

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

459A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**

OCT 24 2012

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the Friends of the Desert Mountains by Agreement of Sale Number 4376.

**RECOMMENDED MOTION:** That the Board of Supervisors:

Approve the sale of tax-defaulted parcels 635310003-1, 635310004-2, 635310005-3, 635310006-4, 636023017-4, and 719090065-1 to the Friends of the Desert Mountains, and authorize the Chairman of the Board to sign the Agreement and have it returned to the Treasurer/Tax Collector for transmittal to the State Controller.

**BACKGROUND:** Sales to public agencies of this type of property, subject to a recorded Notice of Power to Sell for non-payment of 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 of Sale, including Exhibit "A" through Exhibit "E", is attached. These exhibits include a Resolution from the Friends of the Desert Mountains.

FORM APPROVED COUNTY COUNSEL  
BY: Shirley A. Gardner DATE: 10/24/12  
Departmental Concurrence

  
Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012-13

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Karen L. Johnson

**County Executive Office Signature**

- Consent
- Policy
- Per Exec. Ofc.
- Policy

Dept't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref. **District: 3/3,4/4** Agenda Number:

2.19

**BOARD OF SUPERVISORS**

Form 11:

Page 2

**INFORMATION:**

Parcel numbers 635310003-1, 635310004-2, 635310005-3, 635310006-4 and 636023017-4 are located outside the City of Palm Springs in Supervisor Jeff Stone's District.

Parcel number 719090065-1 is located outside the City of Coachella in Supervisor John Benoit's District.

The purchase price of \$37,262.57 was determined pursuant to Section 3793.1 of the Revenue and Taxation Code, State of California, which represents the full redemption amount. The purchase price includes the cost of advertising, pursuant to Section 3793.1 (a) 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 this property remains until the effective date of the Agreement of Sale. A copy of the assessor's maps numbered 635-31, 636-02, and 719-09 pertaining to the parcels are attached for reference.

Copy to:

Jeff Stone, Supervisor, 3<sup>rd</sup> District  
John J. Benoit, Supervisor, 4<sup>th</sup> District  
Pam Walls, County Counsel

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4376 by and between the County of Riverside and the Friends of the Desert Mountains, a non profit Corporation organized in accordance with the provisions of California Law, as identified in Exhibit "A" of this Agreement, for the purpose of open space for the protection of its environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resources is made on \_\_\_\_\_.

On October 21, 2010 & January 30, 2012, the Friends of the Desert Mountains objected to the tax sale of the subject property (Exhibit "B").

The County of Riverside (hereinafter "COUNTY"), subject to the State Controller's approval, does hereby agree to sell to the nonprofit corporation, Friends of the Desert Mountains (hereinafter "PURCHASER") that real property described in Exhibit "C" of this Agreement, which was tax-defaulted for nonpayment of taxes and is now subject to the Tax Collector's Power of Sale (Exhibit "D").

### Payment Conditions:

PURCHASER agrees to pay the sum of \$ 37,262.57 for the real property described in Exhibit "C" within fourteen (14) days from the written request of the Tax Collector. Additionally, PURCHASER agrees to pay the cost of sale, as provided in Section 3793.1 (a)(3) of the California Revenue and Taxation Code. Upon payment in full to the Tax Collector, the Tax Collector shall execute and record the Tax Deed to Purchaser of Tax-Defaulted Property. PURCHASER agrees that the deed to be issued by the Tax Collector to PURCHASER shall contain certain conditions deemed necessary to effect compliance with this Agreement, including a condition that the real property be used for the public use specified in this Agreement.

It is mutually agreed as follows:

1. PURCHASER shall utilize the land described in Exhibit "C" to ensure that it remains as open space for the protection of its environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resources.
2. PURCHASER agrees to comply with the provisions of Section 3791.4 of the California Revenue and Taxation Code.
3. PURCHASER, upon request, will promptly provide proof of progress toward compliance in accordance with regulations established by the COUNTY and/or the State Controller, whether such regulation is now in effect or later enacted or amended.
4. PURCHASER agrees that upon recordation of the deed, PURCHASER will be responsible for the real property described in Exhibit "C".
5. PURCHASER certifies that they are a non-profit organization incorporated pursuant to Part 2 commencing with Section 5110 of Division 2 Title 1 of the Corporation Code and that certified copies of their Articles of Incorporation are attached as Exhibit "A" and certified copies of the Resolution authorizing purchase of the property by PURCHASER, are attached as Exhibit "E" and made a part of this Agreement.
6. PURCHASER agrees to and shall indemnify and hold the COUNTY its officers, agents and employees, free and harmless from all claims, actions, damages and liabilities of whatsoever kind and nature arising from any cause asserted or based upon, or relating to, or in any way connected with the sale and purchase of the real property described in this Agreement of sale or any attachment thereto or with the exercise of control over such property.
7. PURCHASER further agrees to protect, indemnify and defend at its expense including attorney's fees, the COUNTY its officers, agents and employees in a legal action(s) or claim(s) based upon such sale and purchase of the subject property whether the subject action(s) are well-founded, properly filed and pleaded or not commenced in a court of competent jurisdiction.
8. PURCHASER is currently incorporated in the State of California and that its most current articles of incorporation are on file with the Secretary of State and include a statement of purpose as specified in subdivision (b) of Section 3772.5 of the Revenue and Taxation Code.

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.

In witness to this Agreement, the PURCHASER and COUNTY have subscribed the signature of their officers who are duly authorized to complete such document.

ATTEST:

BOARD OF SUPERVISORS:

\_\_\_\_\_  
KECIA HAPER-IHEM  
Clerk to the Board of Supervisors


\_\_\_\_\_

By \_\_\_\_\_  
Clerk of the Board

By \_\_\_\_\_  
Chairman of the Board

FRIENDS OF THE DESERT MOUNTAINS  
A Nonprofit Corporation

FRIENDS OF THE DESERT MOUNTAINS  
A Nonprofit Corporation

By  \_\_\_\_\_  
Paul Selzer, Secretary

By  \_\_\_\_\_  
Ruth Watling, President

Pursuant to the provisions of Revenue and Taxation Code 3775, the Controller agrees to the selling price herein before set forth and, pursuant to the provisions of Section 3795, approves the foregoing Agreement this \_\_\_\_\_ day of \_\_\_\_\_.

JOHN CHIANG, STATE CONTROLLER

By \_\_\_\_\_  
PRISCILLA MOSS, BUREAU CHIEF  
BUREAU OF LOCAL GOVERNMENT POLICY & REPORTING

EXHIBIT "A"  
STATE OF CALIFORNIA AUTHORIZATION  
ARTICLES OF INCORPORATION

**State of California**  
**Secretary of State**



I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of \_\_\_\_\_ page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



**IN WITNESS WHEREOF**, I execute this certificate and affix the Great Seal of the State of California this day of

JUL 10 2008

DEBRA BOWEN  
Secretary of State

ENDORSED - FILED  
in the office of the Secretary of State  
of the State of California

JUN 27 2008

**CERTIFICATE OF AMENDMENT OF  
ARTICLES OF INCORPORATION**

Desert Mountains Land Trust

The undersigned certify that:

1. They are the **President** and the **Secretary**, respectively, of Desert Mountains Land Trust , a California corporation.

2. Article I – Name is amended to read as follows:

“The name of this corporation is the “Friends of the Desert Mountains”

3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

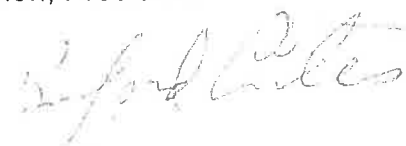
4. The corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: 6/24, 2008



  
Ted Lennon, President

  
Buford Crites, Secretary

**CERTIFICATE OF AMENDMENT  
AND RESTATEMENT OF  
ARTICLES OF INCORPORATION  
OF  
FRIENDS OF THE DESERT MOUNTAINS  
PREVIOUSLY KNOWN AS THE RANCHO MIRAGE CONSERVATORY,  
AND COACHELLA VALLEY MOUNTAINS TRUST**

Ronald Meepos, Mayor of the City of Rancho Mirage, California, certifies that:

1. The City of Rancho Mirage is the sole member of that certain California non profit public benefit corporation known as FRIENDS OF THE DESERT MOUNTAINS, which has also been known as "The Rancho Mirage Conservatory", and "Coachella Valley Mountains Trust".
2. The members of the City Council of the City of Rancho Mirage, at a public session, duly called and noticed, have approved, authorized and directed the undersigned, as Mayor, to execute this Certificate of Amendment and Restatement of the Articles of Incorporation of the Friends of the Desert Mountains on behalf of the City of Rancho Mirage.
3. The Articles of Incorporation are hereby amended and restated in their entirety to read as follows:

**ARTICLE I--NAME**

The name of this corporation is FRIENDS OF THE DESERT MOUNTAINS.

**ARTICLE II--PURPOSES**

This corporation is a non-profit public benefit corporation and is not organized for the private gain of any person. It is organized under the Non-profit Public Benefit Corporation Law for charitable and public purposes. The public purposes for which the corporation is organized are to acquire and preserve lands within the Coachella Valley and the surrounding mountains and to serve as the support organization for education, conservation and research for the Santa Rosa and San Jacinto Mountains National Monument.

**ARTICLE III--POWERS**

This corporation shall have all the powers of a natural person, subject only to limitations imposed by these Articles, the Bylaws of this corporation and applicable laws. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. No substantial part of the activities of this corporation shall consist of carrying on propaganda or otherwise attempting to



influence legislation and the corporation shall not participate or intervene in any political campaign, including the publishing or distribution of statements, on behalf of any candidate for public office.

#### ARTICLE IV--PRINCIPAL OFFICE

The principal office for the transaction of the business of this corporation is to be located in the County of Riverside, State of California, at such specific locations as may be determined from time to time by the Board of Directors.

#### ARTICLE V--DIRECTORS

(a) The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted, by a Board of Directors. The authorized number of Directors shall be up to twenty-five (25).

(b) The initial members of the Board of Directors are: Ted Lennon, Buford Crites, Ed Kibbey, Katie Barrows, Joan Taylor, Sue Adams, Bill Havert, Kay Hazen, Paul Selzer and Ruth Watling.

#### ARTICLE VI--MEMBERS

(a) There shall be two classes of members of this corporation. The first class of members shall be known as Voting Members, and the second class of members shall be known as Associate Members and shall have no vote.

(b) The Voting Members of this corporation shall be the persons who from time to time are the members of the Board of Directors of this corporation. Death, resignation, or removal of any Director as provided in these bylaws automatically terminates membership as a Voting Member.

(c) Any person who contributes funds or other property to this corporation shall be an Associate Member of this corporation.

(d) Each Voting Member of this corporation shall be entitled to one vote, in person or by proxy. Associate Members of this corporation shall not be entitled to vote, and notice of any meeting of the membership or Board of Directors of this corporation need not be given to any Associate Member.

