ☐ Purchase by **State, County, Revenue District, Special District, or Redevelopment Agency** for public purpose (circle one)
- ☐ Purchase by Nonprofit to use parcel(s) for **low-income housing purpose or to preserve open space**

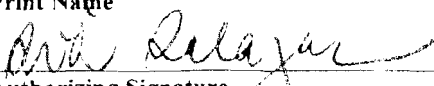
C. Property Detail

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:

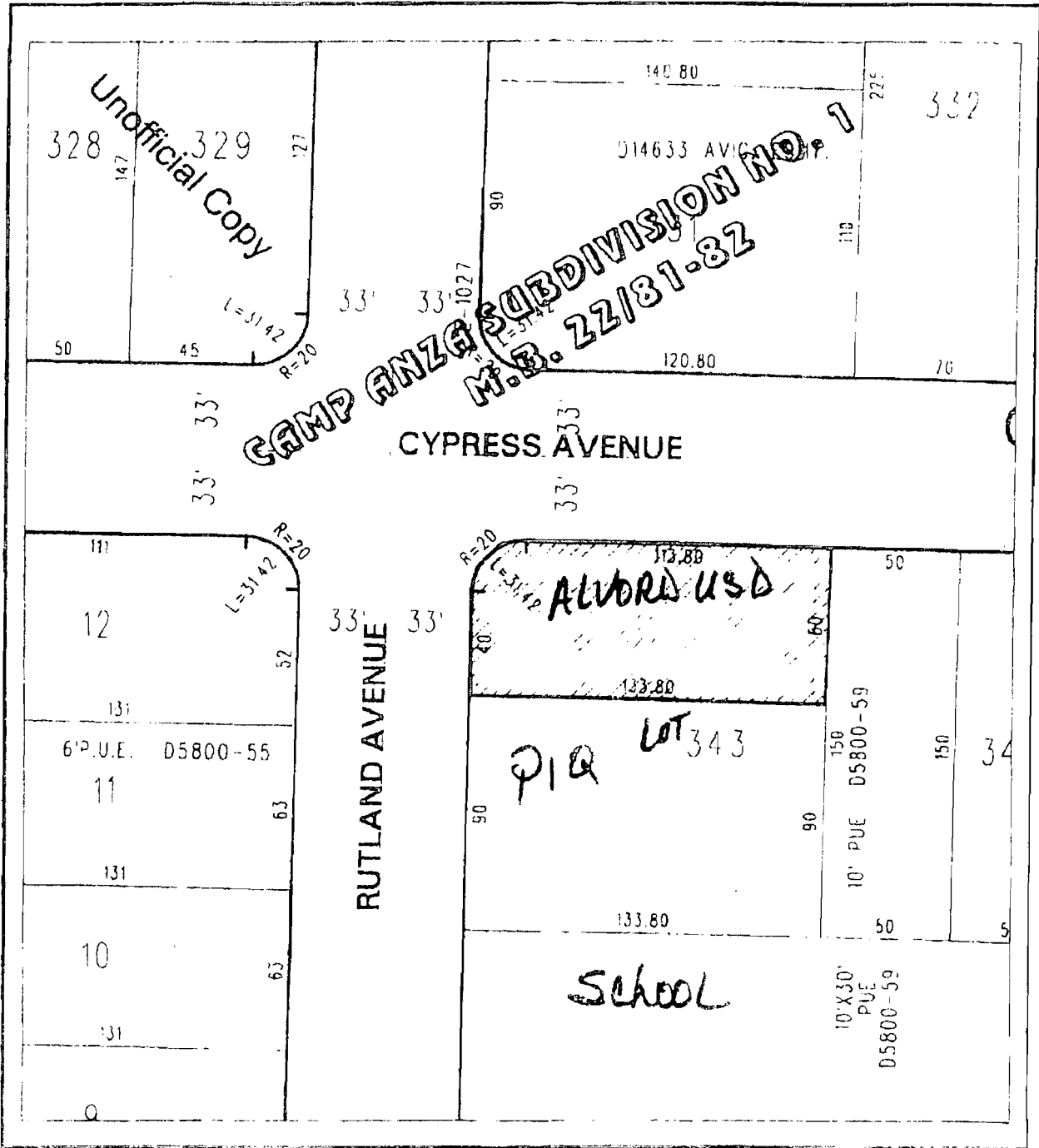
1. County where the Parcel is located: Riverside
2. Assessor's Parcel Number (if only one, list here more than one list on separate sheet): 151090002-4
3. State the purpose and intended use for the Parcel: The Property is located between two lots owned by the district and adjacent to existing school site. The Property would allow the District to expand its services to the community.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

