

FORM APPROVED COUNTY COUNSEL  
 BY: *Anita C. Willis* 10-5-15  
 ANITA C. WILLIS DATE

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

606



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

**SUBMITTAL DATE:**  
**OCT 05 2015**

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the Coachella Valley Conservation Commission by Agreement of Sale Number 4421. District(s) 4 [\$0].

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

1. Approve the sale of tax-defaulted parcel(s) 660110045-5, 709500006-1, 709520029-4, 727250015-9, 731140007-3 and 733120005-3 to the Coachella Valley Conservation Commission.
2. 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:**

**Summary**

Sales to Public Agencies of these types of properties, 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 Exhibits "A" through Exhibit "D", are attached. These exhibits include Resolution No. 15-001 from the Coachella Valley Conservation Commission (Exhibit "D").

[continued on page two]

*Don Kent*

Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b>	Budget Adjustment: N/A
	For Fiscal Year: 2015-2016

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

BY: *Samuel Wong*  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 4

Agenda Number:

**3-28**

Departmental Concurrence

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

**FORM 11:** Proposed Sale of Tax-Defaulted Land to the Coachella Valley Conservation Commission by Agreement of Sale Number 4421. District(s) 4 [\$0].

**DATE:** OCT 06 2015

**PAGE:** 2 of 2

**BACKGROUND:** *[continued from page one]*

**Summary**

Parcel number 660110045-5 is located outside the City of Desert Hot Springs in District #4.

Parcel number 709500006-1 is located outside the City of Coachella in District #4.

Parcel number 709520029-4 is located outside the City of Coachella in District #4.

Parcel number 727250015-9 is located outside the City of La Quinta in District #4.

Parcel number 731140007-3 is located outside the City of Coachella in District #4.

Parcel number 733120005-3 is located outside the City of Coachella in District #4.

The purchase price of \$62,405.37 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.

**Impact on Citizens and Businesses**

The Coachella Valley Conservation Commission is purchasing these properties to hold as open space for the protection of its environmental and wildlife resource values.

**ATTACHMENTS (if needed, in this order):**

A copy of the Assessor's maps numbered 660-11, 709-50, 709-52, 727-25, 731-14 and 733-12 pertaining to the parcels listed above are attached for reference.

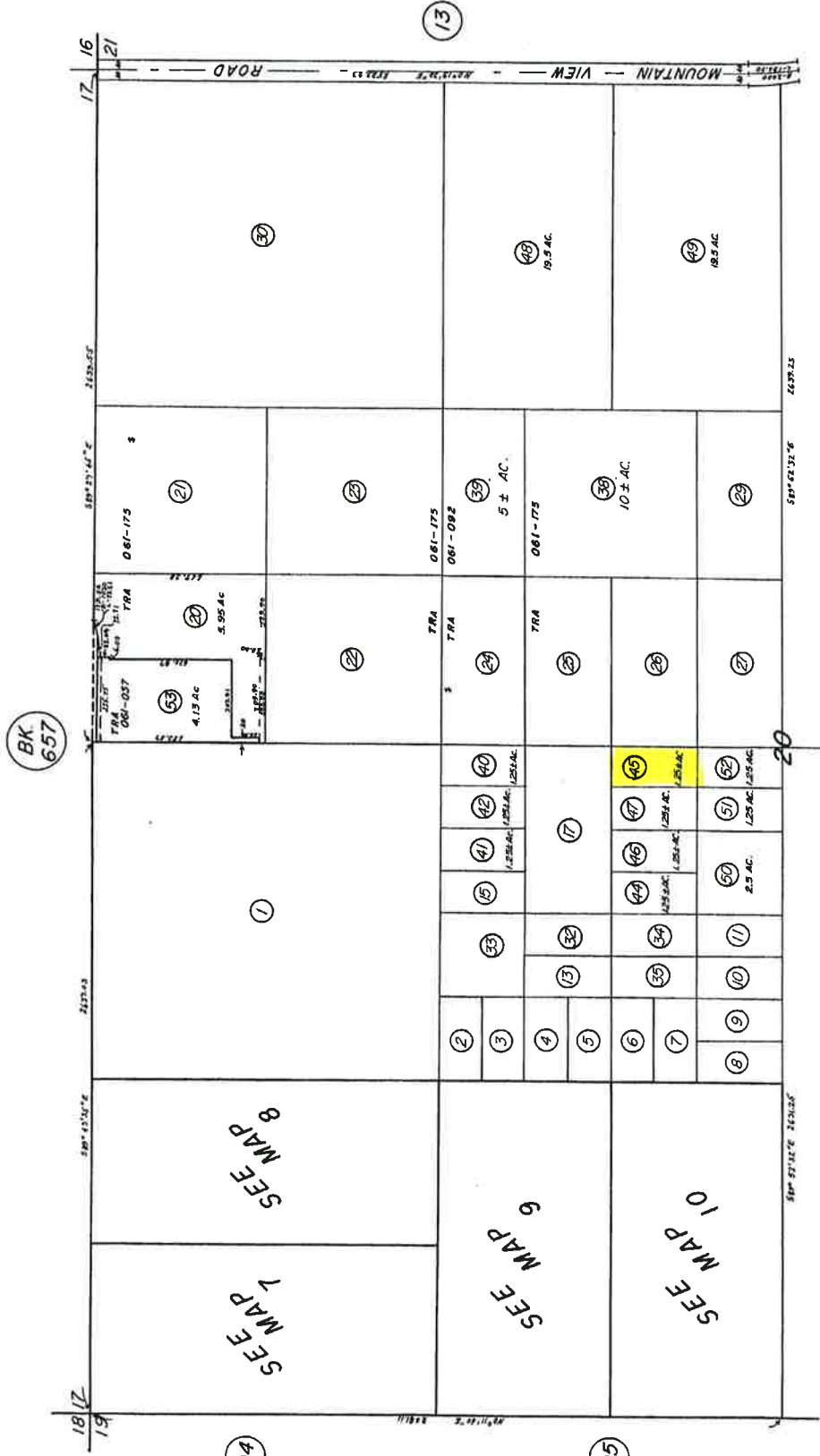
Two Agreements, an original and 1 copy, numbered 4421 with Exhibits "A" through "D" are being executed in counterparts, each of which constitutes an original.

24-60-10

660-11

T.R.A. 061-175  
061-037  
061-092

N<sup>2</sup> SEC. 20, T.3S, R.5E.



DATE	OLD No.	NEW No.
1/61	010	010-037
3/62	028	028-037
4/62	016	016-037
1/70	037	037-037
1/71	045	045-037
4/71	031	031-037
1/71	016	016-037
8/71	19	19-037

Data: R.S. 30/24, Hwy Maps 607-AA,  
637-U

APR 1968

ASSESSOR'S MAP BK. 660 PG. 11  
RIVERSIDE COUNTY, CALIF.

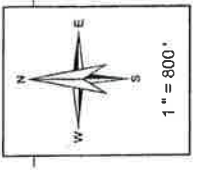
709-50  
709-34

TRA 058-001

SEC 17, 18 T6SR13E

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

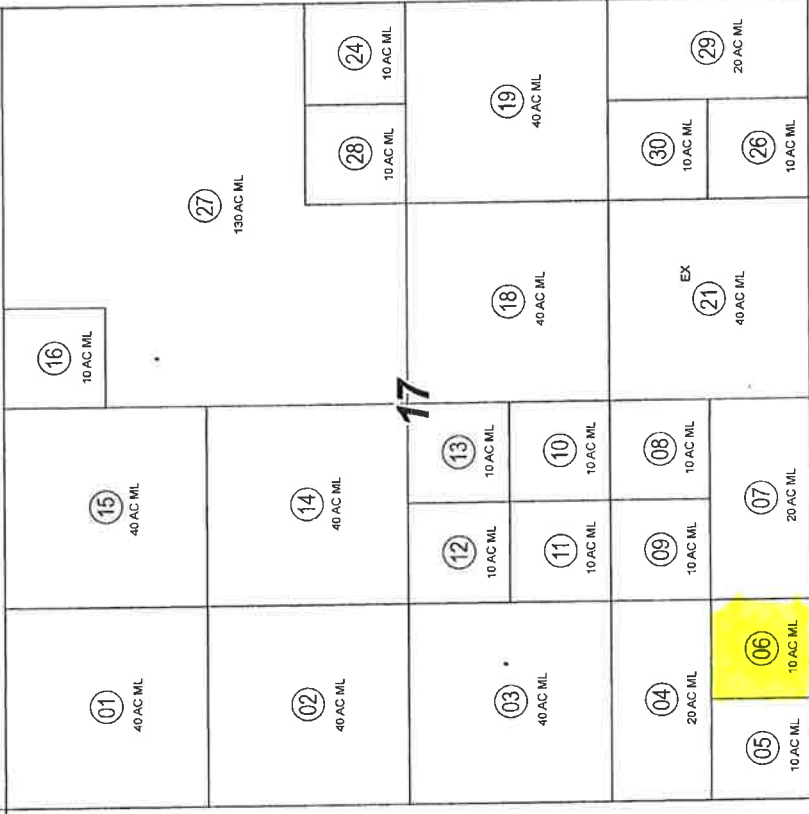
JUL 22 2010



**Legend**

- Lot Lines
- - - Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- - - Lease Area
- - - Subdivision T.C. Mark

Date	Old Number	New Number
10/11/07	17	21, 24
07/19/01	20	25, 26
10/11/02	23	27, 28
11/01/04	33	29, 30



NPS-SP-00W 5279 04

Pg 25	Pg 37	Pg 38
Pg 31	Pg 51	
Pg 56	Pg 57	

Date  
G.L.O.