#### ARTICLE VII--DISSOLUTION

The property of this corporation is irrevocably dedicated to scientific, educational and charitable purposes meeting the requirements for exemption provided by Section 214 of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue Code of 1986, as in the case of both of said Sections, amended, supplanted or revised. No part of the net

income or assets of the corporation shall inure to the benefit of any individual member, director or officer of the corporation or to the benefit of any private persons. Upon the dissolution or winding up of the corporation, after paying or adequately providing for the debts and obligations thereof, any remaining assets shall be distributed to a unit of government for public purposes or to a non-profit corporation selected by this corporation's Board of Directors which is engaged in activities substantially similar to those of this corporation and which is then so qualified under said Section 501(c)(3) as amended, supplanted or revised and which meets the requirements of California Revenue and Taxation Code, Section 214 as amended, supplanted or revised.

**ARTICLE VIII--INITIAL AGENT FOR SERVICE OF PROCESS**

The name of the initial agent of the corporation for service of process is Barbara Dohn, whose complete business address is 69-825 Highway 111, Rancho Mirage, California, 92270

In Witness Whereof, the undersigned, being the Mayor of the City of Rancho Mirage, which city is the sole member of this corporation, has executed this Amended and Restated Articles of Incorporation on this 29 day of October, 2004.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Ronald Meepos, Mayor, City of Rancho Mirage, California

STATE OF CALIFORNIA )  
 )  
 COUNTY OF RIVERSIDE )

I declare, under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of my own knowledge.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Ronald Meepos

Subscribed and sworn to before me this 29 day of October, 2004

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public

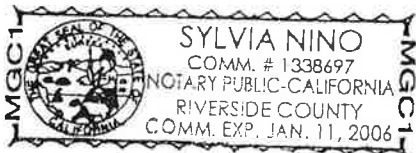


EXHIBIT "B"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 DATED NOVEMBER 30, 2010  
FEBRUARY 23, 2011 CHAPTER 7 PUBLICATION

CHAPTER 7 FORM 11 DATED JULY 26, 2011  
OCTOBER 6, 2011 CHAPTER 7 PUBLICATION

CHAPTER 7 FORM 11 DATED NOVEMBER 15, 2011  
FEBRUARY 16, 2012 CHAPTER 7 PUBLICATION

# Application to Purchase Tax-Defaulted Property from County

This application must be completed by an 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: FRIENDS OF THE DESERT MOUNTAINS
2. Corporate Structure – check the appropriate box below and provide the corresponding information:
  - Nonprofit Organization – provide Articles of Incorporation
  - Public Agency – provide Mission Statement (if redevelopment agency or special district, provide jurisdiction map)

## 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

- Purchase by tax agency/revenue district to preserve its lien
- Purchase by State, county, revenue district, special district, or redevelopment agency for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is not currently scheduled for a Chapter 7 tax sale

- Purchase by taxing agency for public purpose
- Purchase by State, county, revenue district, special district, or redevelopment agency for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

## C. Property Detail

Provide the following information. If more space is needed exhibits may be attached.

1. County where the parcel(s) is located: RIVERSIDE COUNTY
2. List each parcel by Assessor's Parcel Number: SEE ATTACHED LETTER WITH LIST OF APN'S
3. State the purpose and intended use for each parcel: PRESERVE OPEN SPACE

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

[Signature]  
Authorized Signature

CEO  
Title

10/21/2010  
Date

AGF-2 (SCO 8-16)  
DON KENT, TREASURER-TAX COLLECTOR  
**RECEIVED** OCT 25 2010



**Friends of the  
Desert Mountains**

45480 Portola Avenue  
P.O. Box 1281  
Palm Desert, CA 92261  
760 568-9918 fax: 760 568-9908  
[www.desertmountains.org](http://www.desertmountains.org)

## MEMORANDUM

October 14, 2010

Desiree Taylor  
Senior Accounting Assistant, Tax Sale Operations Unit  
4080 Lemon St., 4<sup>th</sup> Floor  
PO Box 12005  
Riverside, CA 92502

Re: Application to Purchase Tax-Defaulted Property from the County

The Friends of the Desert Mountains (FODM) is interested in acquiring the following Tax-Defaulted properties under the Provisions of Division 1, Part 6, Chapter 8, beginning with Section 3771, of the Revenue and Taxation Code, State of California. As required, please also see the attached Application to Purchase Tax-Defaulted Property form.

513-320-014	522-070-019
522-080-003	635-310-003
635-310-004	635-310-005
635-310-006	636-065-002
636-067-012	636-082-034
659-230-032	707-190-004
707-220-029	709-420-032
715-090-016	715-090-020
715-090-026	715-190-022
719-090-065	719-190-031
733-150-044	733-150-059

If you have any questions, please feel free to call me at (760) 568-9918.

Thank you,

Gretchen Gutierrez  
CEO



COUNTY OF RIVERSIDE

Application to Purchase Tax-Defaulted Property  
Subject to the Tax Collector's Power to Sell

Name of Organization: Friends of the Desert Mountains  
Mailing Address: P.O. Box 1281, Palm Desert, CA 92261

Name & Telephone number of contact person(s): Tammy Martin, Dir. of Opr  
760-568-9918

Email Address (if applicable): tmartin@desertmountains.org

Application to Purchase:  Objection to a Current Pending Chapter 7 Sale  
(Check one)  
 Application - No Pending Chapter 7 Sale

Purpose and intended use for each parcel: Keep as vacant land.

List the Property(s) in numerical order by Assessor's Parcel Number:  
636-023-017-4                      753-330-021-2  
636-072-026-4  
636-072-027-5  
719-090-017-8  
753-330-013-5  
753-330-020-1

Public Agencies Only:  Survey Area Map attached.

Nonprofit Organizations Only:  Articles of Incorporation attached.

Authorized Officers Signature: Judy [Signature]  
Title: Chief Operating Officer  
Date: 1/30/12

§§3695, 3695.4, 3695.5 3791, 3891.3 and 3791.4                      SCO 8-16 (1-01)

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

12/6 A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**

**SUBJECT:** Public Auction Sale of Tax-Defaulted Real Property, Sale No. TC-189, scheduled for March 15, 2011 at the Riverside Convention Center, 3443 Orange Street, Riverside, California.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- 1) Approve the intended public auction tax sale, TC-189, 2) Approve and adopt the provisions of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c), 4703(a) and section 3706.1(a), 3) Adopt resolution 2010-308 approving the sale of tax-defaulted property prepared and approved by County Counsel, and 4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Tax Collector following Board approval.

The above action will authorize the minimum bid on tax-defaulted real property to be offered at public auction tax sale.

**BACKGROUND:** Properties for which taxes are not paid are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-defaulted year, it becomes subject to the Tax Collector's "Notice of Power To Sell Tax-Defaulted Property", which is then recorded. If the property is not subsequently redeemed by the payment of amounts due, it is offered for sale by the Tax Collector. (Continued)

Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 17,974.32	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010-2011

<b>SOURCE OF FUNDS:</b> Tax Loss Reserve Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Karen L. Johnson

**County Executive Office Signature**

- Consent
- Policy
- Consent
- Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 30, 2010  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**EXHIBIT B – PAGE 4**

2030

Prev. Agn. Ref.:

District: ALL

Agenda Number:

FORM APPROVED COUNTY COUNSEL  
DATE: 11/30/10  
BY: SALE A GARDNER

Dep't Recomm.:  
Per Exec. Ofc.:

BOARD OF SUPERVISORS  
FORM 11  
Page 2

**BACKGROUND:** Should it become necessary to postpone the tax sale, the tax collector may postpone the tax sale within seven days from the original fixed date. The tax collector will announce the postponement at the time and place originally fixed for the public auction.

This action will set in motion the Tax Collector's annual March sale.

**SUMMARY OF THE MARCH, 2011 SALE:**

The Tax Collector proposes to offer a maximum of five hundred eighty-four (584) "fee parcels":

- a) Five hundred sixty-five (565) fee parcels will be offered for the first time at the minimum bid of **full redemption**, plus cost of sale.
- b) Eighteen (18) fee parcels will be offered for a minimum bid of **50% of taxes only**, plus cost of sale. These parcels have been previously offered.
- c) One (1) fee parcels will be offered for a minimum bid of **\$550.00** each, which constitutes cost of sale. This parcel has been previously offered.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$7,525,550.58.

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

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- Sales at less than the amount of taxes owed have an indirect negative impact on the County's budget. As long as any tax loss (taxes owed minus the net sales price) is within the Teeter Program's annual budget, no subsequent adjustments to the General Fund Budget are required.

For this sale, if all parcels being **reoffered** for sale were to sell for only the minimum bid, the maximum tax loss would be \$33,144.62. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss to the Tax Loss Reserve Fund would be \$17,974.32. **Accordingly, there should be no direct impact on the County General Fund because reserves exceeding that amount have been set aside.**

More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale will not realize the maximum loss for three reasons: (i) properties are inevitably pulled from the sale due to bankruptcy or taxpayer redemptions; (ii) some parcels will sell for more than the minimum bid and (iii) other parcels are likely to receive no bids.



2  
3 RESOLUTION NO. 2010-308

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

7 WHEREAS, the Tax Collector of Riverside County intends to sell at public auction tax-  
8 defaulted property subject to the power of sale on March 15, 2011 and requests that the Board of  
9 Supervisors of the County of Riverside, State of California, approve the intended sale and any  
10 postponement of the sale that may be necessary; the Tax Sale List TC 189 Sale File 4367 is attached  
11 hereto as Exhibit "A" and sets forth the property declared tax-defaulted with the year of the tax-default  
12 and the assessment number; the notice of the proposed sale will be sent to the State Controller in  
13 accordance with Section 3700.5 of the California Revenue and Taxation Code; and

14 WHEREAS, the Tax Collector in his discretion has determined that the property specified  
15 in Exhibit "A" attached hereto and incorporated by reference, and constituting a total of 584 fee parcels,  
16 should be offered for sale at a public auction to be held at the Riverside Convention Center, 3443  
17 Orange Street in Riverside, California, on March 15, 2011 starting at 9:00 a.m., with the minimum bid  
18 to be in accordance with California Revenue and Taxation Code Section 3698.5; and

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

25 WHEREAS, five hundred sixty-five (565) fee parcels, or less, will be offered at the tax sale  
26 for the first time for the full redemption amount plus cost of sale; eighteen (18) fee parcels, or less, will  
27 be offered for a minimum bid of 50 % of taxes only, plus cost of sale because these parcels have been  
28 previously offered and no acceptable bids were received at the prescribed minimum price and because  
the

BY: ALEX GARDNER  
DATE: 11/19/10

1 Tax Collector deems this proposed minimum bid appropriate in light of the most current assessed  
2 valuation of these properties and unique circumstances with respect to these properties; and one (1) fee  
3 parcel, or less, will be offered for a minimum bid of \$550.00, which constitutes the cost of sale because  
4 this parcels has been previously offered and no acceptable bids were received at the prescribed minimum  
5 price and because the Tax Collector deems this proposed minimum bid appropriate in light of the most  
6 current assessed valuation of the property and unique circumstances with respect to this property; and

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

10 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the  
11 County of Riverside, State of California, in regular session assembled on November 30, 2010 that the  
12 above recitals are true and correct and that the proposed sale of tax-defaulted property subject to the  
13 power of sale and any continuation of the sale is hereby approved and the Tax Collector of the County of  
14 Riverside is directed to offer the property described in Exhibit "A" attached hereto and incorporated by  
15 reference, at public auction to the highest bidder for cash in lawful money of the United States at the  
16 minimum bid set in accordance with California Revenue and Taxation Code Section 3698.5(a) and  
17 3698.5(c) as specified below:

- 18 1. Five hundred sixty-five (565) fee parcels, or less, which are being offered  
19 for the first time, will be offered at a minimum bid of the full  
20 redemption amount plus cost of sale.
- 21 2. Eighteen (18) fee parcels, or less, which have been previously offered,  
22 will be offered for a minimum bid of 50% of taxes only, plus cost of sale.
- 23 3. One (1) fee parcel, or less, which has been previously offered, will be  
24 offered for a minimum bid of \$550.00, which constitutes the cost of  
25 sale.