<u>Sid Salazar</u>	<u>(951) 509-5070</u>
Print Name	Contact Number
	<u>Superintendent of Schools</u>
Authorizing Signature	Title
	<u>3/29/2016</u>
	Date

AGF-2 (SCO 8-16)



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

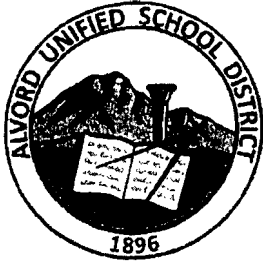
Sheet 1 of 1

Scale: 1" = 50'

Drawn by: pw

Date: 03/12/07

Subject: APN 151-090-001



ALVORD UNIFIED SCHOOL DISTRICT

9 KPC Parkway • Corona, California 92879 Telephone: (951) 509-5000 Fax: (951) 509-6070

March 21, 2016

BOARD OF EDUCATION

CAROLYN M. WILSON
President

ART KASPEREEN, JR.
Vice President

JULIE A. MORENO
Clerk

ROBERT SCHWANDT
Member

BEN JOHNSON II
Member

Michelle Bryant-August
Senior Accounting Assistant
Riverside County Treasurer-Tax Collector's Office
4080 Lemon Street, 4th Floor
P.O. Box 12005
Riverside, CA 92502

Subject: Objection to Chapter 7 Sale of Parcels 151090002-4

Dear Michelle,

ADMINISTRATION

SID SALAZAR, Ed.D.
Superintendent of Schools

VIRGINIA EVES
Assistant Superintendent
Instructional Support Services

KIRK SKORPANICH
Assistant Superintendent
Human Resources Development

AMI SHACKELFORD
Chief Financial Officer

SHAWN T. LOESCHER
Executive Director
Initiatives, Innovation &
Communications

KEVIN EMENAKER
Executive Director
Administrative Services

alvordschools.org

The Alvord Unified School District objects to the Chapter 7 sale of the above referenced parcel. The purpose and intended use for the parcel is as follows:

APN
151090002-4

Purpose and Intended Use of Parcel

The Property would allow the District to expand its services to the community to include installation of classrooms or other facilities, creation of playground or other recreational spaces, a student drop-off area, and/or vehicle parking for school staff and/or visitors.

If you have any questions, please feel free to contact me at (951) 509-6110. Thank you

Sincerely,

Kevin Emenaker
Executive Director,
Administrative Services

KE:ac

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL MANAGER



DON KENT
TREASURER

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

**RE: Alvord Unified School District
9 KPC Parkway
Corona, CA 92879**

The parcel number listed below is not part of a publication because it has not been on a tax sale.

151090002-4

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR

★ ★ ★ ★ ★

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.COUNTYTREASURER.ORG ★ (951) 955-3900 ★ 1 (877) 748-2689 ★ FAX (951) 955-3923

EXHIBIT "B"
LEGAL DESCRIPTION
MAPS

PARCEL 1

IN THE CITY OF RIVERSIDE

**Parcel Number: 151090002-4
First Year Delinquent: 2006-2007
Purchase Price \$78,106.33**

**Assessment Number: 151090002-4
Default Number: 2007-151090002-0000
TRA 009-174**

Situs Address: NONE

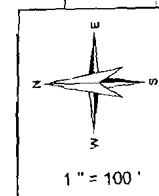
Last Assessed to: BARTH JACK ESTATE OF & SEABOARD FINANCE INC

Legal Description.....

LOT 343 OF CAMP ANZA SUBDIVISION NO. 1 , AS SHOWN BY MAP ON FILE IN BOOK 22, PAGES 91 AND 92 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFROM THE NORTHERLY 60 FEET; SAID NORTHERLY 60 FEET BEING MEASURED ALONG THE EASTERLY LINE OF SAID LOT; ALSO EXCEPTING FROM THE REMAINDER OF SAID LOT AND EASTERLY 50 FEET THEREOF.

