

Departmental Concurrence

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

321A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
MAR 05 2015

SUBJECT: Proposed Sale of Tax-Defaulted Land to Friends of the Desert Mountains by Agreement of Sale Number 4407. District(s) 4 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 709450003-4, 717060002-7, 719210005-7, and 753220002-5 to Friends of the Desert Mountains.
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 Resolution No. 2014.4.23.VII.c from Friends of the Desert Mountains (Exhibit "E").

[continued on page two]

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	

SOURCE OF FUNDS:	Budget Adjustment: N/A
	For Fiscal Year: 2014-2015

C.E.O. RECOMMENDATION: APPROVE

BY: Samuel Wong 3/12/15
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: March 24, 2015
 xc: Treasurer

Kecia Harper-Ihem
 Clerk of the Board
 By: [Signature]
 Deputy

Prev. Agn. Ref.: _____ District: 4 Agenda Number: _____

3-51

- 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 Friends of the Desert Mountains by Agreement of Sale Number 4407. District(s) 4 [\$0].

DATE: MAR 05 2015

PAGE: 2 of 2

BACKGROUND: *[continued from page one]*

Summary

Parcel number 709450003-4 is located outside the City of Coachella in Supervisor John Benoit's District #4.

Parcel number 717060002-7 is located outside the City of Coachella in Supervisor John Benoit's District #4.

Parcel number 719210005-7 is located outside the City of Coachella in Supervisor John Benoit's District #4.

Parcel number 753220002-5 is located outside the City of Coachella in Supervisor John Benoit's District #4.

The purchase price of \$17,649.00 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 these properties remains until the effective date of the Agreement of Sale.

Impact on Citizens and Businesses

Friends of the Desert Mountains is purchasing these properties for preservation of open space.

ATTACHMENTS (if needed, in this order):

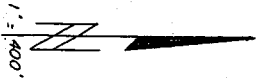
A copy of the Assessor's map(s) numbered 709-45, 717-06, 719-21 and 753-22 pertaining to the parcel(s) listed above is attached for reference.

Two Agreements numbered 4407 with Exhibits "A" through "E" are being executed in counterparts, each of which constitutes an original.

709-45

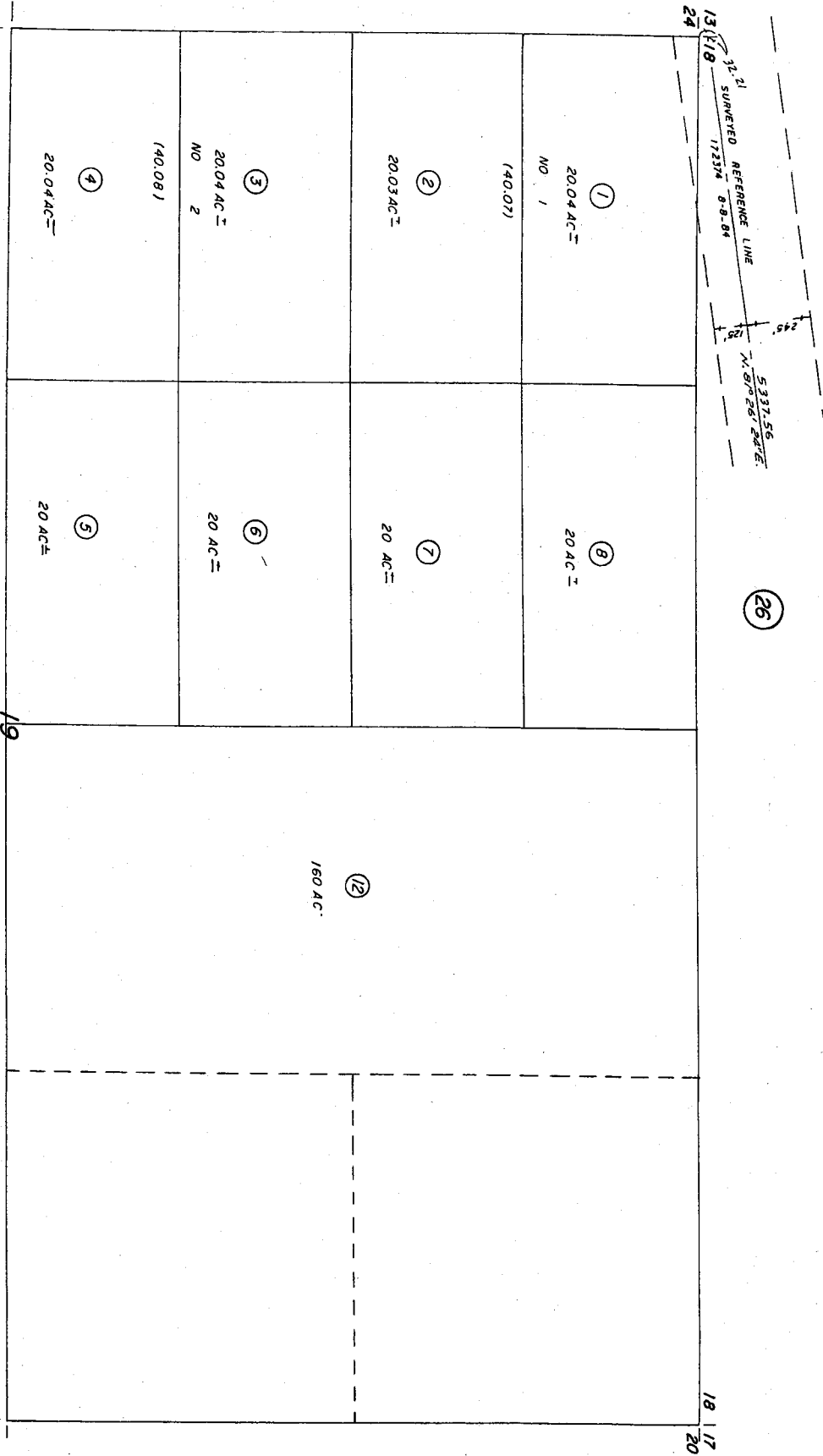
TR A 5802

N 1/2 SEC. 19 T 6 S R 12 E



BK 713

DATE	OLD NO	NEW NO
3-8	9-11	12



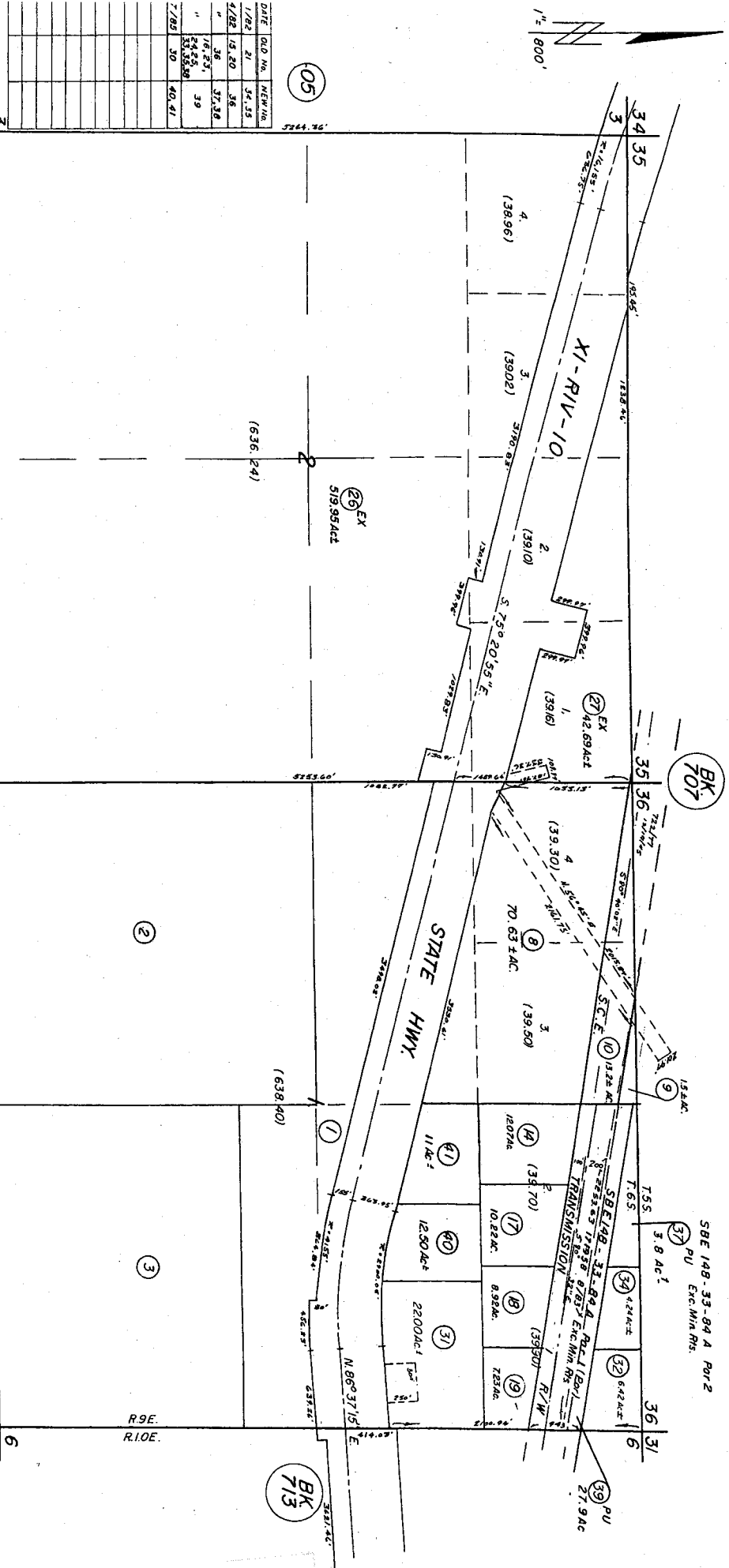
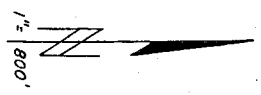
DATA, GLO

46

26

JUNE 1976

ASSESSOR'S MAP BK 709 PG 45
RIVERSIDE COUNTY, CALIF.