ASSESSOR'S MAP BK709 PG.50  
Riverside County, Calif.

MRF/fg

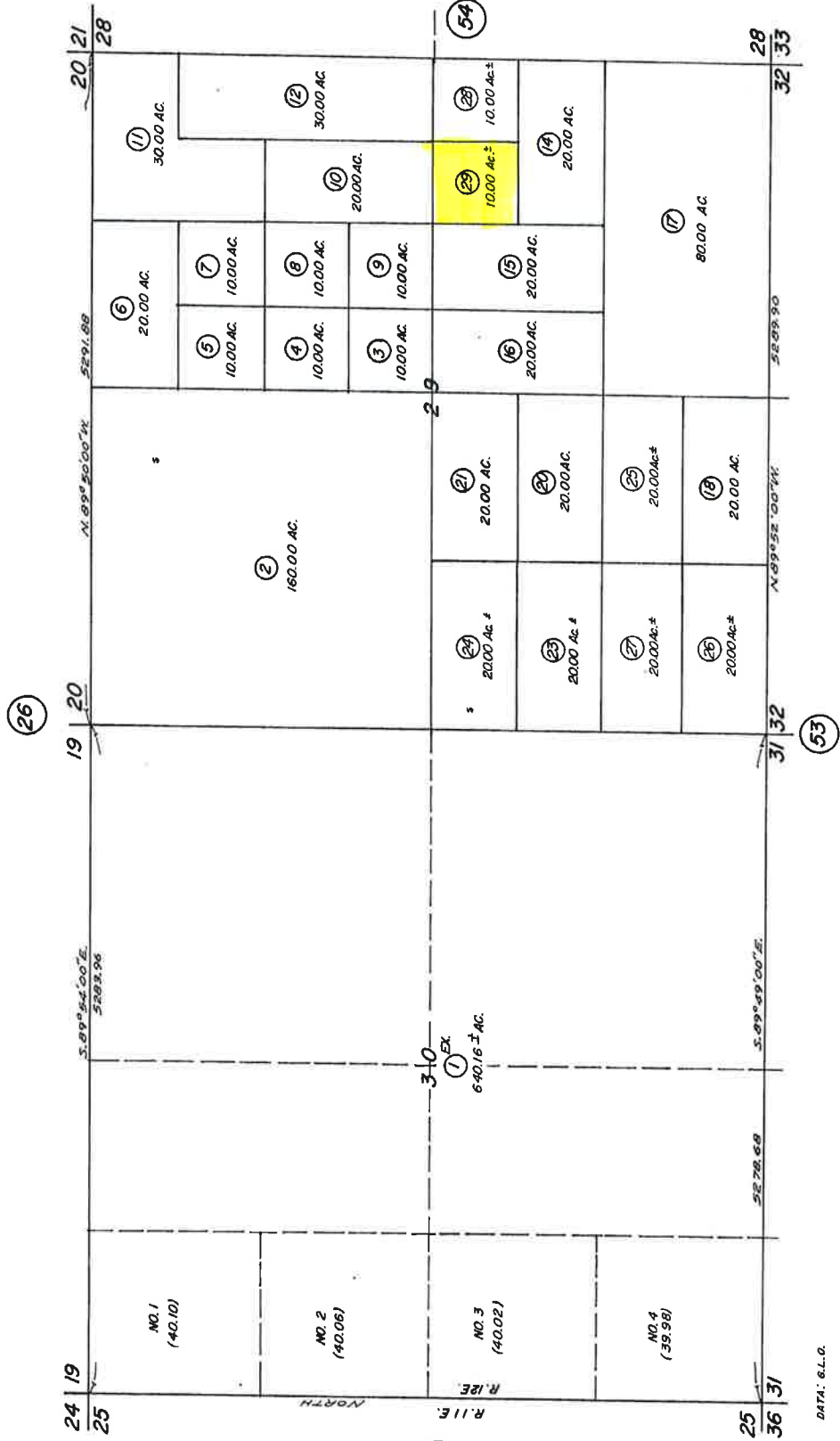
May 2010

709-32  
709-52

T.R.A. 5802

SEC. 29 & 30 T.6S., R.12E.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



DATE	OLD	NEW	NO.
12/81	28	23, 24	
3/83	19	25, 26, 27	
12/86	73	28, 29	

DATA: G.L.O.

OCT. 1980

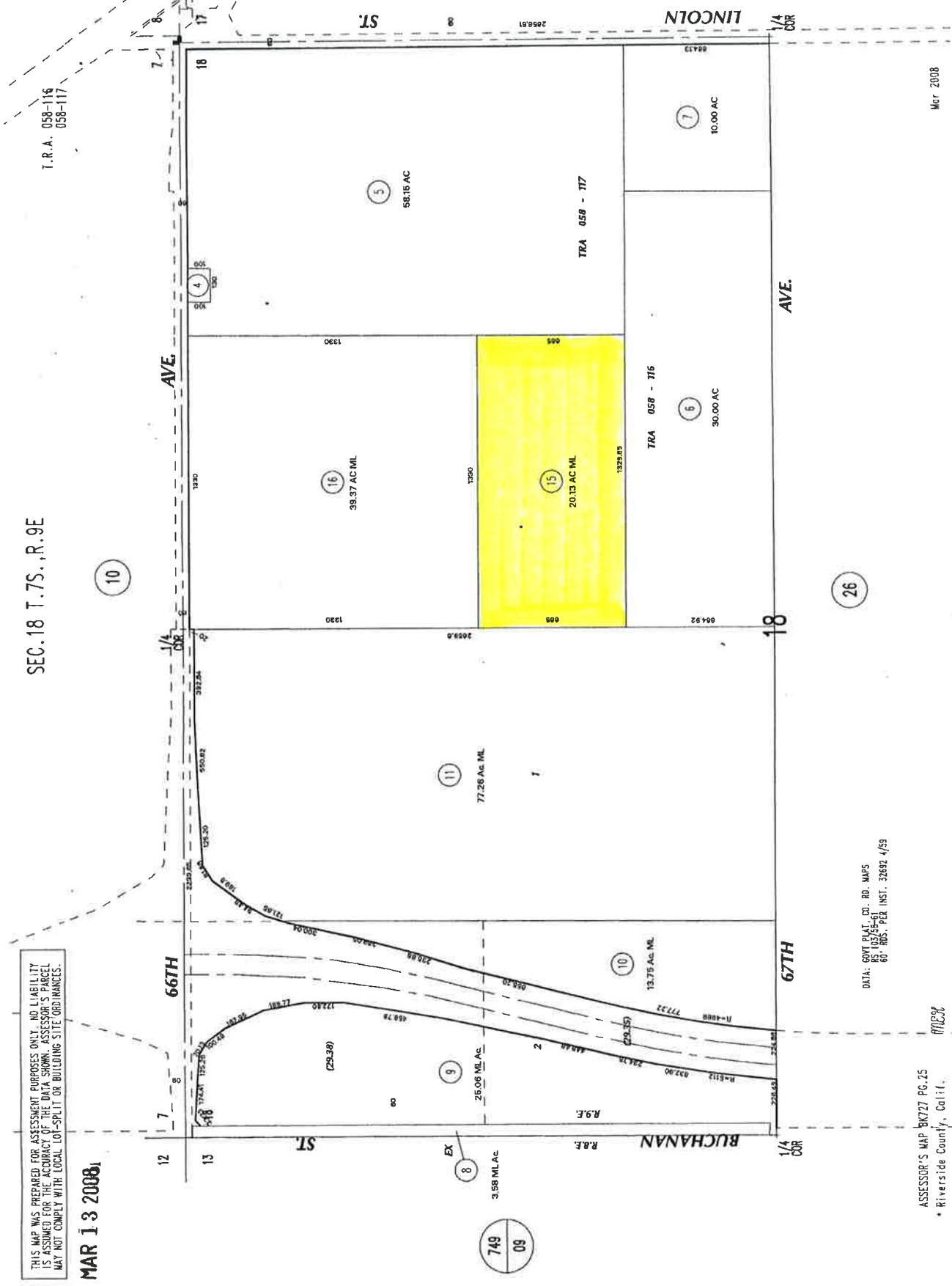
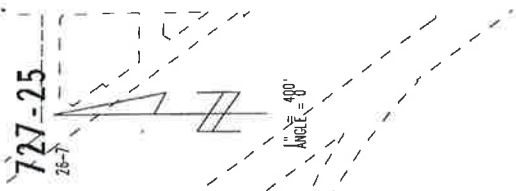
ASSESSOR'S MAP BK. 709 PG. 52  
RIVERSIDE COUNTY, CALIF. Well.

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

MAR 13 2008

SEC. 18 T. 7S., R. 9E

I.R.A. 058-116  
058-117



DATA: GOVT PLAT. CO. RD. MAPS  
RS 103753-61  
60' BODS. PER INST. 32892 4/59

ASSESSOR'S MAP BK727 PG. 25  
Riverside County, Calif.

