

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

229A



FROM: Don Kent, Treasurer/Tax Collector.

**SUBMITTAL DATE:
SEP 26 2013**

SUBJECT: Proposed Sale of Tax-Defaulted Land to the California Desert Land Conservancy, dba Mojave Desert Land Trust by Agreement of Sale Number 4386. -District 4/4 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcels 707200001-5 and 707230013-9 to the California Desert Land Conservancy, dba Mojave Desert Land Trust.
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 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 California Desert Land Conservancy, dba Mojave Desert Land Trust.

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	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	

SOURCE OF FUNDS:	Budget Adjustment: N/A
	For Fiscal Year: 2013-2014

C.E.O. RECOMMENDATION:

APPROVE

BY: *Karen L. Johnson*

County Executive Office Signature

Karen L. Johnson

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: October 22, 2013
xc: Treasurer

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

OCT 12 6W 3:5P

Prev. Agn. Ref.:

District: 4/4

Agenda Number: 2-12

2-12

FORM APPROVED COUNTY COUNSEL
BY: *Dale A. Gardner* 9/16/13 DATE
DALE A. GARDNER

Departmental Concurrence

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

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

FORM 11: Proposed Sale of Tax-Defaulted land to the California Desert Land Conservancy, dba Mojave Desert Land Trust by Agreement of Sale Number 4386.

DATE: SEP 26 2013

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

Parcel number 707200001-5 is located outside the City of Coachella in Supervisor John Benoit's District #4.

Parcel number 707230013-9 is located outside the City of Coachella in Supervisor John Benoit's District #4.

The purchase price of \$18,150.86 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

California Desert Land Conservancy, dba Mojave Desert Land Trust is purchasing these properties to preserve as open space to protect the ecosystems for the public benefit.

ATTACHMENTS (if needed, in this order):

A copy of the Assessor's maps numbered 707-20 and 707-23 pertaining to the parcels listed above is attached for reference.

Two Agreements numbered 4386 with exhibits "A" through "E" being executed in counterparts, each of which constitutes an original.

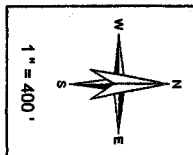
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC 33 T4SR9E