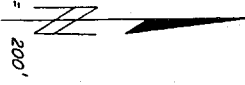
DATE	OLD No.	NEW No.
1/702	21	34, 35
1/702	15, 20	36
"	38, 39	37, 38
"	34, 35, 36	39
7/705	30	40, 41

DATE	OLD No.	NEW No.
1/710	803	804, 805
3/721	522	524, 527
1/711	006	841, 8
"	007	112, 113
5-8-72	011	812, 818, 18
"	012	558, 812, 12
013	10, 21, 22, 23	
3/726	896, 2	88, 827
3/760	28	28, 29
8/780	28	30
"	29	31
10/781	22	32, 33

DATA: GOV'T. PLAT, HWY. MAPS XI - RIV-10, XI - RIV - 64 - H 27
 Inst. No. 103369-12/61, 1179-1/26/34, Part 5.
 JULY 1966

ASSESSOR'S MAP BK. 717 PG. 06
 RIVERSIDE COUNTY, CALIF.

NOT



13 18
24

1320

LOT 1
(39.99)

(1)

2640

(02)

2640

(03)

(6)
334 ± AC

(3)

(5)

(4)

(03)

1320

DATE	OLD No.	NEW No.

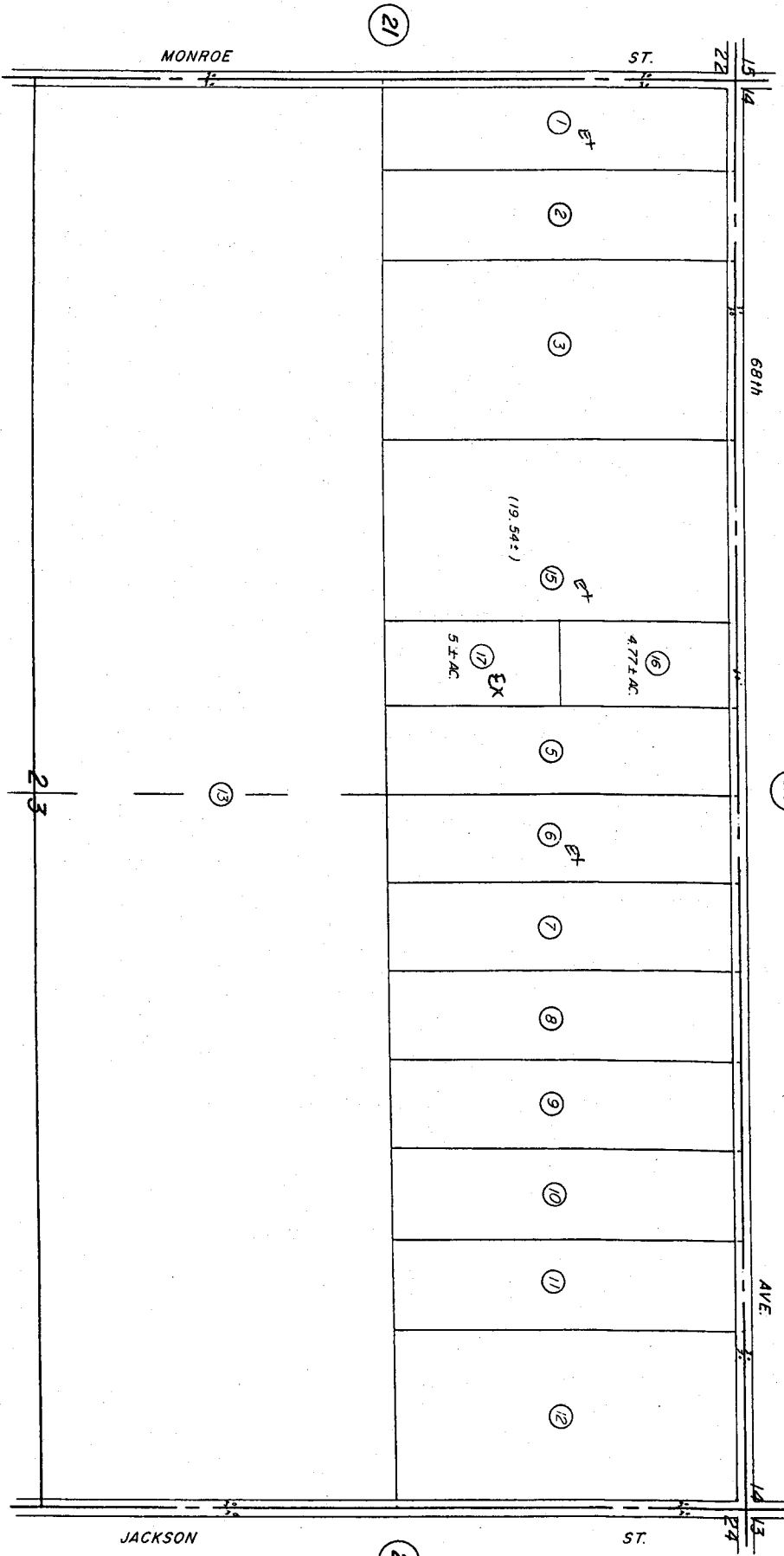
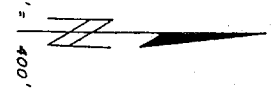
AUG. 1966

753-22

T.C.A. 5896

N1/2 SEC. 23 T7S R7E

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



7E	OLD NO.	NEW NO.
43	004	04,015
71	014	16,17

JAN 1957

60' Fds. per ins't
32692 4/59

ASSESSOR'S MAP BK. 753 PG. 22
RIVERSIDE COUNTY, CALIF.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4407** by and between the County of Riverside and the Friends of the Desert Mountains ("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 preservation of open space is made on this 24 day of March, 2015.

On December 18, 2013, 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 **\$17,649.00** 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") preservation of open space.
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.

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLEARING COPY
to Riverside County Clerk & the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS

MAR 24 2015 351

2015-12-129802

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

Chairman of the Board

By [Signature]
MARION ASHLEY

FORM APPROVED COUNTY COUNSEL

BY: [Signature] 3/4/15
DALE A. GARDNER DATE

FRIENDS OF THE DESERT MOUNTAINS
A Nonprofit Corporation

By [Signature]
Gary W. Johnson, Secretary

FRIENDS OF THE DESERT MOUNTAINS
A Nonprofit Corporation

By [Signature]
Robert Hargreaves, 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 10th day of May, 2015.

BETTY T. YEE, STATE CONTROLLER

By [Signature]

KAREN GARCIA, MANAGER
Government Compensation &
Property Tax Standards Section

AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS

EXHIBIT "A"

STATE OF CALIFORNIA AUTHORIZATION

ARTICLES OF INCORPORATION

**AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS**

EXHIBIT A

1588620

A0741057

FILED RSD/MT
Secretary of State
State of California

APR 29 2013

200

**CERTIFICATE OF AMENDMENT OF
ARTICLES OF INCORPORATION**
Friends of the Desert Mountains

The undersigned certify that:

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

2. ARTICLE V – DIRECTORS, is amended to read as follows:

“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 12, or no fewer than required by law, provided, however, that the Board at its discretion may increase the number of directors to no more than 25.”


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: 4/12, 2013


Gary W. Johnson, President


Paul Selzer, Secretary

FILED BY YAM



I hereby certify that the foregoing transcript of 1 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

MAY 23 2013 MT

Date: _____

Debra Bowen
DEBRA BOWEN, Secretary of State

A0679490

RECEIVED
JUL 14 2008

**State of California
Secretary of State**



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

That the attached transcript of 1 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

DEBRA BOWEN
Secretary of State

A0679490

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

RECEIVED
JUL 14 2008

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”

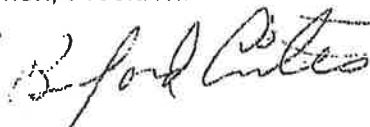
3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

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

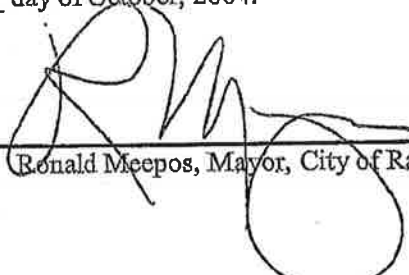
The property of this corporation is irrevocably dedicated to scientific, educational and charitable purposes meeting the requirements for exemption provided by Section 214 of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue Code of 1986, as in the case of both of 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

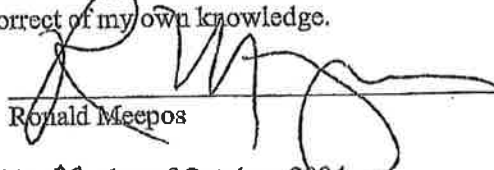
In Witness Whereof, the undersigned, being the Mayor of the City of Rancho Mirage, which city is the sole member of this corporation, has executed this Amended and Restated Articles of Incorporation on this 29 day of October, 2004.