Mar 2008

BLK.	OLD NUMBER	NEW NUMBER
26/71	1	8-10-01
26/72	2	11-01
27/01	3	12-01
27/02	4	13-01
27/03	5	14-01
27/04	6	15-01

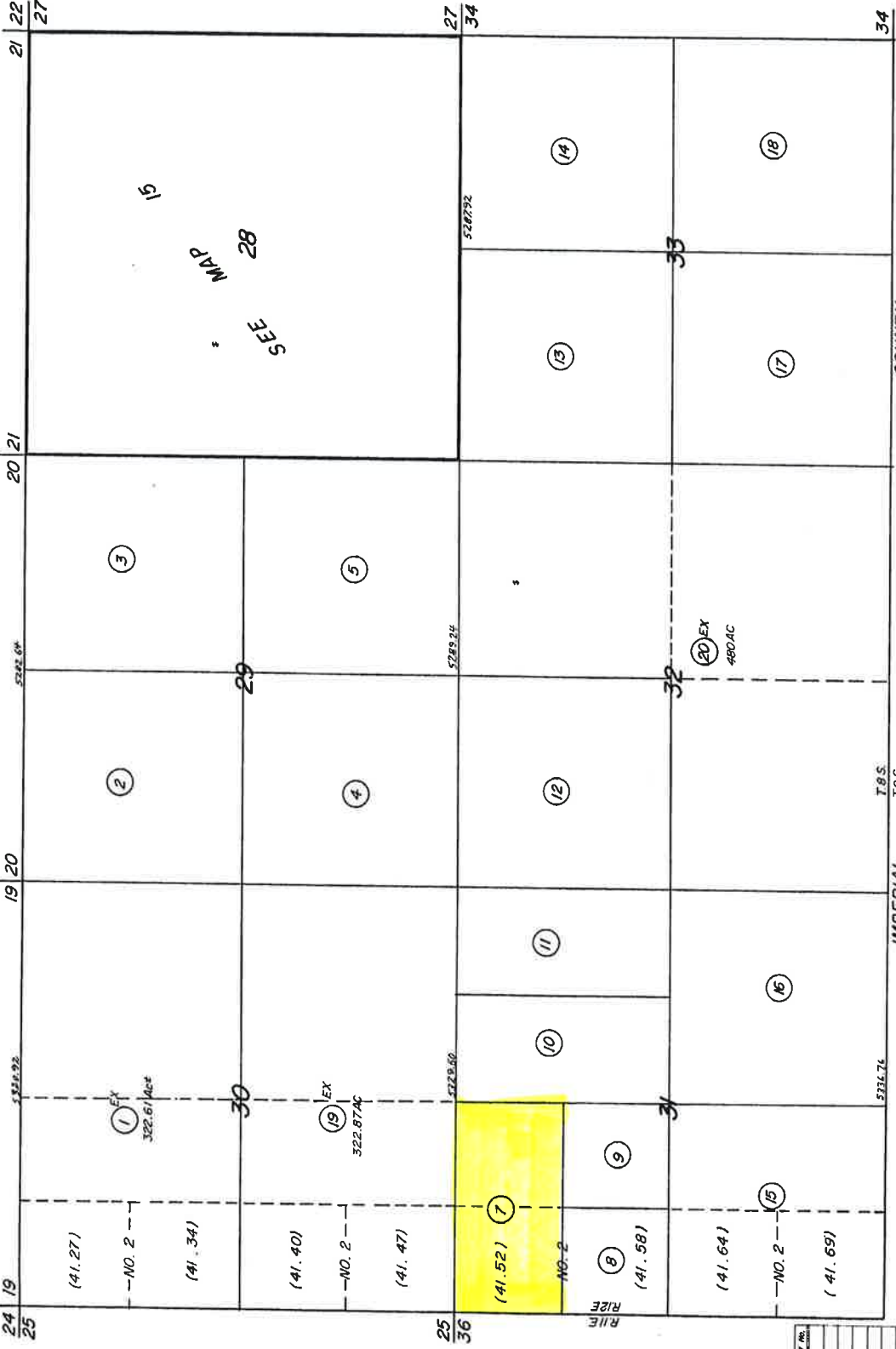
749 09

26-36

731-14

T. C. A. 5802

SEC. 28 thru 33 T. 8S. R. 12E.



BK 733

DATE	OLD NO.	NEW NO.

DATA: R.S. 50/46  
RS 86/87-88

OCT. 1966

ASSESSOR'S MAP BK 731 PG. 14  
RIVERSIDE COUNTY, CALIF. &

26-21

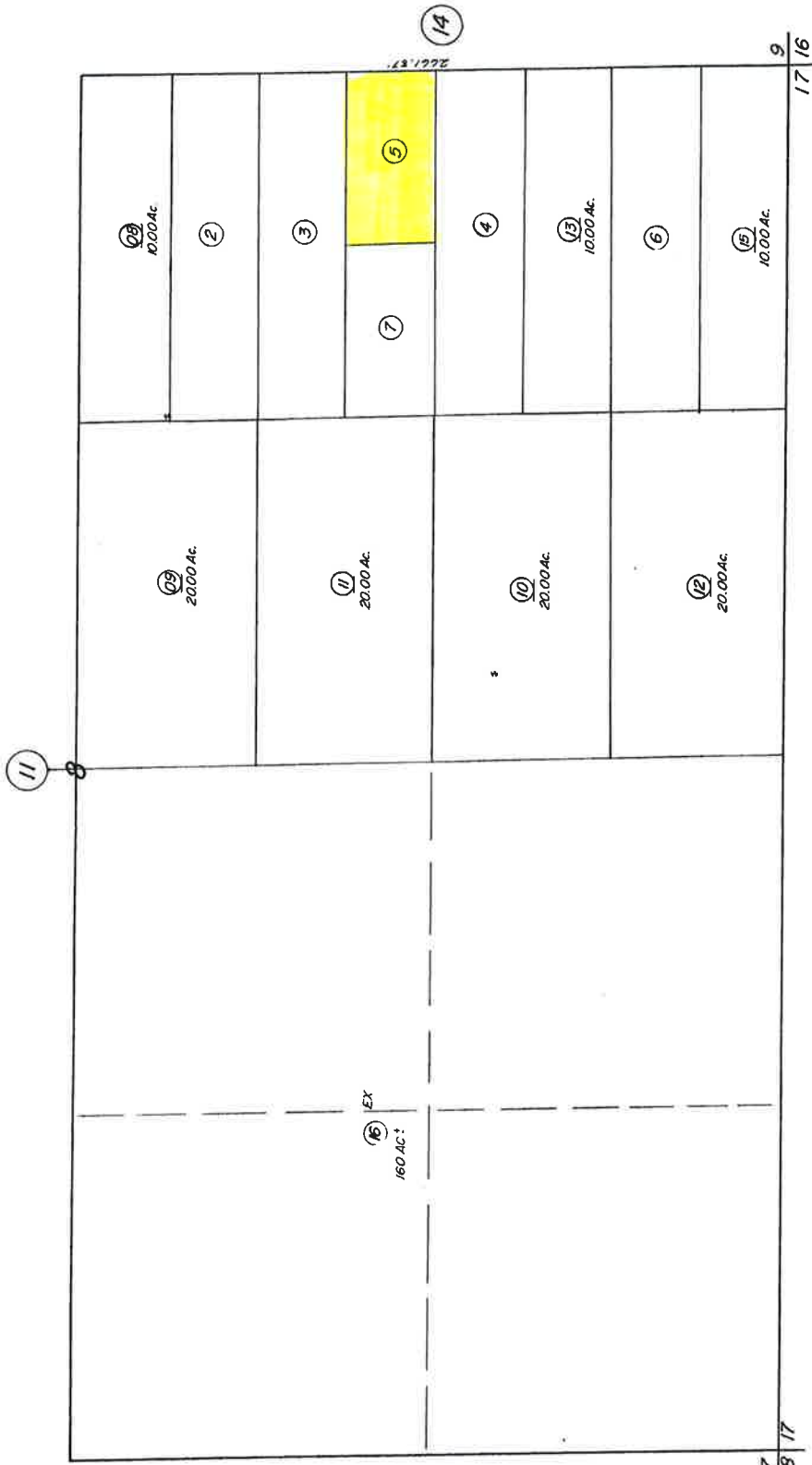
733-12

T. C. A. 5816

S1/2, SEC. 8, T. 8S, R. 11E.



1" = 400'



DATE	OLD	NEW	AN.
4/71	D01	D01	000000

DATA: GOV'T PLAT, R.S. 1993

OCTOBER 1966

ASSESSOR'S MAP BK. 733 PG. 12  
RIVERSIDE COUNTY, CALIF.



## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement, **4421**, is made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Riverside County, State of California, and the Coachella Valley Conservation Commission ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

On **November 24, 2014** the Coachella Valley Conservation Commission applied to purchase the subject properties (Exhibit "A").

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

A certified copy of the Resolution authorizing the purchase of the property by Coachella Valley Conservation Commission is attached as (Exhibit "D").