26 This Resolution shall take effect immediately upon its adoption.  
27  
28

PUBLIC NOTICES Call -800-880-0345 or e-mail: legal@pe.com

NOTICE OF SALE OF TAX-DEFAULTED PROPERTY

Whereas on the 30th day of November, 2010, was directed, out and about by the Board of Supervisors of Riverside County, State of California to levy this auction...

Table with columns: CORONA, PRICE, IN THE CITY OF CORONA, ITEM #, LAST ASSESSED TO, ADDRESS, CITY, COUNTY, PRICE.

Table with columns: OUTSIDE CITY, PRICE, IN THE CITY OF NORCO, ITEM #, LAST ASSESSED TO, ADDRESS, CITY, COUNTY, PRICE.

Table with columns: IN THE CITY OF NORCO, PRICE, ITEM #, LAST ASSESSED TO, ADDRESS, CITY, COUNTY, PRICE.

Table with columns: IN THE CITY OF NORCO, PRICE, ITEM #, LAST ASSESSED TO, ADDRESS, CITY, COUNTY, PRICE.

Table with columns: IN THE CITY OF NORCO, PRICE, ITEM #, LAST ASSESSED TO, ADDRESS, CITY, COUNTY, PRICE.

Table with columns: IN THE CITY OF NORCO, PRICE, ITEM #, LAST ASSESSED TO, ADDRESS, CITY, COUNTY, PRICE.



PUBLIC NOTICES

Call 1-800-880-0345 or e-mail: legals@pe.com

LAST ASSESSED TO TRIUNFO, CHARLES L. MINIMUM PRICE \$2,040.00

SMITH & WAYMAN JACINTO PRICE 43961027-2 LAST ASSESSED TO GOMEZ, LORI & CONEJ...

IN THE CITY OF LA QUINTA ITEM 422 FORMERLY 40122002-2 LAST ASSESSED TO...

LAZCANO & LAZCANO, REFUGIO ROSA MINIMUM PRICE \$1,070.00

FORD DAVALL GROUP MINIMUM PRICE \$1,070.00

Table with multiple columns containing real estate listings. Each entry includes a listing number, name, address, city, and price. The listings are organized in a grid-like format across the page.







ITEM 433                    IN THE CITY OF INDIO  
614310061-0  
LAST ASSESSED TO BARULE, MARK I  
SITUS ADDRESS: 49143 EISENHOWER DR INDIO  
MINIMUM PRICE: \$35,209.00

614-310-061-0  
TRA 007-007  
2005-614310061-0000

ITEM 434                    INDIO  
616290007-5 FORMERLY 616290005-3  
LAST ASSESSED TO LIFE OF VACATIONS INC  
SITUS ADDRESS: 49599 MONROE ST  
MINIMUM PRICE: \$125,490.00

616-290-007-5  
TRA 007-039  
1993-616290007-0000

ITEM 435                    OUTSIDE CITY  
635310003-1  
LAST ASSESSED TO HARDMAN INC  
MINIMUM PRICE: \$3,561.00

635-310-003-1  
TRA 061-069  
2005-635310003-0000

ITEM 436                    OUTSIDE CITY  
635310004-2  
LAST ASSESSED TO HARDMAN INC  
MINIMUM PRICE: \$6,043.00

635-310-004-2  
TRA 061-069  
2005-635310004-0000

ITEM 437                    OUTSIDE CITY  
635310005-3  
LAST ASSESSED TO HARDMAN INC  
MINIMUM PRICE: \$7,474.00

635-310-005-3  
TRA 061-069  
2005-635310005-0000

ITEM 438                    OUTSIDE CITY  
635310006-4  
LAST ASSESSED TO HARDMAN INC  
MINIMUM PRICE: \$5,660.00

635-310-006-4  
TRA 061-069  
2005-635310006-0000

ITEM 439                    OUTSIDE CITY  
636065002-0  
LAST ASSESSED TO FJAERAN, RANDI  
MINIMUM PRICE: \$1,723.00

636-065-002-0  
TRA 061-070  
2005-636065002-0000

ITEM 440                    OUTSIDE CITY  
636067012-5  
LAST ASSESSED TO BERTACCO, ROSELYN  
MINIMUM PRICE: \$1,328.00

636-067-012-5  
TRA 061-070  
2005-636067012-0000

ITEM 441                    OUTSIDE CITY  
636082034-2  
LAST ASSESSED TO AMSTONE, CARL & DORIS  
MINIMUM PRICE: \$1,247.00

636-082-034-2  
TRA 061-070  
2005-636082034-0000

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



447A

FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

JUL 12 2011

SUBJECT: A Sealed Bid Sale of Tax-Defaulted Real Property, Sale No. TC-191, scheduled for November 9, 2011 by the Treasurer/Tax Collector's Office 4080 Lemon Street, Riverside, California, In the Basement Room 13.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the intended Sealed Bid tax sale, TC-191, (2) Approve and adopt the provisions of the Revenue and Taxation Code Section 3692 (c), 3698.5(b), and Section 4703(a), (3) Adopt Resolution 2011-177 approving the Sealed Bid Sale of tax-defaulted property, prepared and approved by County Counsel, and (4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Tax Collector following Board approval.

**BACKGROUND:** Properties for which taxes are not paid are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Tax Collector's "Notice of Power To Sell Tax-Defaulted Property", which is then recorded. *When parcels which are rendered unusable by their size, location, or other conditions are subject to sale for nonpayment of taxes, the tax collector may offer these parcels at a minimum bid only to owners of contiguous parcels.* (Continued)

Don Kent, Treasurer-Tax Collector

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 151,451.19	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011-2012

SOURCE OF FUNDS: Tax Loss Reserve Fund

Positions To Be Deleted Per A-30

Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE

BY:

Karen L. Johnson

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: July 26, 2011  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

APPROVED BY COUNTY COUNSEL  
 BY: Dale A. Gardner 7/12/11  
 DATE  
 DALE A. GARDNER  
 Departmental Concurrence

Dep. Comm.  
 Per Exec. Ofc.

**BACKGROUND:** Should it become necessary to postpone the tax sale, the tax collector may postpone the tax sale within seven days from the original fixed date. The tax collector will announce the postponement at the time and place originally fixed for the public auction.

This action will set in motion the Tax Collector's Sealed Bid November sale.

**SUMMARY OF THE NOVEMBER 9, 2011 SEALED BID SALE:**

The Tax Collector proposes to offer a maximum of Three hundred fifty-nine (359) "fee parcels":

- a) Two Hundred Fifty -Three (253) fee parcels will be offered for the first time at the minimum bid of **full redemption**, plus cost of sale.
- b) Ninety- Six (96) fee parcels will be offered for a minimum bid of **\$550.00** each, which constitutes the cost of sale plus a \$10.00 Survey Monument Preservation Fee. These parcels have been previously offered.
- c) Ten (10) fee parcels will be offered for a minimum bid of **\$540.00** each, which constitutes the cost of sale. These parcels have been previously offered.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$1,226,823.00

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

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- Sales at less than the amount of taxes owed have an indirect negative impact on the County's budget. As long as any tax loss (taxes owed minus the net sales price) is within the Teeter Program's annual budget, no subsequent adjustments to the General Fund Budget are required.

For this sale, if all parcels being **reoffered** for sale were to sell for only the minimum bid, the maximum tax loss would be \$275,315.74. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss to the Tax Loss Reserve Fund would be \$151,451.19. **Accordingly, there should be no direct impact on the County General Fund because reserves exceeding that amount have been set aside.**

More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale will not realize the maximum loss for three reasons: (i) properties are inevitably pulled from the sale due to bankruptcy or taxpayer redemptions; (ii) some parcels will sell for more than the minimum bid and (iii) other parcels are likely to receive no bids.

2  
3 RESOLUTION NO. 2011-177

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

8 WHEREAS, the Tax Collector of Riverside County intends to conduct a sealed bid sale of  
9 tax-defaulted parcels subject to the power of sale for parcels that are unusable by virtue of their size,  
10 location or other conditions and to set the minimum bid in accordance with Chapter 7 of Part 6 of Division  
11 1 of the California Revenue and Taxation Code; and

12 WHEREAS, the Tax Collector requests that the Board of Supervisors of the County of  
13 Riverside, State of California approve the intended sealed bid sale and any postponement of the sale that  
14 may be necessary; Tax Sale List TC 191, Sale File 4369 is attached herewith as Exhibit "A" and sets forth  
15 the property declared tax-defaulted with the year of the tax-default, the assessment number, the item  
16 number, the minimum bid, and the last assessee; and

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

20  
21 WHEREAS, the Tax Collector in his discretion has determined that the property specified in  
22 Exhibit "A" attached hereto and incorporated by reference, should be offered for sale on November 9, 2011  
23 at the County of Riverside, 4080 Lemon Street, Room 13 (in the basement), Riverside, California 92502, at  
24 a minimum bid in accordance with California Revenue and Taxation Code Section 3698.5 to eligible  
25 individuals or entities that meet the requirements of California Revenue and Taxation Code Section 3692  
26 (b) or (c); and  
27

DALE A. GARDNER  
DATE

1 WHEREAS, any parcel remaining unsold may be reoffered within a 90 day period with  
2 notice to any new parties of interest in accordance with California Revenue and Taxation Code 3701; and

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

6  
7 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the  
8 County of Riverside, State of California, in regular session assembled on July 26, 2011, that the proposed  
9 sale by sealed bid of tax-defaulted property subject to the power of sale, and any continuation of the sale is  
10 hereby approved and the Tax Collector of the County of Riverside is directed to offer the property  
11 described in Exhibit "A" attached hereto and incorporated by reference, to the highest bidder for cash in  
12 lawful money of the United States at the minimum bid set in accordance with California Revenue and  
13 Taxation Code Sections 3692 and 3698.5 (c) as specified below:

- 14
- 15 1. Two Hundred Fifty-Three (253) fee parcels will be offered for the first time at the  
16 minimum bid of full redemption, plus cost of sale.
  - 17 2. Ninety-Six (96) fee parcels will be offered for a minimum bid of \$550.00 each, which  
18 constitutes the cost of sale plus a \$10.00 Survey Monument Preservation Fee. These parcels have been  
19 previously offered.
  - 20 3. Ten (10) fee parcels will be offered for a minimum bid of \$540.00 each, which  
21 constitutes the cost of sale. These parcels have been previously offered.
- 22

23  
24 ROLL CALL:

25 Ayes: Buster, Stone, Benoit, and Ashley  
26 Nays: None  
27 Absent: Tavaglione

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

KECIA HARPER-IHEM, Clerk of said Board

By:   
Deputy

Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice

NOTICE OF DIVIDED PUBLICATION

Pursuant to Sections 3361 through 3366, Revenue and Taxation Code, the notice of sealed bid sale on November 9, 2011 of the tax delinquent property for delinquent taxes and for Riverside County, State of California, has been divided and distributed to various newspapers of general circulation published in this county. A portion of this bid appears in each of such newspapers.