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.

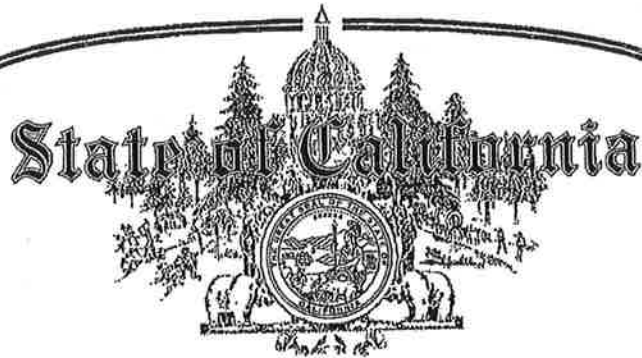


Ronald Meepos

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



Notary Public



SECRETARY OF STATE

I, *BILL JONES*, 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

JUL 18 2000



Bill Jones

Secretary of State

A0548842

ENDORSED-FILED
IN THE OFFICE OF THE
SECRETARY OF STATE
OF THE STATE OF CALIFORNIA

JUL 11 2000

BILL JONES, SECRETARY OF STATE

**CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION
OF FRIENDS OF THE DESERT MOUNTAINS**

The undersigned, Ted Lennon and Katherine Barrows certify that:

1. They are the **President** and the **Secretary**, respectively, of Friends of the Desert Mountains, a California non-profit corporation.
2. The Board of Directors has duly adopted the following amendments of the Articles of Incorporation of said corporation:
 - (a) Article II of the Articles of Incorporation of this Corporation is amended to read as follows:

"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 Nonprofit Public Benefit Corporation Law for public and charitable purposes. The specific purpose of this corporation is to acquire and conserve lands in and around the mountains of the Coachella Valley to protect their wildlife, scenic, scientific, cultural, educational and recreational values and conduct other such activities as may benefit the preservation of the natural desert landscape. This corporation also supports interpretive and conservation education efforts to increase awareness of the significant natural resources of the mountains and other natural open space lands, mobilizes community support for acquisition and protection of the mountains, and encourages, obtains, and administers donations of funds, properties, bequests, annuities and instruments and properties of value to support the purposes of the Friends and of other conservation efforts and organizations with similar goals."

- (b) Article IV of the Articles of Incorporation of this Corporation is amended to read as follows:
 - A. 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; and

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.

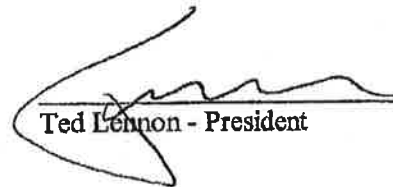
(d) Article VI of the Articles of Incorporation of this Corporation is amended to read as follows:

“These Articles may be amended only by unanimous vote of the Board of Directors of the Corporation at a duly-held meeting of the Board or by unanimous written consent of the members of such Board.”

3. The foregoing amendment of the Articles of Incorporation has been duly approved by the required vote of the Board of Directors.
4. The foregoing amendment of the Articles of Incorporation has been duly approved by the required vote of the members.

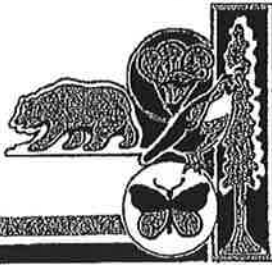
We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: 7/7/00


Ted Lennon - President


Katherine Barrows - Secretary





State
of
California

OFFICE OF THE SECRETARY OF STATE

X
A427697

CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

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

JAN 25 1993



March Fong Eu

Secretary of State

A427697 ENDORSED
FILED
In the office of the Secretary of State
of the State of California

JAN 8 1993

WARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION
OF RANCHO MIRAGE CONSERVATORY

Ray Baca and Marilyn Glassman certify that:

1. They are the President and Secretary, respectively of Coachella Valley Mountains Trust, a California non-profit corporation.

2. The Board of Directors has duly adopted the following amendment of the Articles of Incorporation of said corporation:

(a) Article I is amended to read as follows:

"The name of this corporation is Friends of the Desert Mountains."

3. The foregoing amendment of articles of incorporation has been duly approved by the required vote of 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.

Ray Baca
Ray Baca - President
Marilyn Glassman
Marilyn Glassman - Secretary

STATE OF CALIFORNIA)
) SS
COUNTY OF RIVERSIDE)

Ray Baca and Marilyn Glassman each for themselves, depose and say:

That they have read the foregoing certificate and know the contents thereof.

That the matters set forth therein are true of their own knowledge.

Ray Baca
Ray Baca - President
Marilyn Glassman
Marilyn Glassman - Secretary

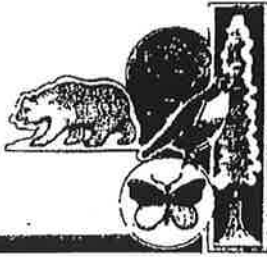
Subscribed and sworn before me this 6th day of January, 1992. 1993

(notarial seal)

Barbara E. Dahn
Notary Public



A374199



State
of
California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

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

AUG 11 1989



March Fong Eu

Secretary of State

A374199

ENDORSED
FILE
In the office of the Secretary of State
of the State of California

JUL 26 1989

MARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION
OF RANCHO MIRAGE CONSERVATORY

Carl Hatfield, Jr., and Barbara E. Dohn certify that:

1. That they are the President and Secretary, respectively of Rancho Mirage Conservatory, a California non-profit corporation.

2. The Board of Directors has duly adopted the following amendment of the Articles of Incorporation of said corporation:

(a) Article I is amended to read as follows:

"The name of this corporation is Coachella Valley Mountains Trust."

(b) Article II is amended to read as follows:

"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 Nonprofit Public Benefit Corporation Law for charitable and public purposes. The public purposes for which the corporation is organized are to acquire and retain land within the Santa Rosa and Santa Jacinto Mountains, that is the natural habitat of the Peninsular Bighorn Sheep, as well as the preservation of mountains surrounding the Coachella Valley in its natural, scenic, historical or open space condition and conducting such other activities as may benefit the preservation of the natural desert landscape in a developing urban area, and to encourage, obtain and administer donations of funds, properties, bequests, annuities and instruments and properties of value in the interest of the preservation of the natural habitat of the Bighorn Sheep as well as the preservation of land in its natural scenic, historical or open space condition."

(c) Article V is amended to read as follows:

"The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted by a Board of Directors. Said Board of Directors will consist of no less than 15 and no more than thirty (30) Directors."

3. The foregoing amendment of articles of incorporation has been duly approved by the required vote of 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.

Carl Hatfield, Jr.
Carl Hatfield, Jr. - President
Barbara E. Dohn
Barbara E. Dohn - Secretary

STATE OF CALIFORNIA)
) SS
COUNTY OF RIVERSIDE)

Carl Hatfield, Jr. and Barbara E. Dohn each for themselves, depose and say:

That they have read the foregoing certificate and know the contents thereof.

That the matters set forth therein are true of their own knowledge.

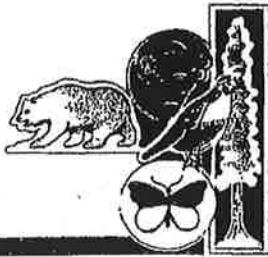
Carl Hatfield, Jr.
Carl Hatfield, Jr.
Barbara E. Dohn
Barbara E. Dohn

Subscribed and sworn before me this 14th day of July, 1989.

(notarial seal)

Marilyn K. Brockman
Notary Public





State
of
California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

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

JUN 16 1987



March Fong Eu

Secretary of State

1588620

ENDORSED
FILED
In the office of the Secretary of State
of the State of California

ARTICLES OF INCORPORATION

ARTICLE I

MAY 28 1987

NAME

MARCH FONG EU, Secretary of State

The name of this corporation is RANCHO MIRAGE CONSERVATORY.

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 Nonprofit Public Benefit Corporation Law for charitable and public purposes. The public purposes for which the corporation is organized are to assist the City of Rancho Mirage in the retention and acquisition of land that is the natural habitat of the Bighorn Sheep, as well as the preservation of land in its natural, scenic, historical or open space condition and conducting such other activities as may benefit the preservation of the natural desert landscape in a developing urban area, and to encourage, obtain and administer donations of funds, properties, bequests, annuities and instruments and properties of value in the interest of the preservation of the natural habitat of the Bighorn Sheep as well as the preservation of land in its natural, scenic, historical or open space condition.