TRA 058-002

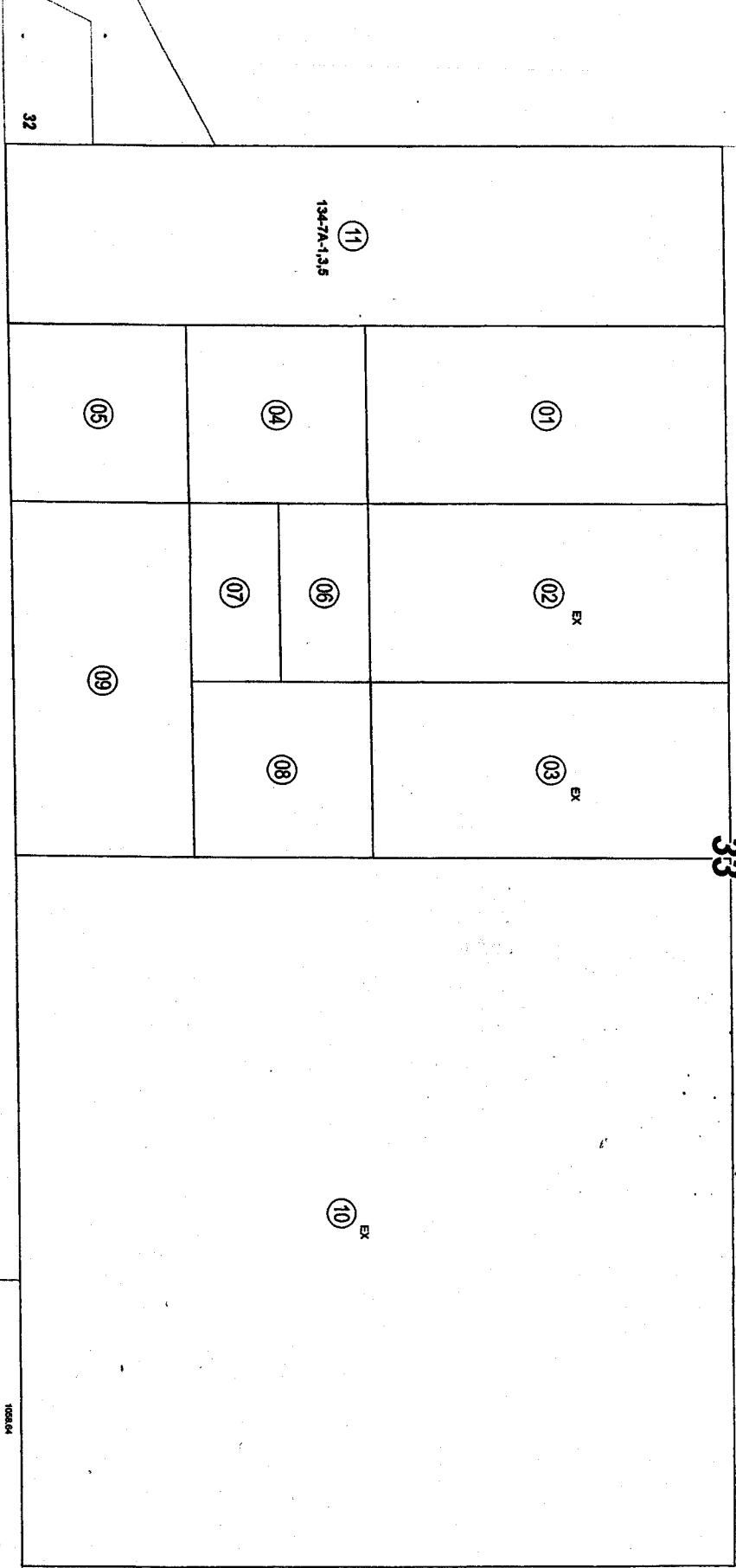
707-20

26-29-3



Legend

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



Pg 16	Pg 21
Pg 22	Pg 23

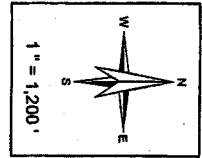
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC 1,2,3,10,11,12 T5SR9E

TFA 058-002
058-003

707-23

26-29

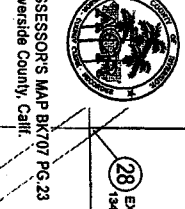


Legend

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

Pg 20	Pg 21
Pg 22	Pg 23
Pg 24	Pg 25

Date	City/County	Assessor
1/1/00	San Diego	John R. ...
1/1/01	San Diego	John R. ...
1/1/02	San Diego	John R. ...
1/1/03	San Diego	John R. ...
1/1/04	San Diego	John R. ...
1/1/05	San Diego	John R. ...
1/1/06	San Diego	John R. ...
1/1/07	San Diego	John R. ...
1/1/08	San Diego	John R. ...
1/1/09	San Diego	John R. ...
1/1/10	San Diego	John R. ...



ASSASSORS MAP BK707 PG 23
San Diego

Date
G.R.A. PLAT
G.L.O.