NOTICE OF SEALED BID SALE ON NOVEMBER 9, 2011 OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES Pursuant to Section 3702, Revenue and Taxation Code

On the 26th day of July, 2011, I, Don Kent, Riverside County Tax Collector, was elected and authorized to conduct a sealed bid sale by the Board of Supervisors of Riverside County, State of California. The tax-defaulted properties listed below are subject to the Tax Collector's power of sale and have been approved for sale by a resolution dated July 26, 2011 of the Riverside County Board of Supervisors.

I will publicly open the sealed bids submitted and sell the properties at 9:00 a.m. on Wednesday, November 9, 2011, in Room 13 (on the basement) at the County Administration Center, 4080 Lenon Street, in the City of Riverside, State of California. The property will be sold to the highest bidder among the eligible bidders.

Properties that are referred to (p/n) in full by Tuesday, November 8, 2011 at 5:00 p.m. will not be sold. The right of redemption will cease at that time and properties not redeemed will be sold. If a parcel is not sold, the right of redemption reverts up to the close of business on the last day prior to the next scheduled sale. Any parcel not sold at this scheduled tax sale may be re-offered for sale within a 90-day period. Should it become necessary to postpone the tax sale, the tax collector will postpone the tax sale within seven days from the original fixed date. The tax collector will announce the postponement at the time and place originally fixed for the public auction.

If the properties are sold, parties of interest, as defined in California Revenue and Taxation Code section 4675, have the right to file a claim with the county for any excess proceeds from the sale. Excess proceeds are the amount in excess of the highest bid after the liens and costs of the sale are paid from the final sale price. Notice will be given to parties of interest, pursuant to law, if excess proceeds of \$150 or greater result from the sale.

More information may be obtained by contacting the tax collector at P.O. Box 12005, 4080 Lenon Street, Fourth Floor, Riverside, California, or calling (951) 955-3930.

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The assessor's maps and further explanation of the parcel numbering system are available in the assessor's office.

ASSESSMENT NUMBER EXPLANATION

An assessment number is an arbitrary number assigned by the assessor to denote the type of interest in the real property described by the assessor's parcel number. In addition to the 9 digit arbitrary assessment number a check digit number also is included. Assessment numbers 00100000 through 00619999 would denote undivided interest in the real property. Assessment numbers 00900000 through 00919999 would denote partial fee ownership in Government land or community apartments. Assessment numbers 01000000 through 01999999 would denote timeshare estates. Assessment numbers 00940000 through 00949999 would denote water and mineral rights the fee of which is held separate from the real property.

All descriptions are in San Bernardino Base and Meridian. The properties that are the subject of this notice are situated in the County of Riverside, State of California, and are particularly described as follows, to-wit:

Table with 3 columns: APN, Description, and Minimum Price. Includes entries like ITEM 231 REOFFER, ITEM 232, ITEM 233, etc.

Table with 3 columns: APN, Description, and Minimum Price. Includes entries like LAST ASSESSED TO DAVIS, ERIC J, LAST ASSESSED TO MING, LAST ASSESSED TO NGUYEN, PHONG HONG THAI, etc.

Public Notice No. 3149 NOTICE OF TRUSTEE'S SALE... NOTICE OF TRUSTEE'S SALE... NOTICE OF TRUSTEE'S SALE...

Public Notice No. 3143 NOTICE OF TRUSTEE'S SALE... Public Notice No. 3142 NOTICE OF TRUSTEE'S SALE... Public Notice No. 3141 NOTICE OF TRUSTEE'S SALE...

ITEM 329 IN THE CITY OF PALM DESERT  
694382017-8 FORMERLY 653752017-2  
LAST ASSESSED TO ARTHOFER, DAN & HERRERA, RAYMOND C  
MINIMUM PRICE: \$1,487.00

694-382-017-8  
TRA 018-357  
2004-653752017-0000

ITEM 330 IN THE CITY OF PALM DESERT  
694382034-3 FORMERLY 653752034-7  
LAST ASSESSED TO ARTHOFER, DAN & HERRERA, RAYMOND C  
MINIMUM PRICE: \$1,469.00

694-382-034-3  
TRA 018-357  
2004-653752034-0000

ITEM 331 OUTSIDE CITY  
707190004-8  
LAST ASSESSED TO NGUYEN, PHUNG HONG THI  
MINIMUM PRICE: \$3,124.00

707-190-004-8  
TRA 058-002  
2005-707190004-0000

ITEM 332 OUTSIDE CITY  
715090016-9  
LAST ASSESSED TO JIAN, YONG MEI & CHU, CHIN MING  
MINIMUM PRICE: \$2,838.00

715-090-016-9  
TRA 058-011  
2005-715090016-0000

ITEM 333 OUTSIDE CITY  
715090020-2  
LAST ASSESSED TO LAU, MICHAEL & CHOY, LOK YAN  
MINIMUM PRICE: \$6,694.00

715-090-020-2  
TRA 058-002  
2005-715090020-0000

ITEM 334 OUTSIDE CITY  
715090026-8  
LAST ASSESSED TO JIAN, YONG MEI & CHU, CHIN MING  
MINIMUM PRICE: \$9,054.00

715-090-026-8  
TRA 058-002  
2005-715090026-0000

ITEM 335 OUTSIDE CITY  
715190022-3  
LAST ASSESSED TO WU, SHING SHANG & CHUAN CHUAN  
MINIMUM PRICE: \$9,573.00

715-190-022-3  
TRA 058-002  
2005-715190022-0000

ITEM 336 OUTSIDE CITY  
719090065-1  
LAST ASSESSED TO FAMILY NURSERY CO INC  
MINIMUM PRICE: \$1,569.00

719-090-065-1  
TRA 058-002  
2005-719090065-0000

ITEM 337 OUTSIDE CITY  
721130005-7  
LAST ASSESSED TO HAYNES, FRANKLYN F & BARTLEY, EDWARD S  
MINIMUM PRICE: \$2,730.00

721-130-005-7  
TRA 058-063  
2004-721130005-0000

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

802 J\*



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**

October 27, 2011

**SUBJECT:** Public Auction Sale of Tax-Defaulted Real Property, Sale No. TC-192, scheduled for March 20, 2012 at the Riverside Convention Center, 3443 Orange Street, Riverside, California.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1) Approve the intended public auction tax sale, TC-192; (2) Approve and adopt the provision of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a); (3) Adopt Resolution 2011-266 approving the sale of tax-defaulted property, prepared and approved by County Counsel, and (4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Tax Collector following Board approval.

The above action will authorize the minimum bid on tax-defaulted real property to be offered at public auction tax sale.

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

(Continued)

\_\_\_\_\_  
Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 57,263.10	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	2011-12

<b>SOURCE OF FUNDS:</b> Tax Loss Reserve Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
\_\_\_\_\_  
Karen L. Johnson

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: November 15, 2011  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
\_\_\_\_\_  
Deputy

**EXHIBIT B - PAGE 21**

**2.14**

**Prev. Agn. Ref:** ATTACHMENTS FILED | **District:** ALL | **Agenda Number:**

WITH THE CLERK OF THE BOARD

DALE A. GARDNER 10/27/11 Departmental Concurrence

Policy  Consent

Per Exec. Ofc.:



**BACKGROUND: (Continued)**

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

**Should it become necessary to postpone the tax sale, the Tax Collector may postpone the Tax Sale within seven days from the original fixed date. The Tax Collector will announce the postponement at the time and place originally fixed for the public auction.**

**SUMMARY OF THE MARCH, 2012 SALE:**

The Tax Collector proposes to offer a maximum of twelve hundred forty six (1246) "fee parcels":

- a) One thousand two hundred fifteen (1215) fee parcels will be offered for the first time at the minimum bid of full redemption, plus cost of sale.
- b) Nineteen (19) fee parcels will be offered for a minimum bid of 50% of taxes only, plus cost of sale. These parcels have been previously offered.
- c) Twelve (12) fee parcels will be offered for a minimum bid of cost of sale only. These parcels have been previously offered.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$25,144,119.00

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

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- Sales at less than the amount of taxes owed have an indirect negative impact on the County's budget. As long as any tax loss (taxes owed minus the net sales price) is within the Teeter Program's annual budget, no subsequent adjustments to the General Fund Budget are required.

For this sale, if all parcels being reoffered for sale were to sell for only the minimum bid, the maximum tax loss would be \$104,095.80. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss to the Tax Loss Reserve Fund would be \$57,263.10. **Accordingly, there should be no direct impact on the County General Fund because reserves exceeding that amount have been set aside.**

**BOARD OF SUPERVISORS  
FORM 11  
Page 3**

More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale will not realize the maximum loss for three reasons: (i) properties are inevitably pulled from the sale due to bankruptcy or taxpayer redemptions; (ii) some parcels will sell for more than the minimum bid and (iii) other parcels are likely to receive no bids.

2  
3 RESOLUTION NO. 2011-266

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

7 WHEREAS, the Tax Collector of Riverside County intends to sell at public auction tax-  
8 defaulted property subject to the power of sale on March 20, 2012 and requests that the Board of  
9 Supervisors of the County of Riverside, State of California, approve the intended sale and any  
10 postponement of the sale that may be necessary; the Tax Sale List TC 192 Sale File 4370 is attached hereto  
11 as Exhibit "A" and sets forth the property declared tax-defaulted with the year of the tax-default and the  
12 assessment number; the notice of the proposed sale will be sent to the State Controller in accordance with  
13 Section 3700.5 of the California Revenue and Taxation Code; and

14 WHEREAS, the Tax Collector in his discretion has determined that the property specified in  
15 Exhibit "A" attached hereto and incorporated by reference, and constituting a total of 1,246 fee parcels,  
16 should be offered for sale at a public auction to be held at the Riverside Convention Center, 3443 Orange  
17 Street in Riverside, California, on March 20, 2012 starting at 9:00 a.m., with the minimum bid to be in  
18 accordance with California Revenue and Taxation Code Section 3698.5; and

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

25 WHEREAS, one thousand two hundred fifteen (1,215) fee parcels, or less, will be offered at  
26 the tax sale for the first time for the full redemption amount plus cost of sale; nineteen (19) fee parcels, or  
27 less, will be offered for a minimum bid of 50 % of taxes only, plus cost of sale because these parcels have  
28 been previously offered and no acceptable bids were received at the prescribed minimum price and because

WANDA STADLER 10/27/14  
DATE  
GARDNER 23  
4  
5  
6  
7  
8

1 the Tax Collector deems this proposed minimum bid appropriate in light of the most current assessed  
2 valuation of these properties and unique circumstances with respect to these properties; and twelve (12) fee  
3 parcels, or less, will be offered for a minimum bid of the cost of sale only because these parcels have been  
4 previously offered and no acceptable bids were received at the prescribed minimum price and because the  
5 Tax Collector deems this proposed minimum bid appropriate in light of the most current assessed valuation  
6 of these properties and unique circumstances with respect to these properties; and

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

10 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the  
11 County of Riverside, State of California, in regular session assembled on November 15, 2011 that the  
12 above recitals are true and correct and that the proposed sale of tax-defaulted property subject to the power  
13 of sale and any continuation of the sale is hereby approved and the Tax Collector of the County of  
14 Riverside is directed to offer the property described in Exhibit "A" attached hereto and incorporated by  
15 reference, at public auction to the highest bidder for cash in lawful money of the United States at the  
16 minimum bid set in accordance with California Revenue and Taxation Code Section 3698.5(a) and  
17 3698.5(c) as specified below:


- 18 1. One thousand two hundred fifteen (1,215) fee parcels, or less, which are  
19 being offered for the first time, will be offered at a minimum bid of the full  
20 redemption amount plus cost of sale.
- 21 2. Nineteen (19) fee parcels, or less, which have been previously offered,  
22 will be offered for a minimum bid of 50% of taxes only, plus cost of sale.
- 23 3. Twelve (12) fee parcels, or less, which have been previously offered, will be  
24 offered for a minimum bid of the cost of sale only.