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.

Notwithstanding any such powers, or any other provision of these Articles, this corporation shall carry on only those activities permitted to be carried on;

(a) by a corporation exempt from Federal income tax under Section 501 (c) (3) of the Internal Revenue Code of 1986, as amended, supplanted or revised, and;

(b) by a corporation contributions to which are deductible under Section 170 (c) (1) of the Internal Revenue Code of 1986, as amended, supplanted or revised, and;

(c) by a corporation meeting the requirements for exemption provided by California Revenue and Taxation Code, Section 214, as amended, supplanted or revised.

No part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation (except as otherwise provided in Section 501 (h) of the Internal Revenue Code of 1986), and the corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of or against 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 City of Rancho Mirage, County of Riverside, State of California.

ARTICLE V

DIRECTORS

The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted by a Board of Directors. Said Board of Directors will consist of nine (9) Directors.

ARTICLE VI

MEMBERS

The sole member of this corporation shall be the City of Rancho Mirage, a municipal corporation created and existing under the laws of the State of California.

ARTICLE VII

DISSOLUTION

The property of the 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

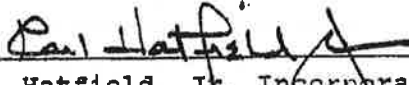
The name of the initial agent of the corporation for service of process is Barbara Dohn, City Clerk, City of Rancho Mirage, whose complete business address is 69-825 Highway 111, Rancho Mirage, Riverside County, California, 92270.

ARTICLE IX

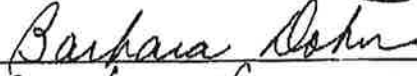
INCORPORATORS

In Witness Whereof, the undersigned, being the Incorporators of Rancho Mirage Conservatory, have executed these Articles of Incorporation on April 29, 1987.

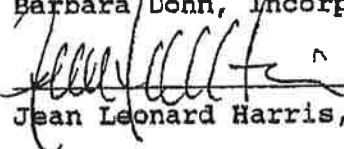
Incorporators:



Carl Hatfield, Jr. Incorporator



Barbara Dohn, Incorporator



Jean Leonard Harris, Incorporator

ARTICLE X


ACKNOWLEDGMENT

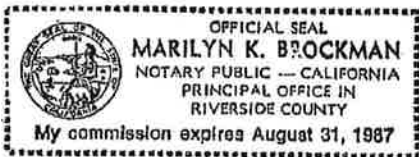
State of California) Rancho Mirage Conservatory
) SS
County of Riverside)

On this 29th day of April, in the year 1987, before me,
Marilyn Brockman, a Notary Public, personally appeared Barbara
Dohn, Carl Hatfield, Jr., Jean Leonard Harris, personally known
to me to be the persons who executed the within instrument on
behalf of the corporation therein named and and acknowledged to
me that the corporation executed it.

In Witness Whereof, I hereunto set my hand and official seal.

(notarial seal)


Marilyn Brockman



**FRIENDS OF THE DESERT MOUNTAINS
BOARD MEETING MINUTES
Wednesday, December 17, 2014, 7:30 a.m. FODM offices**

- I. **Call to Order:** Gary Johnson, Board President
- II. **Attendance Noted** Buford Crites, Bob Hargreaves, Kay Hazen, Gary Johnson, Lin Juniper, Cheryl McKinley, Ulrich Sauerbrey, Bob Smith, Joan Taylor (via phone) , Ruth Watling, Duane Young
Absent: Paul Selzer
Staff: Theresa Karasek, Tammy Martin, Jennifer Prado, John Purcell
Others: Jim Karpiak
- III. **New Business**
- a. **M/S/C Hargreaves/McKinley**, Recommendation from Executive Committee to ask Rebecca Driscoll to join the Board, starting 2015
- b. **M/S/C Hargreaves/Juniper**, Consideration for election of Board Members for three-year term: Selzer, Crites, Smith
- c. **M/S/C Juniper/Watling**, Election of Officers: Bob Hargreaves: President. Gary Johnson will serve as Secretary for one year. Joan Taylor will continue as Treasurer and Cheryl McKinley will act as the Board Member at Large. Ulrich Sauerbrey will be Property Chair. Bylaws read that Property Chair is on the Executive Committee. Bob Hargreaves would be "honored and privileged" to act as president starting next year, and will step aside in two years. Kay Hazen will act as interim Vice President for one year.
- d. **M/S/C/ Hargreaves/Sauerbrey**, Ratification of Proposed Board Committee List for 2015.
- e. Information only: Board calendar for 2015: meetings will continue on the fourth Wednesday of the month, with no meeting in August. Committee meetings will take place 12 days before Board meetings with the exceptions of November and December. Hargreaves notes that the Board Retreat will take place on Saturday January 10th, 8 am – 1 pm. The retreat agenda will cover fundraising, a recap of last year and update from each committees (committee goals, accomplishments, and issues to focus on), and a discussion of who we want as the next Executive Director.
- IV. **Finance Committee: Joan Taylor**
- a. Discussion of budget: Executive Committee took board recommendations into account and created budget. We are anticipating \$56,000 from the board discretionary fund (Board Reserve) to balance the budget; we are expecting greater gains than that amount from the Westmount account. Income Code 4335 (under Acquisitions) works over a 6 year average; the funds here will come from the sale of Section 29, Hardman, and Henderson properties: the anticipated gains from these is \$1.73 mil/6 \$288,000/year. Section 29's history: we hold 550 1-acre parcels: we have sold some previously. Last acquisition in the area was made by FODM ("Davies" parcels), for about \$10,000/acre for two parcels. \$1.25 million price tag determined by average price of \$2,272/acre; no appraisal back on that yet. Pending sale of about 65 Section 29 parcels in Monument sale. Appraisal should happen sometime in 2015; closing in late 2015 about 75% likely. Budget anticipates getting \$2200/acre; about \$140,000 dollars. Hardman (in Hester land exchange): budget anticipates \$400,000 from Hardman: appraisal due in March; trying to fast-track exchange so 90% likely to close. Both of these sales closing in 2015 would be \$550,000 and would 'make up' for last year. Henderson property: was a donation: BLM land sale.
What other properties do we have that are potential sales where we would recognize a gain? Stone Eagle property: within NM, adjacent to BLM land; prime property for sale to BLM if they get funding. This won't affect the budget but is something for the future. Maluccio: acquired through a CVMC grant; money would repay grant (not involved in budget).
In order to make our average (\$288,000/year), these are what we need to track towards, or else in future budget years adjust our estimated average. The conclusion is that this year, there is still enough confidence in potential sale that we don't need to adjust 6-year average for this year's budget. These upcoming 65 parcels are a "test case" for Section 29; once this sale goes through we will have a better idea of what to expect next time. We need to have this conversation every year: do we need to change our estimated

FRIENDS OF THE DESERT MOUNTAINS
BOARD MEETING MINUTES
Wednesday, December 17, 2014, 7:30 a.m. FODM offices

average based on what we expect to happen with land sales? We need to make sure that future sales occur; we need to solicit BLM to acquire lands to ensure future sales. Hargreaves: hopefully we can talk about this in detail at the retreat. Taylor notes that fundraising plan is much more aggressive for 2015 than it was in 2014. She wants to point out that John will be leaving and a new person will be stepping in. Lin has agreed to step up and lead fundraising effort. John: Yes, fundraising is an increase of 20% over 2014: membership program is in place; we are anticipating a larger gain from Wildflower this year; anticipating President's BBQ as a fundraiser (gain of \$8,000). It's reasonable to think contributions will go up. Gain from acquisitions should remain steady. Contributions to Stewardship (4382) \$52,400: contribution that Board agreed to in 2014. Fundraising will be talking about how to raise this (stewardship campaign?); otherwise it may have to come out of the Board reserve. Juniper: asks if marketing and fundraising committee was involved in developing the budget, including the higher marketing budget? No.

- b. **M/S/C Hargreaves/Sauerbrey; Crites opposed, 2015 Budget approved.**
- c. **M/S/C Taylor/McKinley Approval of October Financials less Due To/Due From.** Note that restricted funds do not affect the bottom line.

V. Executive Director Report: John Purcell

- a. Donations: 279 contributors in last 11.5 months. Expected revenue from fundraising was \$92,000; YTD we have \$74,000 as of last Friday; since then a \$10,000 grant and some other monies have come in; Year End Ask letters were sent out. 2014 Fundraising committee goal was \$100,000. We may reach that goal, and should reach the budget goal of \$92,000.
- b. Land acquired & disposed of: 2,228 acres & 492 acres, respectively, YTD. One sale closed since this posting. Donations through Acquisitions' budget was \$20,000; we've received \$18,075 ytd.
- c. SCE grant: we will get \$20,000; hopefully \$6,500 will be unrestricted (\$5,000 for Wildflower + 10% of remaining). This money will apply to 2014 even if we don't get the check for a month; we can apply again next year. This money is not included in anticipated "year end" for this year. What year we get it and whether it applies to 2014 or 2015 budget depends on the check date, not when it arrives in the mail.
- d. John attended Palm Springs Sustainability Committee meeting to make a presentation last night and was told they may only sponsor events within City of Palm Springs. Will be making an appeal; FODM still works in PS even if Wildflower is in PD. Alternately, the commission can allocate funds towards other work rather than Wildflower. John asks the board to assist with talking to council members, etc.; John will also be writing John Curtis (Indio) a letter on Wildflower sponsorship at Curtis' request.