April 2010

Map grid showing sections 10, 11, and 12, and lots 01 through 29. Lot areas and acreages are provided for many lots. For example, Lot 01 is 39.85 AC, Lot 02 is 39.85 AC, Lot 03 is 39.85 AC, Lot 04 is 159.82 AC, Lot 05 is 39.85 AC, Lot 06 is 39.85 AC, Lot 07 is 39.85 AC, Lot 08 is 79.85 AC, Lot 09 is 80 AC ML, Lot 10 is 640 AC ML, Lot 11 is 638 AC ML, Lot 12 is 640 AC ML, Lot 13 is 80 AC ML, Lot 14 is 40 AC ML, Lot 15 is 40 AC ML, Lot 16 is 80 AC, Lot 17 is 159.82 AC, Lot 18 is 40 AC ML, Lot 19 is 40 AC ML, Lot 20 is 40 AC ML, Lot 21 is 40 AC ML, Lot 22 is 79.85 AC, Lot 23 is 79.85 AC, Lot 24 is 80 AC ML, Lot 25 is 80 AC ML, Lot 26 is 638 AC ML, Lot 27 is 640 AC ML, Lot 28 is 134.10-3 AC, Lot 29 is 640 AC ML.

CLERK'S COPY

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY
 Riverside County Clerk of the Board, Stop 1010
 Post Office Box 1147, Riverside, Ca 92502-1147

This Agreement 4386 by and between the County of Riverside and the California Desert Land Conservancy, dba Mojave Desert Land Trust ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue & Taxation Code, a nonprofit Corporation organized in accordance with the provisions of California Law, as identified in (Exhibit "A") of this Agreement, for the purpose of preserving open space to protect the ecosystems for the public benefit is made on this 25th day of July, 2013.

On October 9, 2012, the California Desert Land Conservancy, dba Mojave Desert Land Trust 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, California Desert Land Conservancy, dba Mojave Desert Land Trust (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 \$18,150.86 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 preserving open space to protect the ecosystems for the public benefit.
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.

AGREEMENT 4386
 CALIFORNIA DESERT LAND CONSERVANCY, dba MOJAVE DESERT LAND TRUST

OCT 22 2013 2-12

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

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

ATTEST:

BOARD OF SUPERVISORS:

KECIA HAPER-IHEM

Clerk to the Board of Supervisors

By [Signature]
Clerk of the Board

JOHN J. BENOIT

By [Signature]
Chairman of the Board

FORM APPROVED COUNTY COUNSEL

BY: [Signature] 9/16/13
DALE A. GARDNER DATE

CALIFORNIA DESERT LAND CONSERVANCY
A Nonprofit Corporation

By [Signature]
John M. Simpson, Secretary

CALIFORNIA DESERT LAND CONSERVANCY
A Nonprofit Corporation

By [Signature]
Curtis L. Sauer, President
Nancy Karl, Executive Director

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, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 2 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

JUN 2 0 2005

A handwritten signature in cursive script, appearing to read "Bruce McPherson".

BRUCE McPHERSON
Secretary of State

ARTICLES OF INCORPORATION

JUN 20 2005

OF**THE CALIFORNIA DESERT LAND CONSERVANCY****I.**

The name of the corporation is THE CALIFORNIA DESERT LAND CONSERVANCY.

II.

A. This corporation is a nonprofit PUBLIC BENEFIT CORPORATION and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public and charitable purposes.

B. The specific purpose of this corporation is to: the conservation of land for scientific, historic, educational, ecological and public benefit purposes.

III.

The name and address in the State of California of this corporation's initial agent for service of process is:

Name: Paul F. Smith

Address: 6847 Adobe Road, Twentynine Palms, CA 92277

IV.

A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

B. 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.

V.

The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the date below.

Date: June 16, 2005

LegalZoom.com, Inc., Incorporator

By: _____


Cindy Ly, Assistant Secretary



EXHIBIT "B"

PURCHASE APPLICATION

CHAPTER 7 FORM 11 (N/A)

CHAPTER 7 PUBLICATION (N/A)

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: The California Desert Land Conservancy, dba Mojave Desert Land Trust
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 below, 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

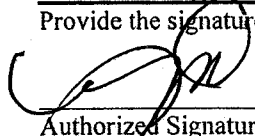
C. Property Detail

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

1. County where the parcel(s) is located: Riverside
2. List each parcel by Assessor's Parcel Number: 707-200-001-5 and 707-230-013-9
3. State the purpose and intended use for *each* parcel: To preserve open space and protect the ecosystems.