25 This Resolution shall take effect immediately upon its adoption.

26 ROLL CALL:

27 Ayes: Buster, Stone, Benoit, and Ashley  
Nays: None  
28 Absent: Tavaglione

The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.

KECIA MASPER-JHEIL Clerk of said Board  
By:  Deputy

Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice Public Notice

NOTICE OF DIVIDED PUBLICATION

Pursuant to Sections 3361 through 3365, Revenue and Taxation Code, the notice of sale of tax-deferred property for delinquent taxes in and for Riverside County, State of California, has been divided and distributed to various newspapers of general circulation published in the county. A portion of the list appears in each of such newspapers.

NOTICE OF SALE OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

Whereas, on the 15th day of November, 2011, I was directed and authorized by the Board of Supervisors of Riverside County, State of California (a copy of this authorization can be found in my office) to sell at public auction, for cash in lawful money of the United States, certified or cashier's checks in increments of no less than \$100.00 each, certain tax-deferred properties which are subject to the Power of Sale. Public notice is hereby given that unless the said properties are redeemed as provided by law, I will, beginning at 9:00 a.m. on the 20th day of March, 2012, and continuing until the final parcel has been offered, at the Riverside Convention Center, 3443 Orange Street, in the City of Riverside, County of Riverside, sell as directed the said properties to the highest bidder, for a sum not less than the minimum price set forth in this notice, plus the Documentary Stamp Tax as required by Ordinance No. 516 of the County of Riverside. This sale will include parcels that were previously offered but not sold.

If the property is not redeemed before 5:00 p.m. on Monday, March 19, 2012, the right of redemption will cease. In accordance with Section 3690.5(a) of the State of California Revenue and Taxation Code, the minimum bid will be the amount not less than the total amount necessary to redeem, plus cost, or in accordance with Section 3698.5 (c) of the State of California Revenue and Taxation Code, where property or property interests have been offered for sale at least once, the Tax Collector may set the minimum bid, with the approval of the Board of Supervisors.

Should it become necessary to postpone the tax sale, the tax collector may postpone the tax sale within seven days from the original fixed date. The tax collector will announce the postponement at the time and place originally fixed for the public auction.

If the properties are sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have the right to file a claim with the county for any proceeds from the sale which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

Anyone who wishes to bid on property offered for sale must first be registered and assigned a bidder card. You may register and receive your bidder card at the office of the Treasurer-Tax Collector, 4080 Lomon St, 4th Floor, Riverside, CA 92501. We will be registering bidders in our office from December 20, 2011 through March 14, 2012. After March 14, 2012, registration will not be accepted. Should you elect to register through the mail, your registration must be postmarked no earlier than December 20, 2011 and no later than March 12, 2012.

To receive the bidder information and registration packet through the mail, please contact our office at (951) 955-3900 or write to us at PO Box 12005, Riverside, CA 92502-2205. You can also find this on our website at www.countytreasurer.org

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The assessor's maps and further explanation of the parcel numbering system are available in the assessor's office.

ASSESSMENT NUMBER EXPLANATION

An assessment number is an arbitrary number assigned by the assessor to denote the type interest in the real property described by the assessor's parcel number. In addition to the digit arbitrary assessment number, a check digit number also is included. Assessment numbers 008100000 through 008199999 would denote undivided interest in the real property. Assessment numbers 090000000 through 091999999 would denote partial ownership in Government Land or community apartments. Assessment numbers 00000000 through 019999999 would denote timeshare estates. Assessment numbers 04000000 through 009499999 would denote water and mineral rights the fee of which is to be separated from the real property.

Descriptions are in San Bernardino Base and Meridian. The properties that are the subject of this notice are situated in the County of Riverside, State of California, and are particularly described as follows, to-wit:

Table with columns for APN, address, and description. Includes entries like 010491-1, 010491-2, 010491-3, etc., with corresponding addresses and descriptions.

Table with columns for APN, address, and description. Includes entries like 010491-4, 010491-5, 010491-6, etc., with corresponding addresses and descriptions.

Table with columns for APN, address, and description. Includes entries like 010491-7, 010491-8, 010491-9, etc., with corresponding addresses and descriptions.

Table with columns for APN, address, and description. Includes entries like 010491-10, 010491-11, 010491-12, etc., with corresponding addresses and descriptions.

Table with columns for APN, address, and description. Includes entries like 010491-13, 010491-14, 010491-15, etc., with corresponding addresses and descriptions.

of the State of California Revenue and Taxation Code, where property or property interests have been offered for sale at least once, the Tax Collector may set the minimum bid, with the approval of the Board of Supervisors.

Should it become necessary to postpone the tax sale, the tax collector may postpone the tax sale within seven days from the original fixed date. The tax collector will announce the postponement at the time and place originally fixed for the public auction.

If the properties are sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have the right to file a claim with the county for any proceeds from the sale which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

Anyone who wishes to bid on property offered for sale must first be registered and assigned a bidder card. You may register and receive your bidder card at the office of the Treasurer-Tax Collector, 4080 Lomon St., 4th Floor, Riverside, CA 92501. We will be registering bidders in our office from December 20, 2011 through March 14, 2012. After March 14, 2012, registration will not be accepted. Should you elect to register through the mail, your registration must be postmarked no earlier than December 20, 2011 and no later than March 12, 2012.

To receive the bidder information and registration packet through the mail, please contact our office at (951) 955-3900 or write to us at PO Box 12005, Riverside, CA 92502-2005. You can also find this on our website at www.countytreasurer.org.

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), which is used to describe property in this list, refers to the assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The assessor's maps and further explanation of the parcel numbering system are available in the assessor's office.

ASSESSMENT NUMBER EXPLANATION

An assessment number is an arbitrary number assigned by the assessor to denote the type of interest in the real property described by the assessor's parcel number. In addition to the 9 digit arbitrary assessment number a check digit number also is included. Assessment numbers 008100000 through 009199999 would denote undivided interest in the real property. Assessment numbers 009000000 through 009199999 would denote partial fee ownership in Government Land or community apartments. Assessment numbers 010000000 through 019999999 would denote timeshare estates. Assessment numbers 020000000 through 029999999 would denote water and mineral rights the fee of which is held separate from the real property.

All descriptions are in San Bernardino Base and Meridian. The properties that are the subject of this notice are situated in the County of Riverside, State of California, and are particularly described as follows: -w/-

Table with 4 columns: Item #, Description, Address, and Assessment/Value. Includes items like 0031041-1, 0031041-2, 0031041-3, etc.

Table with 4 columns: Item #, Description, Address, and Assessment/Value. Includes items like 0032000-1, 0032000-2, 0032000-3, etc.

Table with 4 columns: Item #, Description, Address, and Assessment/Value. Includes items like 0033000-1, 0033000-2, 0033000-3, etc.

Table with 4 columns: Item #, Description, Address, and Assessment/Value. Includes items like 0034000-1, 0034000-2, 0034000-3, etc.

Public Notice 00419: PUBLIC NOTICE. The Coachella Valley Mosquito and Vector Control District located at 4320 Tractor Place, Indio, CA, has the following equipment for sale:

Public Notice 00420: NOTICE TO CREDITORS OF REVOCABLE TRUST AGREEMENT. The Coachella Valley Mosquito and Vector Control District is accepting sealed bids for furnishing the following pesticides:

Public Notice 00421: PUBLIC NOTICE. The Coachella Valley Mosquito and Vector Control District is accepting sealed bids for furnishing the following pesticides:

Public Notice 00422: PUBLIC NOTICE. The Coachella Valley Mosquito and Vector Control District is accepting sealed bids for furnishing the following pesticides:

Public Notice 00423: PUBLIC NOTICE. The Coachella Valley Mosquito and Vector Control District is accepting sealed bids for furnishing the following pesticides:

Public Notice 00424: PUBLIC NOTICE. The Coachella Valley Mosquito and Vector Control District is accepting sealed bids for furnishing the following pesticides:

Public Notice 00425: PUBLIC NOTICE. The Coachella Valley Mosquito and Vector Control District is accepting sealed bids for furnishing the following pesticides:

ITEM 897	OUTSIDE CITY	635-246-006-6
635246006-6		TRA 061-068
LAST ASSESSED TO COLLINS, LILLIE JANE JONES TR & JOHN TR		2006-635246006-0000
MINIMUM PRICE: \$5,290.00		
ITEM 898	OUTSIDE CITY	635-246-007-7
635246007-7		TRA 061-068
LAST ASSESSED TO STEP ONE DEV		2006-635246007-0000
MINIMUM PRICE: \$5,290.00		
ITEM 899	OUTSIDE CITY	635-246-008-8
635246008-8		TRA 061-068
LAST ASSESSED TO STEP ONE DEV		2006-635246008-0000
MINIMUM PRICE: \$5,290.00		
ITEM 900	OUTSIDE CITY	635-246-009-9
635246009-9		TRA 061-068
LAST ASSESSED TO COLLINS, LILLIE JANE JONES TR & JOHN TR		2006-635246009-0000
MINIMUM PRICE: \$5,255.00		
ITEM 901	OUTSIDE CITY	635-262-015-4
635262015-4		TRA 061-068
LAST ASSESSED TO LARRY RICHARD PERRYMAN		2006-635262015-0000
MINIMUM PRICE: \$4,466.00		
ITEM 902	OUTSIDE CITY	635-263-015-7
635263015-7		TRA 061-068
LAST ASSESSED TO OGBOGU, SAMUEL		2006-635263015-0000
MINIMUM PRICE: \$44,563.00		
ITEM 903	OUTSIDE CITY	636-022-020-3
636022020-3		TRA 061-070
LAST ASSESSED TO FERGERSON, CHESTER D & EVELYN J		2006-636022020-0000
MINIMUM PRICE: \$1,667.00		
ITEM 904	OUTSIDE CITY	636-023-017-4
636023017-4		TRA 061-070
LAST ASSESSED TO MAYE, FRANK H & ELIZABETH V		2006-636023017-0000
MINIMUM PRICE: \$2,069.00		
ITEM 905	OUTSIDE CITY	636-072-026-4
636072026-4		TRA 061-070
LAST ASSESSED TO ASTRO WEST INC		2006-636072026-0000
MINIMUM PRICE: \$1,491.00		

EXHIBIT "C"  
LEGAL DESCRIPTION  
MAPS



PARCEL 1

OUTSIDE CITY

PARCEL NUMBER: 635310003-1  
SITUS ADDRESS: NONE  
LAST ASSESSED TO: HARDMAN INC  
PURCHASE PRICE \$ 4,970.01

ASSESSMENT NUMBER 635310003-1  
TRA: 061-069  
DEFAULT NUMBER: 2005-635310003-0000  
DEFAULT YEAR: 2004-2005

LEGAL DESCRIPTION.....