VI. Marketing, Fundraising & Outreach Committee: Bob Hargreaves

- a. General Report: the Committee's goals were to meet the fundraising budget & establish a foundational program; we have done both. Juniper met with Stu Bailey of First Foundation Bank and in working with him, put together some objectives. First objective: review 5 current goals and see if they reflect key elements for MFO. We probably need to focus more on MFO; may need to focus on major donors, capital fundraising, etc.; establish hard fundraising goals in terms of money. Want to develop 2-3 year campaign and will bring those goals back to the board; possibly apply for the Association of Fundraising Professionals "Extreme Makeover" next year. Tammy is a member of AFP and may be able to help.
- b. Wildflower Sponsorship: John Purcell: sponsorship packet to go out to corporate: prepared a 'What's different in 2015?' for City of Palm Desert which can be used as 'talking points' as to why corporations should get involved and sponsor festival. Flyers available; will email them to the Board. Tammy: \$2,500+ sponsorship gets logo on back of the Wildflower volunteer shirt, but we need those names by first week of February. Need to get Lin on mailing list for Wildflower committee.

VII. Executive Committee, Gary Johnson

- a. Monthly report: Crites notes that vehicle purchase has been taken out; asks how are we going to get out to land now that John and his 4WD are leaving? We plan to use rentals if necessary (\$4,000); we also put in a

**FRIENDS OF THE DESERT MOUNTAINS
BOARD MEETING MINUTES
Wednesday, December 17, 2014, 7:30 a.m. FODM offices**

grant request to Indian Wells to fund purchase of a truck (\$20,000); we could also ask Granite Construction for one of their older trucks (Gary will ask). Hazen: we put our share in the budget for leverage to secure other funding. Crites voices disagreement with this strategy.

- b. Wildflowers at Wildflower Festival: Granite Construction will send up water truck to water area for wildflowers.

VIII. Property Committee: Ulrich Sauerbrey, John Purcell, Jennifer Prado

- a. Cabazon sale: We have an offer on the Cabazon property we have been attempting to get rid of; staff recommends that we sell. Resolution still needs to be drawn up, but the sale needs board approval now.
M/S/C Smith/McKinley

IX. Programs Committee Report: Cheryl McKinley

- a. Programs Committee reviewed and voted to accept updated Mission, Goals & Objectives for the committee. For the retreat, each committee will write up one page on major goals, issues & problems. Saturday we hosted a Life Zones lecture: about a dozen people attended.

X. Updates

- a. Jim Karpiak, CVMC: no updates.

XI. Announcements

- a. **Board Retreat: Saturday, January 10, Best, Best & Krieger, Indian Wells, 8:00 – 1:00**
- b. Next Programs Committee meeting: Wednesday, January 14, 2:00 pm, FODM offices
- c. Next Board meeting, Wednesday, January 28, 7:30, FODM offices
- d. Volunteer Holiday Potluck – Friday, December 19, 11:00 a.m., Friends' conference room
- e. Barnes & Noble Wildflower Kids' Zone Fundraiser, Saturday, December 20, 2015, 9:00 am – 7:00 pm
- f. Volunteer Appreciation Luncheon (Board Members are encouraged to come serve lunch to those who serve us year-round), Saturday, January 17th, 12:00 noon, Friends Patio

APPROVED AS TRUE AND CORRECT COPY OF THE MINUTES



Bob Hargreaves, Secretary

1/28/15

Date



FRIENDS OF THE DESERT MOUNTAINS

2015 Board of Directors

Executive Committee

Bob Hargreaves, President – Best Best & Krieger, Attorneys at Law.
Partner, General Municipal, Land Use & Energy Law, Indian Wells

Kay Hazen, Vice President– Kay Hazen & Company
Consultant, Coachella Valley-based Public/Government Affairs

Joan Taylor, Treasurer
Conservation Activist

Gary W. Johnson, Secretary – Granite Construction Company
Director, Land & Quarry

Cheryl McKinley, Chair, FODM Programs Committee
Trustee, Hazelden Foundation, Counselor, Volunteer

Ulrich Sauerbrey, Chair, FODM Property Committee
President, USLandLink Consulting

Board Members

Buford Crites
Former Mayor and council member of the City of Palm Desert
Emeriti Professor of Communication at College of the Desert

Rebecca Driscoll
Managing Partner, Keith Driscoll Farms

Lin Juniper – Lin Juniper & Company
President/CEO

Paul Selzer
Retired attorney; currently consulting, specializing in endangered species and habitat matters

Bob Smith – MSA Consulting, Inc.
President, Principal Engineer - Planning, Civil Engineering, Land Surveying

Ruth Watling – The Watling Company
Partner in desert horticulturist-landscape design company; member of Pinyon Community Council and
National Monument Advisory Board; former Garden Curator at The Living Desert

Duane Young
Cocopah Nurseries, Inc.

CHAIRMAN EMERITUS

Ted Lennon, Chairman Emeritus – LDD Desert Development, Inc.

EXHIBIT "B"

PURCHASE APPLICATION

GENERAL PLAN FOR NON PROFIT

CHAPTER 7 FORM 11 (N/A)

CHAPTER 7 PUBLICATION (N/A)

PUBLICATION LETTER

**AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS**

EXHIBIT B

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: FRIENDS OF THE DESERT MOUNTAINS
2. Contact Person: JENNIFER PRADO Phone (760) 568-9918
3. 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 (Attach a separate letter objecting to the sale of the parcel)

- Purchase by tax agency/revenue district to preserve its lien
- Purchase by tax agency, county, revenue district, special district, or redevelopment agency for public purpose
- 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
- 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 COUNTY
2. Assessor's Parcel Number: PLEASE SEE ATTACHED
3. State the purpose and intended use for the parcel: PRESERVE OPEN SPACE - SEE ATTACHED

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

JOHN PURCELL (760) 568-9918
 Print Name Contact Number

 EXECUTIVE DIRECTOR 12/18/13
 Authorizing Signature Title Date

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

AGF-16 (SCO 8-16)

Application to Purchase Tax-Defaulted Parcels Exhibit_2013_12_18.xls

APN	Legal Description	Purpose & Intended Use
* 601350001-6	20.00 ACRES IN POR NW 1/4 OF SEC 13 T5S R8E	Preservation of Open Space
709450003-4	20.00 ACRES IN POR NW 1/4 OF SEC 19 T6S R12E	Preservation of Open Space
717060002-7	160.00 ACRES IN POR SW 1/4 OF SEC 1 T6S R9E	Preservation of Open Space
0 719210005-7	10.00 ACRES IN POR NW 1/4 OF SEC 19 T7S R11E	Preservation of Open Space
753220002-5	10.00 ACRES M/L IN POR NW 1/4 OF SEC 23 T7S R7E	Preservation of Open Space

* = redeemed

0 = bankruptcy closed

- LU 7.9 Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.
- LU 7.10 Locate job centers so they have convenient access to the County's multi-modal transportation facilities.
- LU 7.11 Encourage the involvement of business leaders in overall economic development strategies. (AI 18)
- LU 7.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.

Open Space, Habitat & Natural Resource Preservation

Riverside County is known for its extraordinary environmental setting, which provides recreational, ecological, and scenic value. This open space, found in remote regions of the County as well as within Community Development areas, is one of the primary defining aspects of the County's livability and character. In some instances, it is this open space that provides the separations between communities, helping to enhance the distinctiveness of communities in the County. The RCIP Vision states:

"We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment."

Poorly planned growth and development would threaten to eliminate or degrade this essential feature of the County. The Multipurpose Open Space Element addresses this issue in great detail. The policies below relate directly to preserving and enhancing open space through land use related methods. They include restrictions on development of open space, focusing urban growth, providing recreational and open space opportunities within the built environment, and achieving a balance between urban uses and open space/habitat.

Policies:

- LU 8.1 Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values. (AI 10)
- LU 8.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)
- LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order



For related policies on this topic, see the **Multipurpose Open Space Element** of the General Plan and the description of the Open Space Foundation Component in this Element.



Watercourses include the courses of streams, rivers, creeks, whether permanent or seasonal and whether natural or channelized.



Land Use Element

to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

- LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. (AI 1, 9)
- LU 8.5 In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)

Fiscal Impacts

The County's focus will be on resources providing child care and recreation services to the school-age and teen population. It will develop and implement a plan to expand services to more residents, in cooperation with other community agencies, and will ensure quality programming by providing facilities and working conditions which retain staff. The County will support the provision of child care and early education services for infants and preschoolers by other agencies.

Riverside County is expected to double its population by the year 2020. Not only does this growth place an additional burden on existing services, infrastructure and facilities, but there is an ongoing need to address deteriorating facilities and infrastructure.