D. Acknowledgement Detail

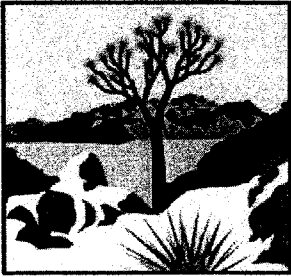
Provide the signature of the purchasing entity's authorized officer


Authorized Signature

Executive Director
Title

10/9/12
Date

AGF-2 (SCO 8-16)



Mojave Desert Land Trust

Preserving land to enjoy forever

61732 29 Palms Hwy, Joshua Tree, CA 92252 Ph 760.366.5440 Fax 888.869.4981 www.mojavedesertlandtrust.org

APPLICATION TO PURCHASE TAX-DEFAULTED PROPERTY FROM COUNTY

ATTACHMENT A

The California Desert Land Conservancy, dba Mojave Desert Land Trust

<u>Parcel No.</u>	<u>Legal Description/Purpose and Intended Use</u>	<u>Purchase Price</u>
707200001-5	20 ACRES IN E 1/2 OF NW 1/4 OF SW 1/4 OF SEC 33 T4S R9E Purpose: preserving open space to protect the ecosystems for the public benefit.	\$2,599.14
707230013-9	160 ACRES IN SE 1/4 OF SEC 11 T5S R9E Purpose: preserving open space to protect the ecosystems for the public benefit.	\$15,551.72

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

SUE BAUER
SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO
INVESTMENT 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

AGREEMENT 4386
CALIFORNIA DESERT LAND CONSERVANCY
DBA
MOJAVE DESERT LAND TRUST

Re: **Parcel Numbers:** 707200001-5 and 707230013-9

The parcels listed above are not part of a publication because they have not been on a tax sale.

EXHIBIT B - PAGE 4

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.RIVERSIDETAXINFO.COM ★ (951) 955-3000 ★ 1 (877) 748-3688 ★ FAX (951) 955-3923

PARCEL 1

Parcel Number: 707200001-5
First Year Delinquent: 2006-2007
Purchase Price \$2,599.14

Situs Address: NONE
Last Assessed to: GITTERMAN ISAAC J ESTATE OF

Legal Description.....

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

OUTSIDE CITY

Assessment number: 707200001-5
Default Number: 2007-707200001-0000
TRA 058-002

PARCEL 2

Parcel Number: 707230013-9
First Year Delinquent: 2006-2007
Purchase Price \$15,551.72

Situs Address: NONE
Last Assessed to: RUSSELL MARK F

Legal Description.....

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 9 EAST, SAN BERNARDINO
BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

OUTSIDE CITY

Assessment number: 707230013-9
Default Number: 2007-707230013-0000
TRA 058-003

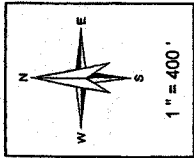
In compliance with Section 3793(a) of the California Revenue and Taxation Code, the Organization is required to pay for the legal publication notice. This requires that an additional \$175.00 must be added to the total of the purchase prices listed above.