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY AS DEEDED TO OLIVE ADAMS AS INSTRUMENT NO. 7712 DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS, LYING SOUTH AND EAST OF STATE HIGHWAY 74 ALSO KNOWN AS THE PALMS TO PINES HIGHWAY; BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 2140 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTHERLY LINE 3140 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF SAID SECTION; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION, 2800 FEET, MORE OR LESS, TO A POINT THAT IS 2435 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY IN A STRAIGHT LINE 3140 FEET, MORE OR LESS, TO A POINT THAT IS 2140 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION (MEASURED ALONG THE NORTH LINE THEREOF) AND THAT IS 2435 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION; THENCE NORTHERLY 2920 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
EXCEPTING THEREFROM ANY EASEMENTS OF RECORD.

PARCEL 2

OUTSIDE CITY

PARCEL NUMBER: 635310004-2  
SITUS ADDRESS: NONE  
LAST ASSESSED TO: HARDMAN INC  
PURCHASE PRICE \$ 8,586.56

ASSESSMENT NUMBER 635310004-2  
TRA: 061-069  
DEFAULT NUMBER: 2005-635310004-0000  
DEFAULT YEAR: 2004-2005

LEGAL DESCRIPTION.....

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY AS DEEDED TO OLIVE ADAMS AS INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS; BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 2140 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH LINE 750.82 FEET TO A POINT, SAID POINT BEING ON THE CENTER LINE OF A 66 FOOT ROAD AND UTILITY EASEMENT AS RECORDED AS INSTRUMENT NO. 1343, DATED JANUARY 6, 1961, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 33 DEGREES 54' 54" EAST ALONG SAID EASEMENT CENTER LINE, 1189 FEET; THENCE ON A STRAIGHT LINE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO OLIVE ADAMS BY INSTRUMENT NO. 7712 DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL AS CONVEYED TO OLIVE ADAMS TO THE POINT OF BEGINNING.

PARCEL 3

OUTSIDE CITY

PARCEL NUMBER: 635310005-3  
SITUS ADDRESS: NONE  
LAST ASSESSED TO: HARDMAN INC  
PURCHASE PRICE \$10,670.52

ASSESSMENT NUMBER 635310005-3  
TRA: 061-069  
DEFAULT NUMBER: 2005-635310005-0000  
DEFAULT YEAR: 2004-2005

LEGAL DESCRIPTION.....

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY AS DEEDED TO OLIVE ADAMS AS INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS; COMMENCING AT A POINT IN THE NORTH LINE OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH LINE, 750.82 FEET TO A POINT, AND THE TRUE

AGREEMENT 4376  
FRIENDS OF THE DESERT MOUNTAINS

POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING ON THE CENTER LINE OF A 66 FOOT ROAD AND UTILITY EASEMENT AS RECORDED AS INSTRUMENT NO. 1343 DATED JANUARY 6, 1961, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 33 DEGREES 54' 54" EAST ALONG SAID EASEMENT CENTER LINE, 2379 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO.74, PALMS TO PINES HIGHWAY (100 FEET IN WIDTH); THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWESTERLY RIGHT OF WAY OF SAID STATE HIGHWAY TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 25 TO THE NORTHEAST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 25, 2389.18 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4

OUTSIDE CITY

PARCEL NUMBER: 635310006-4  
SITUS ADDRESS: NONE  
LAST ASSESSED TO: HARDMAN INC  
PURCHASE PRICE \$ 8,027.33

ASSESSMENT NUMBER 635310006-4  
TRA: 061-069  
DEFAULT NUMBER: 2005-635310006-0000  
DEFAULT YEAR: 2004-2005

LEGAL DESCRIPTION.....

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE FOLLOWIN DESCRIBED PROPERTY AS DEEDED TO OLIVE ADAMS AS INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS; COMMENCING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 2140 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH LINE, 750.82 FEET TO A POINT, SAID POINT BEING ON THE CENTER LINE OF A 66 FOOT ROAD AND UTILITY EASEMENT AS RECORDED AS INSTRUMENT NO. 1343, DATED JANUARY 6, 1961, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 33 DEGREES 54' 54" EAST ALONG SAID EASEMENT CENTER LINE, 1189 FEET TO THE TRUE POINT OF BEGINNING; THENCE ON A STRAIGHT LINE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND AS CONVEYED TO OLIVE ADAMS BY INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS; THENCE EASTERLY ON THE SOUTH LINE OF SAID PARCEL AS CONVEYED TO OLIVE ADAMS TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 74, (PALMS TO PINES HIGHWAY BEING 100 FEET WIDE); THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE CENTER LINE OF SAID 66 FOOT EASEMENT AS RECORDED WITH INSTRUMENT NO. 1343, DATED JANUARY 6, 1961, RIVERSIDE COUNTY RECORDS; THENCE NORTH 33 DEGREES 54' 54" WEST ALONG SAID CENTERLINE, 1190 FEET, MORE OR LESS, TO THE TRUE POINT OG BEGINNING.

PARCEL 5

OUTSIDE CITY

PARCEL NUMBER: 636023017-4  
SITUS ADDRESS: NONE  
LAST ASSESSED TO: MAYE, FRANK H & ELIZABETH V  
PURCHASE PRICE \$ 3,038.35

ASSESSMENT NUMBER 636023017-4  
TRA: 061-070  
DEFAULT NUMBER: 2006-636023017-0000  
DEFAULT YEAR: 2005-2006

LEGAL DESCRIPTION.....

PARCEL 67 OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGES 29 THROUGH 32, INCLUSIVE OF MAPS, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6

OUTSIDE CITY

PARCEL NUMBER: 719090065-1  
SITUS ADDRESS: NONE  
LAST ASSESSED TO: FAMILY NURSERY CO INC  
PURCHASE PRICE \$1,969.80

ASSESSMENT NUMBER 719090065-1  
TRA: 058-002  
DEFAULT NUMBER: 2005-719090065-0000  
DEFAULT YEAR: 2004-2005

LEGAL DESCRIPTION.....

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 12 EAST, SAN

AGREEMENT 4376  
FRIENDS OF THE DESERT MOUNTAINS

BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
EXCEPT THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.

**In compliance with Section 3793(a) of the California Revenue and Taxation Code, the Organization is required to pay for the legal publication notice. This requires that an additional \$175.00 must be added to the total of the purchase prices listed above. Parcels 709420032-7 and 719090017-8 have redeemed and are no longer available for purchase. We have received a previous objection & resolution to purchase parcels 636072026-4, 636072027-5, 753330013-5, 753330020-1 and 753330021-2 and they are no longer available for purchase.**

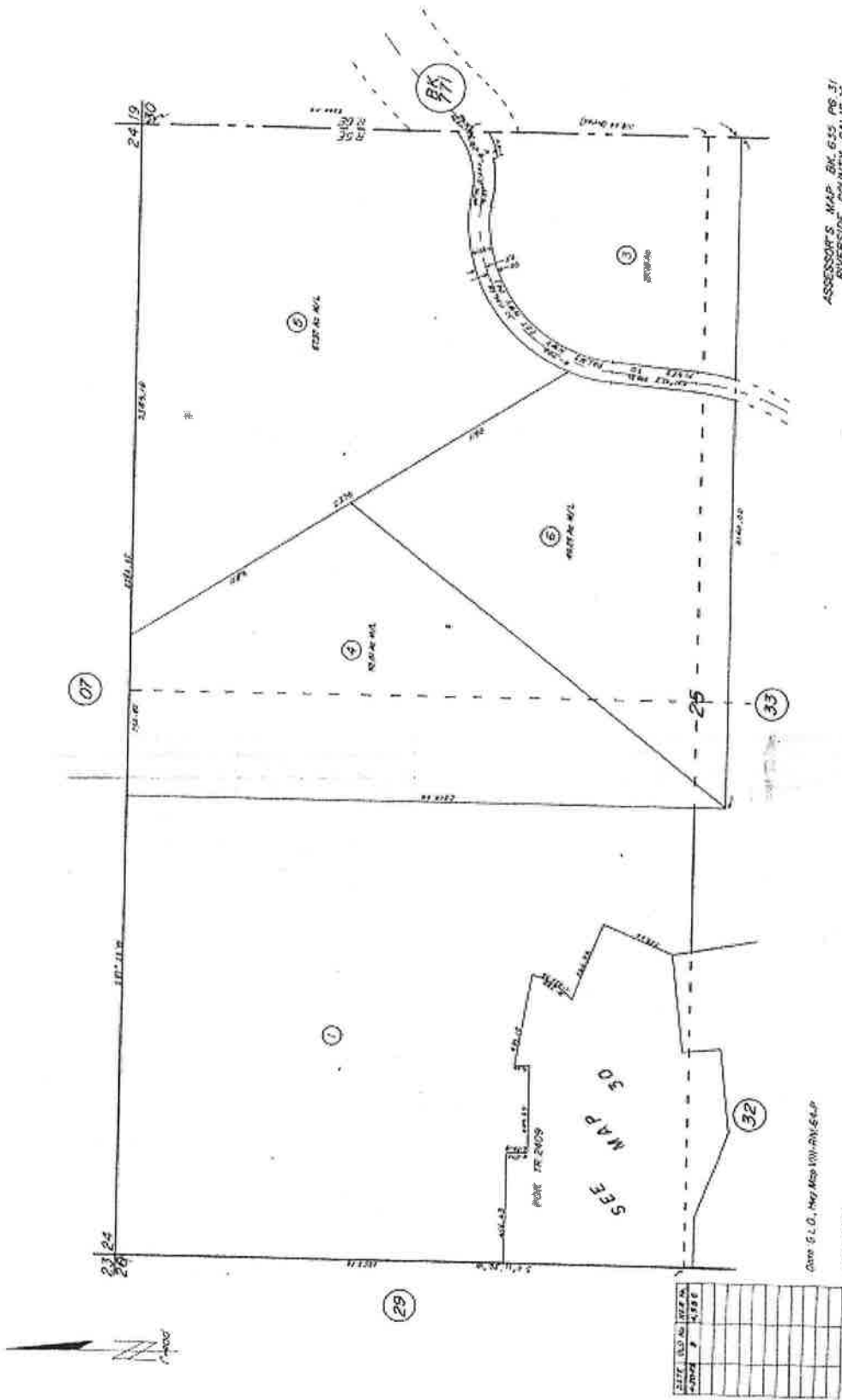
AGREEMENT 4376  
FRIENDS OF THE DESERT MOUNTAINS

24-69-12

635-31

T. C. A. 5169

POR. SEC. 25, T6S, R5E.