One of the challenges associated with this population increase will be to ensure that new growth pays for its share of public services and infrastructure, and that existing residents are not burdened with the costs of that new growth. In addition, the intent is to enhance the County's long-term financial solvency.

To achieve these goals, constant diligence is necessary to monitor the level of existing services, such as police and fire, the operation and maintenance of various facilities, and staffing levels, so the County can respond to potential changes. The County recognizes that not every project can have a positive fiscal impact (e.g. low income housing, transit facility), but that overall the County must achieve a fiscal balance.

Policies:

- LU 9.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)
- LU 9.2 Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County. (AI 3)



OS-7, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown in Figure OS-7, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-7, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources.

OPEN SPACE, PARKS AND RECREATION



We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment.



– RCIP Vision Statement

Riverside County incorporates a wide range of open space, parks and recreational areas, including Joshua Tree National Park, and major state parks such as Anza-Borrego, the Salton Sea State Recreation Area, and Chino Hills State Park. A variety of County parks also serve residents and visitors in the western portion of the County, as well as in the desert, mountain and Colorado River regions. Riverside County maintains 35 Regional Parks, encompassing roughly 23,317 acres. Other local parks fall under the jurisdiction of County Recreation and Park Districts and serve the following areas: the Beaumont-Cherry Valley area; the Coachella Valley; the Jurupa area; the Valleywide area incorporating the San Jacinto Valley, the Winchester area, the Menifee Valley, and the Anza Valley. Parks and Recreation Areas in Riverside County have been mapped earlier in this element on Figure OS-3.

Open space and recreation areas offer residents and visitors myriad recreational opportunities while providing a valuable buffer between urbanized areas. The protection and preservation of open space areas from urbanization is an increasingly important issue for the County.

The following policies relate to the preservation, use and development of a comprehensive open space system consisting of passive open space areas, and parks and recreation areas that have recreational, ecological and scenic value.

Policies:

The following policies pertain to open space:

OS 20.1 Preserve and maintain open space that protects County environmental resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.



County of Riverside General Plan

Multipurpose Open Space Element

- OS 20.2 Prevent unnecessary extension of public facilities, services, and utilities, for urban uses, into Open Space-Conservation designated areas. (AI 74)

The following policies pertain to parks and recreation:

- OS 20.3 Discourage the absorption of dedicated park lands by non-recreational uses, public or private. Where absorption is unavoidable, replace park lands that are absorbed by other uses with similar or improved facilities and programs. (AI 74)
- OS 20.4 Provide for the needs of all people in the system of County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.
- OS 20.5 Require that development of recreation facilities occurs concurrent with other development in an area. (AI 3)
- OS 20.6 Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. (AI 3)

SCENIC RESOURCES

Scenic resources are an important quality of life component for residents of the County. In general, scenic resources include areas that are visible to the general public and considered visually attractive. In addition to scenic corridors, described below, scenic resources include natural landmarks and prominent or unusual features of the landscape. For example, the Santa Rosa National Monument includes mountains or other natural features with high scenic value. Scenic backdrops include hillsides and ridges that rise above urban or rural areas or highways. Scenic vistas are points, accessible to the general public, that provide a view of the countryside. Following are policies to protect these resources and ensure that future development enhances them.

Policies:

- OS 21.1 Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County. (AI 79)

SCENIC CORRIDORS

Many roadway corridors in Riverside County traverse its scenic resources. Enhancing aesthetic experiences for residents and visitors to the County promotes tourism, which is important to the County's overall economic future. Enhancement and preservation of the County's scenic resources will require careful application of scenic highway standards along Official Scenic Routes.

Policies that seek to protect and maintain resources in corridors along scenic highways are incorporated into this section. State and county eligible and

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

**RE: Friends of the Desert Mountains
Agreement Number: 4407**

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

709450003-4

719210005-7

717060002-7

753220002-5

Parcel number 601350001-6 has redeemed and no longer available for purchase.

EXHIBIT B - PAGE 8

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 "C"

LEGAL DESCRIPTIONS

MAPS

**AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS**

EXHIBIT C

PARCEL 1

OUTSIDE THE CITIES

Parcel Number: 709450003-4
First Year Delinquent: 2007-2008
Purchase Price: \$3,773.34

Assessment Number: 709450003-4
Default Number: 2008-709450003-0000
TRA 058-002

Situs Address: NONE

Last Assessed To: SCHMIDT, EDITH JEAN

Legal Description.....

THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 2

OUTSIDE THE CITIES

Parcel Number: 717060002-7
First Year Delinquent: 2007-2008
Purchase Price: \$8,157.05

Assessment Number: 717060002-7
Default Number: 2008-717060002-0000
TRA 058-003

Situs Address: NONE

Last Assessed To: JS & RB INV & KIRKLAND, CHARLES ST GEORGE

Legal Description.....

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL 3

OUTSIDE THE CITIES

Parcel Number: 719210005-7
First Year Delinquent: 2007-2008
Purchase Price: \$2,592.08

Assessment Number: 719210005-7
Default Number: 2008-719210005-0000
TRA 058-016

Situs Address: NONE

Last Assessed To: KINGS HOLDINGS

Legal Description.....

THE EAST HALF OF THE EAST HALF OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

PARCEL 4

OUTSIDE THE CITIES

Parcel Number: 753220002-5
First Year Delinquent: 2007-2008
Purchase Price: \$3,126.53

Assessment Number: 753220002-5
Default Number: 2008-753220002-0000
TRA 058-003

Situs Address: NONE

Last Assessed To: MARJALA, KATHRYN D & SEAN M

Legal Description.....

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

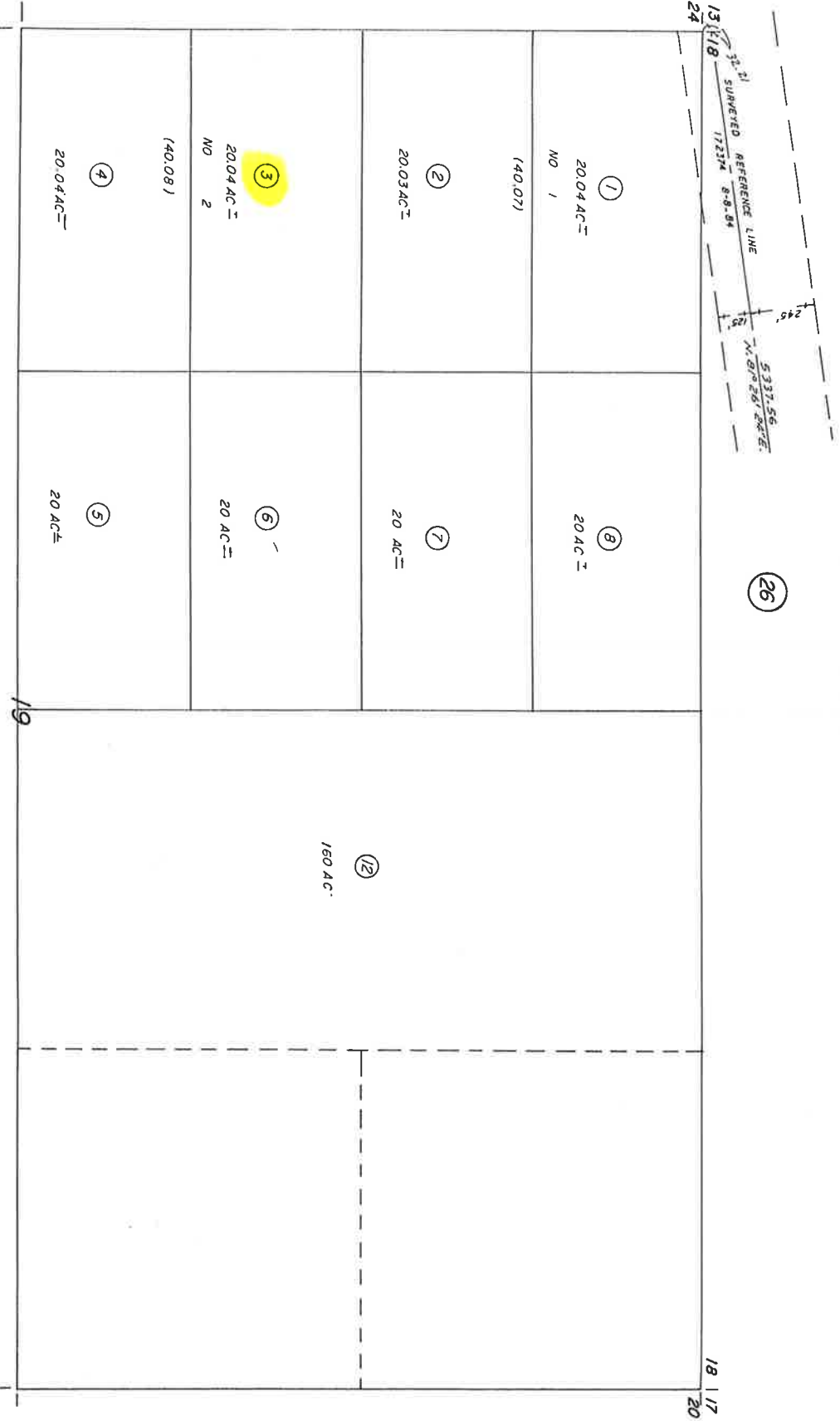
Parcel number 601350001-6 has redeemed and is no longer available for purchase.

**AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS**



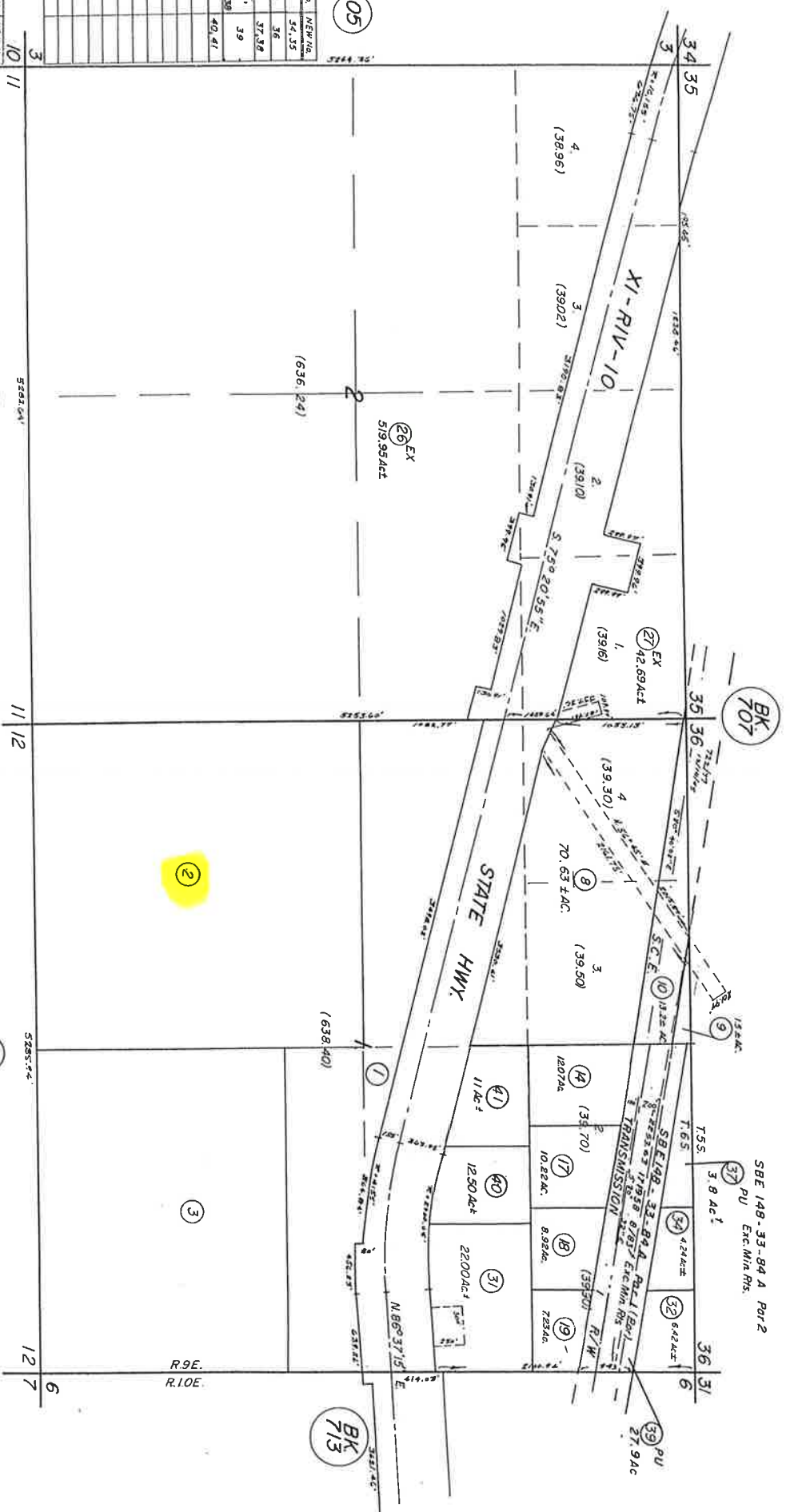
BK 713

DATE	Q/LD NO	HEAVY NO
3-8	9-11	12



JUNE 1976

ASSESSOR'S MAP BK 709 PG 45 RIVERSIDE COUNTY, CALIF.



DATE	OLD No.	NEW No.
1/82	21	50,33
4/82	15,20	36
"	36	37,38
"	16,23	39
"	24,25	39
"	33,34	39
7/85	30	40,41

DATE	OLD No.	NEW No.
1/78	802	60,75
5/78	555	56,57
3/79	006	6,10
"	607	11,13
5-8-79	011	14,18,19
"	012	22,23,24
1/76	802	60,75
5/78	555	56,57
3/79	6	29,29
2/80	29	30
"	29	31
10/81	22	32,33

DATA: GOV'T PLAT, HWY MAPS XI-RIV-10, XI-RIV-64-H-27,
Inst. No. 103569-12/61, 1179-1/26/34, Para. 5.

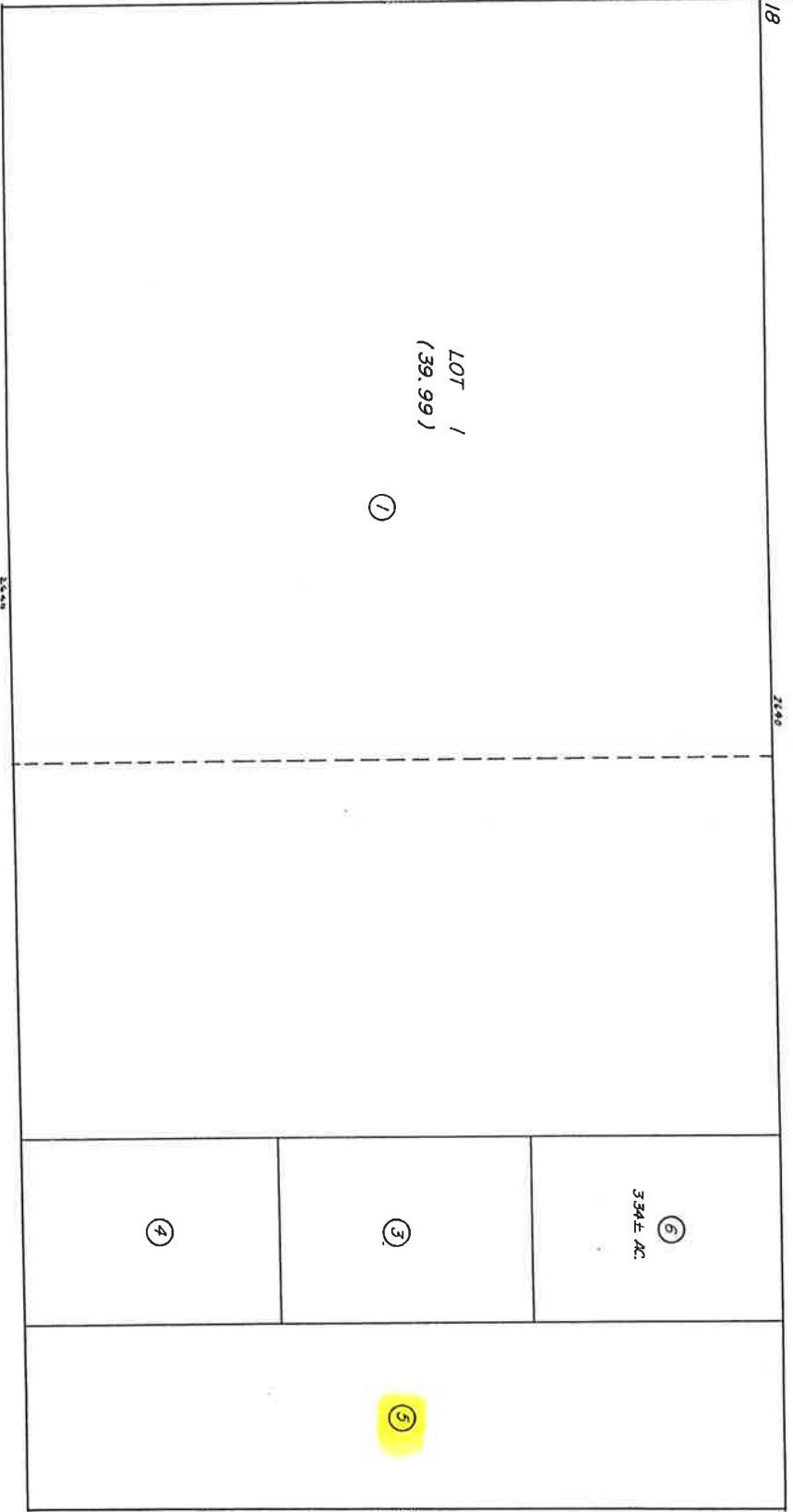
ASSESSOR'S MAP BK. 717 PG. 06
RIVERSIDE COUNTY, CALIF.