707-20
26-29-3

TRA 058-002

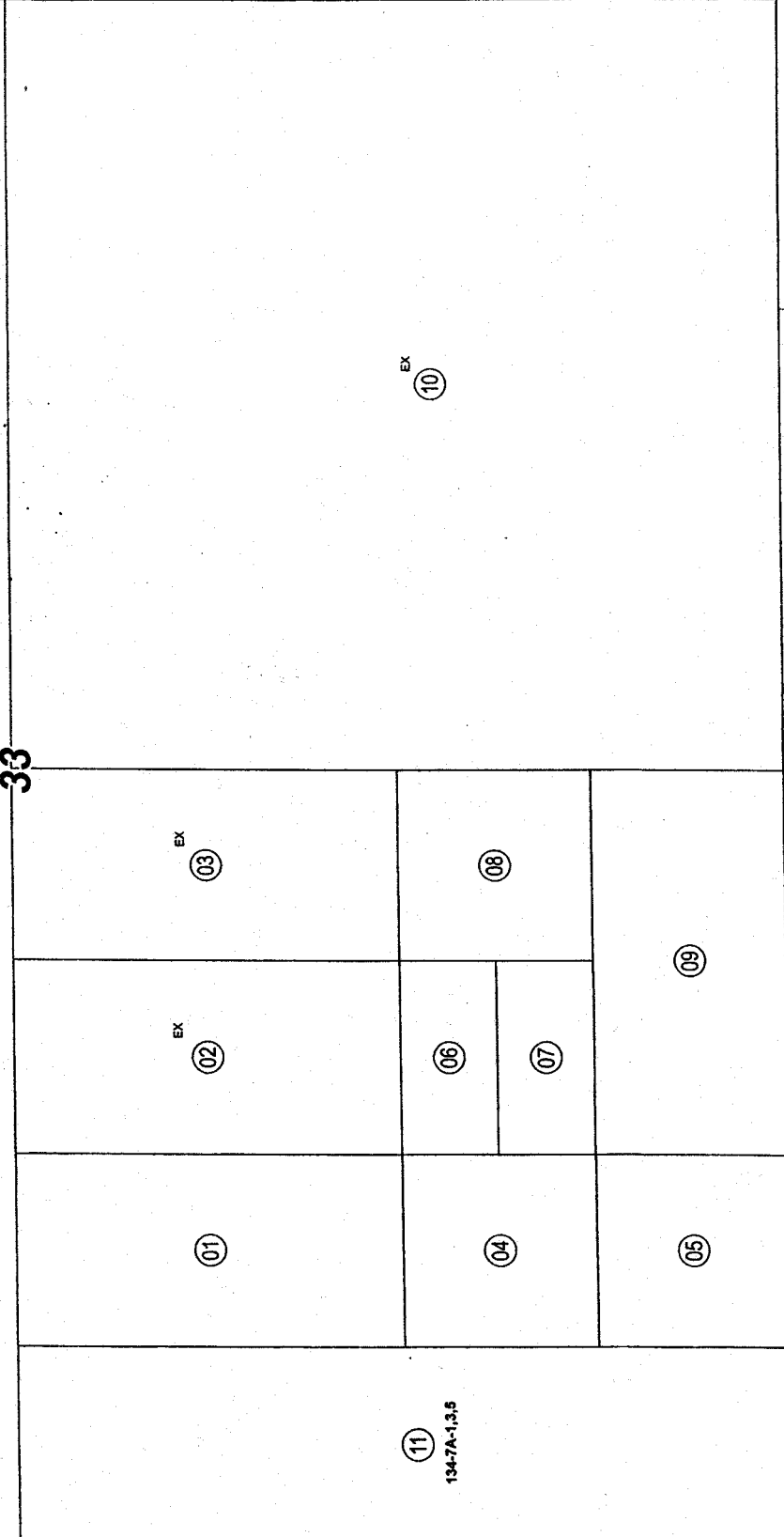
SEC 33 T4SR9E

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.