It is mutually agreed as follows:

1. That, as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this Agreement shall be paid by the PURCHASER, and
2. That the PURCHASER agrees to pay the sum of **\$62,405.37** for the real property described in (Exhibit "B") within **fourteen (14)** days after the date this Agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title of said property to PURCHASER.
3. That the PURCHASER agrees to use the parcels(s) for public purpose under the following intent: To hold it as open space for the protection of its environmental, and wildlife resource values.
4. That, if said purchaser is a taxing agency as defined in Revenue and Taxation Code, or any other agency that receives its revenue share under the provisions of Division 1, Part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defended by section 3791 and section 3720 of the Revenue and Taxation Code.
5. If the intended schedule and effective date of agreement is delayed, the Purchaser and the Board of Supervisors will renegotiate the increase of the purchase price amount accordingly.

If all or any portion of any individual parcel described in this agreement is redeemed prior to the effective date of this agreement, this agreement shall be null and void as to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and condition of this Agreement.

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

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

ATTEST:

COACHELLA VALLEY CONSERVATION COMMISSION  
(Purchaser)

(Seal)

By \_\_\_\_\_  
(Signature and Title)  
\_\_\_\_\_  
(Print)

FORM APPROVED COUNTY COUNSEL  
BY: Dale A. Gardner 10/5/15  
DALE A. GARDNER DATE

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER-IHEM  
Clerk to the Board of Supervisors

By \_\_\_\_\_  
Deputy  
(Seal)

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

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the sale price therein before set forth and approves the foregoing Agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BETTY T. YEE, CALIFORNIA STATE CONTROLLER**

By \_\_\_\_\_  
KAREN GARCIA, MANAGER  
GOVERNMENT COMPENSATION & PROPERTY TAX  
STANDARDS SECTION

AGREEMENT 4421  
COACHELLA VALLEY CONSERVATION COMMISSION

**EXHIBIT "A"**

**PURCHASE APPLICATION**

**CHAPTER 7 FORM 11 DATED – N/A**

**CHAPTER 7 PUBLICATION – N/A**

312 03/11/14

# Application to Purchase Tax-Defaulted Property from County

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

## A. Purchaser Information

1. Name of Organization: Coachella Valley Conservation Commission
2. Mailing Address: 73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260
3. Contact Person: Katie Barrows Phone: (760) 346-1127
4. Corporate Structure – check the appropriate box below and provide the corresponding information:
  - Nonprofit Organization– provide Articles of Incorporation (if more than ten years old an update is required)
  - Public Agency– provide Mission Statement on Letterhead if Redevelopment Agency or Special District, provide Jurisdiction Map
5. Vesting Name: \_\_\_\_\_

## B. Purchasing Information

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

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

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

Category B: Parcel is not currently scheduled for a 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 (circle one)
- Purchase by Nonprofit to use parcel(s) for low-income housing purpose or to preserve open space

## C. Property Detail

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

1. County where the Parcel is located: Riverside
2. Assessor's Parcel Number (if only one, list here): See attached parcel list: EXHIBIT A
3. State the purpose and intended use for the Parcel: Preserve open space and conserve habitat under the Coachella Valley Multiple Species Habitat Conservation Plan.

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Tom Kirk (760) 346-1127  
 Print Name Contact Number

[Signature] Executive Director 11/24/14  
 Authorizing Signature Title Date

RTC 3695, 3695.4, 3695.5, 3791, 3891.3 and 3791.4

AGF-16 (SCO 8-16)

EXHIBIT A

The land referred to herein is situated in the State of California, County of Riverside, described as follows:





Assessor Parcel Number	Acre	Parcel City Location	Purpose and Intended Use
* 522060010-0	0.49	Outside City R	Hold as open space for the protection of its environmental and wildlife resource values.
647080031-3	33.74	Outside City CVCC no longer interested	Hold as open space for the protection of its environmental and wildlife resource values.
* 659080007-9	40.00	Outside City R	Hold as open space for the protection of its environmental and wildlife resource values.
* 660091003-9	0.34	Outside City R	Hold as open space for the protection of its environmental and wildlife resource values.
✓ 660110045-5	1.25	Outside City	Hold as open space for the protection of its environmental and wildlife resource values.
664190042-6	16.39	City of Desert Hot Springs CVCC No longer interested	Hold as open space for the protection of its environmental and wildlife resource values.
✓ 709500006-1	10.00	Outside City	Hold as open space for the protection of its environmental and wildlife resource values.
✓ 709520029-4	10.00	Outside City	Hold as open space for the protection of its environmental and wildlife resource values.
● 719030010-5	40.00	Outside City BK	Hold as open space for the protection of its environmental and wildlife resource values.
✓ 727250015-9	20.13	Outside City	Hold as open space for the protection of its environmental and wildlife resource values.
✓ 731140007-3	82.52	Outside City	Hold as open space for the protection of its environmental and wildlife resource values.
✓ 733120005-3	5.00	Outside City	Hold as open space for the protection of its environmental and wildlife resource values.

\* redeemed (R)

● bankrupt (BK)

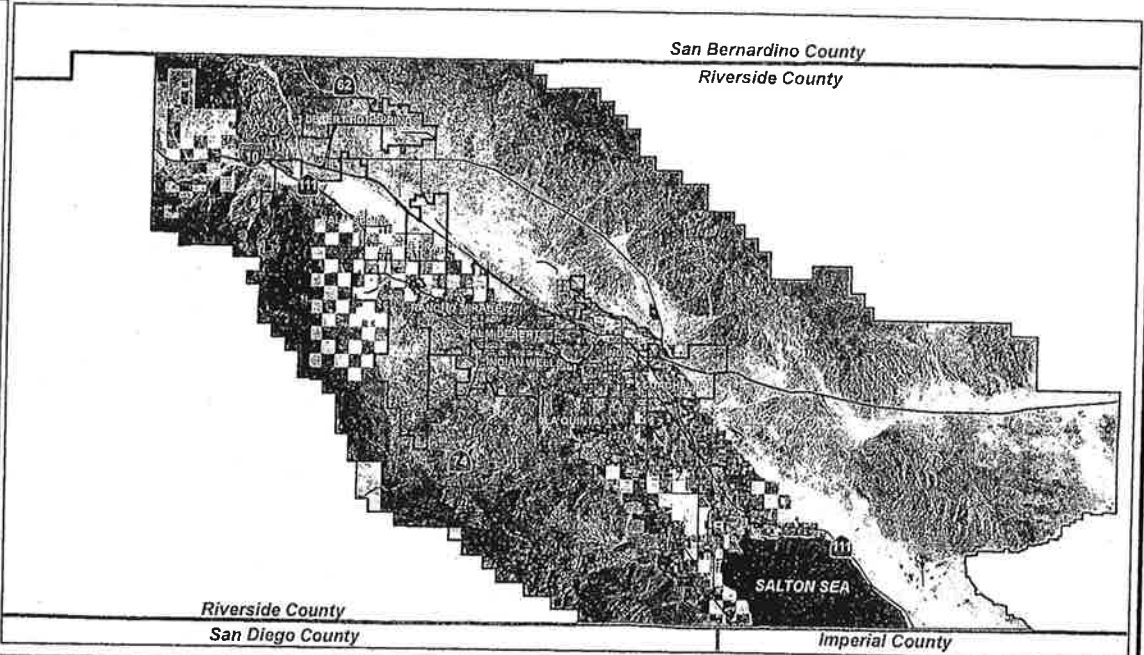
**Recirculated Final Coachella Valley Multiple Species Habitat Conservation Plan  
and  
Natural Community Conservation Plan**

**Plan Area**

-  CVMSHCP Boundary
-  City Boundaries
-  Major Roads
-  Indian Reservations  
(Not a part)

2005 natural color mosaic courtesy of National Agricultural Imagery Program.

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



**Figure 1-2: Plan Area**

Figure 1-2



## COACHELLA VALLEY CONSERVATION COMMISSION

Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs  
Rancho Mirage • County of Riverside • Coachella Valley Water District • Imperial Irrigation District

November 25, 2014

Michelle Bryant-August  
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 Riverside County

After examining the list of properties which became subject to the Tax Collector's Power of Sale on July 1, 2014, the Coachella Valley Conservation Commission (CVCC) is submitting the required application to object to the public auction of the following Tax-Defaulted properties. Furthermore, under the Provisions of Division 1, Part 6, Chapter 8, beginning with Section 3771, of the Revenue and Taxation Code, State of California, the CVCC intends to exercise the right to purchase by Agreement. At your convenience please provide a current list of purchase prices for the objected to Tax-Defaulted properties.

Assessor Parcel Number	Acre	Parcel City Location
<del>522060040-0</del> <i>redeemed</i>	<del>0.49</del>	<del>Outside City</del>
647080031-3 <i>CVCC canceled</i>	33.74	Outside City
<del>659080007-9</del> <i>redeemed</i>	<del>40.00</del>	<del>Outside City</del>
<del>660091003-9</del> <i>redeemed</i>	<del>0.34</del>	<del>Outside City</del>
660110045-5	1.25	Outside City
664190042-8 <i>CVCC canceled</i>	16.39	City of Desert Hot Springs
709500006-1	10.00	Outside City
709520029-4	10.00	Outside City
<del>719030010-5</del> <i>OK 11-21-20</i>	<del>40.00</del>	<del>Outside City</del>
727250015-9	20.13	Outside City
731140007-3	82.52	Outside City
733120005-3	5.00	Outside City

If you have any questions, please feel free to call CVCC's Acquisition Manager, Jim Karpiak, at (760) 776-5026.