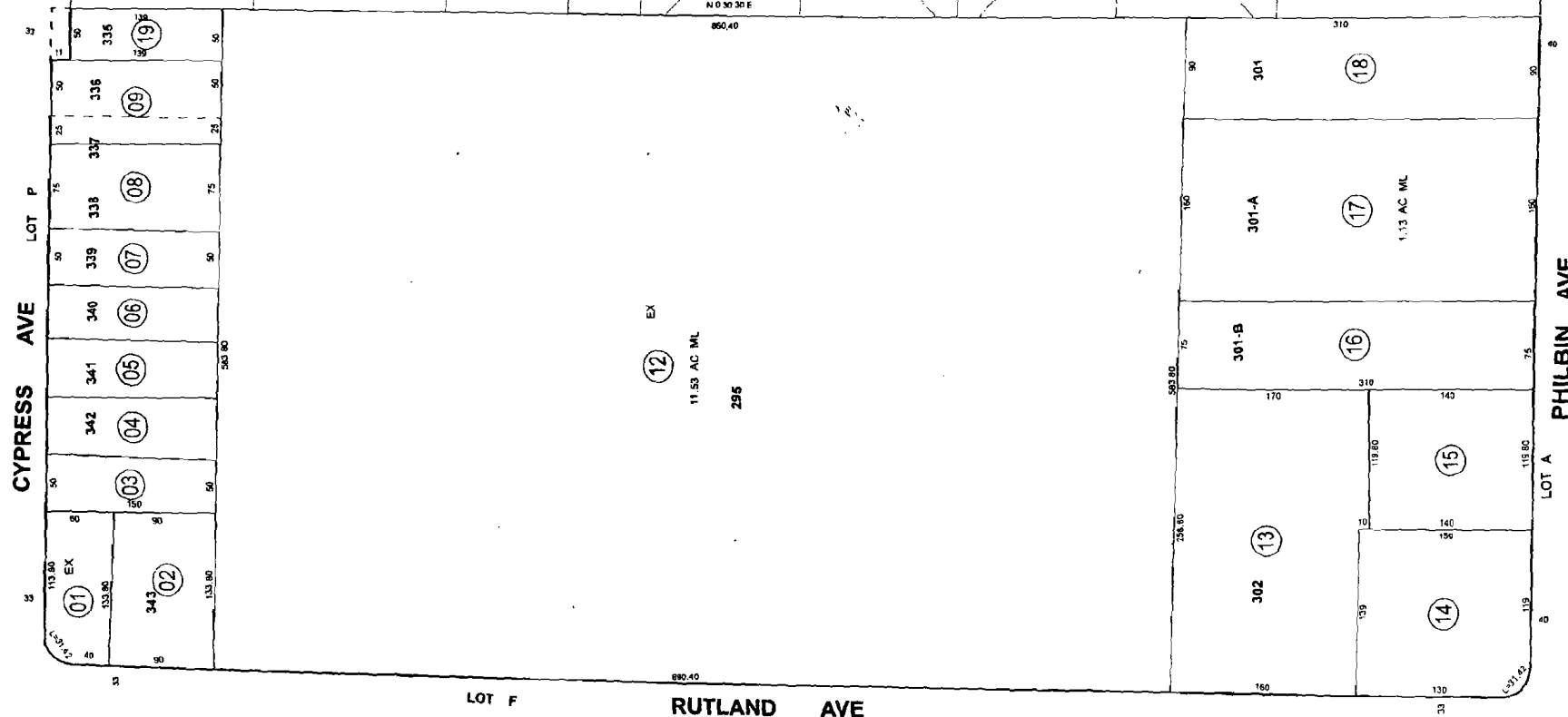
POR SEC. 1 T3S R6W
(POR CITY OF RIVERSIDE)

151-09
6-9-2



Legend

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



ASSESSOR'S MAP BK151 PG.09
Riverside County, Calif.

DUnderwood

BK 151 Pg 03	BK 151 Pg 06	BK 151 Pg 07
BK 151 Pg 05	BK 151 Pg 10	BK 151 Pg 21

Map Reference *
MB 22/81-82 CAMP ANZA SUBDIVISION NO 1

Date	Old No	New No
6/11/1987	11	19 ST

EXHIBIT "C"

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2012-0366535

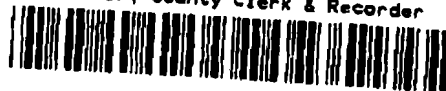
08/03/2012 08:00A Fee:NC

Page 1 of 2

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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00914 PRESS-ENTERPRISE

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY



Which, pursuant to law was declared to be Tax-Defaulted on
for the nonpayment of delinquent taxes in the amount of
for the fiscal year 2006-2007, Default Number

JUNE 30, 2007

\$12,645.58

2007-151090002-0000

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:



BARTH JACK ESTATE OF & SEABOARD FINANCE INC

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

151090002-4

Assessor's Parcel Number

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on
RIVERSIDE County JULY 1, 2012

By

Tax Collector

On 07/23/2012, before me, Larry W. Ward, 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.
Larry W. Ward, Assessor, Clerk Recorder

By:

Deputy

Seal



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

LEGAL DESCRIPTION

IN THE CITY OF RIVERSIDE

LOT 343 OF CAMP ANZA SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 22, PAGES 91 AND 92 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFROM THE NORTHERLY 60 FEET; SAID NORTHERLY 60 FEET BEING MEASURED ALONG THE EASTERLY LINE OF SAID LOT; ALSO EXCEPTING FROM THE REMAINDER OF SAID LOT AND EASTERLY 50 FEET THEREOF.