Legend

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



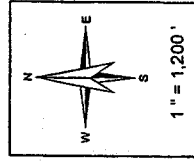
1058.64

4 4 4 3 3 3

Pg 15	Pg 21
Pg 22	Pg 23



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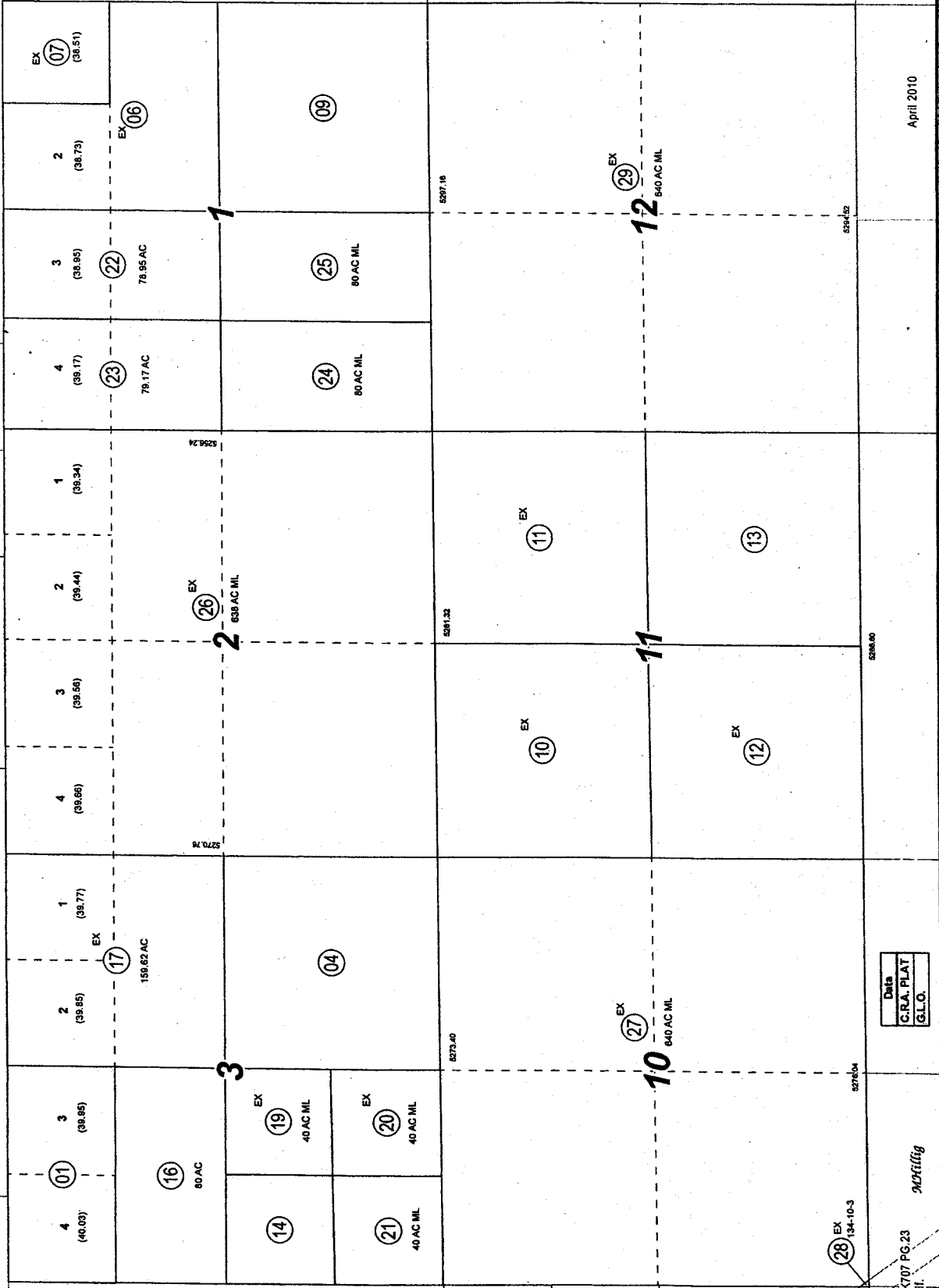


Legend

- Lot Lines
- - - Right-of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- Leased Area
- Subdivision Tric Mark

Pg 20	Pg 21
Pg 22	Pg 23
Pg 24	Pg 25

Date	Old Number	New Number
11/26/07	3	14, 15
1/10/08	2	16, 17
3/10/08	15	18, 19
3/10/08	18	20, 21
3/10/08	2	22, 23
3/10/08	8	24, 25
3/10/08	10, 11	26, 27



April 2010

5266.00

5273.40

5276.04

5279.76

5282.26

5285.96

5289.66

5293.36

5297.06

5300.76

5304.46

5308.16

5311.86

5315.56

5319.26

5322.96

5326.66

5330.36

5334.06

5337.76

5341.46

5345.16

5348.86

Date
C.R.A. PLAT
S.L.O.