Thank you,

  
Tom Kirk  
Executive Director

**JON CHRISTENSEN**  
ASSISTANT TREASURER-TAX COLLECTOR

**DEBBIE BASHE**  
INFORMATION TECHNOLOGY OFFICER

**GIOVANE PIZANO**  
INVESTMENT MANAGER

**KIEU NGO**  
FISCAL MANAGER



**DON KENT**  
TREASURER

**GARY COTTERILL**  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

**MATT JENNINGS**  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

**MELISSA JOHNSON**  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

**ADRIANNA GOMEZ**  
ADMINISTRATIVE SERVICES MANAGER I

**RE: Coachella Valley Conservation Commission  
Agreement Number: 4421**

**The parcel numbers listed below are not part of a publication because they were not part of a tax sale.**

**660110045-5  
709500006-1  
709520029-4  
727250015-9  
731140007-3  
733120005-3**

**RIVERSIDE COUNTY TREASURER-TAX COLLECTOR**

\*\*\*\*\*

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

**EXHIBIT A - PAGE 6**



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**MAPS**

**PARCEL 1**

**OUTSIDE THE CITY**

**Parcel Number:** 660110045-5  
**First Year Delinquent:** 2007-2008  
**Purchase Price** \$4,814.85

**Assessment Number:** 660110045-5  
**Default Number:** 2009-660110045-0000  
TRA 061-175

**Situs Address:** NONE

**Last Assessed To:** PINEDO, JUAN

**Legal Description.....**

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 2**

**OUTSIDE THE CITY**

**Parcel Number:** 709500006-1  
**First Year Delinquent:** 2008-2009  
**Purchase Price** \$2,533.42

**Assessment Number:** 709500006-1  
**Default Number:** 2009-709500006-0000  
TRA 058-001

**Situs Address:** NONE

**Last Assessed To:** MOSHER, WILLIAM E

**Legal Description.....**

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER RECORD OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 13 EAST SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 3**

**OUTSIDE THE CITY**

**Parcel Number:** 709520029-4  
**First Year Delinquent:** 2008-2009  
**Purchase Price** \$2,488.97

**Assessment Number:** 709520029-4  
**Default Number:** 2009-709520029-0000  
TRA 058-002

**Situs Address:** NONE

**Last Assessed to:** TAN, REGINALD

**Legal Description.....**

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 12 EAST SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 4**

**OUTSIDE THE CITY**

**Parcel Number:** 727250015-9  
**First Year Delinquent:** 2006-2007  
**Purchase Price** \$36,975.62

**Assessment Number:** 727250015-9  
**Default Number:** 2009-727250015-0000  
TRA 058-116

AGREEMENT 4421  
COACHELLA VALLEY CONSERVATION COMMISSION

**Situs Address:** NONE

**Last Assessed to:** MOSLEM BROTHERS OF AMERICA

**Legal Description.....**

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 5**

**OUTSIDE THE CITY**

**Parcel Number:** 731140007-3  
**First Year Delinquent:** 2008-2009  
**Purchase Price** \$12,228.77

**Assessment Number:** 731140007-3  
**Default Number:** 2009-731140007-0000  
TRA 058-002

**Situs Address:** NONE

**Last Assessed to:** ESPINAL, ISIS

**Legal Description.....**

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 12 EAST SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 6**

**OUTSIDE THE CITY**

**Parcel Number:** 733120005-3  
**First Year Delinquent:** 2005-2006  
**Purchase Price** \$3,363.74

**Assessment Number:** 733120005-3  
**Default Number:** 2006-733120005-0000  
TRA 058-002

**Situs Address:** NONE

**Last Assessed to:** RIVERA, JOSE S

**Legal Description.....**

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 11 EAST IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

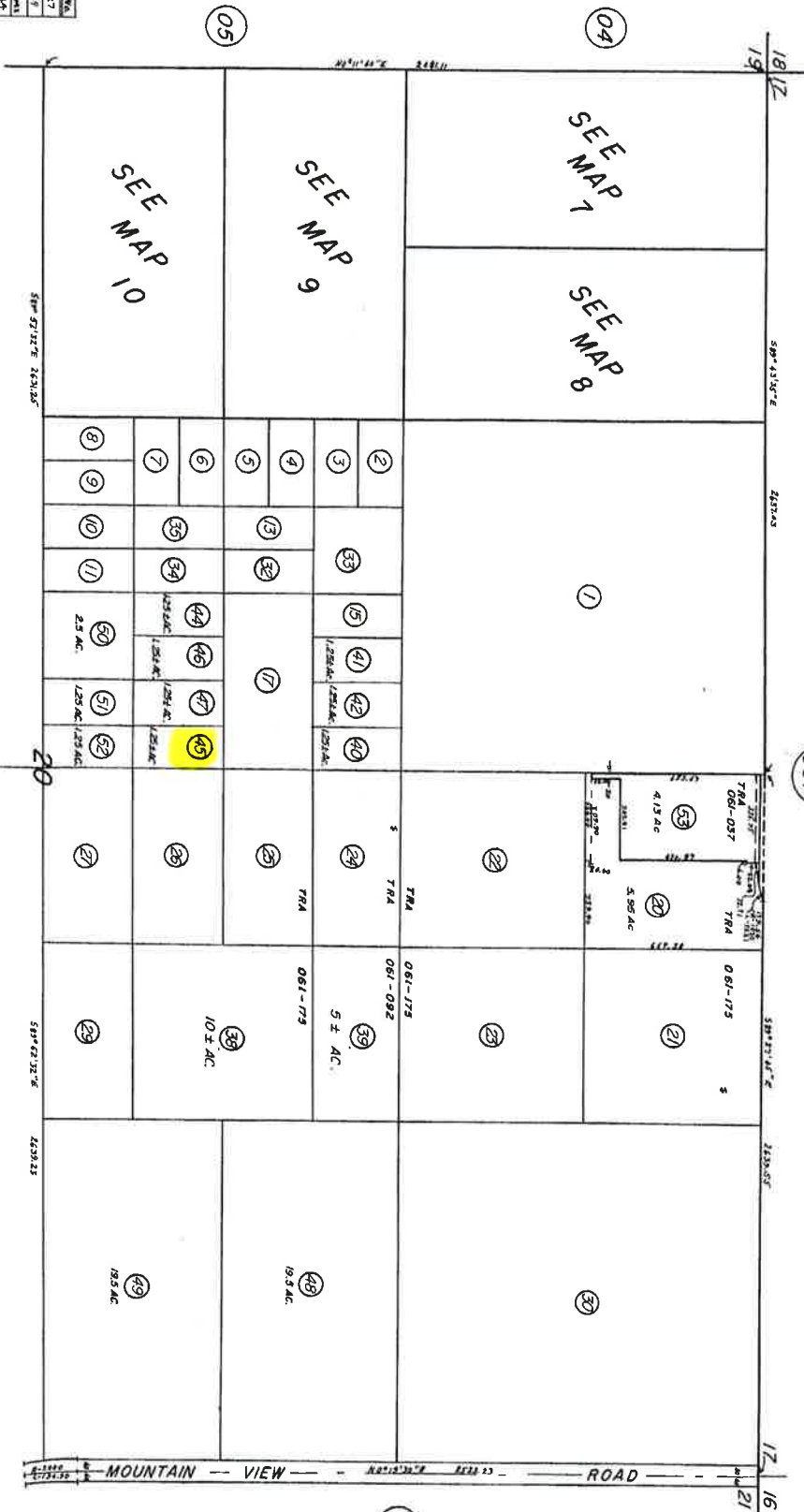
**Parcel numbers 522060010-0, 659080007-9 & 660091003-9 have redeemed and are no longer available for purchase. Coachella Valley Conservation Commissioner is no longer interested in purchasing parcel numbers 647080031-3 & 664190042-8 and parcel number 719030010-5 is part of a bankruptcy filing.**

AGREEMENT 4421  
COACHELLA VALLEY CONSERVATION COMMISSION

660-11

T.R.A. 061-175  
061-037  
061-092

N<sup>2</sup> SEC. 20, T.3S, R.5E.