EXHIBIT "D"
RESOLUTION NUMBER 31
MISSION STATEMENT

RESOLUTION NO. 31

**RESOLUTION OF THE BOARD OF EDUCATION
OF THE ALVORD UNIFIED SCHOOL DISTRICT
RELATING TO PROPOSED PURCHASE OF PROPERTY
LOCATED ADJACENT TO ARLANZA ELEMENTARY SCHOOL**

WHEREAS, the Alvord Unified School District ("District") is a public school district existing and operating pursuant to California law, which provides educational, recreational and other services and programs within the District's boundaries; and

WHEREAS, the District owns and operates the Arlanza Elementary School, a public elementary school located at 5891 Rutland Avenue, in the City of Riverside, County of Riverside, State of California, and identified as Riverside County Assessor Parcel No. 151-090-012; and

WHEREAS, Arlanza Elementary School is located to the east of the intersection of Rutland Avenue and Cypress Avenue, and the District also owns the lot located at the northeast corner of such intersection, which lot is identified as Riverside County Assessor Parcel No. 151-090-001 ("Existing District Lot"); and

WHEREAS, there is a single lot located on Rutland Avenue between Arlanza Elementary School and the Existing District Lot, identified as Riverside County Assessor Parcel No. 151-090-002-4, Property Legal Description POR LOT 343 MB 022/081 CAMP ANZA SUB NO. 1 ("Lot No. 2"), and Lot No. 2 is within the District's jurisdictional boundaries; and

WHEREAS, the Riverside County Treasurer-Tax Collector ("Tax Collector") has initiated procedures to sell Lot No. 2 because of non-payment of real property taxes that were legally levied and were a lien against Lot No. 2; and

WHEREAS, the District desires to acquire Lot No. 2 for public purposes associated with Arlanza Elementary School, to possibly include, in conjunction with the Existing District Lot, installation of classrooms or other facilities, creation of playground or other recreational spaces, a student drop-off area, and/or vehicle parking for school staff and/or visitors; and

WHEREAS, the District submitted to the Tax Collector an application for the District to purchase Lot No. 2 and, by letter dated April 7, 2016, the Tax Collector informed the District that the minimum bid for Lot No. 2 is \$78,106.33 ("Minimum Bid Amount"); and

WHEREAS, in accordance with the California Revenue and Taxation Code ("RTC"), in order for the District to directly purchase Lot No. 2 pursuant to Division 1, Part 6, Chapter 8 (commencing with Section 3771) of the RTC, the District, by duly approved resolution, must formally object to the public sale of Lot No. 2 pursuant to Division 1, Part 6, Chapter 7 (commencing with Section 3691) of the RTC, and must make a formal offer to purchase Lot No. 2; and

WHEREAS, a copy of the resolution described in the foregoing recital must be submitted to the Tax Collector, along with the District's mission statement on separate District letterhead, to be included in an agreement for purchase of Lot No. 2; and

WHEREAS, in connection with its application and offer to purchase Lot No. 2, the District will be responsible for all costs incurred by the Tax Collector in connection with the sale of Lot No. 2 to the District, including, among possible others, the costs to publish legal notice of the sale in the Press Enterprise newspaper, to send notice by registered mail to parties that may have an interest in Lot No. 2, and to give notice of the agreement providing for sale of Lot No. 2 to the District, regardless of whether Lot No.2 is redeemed and the agreement thereby nullified; and

WHEREAS, if the agreement for sale of Lot No. 2 duly takes effect, the District will be required to pay the purchase funds to the Tax Collector within fourteen days thereafter;

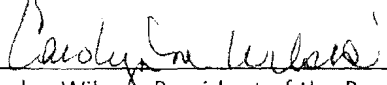
NOW THEREFORE, the Board of Education of the Alvord Unified School District ("Board of Education") does hereby resolve, determine and order as follows:

- Section 1.** The Board of Education, on behalf of the District, hereby objects to the sale of Lot No. 2 (identified, as noted, as Riverside County Assessor Parcel No. 151-090-002-4) pursuant to Division 1, Part 6, Chapter 7 (commencing with Section 3691) of the RTC.
- Section 2.** The Board of Education, on behalf of the District, hereby offers to purchase Lot No. 2 (identified, as noted, as Riverside County Assessor Parcel No. 151-090-002-4) pursuant to Division 1, Part 6, Chapter 8 (commencing with Section 3771) of the RTC, for the Minimum Bid Amount.
- Section 3.** The Board of Education hereby authorizes and directs the District to reimburse the Tax Collector for costs that the Tax Collector incurs in connection with the proposed sale of Lot No. 2 to the District, including, among possible others, the costs to publish legal notice of the sale in the Press Enterprise newspaper, to send notice by registered mail to parties that may have an interest in Lot No. 2, and to give notice of the agreement providing for sale of Lot No. 2 to the District, regardless of whether Lot No.2 is redeemed and the agreement thereby nullified.
- Section 4.** The Board of Education hereby authorizes and directs the Superintendent of the District ("Superintendent") or the Assistant Superintendent of Operational Support Services of the District (Assistant Superintendent"), or their designee, to provide a certified copy of this Resolution No. 31 to the Tax Collector, together with the District's mission statement set forth on separate District letterhead.
- Section 5.** The Board hereby authorizes and directs the Superintendent or the Assistant Superintendent, or their designee, to take such action as necessary to develop or assist in developing an agreement acceptable to the District and the Tax Collector that provides for purchase of Lot No. 2 by the District, and to schedule the proposed approval of such agreement to occur during a future meeting of the Board of Education.
- Section 6.** The Board hereby authorizes and directs the Superintendent or the Assistant Superintendent, or their designee, to take all such further actions, and to execute such additional documents, as are necessary to implement the intent of this Resolution No. 31.

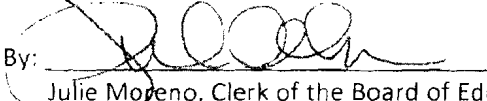
Section 7. This Resolution No. 31 shall take effect immediately upon approval by the Board of Education.

APPROVED, ADOPTED AND SIGNED this 5th day of May, 2016.

**BOARD OF EDUCATION OF THE
ALVORD UNIFIED SCHOOL DISTRICT**

By: 
Carolyn Wilson, President of the Board of Education,
Alvord Unified School District

ATTEST:


By: 
Julie Moreno, Clerk of the Board of Education,
Alvord Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Julie Moreno, Clerk of the Board of Education of the Alvord Unified School District, do hereby certify that the Board of Education duly adopted the foregoing Resolution No. 31 during its meeting held on May 5, 2016, for which notice and agenda were posted as required by law, and that Resolution No. 31 was so adopted by the following vote:

AYES: 5
NOES: 0
ABSTENTIONS: 0
ABSENTEES: 0

Dated: May 5, 2016

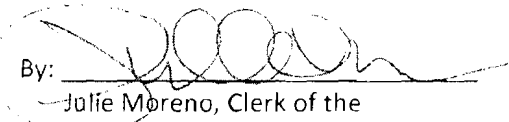
By: 
Julie Moreno, Clerk of the
Board of Education of the
Alvord Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Julie Moreno, Clerk of the Board of Education of the Alvord Unified School District, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 31 of the Board of Education, and that Resolution No. 31 has not been amended or repealed and is fully effective as of the date set forth below.

Dated: May 5, 2016

By: _____


Julie Moreno, Clerk of the
Board of Education of the
Alvord Unified School District



ALVORD UNIFIED SCHOOL DISTRICT

9 KPC Parkway • Corona, California 92879 Telephone: (951) 509-5000 Fax: (951) 509-6070

Mission Statement

BOARD OF EDUCATION

CAROLYN M. WILSON
President

ART KASPEREEN, JR.
Vice President

JULIE A. MORENO
Clerk

ROBERT SCHWANDT
Member

BEN JOHNSON II
Member

ADMINISTRATION

SID SALAZAR, Ed.D.
Superintendent of Schools

VIRGINIA EVES
Assistant Superintendent
Instructional Support Services

KIRK SKORPANICH
Assistant Superintendent
Human Resources Development

AMI SHACKELFORD
Chief Financial Officer

SHAWN T. LOESCHER
Executive Director
Initiatives, Innovation &
Communications

KEVIN EMENAKER
Executive Director
Administrative Services

alvordschools.org

Alvord Unified School District, a dynamic learning community that embraces innovation, exists to ensure all students attain lifelong success through a system distinguished by:

- Active and inclusive partnerships
- Relationships that foster a culture of trust and integrity
- High expectations and equitable learning opportunities for all
- A mindset that promotes continuous improvement
- Multiple opportunities for exploration and creativity
- Professional development that promotes quality teaching and learning
- Access to learning experiences that promote a high quality of life