2024/11/11

ASSOR'S MAP BK707 PG.23
Inside County, Calif.



TREASURER-TAX COLLECTOR
STOP 1110

DOC # 2006-0795806

10/30/2006 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

00873 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

M
036
CB6

JUNE 30, 2001

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 2000-2001 , Default Number

\$58.88

2001-707200001-0000

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:

GITTERMAN ISAAC J ESTATE OF

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

707200001-5

Assessor's Parcel Number

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

State of California Executed on
RIVERSIDE County JULY 1, 2006

By Paul McDonnell
Tax Collector



On OCT 27 2006, before me, Larry W. Ward, Assessor, Clerk Recorder, Paul McDonnell personally known to me to be the Treasurer and Tax Collector for Riverside County and the person who subscribed to the within instrument in his capacity as the County Tax Collector, and that by his signature on the instrument executed the instrument on behalf of the the County of Riverside.

WITNESS my hand and official seal.

LARRY W. WARD
Assessor, Clerk-Recorder

By Deputy
Deputy

§§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 # 2012-0367967

08/03/2012 09:28A 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
			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

4

02782 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

C
071

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, 2007

\$366.46

2007-707230013-0000

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:

RUSSELL, MARK F

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

707230013-9

Assessor's Parcel Number

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on
RIVERSIDE County JULY 1, 2012

By *Don Kent*
Tax Collector

On 07/23/2012, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.
Larry W. Ward, Assessor, Clerk Recorder

By: *Ataylor* Seal
Deputy



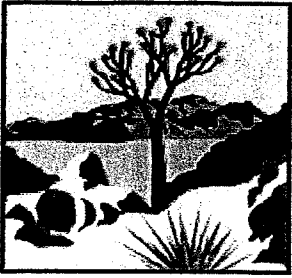
§§3691, 3691.1, 3691.2 R&T Code

TOL 7-01 (1-98)

Public Record

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



Mojave Desert Land Trust

61732 29 Palms Hwy, Joshua Tree, CA 92252 Ph 760.366.5440 Fax 888.869.4981 www.mojavedesertlandtrust.org

January 16, 2013

RESOLUTION BY THE BOARD OF DIRECTORS OF MOJAVE DESERT LAND TRUST

The Board of Directors of The California Desert Land Conservancy, dba Mojave Desert Land Trust, resolves to approve the purchase of the following tax sale properties located in Joshua Tree National Park of Riverside County, CA.

<u>Parcel No.</u>	<u>Legal Description/Purpose</u>	<u>Purchase Price</u>
707200001-5	20 ACRES IN E 1/2 OF NW 1/4 OF SW 1/4 OF SEC 33 T4S R9E Purpose: preserving open space to protect the ecosystems for the public benefit.	\$2,599.14
707230013-9	160 ACRES IN SE 1/4 OF SEC 11 T5S R9E Purpose: preserving open space to protect the ecosystems for the public benefit.	\$15,551.72

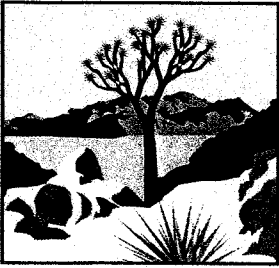
The costs of giving notice shall be paid by The California Desert Land Conservancy.

Certified by:



John M. Simpson, Secretary to the Board

1-16-13
Date



Mojave Desert Land Trust

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Mojave Desert Land Trust

Mission Statement

Our mission is to protect the Mojave Desert ecosystem and its scenic and cultural resource values through programs for land conservation, volunteer stewardship, restoration, education and outreach, as well as collaboration with federal, state and local agencies and organizations.