DATE	OLD NO.	NEW NO.
1/18	002	228, 037
1/18	003	046
1/18	007	047
1/18	008	048
1/18	009	049
1/18	010	050
1/18	011	051
1/18	012	052
1/18	013	053
1/18	014	054
1/18	015	055
1/18	016	056
1/18	017	057
1/18	018	058
1/18	019	059
1/18	020	060
1/18	021	061
1/18	022	062
1/18	023	063
1/18	024	064
1/18	025	065
1/18	026	066
1/18	027	067
1/18	028	068
1/18	029	069
1/18	030	070
1/18	031	071
1/18	032	072
1/18	033	073
1/18	034	074
1/18	035	075
1/18	036	076
1/18	037	077
1/18	038	078
1/18	039	079
1/18	040	080
1/18	041	081
1/18	042	082
1/18	043	083
1/18	044	084
1/18	045	085
1/18	046	086
1/18	047	087
1/18	048	088
1/18	049	089
1/18	050	090
1/18	051	091
1/18	052	092
1/18	053	093
1/18	054	094
1/18	055	095
1/18	056	096
1/18	057	097
1/18	058	098
1/18	059	099
1/18	060	100

Date: R.S. 30/24, Hwy Maps 607-44,  
637-U

APR 1968

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

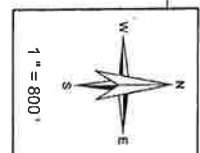
JUL 22 2010

SEC 17.18 T6SR13E

TRA 058-001

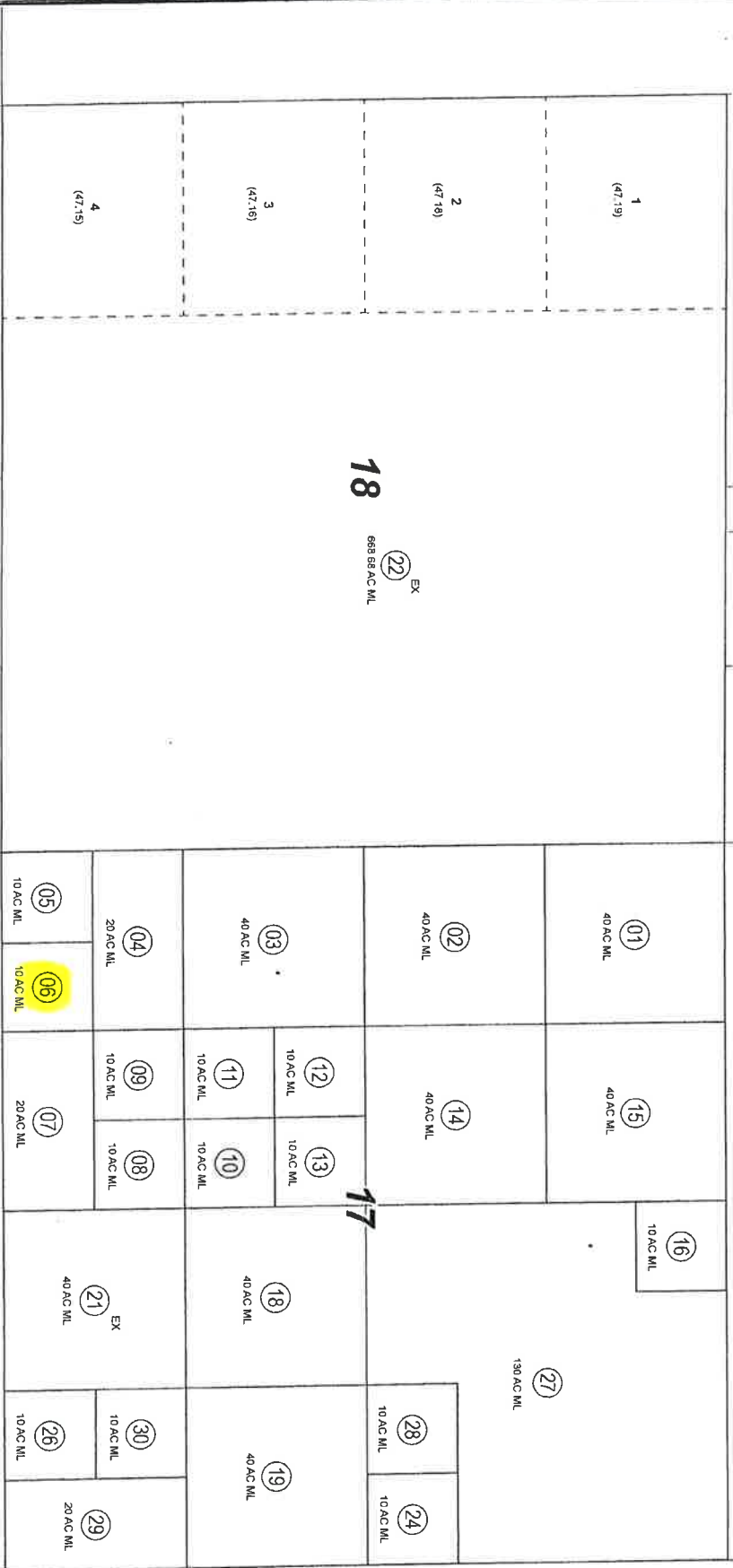
709-50

709-34



**Legend**

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Reference R.O.W.
- Other Easements
- Lease Areas
- Subdivision Tr. Mark



ASSESSOR'S MAP BK709 PG.50  
Riverside County, Calif.

3/20/11/fg

Date  
G.L.O.

Pg 25	Pg 37	Pg 38
Pg 31		Pg 51
	Pg 56	Pg 57

N86-56-00W S27E 04

May 2010

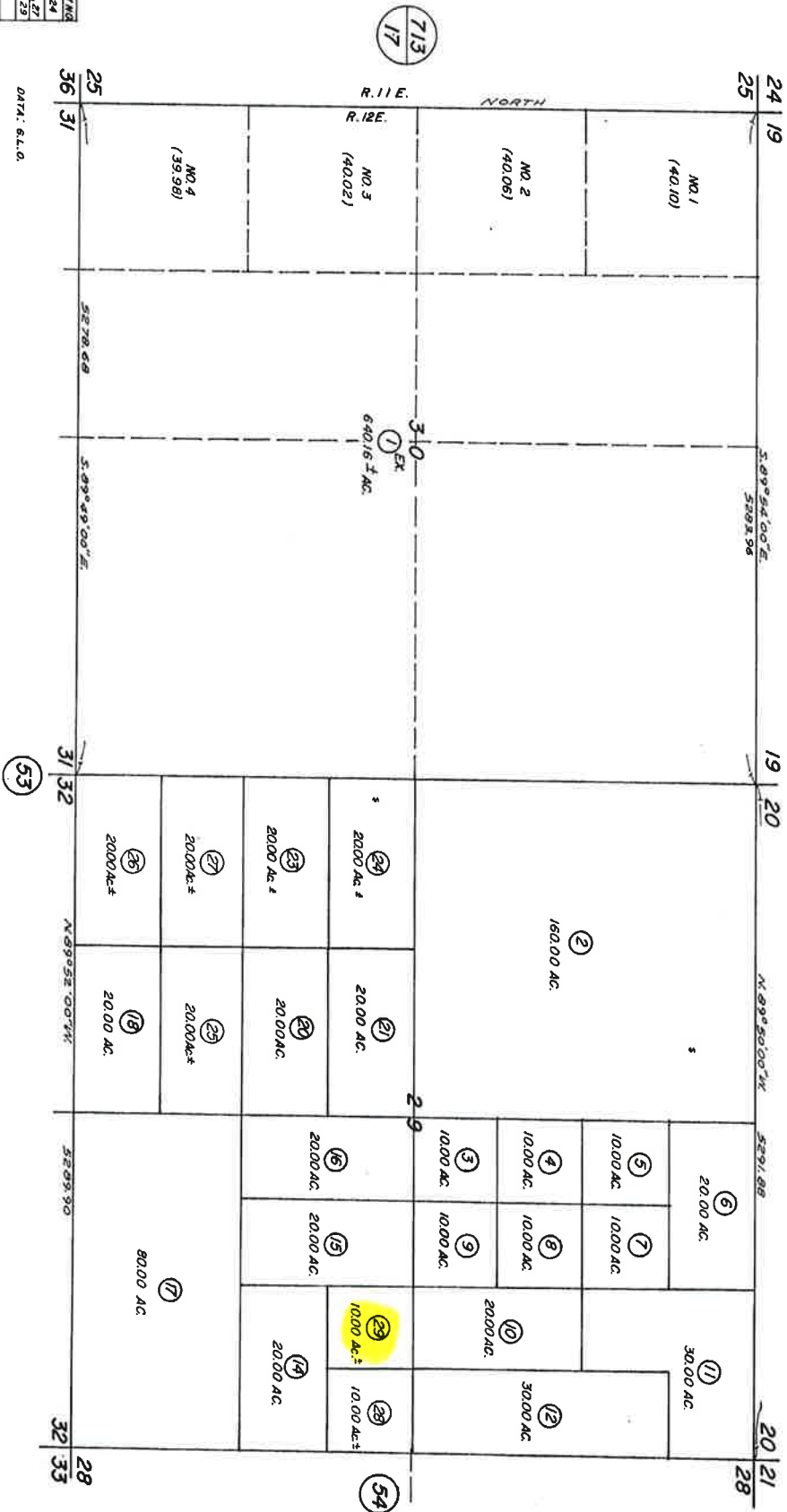
Old	Old Number	New Number
16	17	21, 24
17	20	18, 26
18	23	27, 28
19	22	29, 30

709-32  
709-52

T.R.A. 5802

SEC. 29 & 30 T.6S., R.12E.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



713  
17

DATE OLD NO NEW NO

12/21	22	23, 24
3/28	19	25, 26, 27
12/06	13	28, 29

DATA: S.L.O.