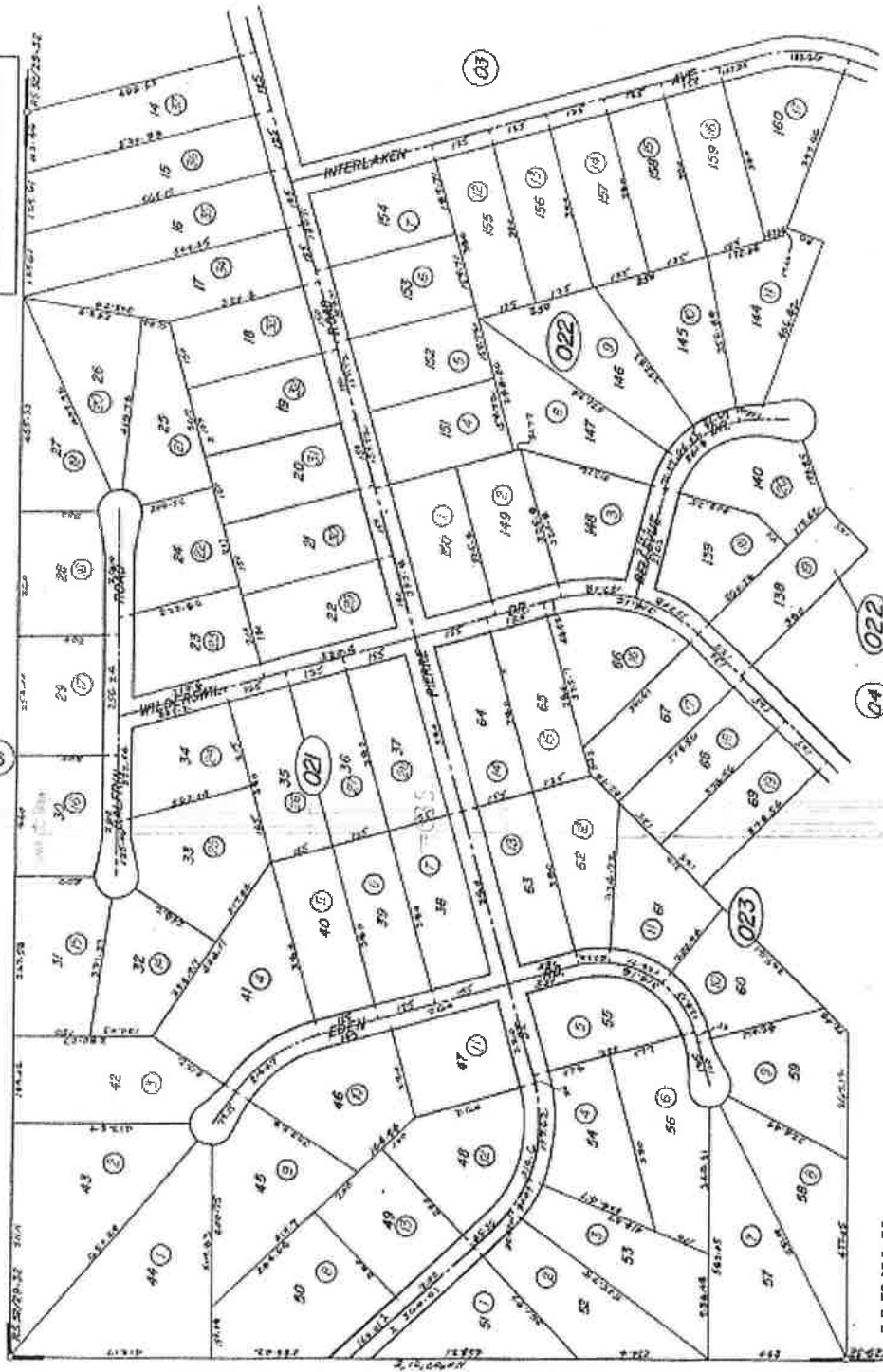


24-55-7  
636-02

T. G. A. 6170

POR. N. 1/2 SEC. 9 T. 7S. R. 5E.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



ASSESSOR'S MAP BK. 636 PG. 02  
RIVERSIDE COUNTY, CALIF. 34

R. S. 32/29-32

FEB 1968

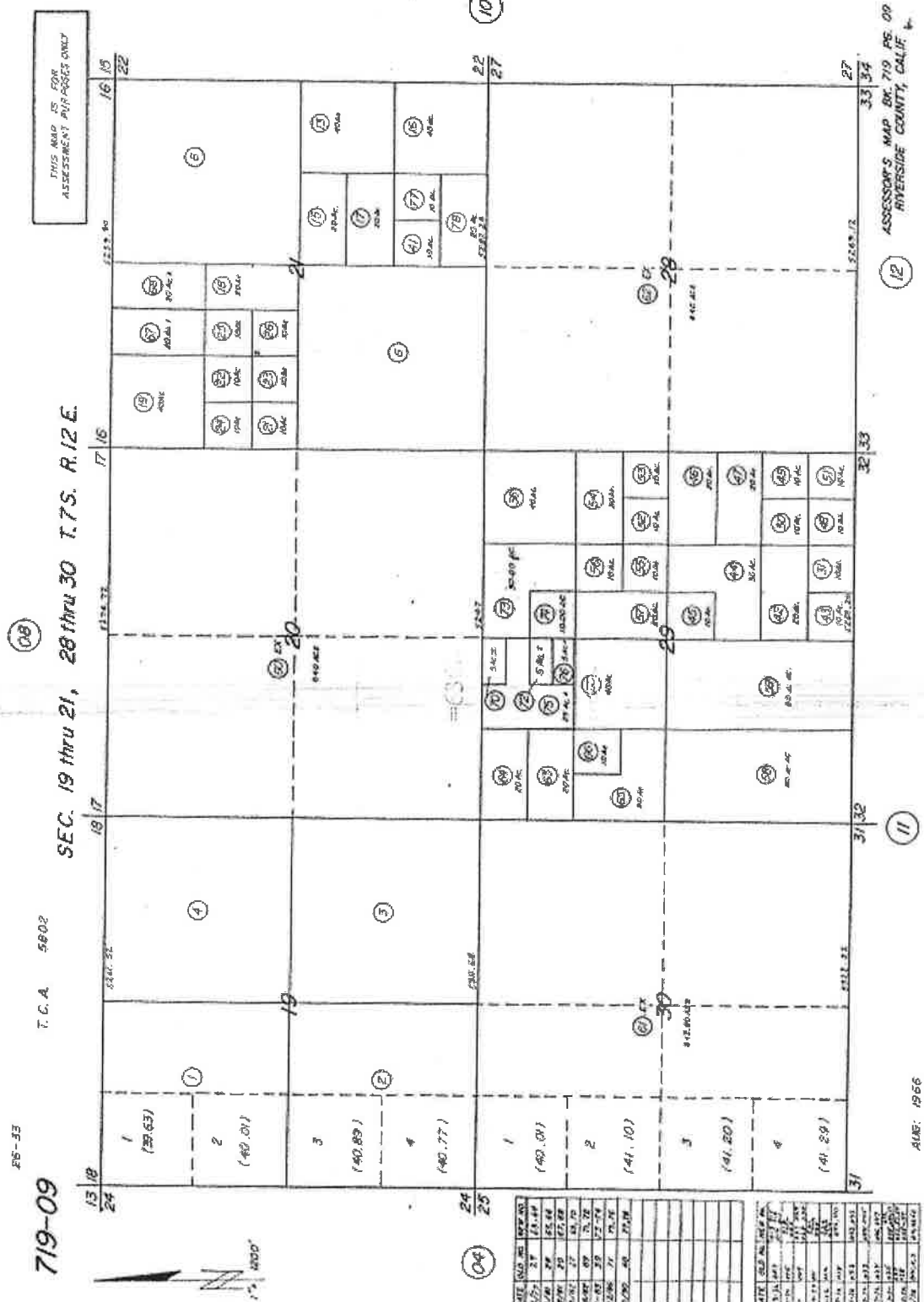


EXHIBIT C - PAGE 6

EXHIBIT "D"

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 # 2010-0403839 ✓  
08/24/2010 08:00A Fee:NC  
Page 1 of 1  
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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							T:	CTY	UNI

02455 DESERT SUN

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY** ✓

M  
006

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 2004-2005, Default Number

JUNE 30, 2005

\$162.80

2005-635310003-0000

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 ~~HARDMAN INC~~

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

635310003-1

Assessor's Parcel Number

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN LYING SOUTHEASTERLY OF PINES TO PALMS HWY (STATE HWY 74) AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE NORTHEASTERLY CORNER OF SAID SECTION 25; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 25, 2800.00 FEET TO THE POINT OF BEGINNING OF DESCRIBED LINE; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 25 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID PINES TO PALMS HWY. AND THE END OF SAID DESCRIBED LINE.

State of California Executed on  
RIVERSIDE County JULY 1, 2010

By Don Kent  
Tax Collector

On 8/16/2010, 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: [Signature]  
Deputy Seal



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record



TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2010-0403840

08/24/2010 08:00A Fee:NC  
Page 1 of 1

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI 006

02456 DESERT SUN

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

**M**  
006

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 2004-2005, Default Number

JUNE 30, 2005

\$287.13

2005-635310004-0000

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:

HARDMAN INC

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

635310004-2

Assessor's Parcel Number

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY AS DEEDED TO OLIVE ADAMS AS INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS, BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 2140 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH LINE 750.82 FEET TO A POINT, SAID POINT BEING ON THE CENTER LINE OF A 66 FOOT ROAD AND UTILITY EASEMENT AS RECORDED AS INSTRUMENT NO. 1343, DATED JANUARY 6, 1961, RIVERSIDE, COUNTY RECORDS; THENCE SOUTH 33-54-54 EAST ALONG SAID EASEMENT CENTER LINE, 1189 FEET; THENCE ON A STRAIGHT LINE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO OLIVE ADAMS BY INSTRUMENT NO. 7712 DATED JANUARY 25, 1962, RIVESIDE COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL CONVEYED TO OLIVE ADAMS TO THE POINT OF BEGINNING.

State of California Executed on  
RIVERSIDE County JULY 1, 2010

By Don Kent  
Tax Collector

On 8/16/2010, 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: [Signature] Deputy Seal



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

TREASURER-TAX COLLECTOR  
STOP 1110

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

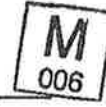
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Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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02457 DESERT SUN

**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 2004-2005 , Default Number

JUNE 30, 2005

\$358.86

2005-635310005-0000

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:

HARDMAN INC

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

635310005-3

Assessor's Parcel Number

(SEE PAGE 2 ENTITLED LEGAL DESCRIPTION)

State of California Executed on  
RIVERSIDE County JULY 1, 2010

By Don Kent  
Tax Collector

On 8/16/2010, 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: [Signature] Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

LEGAL DESCRIPTION

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY AS DEEDED TO OLIVE ADAMS AS INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS, BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 2140 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH LINE 750.82 FEET TO A POINT, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTIONS; SAID POINT BEING ON THE CENTER LINE OF A 66 FOOT ROAD AND UTILITY EASEMENT AS RECORDED AS INSTRUMENT NO. 1343 DATED JANUARY 6, 1961 RIVERSIDE COUNTY RECORDS; THENCE SOUTH 33-54-54 EAST, ALONG SAID EASEMENT CENTER LINE, 2379 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 74, PALMS TO PINE HIGHWAY (100 FEET IN WIDTH); THENCE IN A NORTHWESTRLY DIRECTION ALONG SAID NORTHWESTERLY RIGHT OF WAY OF SAID STATE HIGHWAY TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 25; THENCE NORTHERLY ON SAID EAST LINE OF SECTION 25 TO THE NORTHEAST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 25, 2389.18 FEET TO THE TRUE POINT OF BEGINNING.