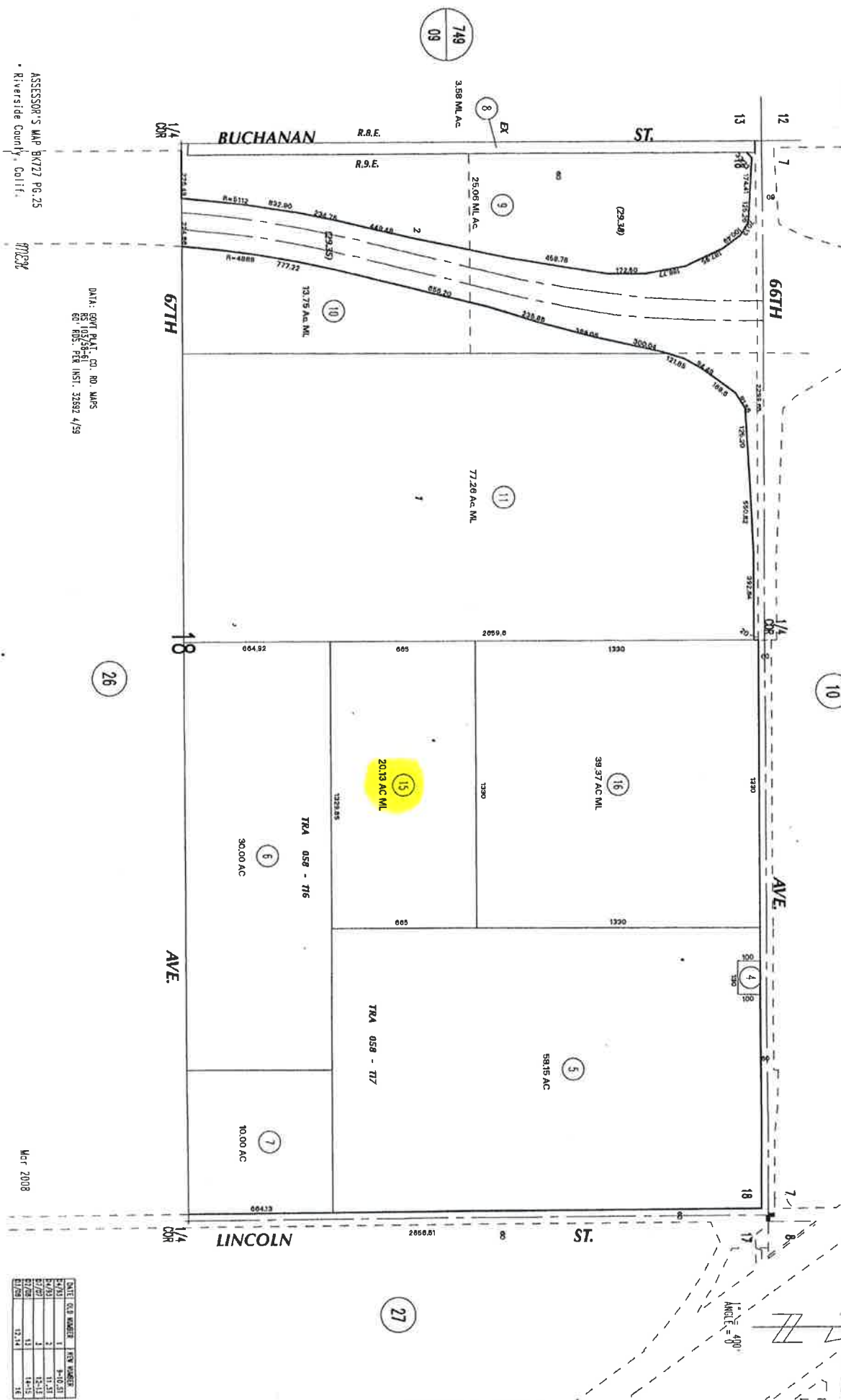
OCT 1980

ASSESSOR'S MAP BK. 709 PG. 52  
RIVERSIDE COUNTY, CALIF.  
MNH.

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

MAR 13 2008

SEC. 18 T. 7S., R. 9E



ASSESSOR'S MAP BK177 PG.25  
Riverside County, Calif.

DATA: GOVT PLAT. CO. RD. MAPS  
GOVT. INSTR. 32882 4/59

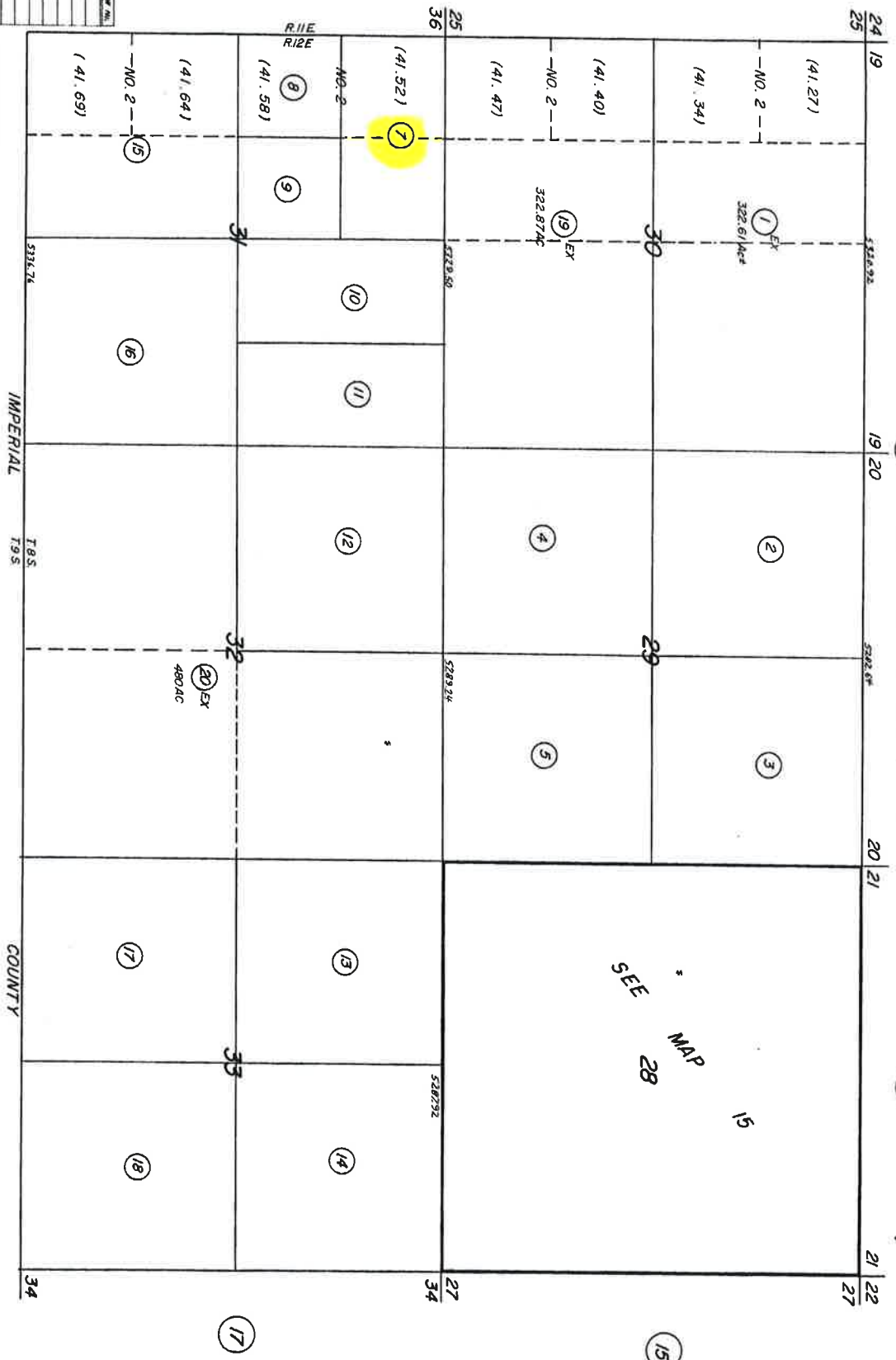
DATE	OLD NUMBER	NEW NUMBER
4/25/01	1	4-10-53
4/25/01	2	11-217
4/25/01	3	14-11
4/25/01	4	14-12
4/25/01	5	14-13
4/25/01	6	14-14
4/25/01	7	14-15
4/25/01	8	14-16
4/25/01	9	14-17
4/25/01	10	14-18
4/25/01	11	14-19
4/25/01	12	14-20
4/25/01	13	14-21
4/25/01	14	14-22
4/25/01	15	14-23
4/25/01	16	14-24



BK 733

DATE	OLD NO.	NEW NO.

DATA: R.S. 50/46  
 PS 86/87-88  
 OCT. 1966



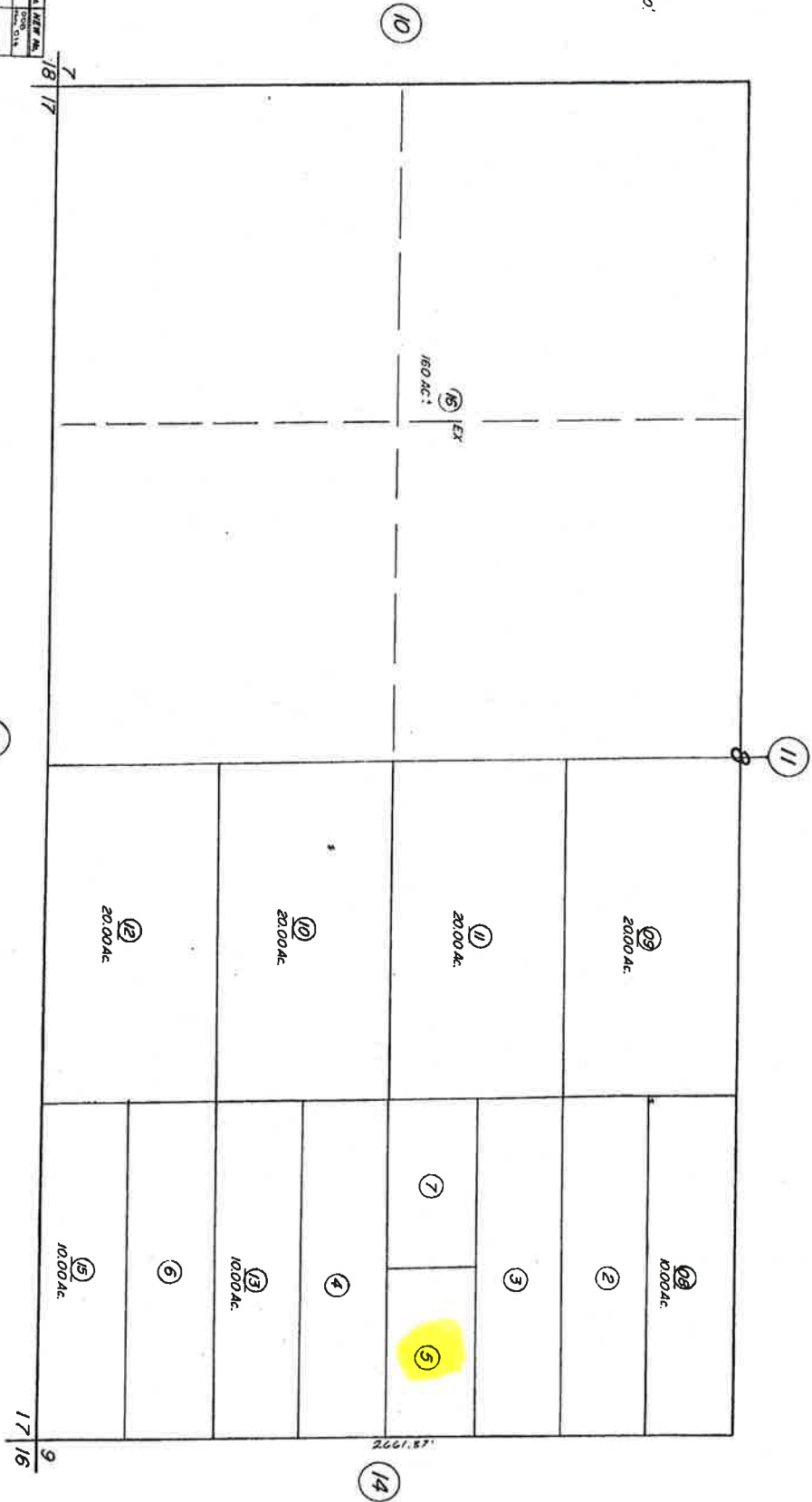


733-12

26-21

T. C. A. 5816

S1/2, SEC 8, T8S, R11E.



DATE	OLD MAP	NEW MAP	BOOK	PAGE

DATA: GOV'T PLAT, RS. 1993  
OCTOBER 1966

ASSESSOR'S MAP BK. 733 PG. 12  
RIVERSIDE COUNTY, CALIF.

**EXHIBIT "C"**

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

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2014-0280172

07/25/2014 12:49P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

03792 DESERT SUN

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

C  
031


Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$278.38 for the fiscal year 2007-2008, Default Number 2009-660110045-0000.

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

Assessor's Parcel Number 660110045-5

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

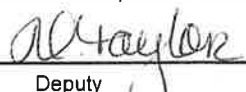
State of California Executed on  
RIVERSIDE County JULY 1, 2014

By   
Tax Collector

On 07/22/2014, 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:  Seal  
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2014-0280314

07/25/2014 01:06P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	

03386 DESERT SUN

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

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$85.42 for the fiscal year 2008-2009, Default Number 2009-709500006-0000.



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

Assessor's Parcel Number 709500006-1

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014 By Don Kent  
Tax Collector

On 07/22/2014, 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: NO. Taylor Seal  
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER RECORD OF SECTION 17,  
TOWNSHIP 6 SOUTH, RANGE 13 EAST SAN BERNARDINO BASE AND MERIDIAN.

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2014-0280315

07/25/2014 01:06P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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03392 DESERT SUN

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

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$77.04 for the fiscal year 2008-2009, Default Number 2009-709520029-0000.



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

Assessor's Parcel Number 709520029-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014

By *Don Kent*  
Tax Collector

On 07/22/2014, 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: *W. Taylor* Seal  
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 12 EAST SAN BERNARDINO BASE AND MERIDIAN.



TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2014-0280354

07/25/2014 01:12P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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03445 DESERT SUN

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



Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$3,236.96 for the fiscal year 2006-2007, Default Number 2009-727250015-0000.

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: MOSLEM BROTHERS OF AMERICA and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 727250015-9

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014 By Don Kent  
Tax Collector

On 07/22/2014, 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)

LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST SAN BERNARDINO BASE AND MERIDIAN.

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2014-0280355

07/25/2014 01:12P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	

03395 DESERT SUN

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

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$727.58 for the fiscal year 2008-2009, Default Number 2009-731140007-0000.



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

Assessor's Parcel Number 731140007-3

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014 By *Don Kent*  
Tax Collector

On 07/22/2014, 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: *Larry W. Ward* Seal  
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 12 EAST SAN BERNARDINO BASE AND MERIDIAN.

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2011-0391154

09/01/2011 04:23P 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

02081 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 2005-2006, Default Number

JUNE 30, 2006

\$102.44

2006-733120005-0000



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:

RIVERA, JOSE S

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

733120005-3

Assessor's Parcel Number

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 11 EAST IN THE COUNTY OF RIVERSIDE, STATE OF 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: *W. Taylor* Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

**EXHIBIT "D"**

**RESOLUTION NUMBER 15-001**

**MISSION STATEMENT**

**Resolution No: 15-001**

**A RESOLUTION OF THE  
COACHELLA VALLEY CONSERVATION COMMISSION  
AUTHORIZING OBJECTION TO PUBLIC SALE OF 7 TAX DEFAULT PARCELS**

WHEREAS, the Coachella Valley Conservation Commission ("Commission") is a public agency of the State of California formed by a Joint Exercise of Powers Agreement ("JPA"); and

WHEREAS, the Commission implements the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan ("Plan"); and

WHEREAS, the Riverside County Treasurer-Tax Collector (the County) publishes a list of tax-default parcels annually which can be pursued for conservation acquisition through a Chapter 8 tax sale; and

WHEREAS, Assessor's Parcel Numbers as described in Exhibit A, which is hereby incorporated by reference, have been listed as tax default parcels and are located within the Commission's boundaries, and;

NOW, THEREFORE, be it resolved in regular session of the Governing Board of the Coachella Valley Conservation Commission that the Commission objects to the public sale of the 7 parcels identified in Exhibit A; and

FURTHER, the Commission's purpose in acquiring the land would be to hold it as open space for the protection of its environmental, and wildlife resource values;

FURTHER, the Commission hereby authorizes the Executive Director to execute purchase agreements substantially in the form presented to the Board in an aggregate amount not to exceed \$167,832.51, plus up to 10% in administration fees, plus costs of legally required notice, as well as 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 Coachella Valley Conservation Commission this 9th day of April 2015.

APPROVED:



Richard W. Kite  
Chair

  
Tom Kirk  
Executive Director

**EXHIBIT A**  
**Description of Acquisition Parcels**

The land referred to herein is located in the State of California, County of Riverside, described as follows:

*Redeemed*

<del>659080007-9</del>	40.00	<del>40.00 ACRES IN POR SW 1/4 OF SEC 14 T3S R5E</del>	<del>\$105,427.14</del>	<del>Hold for Open Space under CVMSHCP</del>
✓660110045-5	1.25	1.25 ACRES M/L IN POR NW 1/4 OF SEC 20 T3S R5E	\$4,814.85	Hold for Open Space under CVMSHCP
✓709500006-1	10.00	10.00 ACRES IN POR SW 1/4 OF SEC 17 T6S R13E	\$2,533.42	Hold for Open Space under CVMSHCP
✓709520029-4	10.00	10.00 ACRES M/L IN POR SE 1/4 OF SEC 29 T6S R12E	\$2,488.97	Hold for Open Space under CVMSHCP
✓727250015-9	20.13	20.13 ACRES M/L IN POR NE 1/4 OF SEC 18 T7S R9E	\$36,975.62	Hold for Open Space under CVMSHCP
✓731140007-3	82.52	82.52 ACRES IN POR NW 1/4 OF SEC 31 T8S R12E	\$12,228.77	Hold for Open Space under CVMSHCP
✓733120005-3	5.00	5.00 ACRES IN POR SE 1/4 OF SEC 8 T8S R11E	\$3,363.74	Hold for Open Space under CVMSHCP

*R = Redeemed*





# COACHELLA VALLEY CONSERVATION COMMISSION



Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs  
Rancho Mirage • County of Riverside • Coachella Valley Water District • Imperial Irrigation District

## **Coachella Valley Conservation Commission**

### **Mission Statement**

The Coachella Valley Conservation Commission ("CVCC") is a joint powers authority responsible for implementation, oversight, and administration of the Coachella Valley Multiple Species Habitat Conservation Plan. The CVCC was formed by the Local Permittees, including elected officials representing member agencies, pursuant to the requirements of the California Government Code and other appropriate legal authorities.