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2010-0403842  
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Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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02458 DESERT SUN

### NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

M  
006

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 2004-2005, Default Number

JUNE 30, 2005

\$268.00

2005-635310006-0000

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:

HARDMAN INC

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

635310006-4

Assessor's Parcel Number

(SEE PAGE 2 ENTITLED LEGAL DESCRIPTION)

State of California Executed on  
RIVERSIDE County JULY 1, 2010

By Don Kent  
Tax Collector

On 8/16/2010, 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: [Signature] Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

## LEGAL DESCRIPTION

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY AS DEEDED TO OLIVE ADAMS AS INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS, BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 2140 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH LINE 750.82 FEET TO A POINT; SAID POINT BEING ON THE CENTER LINE OF A 66 FOOT ROAD AND UTILITY EASEMENT AS RECORDED AS INSTRUMENT NO. 1343 DATED JANUARY 6, 1961 RIVERSIDE COUNTY RECORDS; THENCE SOUTH 33-54-54 EAST, ALONG SAID EASEMENT CENTER LINE, 1189 FEET TO THE TRUE POINT OF BEGINNING; THENCE ON A STRAIGHT LINE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND AS CONVEYED TO OLIVE ADAMS BY INSTRUMENT NO. 7712, DATED JANUARY 25, 1962, RIVERSIDE COUNTY RECORDS; THENCE EASTERLY ON THE SOUTH LINE OF SAID PARCEL AS CONVEYED TO OLIVE ADAMS TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 74; (PALMS TO PINES HIGHWAY BEING 100 FEET WIDE); THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH CENTER LINE OF SAID 66 FOOT EASEMENT AS RECORDED AS INSTRUMENT NO. 1343, DATED JANUARY 6, 1961, RIVERSIDE COUNTY RECORDS; THENCE NORTH 33-54-54 WEST ALONG SAID CENTERLINE, 1190 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TREASURER-TAX COLLECTOR  
STOP 1110

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

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Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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02290 DESERT SUN

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

JUNE 30, 2006

\$142.00

2006-636023017-0000

M  
030

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 2005-2006, Default Number

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:

MAYE, FRANK H & ELIZABETH V

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

636023017-4

Assessor's Parcel Number

OUTSIDE CITY

PARCEL 67 OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGES 29 THROUGH 32, INCLUSIVE OF  
MAPS, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

State of California Executed on  
RIVERSIDE County JULY 1, 2011

By Don Kent  
Tax Collector

On 8/22/2011, 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: Sandy Stanley Seal  
Deputy



TDL 7-01 (1-98)

§§3691, 3691.1, 3691.2 R&T Code

Public Record

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2010-0404096

08/24/2010 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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02271 DESERT SUN

**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 2002-2003, Default Number

JUNE 30, 2005

\$498.82

2005-719090065-0000

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:

FAMILY NURSERY CO INC

719090065-1

Assessor's Parcel Number

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

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.

State of California Executed on  
RIVERSIDE County JULY 1, 2010

By Don Kent  
Tax Collector

On 8/16/2010, 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: [Signature] Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

EXHIBIT "E "

RESOLUTION 2011.1.12Vla & 2012.1.18 V.c

MISSION STATEMENT



**RESOLUTION OF THE  
FRIENDS OF THE DESERT MOUNTAINS  
AUTHORIZING OBJECTION TO PUBLIC SALE AND ACCEPTANCE OF TAX DEFAULT  
APNs 635310003-1, 635310004-2, 635310005-3, 635310006-4, 709420032-7, 719090065-1  
Resolution No: 2011.1.12VIa**

WHEREAS, the Friends of the Desert Mountains is a California nonprofit corporation, recognized as a 501(c)(3) tax exempt organization by the Internal Revenue Service; and

WHEREAS, the purpose of the Friends is to acquire and protect land with natural and cultural resource values; and

WHEREAS, Assessor's Parcel Numbers Assessor's Parcel Numbers 635310003-1, 635310004-2, 635310005-3, 635310006-4, 709420032-7, 719090065-1 as further described in Exhibit A which is hereby incorporated by reference, are located within the Conservation boundaries, a legal description of which is attached as Exhibit B and hereby incorporated by reference, and their purchase for any purpose other than resource conservation could result in adverse impacts to their wildlife, scenic, and cultural resource values;

NOW, THEREFORE, be it resolved in regular session of the Governing Board of the Friends of the Desert Mountains that the Friends objects to the public sale of the parcels identified above; and

FURTHER, the Friends hereby offers to purchase said properties at the prices indicated in Exhibit A through a Chapter 8 Agreement of Sale; and

FURTHER, the Friends hereby agrees to pay the lot book fees and the costs of giving notice, which are in addition to the purchase price identified in Exhibit A plus an additional \$175.00 administrative fee; and

FURTHER, the Friends purpose in acquiring the land would be to hold it in open space for the protection of its environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resources;

FURTHER, the Friends hereby authorizes the CEO to execute Escrow Instructions, Amèndments to Escrow Instructions, Certificate of Acceptance, and any and all other documents that may be necessary to effect the acquisition of this property.

The foregoing Resolution was passed by the Friends of the Desert Mountains this 12th day of January 2011.

AYES: Buford, John, Fred, Ruth, Sue, Kay, Gary

NOES:

ABSTENTIONS: Bill

ABSENT: Margaret, Lin, Joan, Paul, Ted

I certify that this is a true and correct record of the resolution approved.

  
Fred Bell, Treasurer

**Exhibit A**

Description of real property to be objected to and accepted.

PARCEL	LEGAL DESCRIPTION	PRICE
635 310 003	27.18 ACRES M/L IN POR SEC 25 T6S R5E	\$ 4,970.01
635 310 004	52.81 ACRES IN POR SEC 25 T6S R5E	\$ 8,586.56
635 310 005	67.97 ACRES IN POR NE 1/4 OF SEC 25 T6S R5E	\$ 10,670.52
635 310 006	49.25 ACRES IN POR SEC 25 T6S R5E	\$ 8,027.33
709 420 032	47.21 ACRES IN POR SW 1/4 OF SEC 31 T6S R13E	\$1,431.47
719 090 065	30.00 ACRES M/L IN POR NW 1/4 OF SEC 29 T7S R12EE	\$1,969.80
	TOTAL	\$35,655.69

**RESOLUTION OF THE  
FRIENDS OF THE DESERT MOUNTAINS  
AUTHORIZING OBJECTION TO PUBLIC SALE AND ACCEPTANCE OF TAX DEFAULT  
APNs 636-072-026-4, 636-072-027.5, 636-023-017-4, 719-090-017-8, 753-330-013-5, 753-330-020-1,  
753-330-021-2  
Resolution No: 2012.1.18 V.c**

WHEREAS, the Friends of the Desert Mountains is a California nonprofit corporation, recognized as a 501(c)(3) tax exempt organization by the Internal Revenue Service; and

WHEREAS, the purpose of the Friends is to acquire and protect land with natural and cultural resource values; and

WHEREAS, Assessor's Parcel Numbers 636-072-026-4, 636-072-027-5, 636-023-017-4, 719-090-017-8, 753-330-013-5, 753-330-020-1, 753-330-021-2 as further described in Exhibit A, which is hereby incorporated by reference, for any purpose other than resource conservation could result in adverse impacts to their natural and cultural resource values;

NOW, THEREFORE be it resolved in regular session of the Board of Directors of the Friends of the Desert Mountains that the Friends' Board approves the objection to public sale and purchase of parcels as further described in Exhibit A and authorizes its Executive Committee, Chief Operating Officer or Director of Operations to execute all necessary documents to effect the purchase.

FURTHER, the Friends hereby offers to purchase said properties at the prices indicated in Exhibit A through a Chapter 8 Agreement of Sale; and

FURTHER, the Friends hereby agrees to pay the lot book fees and the costs of giving notice, which are in addition to the purchase price identified in Exhibit A plus an additional \$175.00 administrative fee; and

FURTHER, the Friends purpose in acquiring the land would be to hold it in open space for the protection of its environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resources;

FURTHER, the Friends hereby authorizes the Executive Committee, Chief Operating Officer or Director of Operations to execute Escrow Instructions, Amendments to Escrow Instructions, Certificate of Acceptance, and any and all other documents that may be necessary to effect the acquisition of this property.

The foregoing Resolution was passed by the Friends of the Desert Mountains this 18th day of January 2012.

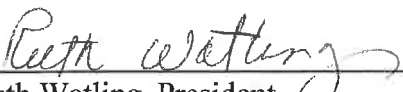
AYES: Sue Adams, Buford Crites, Bill Havert, Gary Johnson, Paul Selzer, Joan Taylor, Ruth Watling

NOES:

ABSTENTIONS:

ABSENT: Kay Hazen, Lin Juniper

I certify that this is a true and correct record of the resolution approved.

  
Ruth Watling, President

RESOLUTION 2012.1.18 V.c

EXHIBIT A

<u>PARCEL #</u>	<u>FUNDED BY</u>	<u>LOCATION</u>	<u>ACRES</u>	<u>ESTIMATED COST</u>
636-023-017-4	Friends	S9 T7S R5E	1.22	\$3,038.35
636-072-026-4	Friends	S9 T7S R5E	1.0	\$2,164.01
636-072-027-5	Friends	S9 T7S R5E	1.22	<u>\$2,013.15</u>
<b>TOTAL</b>	<b>Friends</b>			<b>\$7,215.51</b>
719-090-017-8	RLF	SE ¼ S21 T7S R12E	20.0	\$1,454.22
753-330-013-5	RLF	NE ¼ S31 T7S R7E	40.0	\$2,768.76
753-330-020-1	RLF	SW ¼ S31 T7S R7E	77.50	\$8,779.36
753-330-021-2	RLF	SW ¼ S31 T7S R7E	2.5	\$1,280.26
Lot Book Fees	RLF			<u>\$175.00</u>
<b>TOTAL</b>	<b>RLF</b>			<b>\$14282.60</b>
<b>TOTAL OF FRIENDS/RLF FUNDS</b>				<b>\$21,673.11</b>



**Friends of the  
Desert Mountains**

45480 Portola Avenue  
P.O. Box 1281  
Palm Desert, CA 92261  
760 568-9918 fax: 760 568-9908  
[www.desertmountains.org](http://www.desertmountains.org)

### **Our Mission**

Friends of the Desert Mountains is a 501(c)(3) nonprofit organization formed in 1987 by concerned citizens in the Coachella Valley. Our mission is to acquire and preserve land in the Coachella Valley and surrounding mountains, and to support education, conservation, and research in the Santa Rosa and San Jacinto Mountains National Monument.





Friends of the  
Desert Mountains

51500 Highway 74  
P.O. Box 1281  
Palm Desert, CA 92261  
Phone: 760-568-9918  
Fax: 760-568-9908  
[www.DesertMountains.org](http://www.DesertMountains.org)

## MISSION STATEMENT

The mission of the *Friends of the Desert Mountains* is to acquire and preserve lands within the Coachella Valley and the surrounding mountains and to serve as the support organization for education, conservation and research for the Santa Rosa and San Jacinto Mountains National Monument.