JULY 1966



BK.
721

13 / 18
24

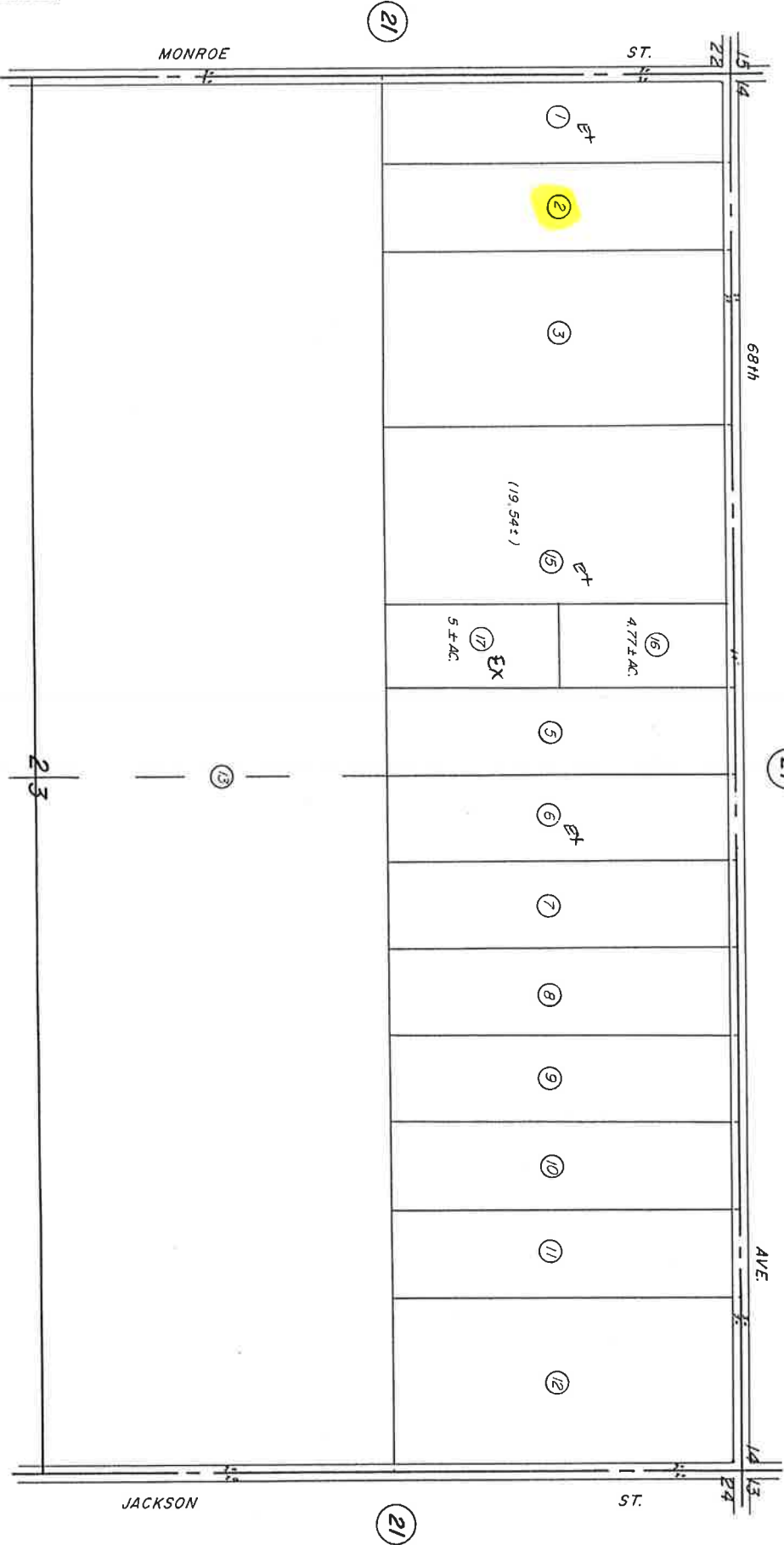


DATE	OLD NO.	NEW NO.

AUG. 1966

ASSESSOR'S MAP BK. 719 PG. 21
RIVERSIDE COUNTY, CALIF.
R.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



ITE	OLD NO.	NEW NO.
103	004	04, 05
171	014	16, 17

12/21/1967

60' Rds per inst
32692 4/59

ASSESSOR'S MAP BK. 753 P. 22
RIVERSIDE COUNTY, CALIF.
SK

EXHIBIT "D"

NOTICE OF POWER TO SELL TAX DEFAULTED PROPERTY

**AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS**

EXHIBIT D

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2013-0409593

08/21/2013 09:50A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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03720 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

C
078

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008 for the nonpayment of delinquent taxes in the amount of \$155.14 for the fiscal year 2007-2008, Default Number 2008-709450003-0000.

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

Assessor's Parcel Number 709450003-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION


State of California Executed on
RIVERSIDE County JULY 1, 2013

By 
Tax Collector

On 07/24/2013, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

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

By: 
Deputy Seal



LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2013-0409596

08/21/2013 09:50A 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
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03728 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY



Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008 for the nonpayment of delinquent taxes in the amount of \$435.22 for the fiscal year 2007-2008, Default Number 2008-717060002-0000.

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: JS & RB INV & KIRKLAND, CHARLES ST GEORGE and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 717060002-7

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

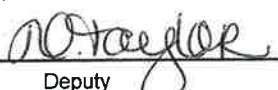
State of California Executed on
RIVERSIDE County JULY 1, 2013

By 
Tax Collector

On 07/24/2013, 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 SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2013-0409597

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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
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03735 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY



Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008 for the nonpayment of delinquent taxes in the amount of \$79.44 for the fiscal year 2007-2008, Default Number 2008-719210005-0000.

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

Assessor's Parcel Number 719210005-7

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

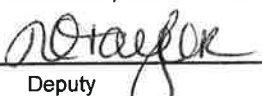
State of California Executed on
RIVERSIDE County JULY 1, 2013

By 
Tax Collector

On 07/24/2013, 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 EAST HALF OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 7 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES
GOVERNMENT SURVEY.

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2013-0409684

08/21/2013 09:55A 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
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03799 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY



Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2008 for the nonpayment of delinquent taxes in the amount of \$128.54 for the fiscal year 2006-2007, Default Number 2008-753220002-0000.

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: MARJALA, KATHRYN D & SEAN M and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 753220002-5

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

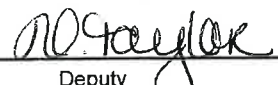
State of California Executed on
RIVERSIDE County JULY 1, 2013

By 
Tax Collector

On 07/24/2013, 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 WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT
THEREOF.

EXHIBIT "E"

RESOLUTION 2014.4.23.VII.c

MISSION STATEMENT

**AGREEMENT 4407
FRIENDS OF THE DESERT MOUNTAINS**

EXHIBIT E

**FRIENDS OF THE DESERT MOUNTAINS
RESOLUTION 2014.4.23.VII.c**

AUTHORIZING THE PURCHASE OF TAX DEFAULT PARCELS LISTED IN EXHIBIT A

**ADOPTED AT THE REGULAR MEETING
APRIL 23, 2014**

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, the purchase of the parcels 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 objects to the public sale of the parcels identified in Exhibit A; 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' 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 Director, Director of Operations, or any member of the Executive Committee of the Friends, to execute an Agreement of Sale, Escrow Instructions, Certificate of Acceptance, and any and all other documents that may be necessary to effect the acquisition of this property.

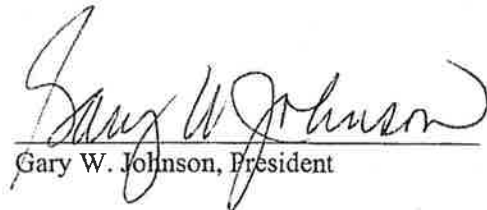
PASSED, APPROVED, AND ADOPTED at a regular meeting of the Board of Directors of the Friends of the Desert Mountains, held on this 23rd day of April, 2014, by the following vote, to wit:

AYES: Gary Johnson, Kay Hazen, Bill Havert, Buford Crites, Joan Taylor, Ruth Watling, Cheryl McKinley, Bob Hargreaves, Ulrich Sauerbrey, Bob Smith, Duane Young

NOES: None

ABSTENTIONS: None

ABSENT: Paul Selzer, Lin Juniper



Gary W. Johnson, President

Exhibit A

Real Property to be Acquired

Assessor's Parcel Number	Parcel Legal Description	Purchase Price	Purpose and Intended Use
709450003-4	20.00 ACRES IN POR NW 1/4 OF SEC 19 T6S R12E	\$3,773.34	Preservation of open space
717060002-7	160.00 ACRES IN POR SW 1/4 OF SEC 1 T6S R9E	\$8,157.05	Preservation of open space
719210005-7	10.00 ACRES IN POR NW 1/4 OF SEC 19 T7S R11E	\$2,592.08	Preservation of open space
753220002-5	10.00 ACRES M/L IN POR NW 1/4 OF SEC 23 T7S R7E	\$3,126.53	Preservation of open space



Friends of the
Desert Mountains

51-500 Highway 74
P.O. Box 1281
Palm Desert, CA 92261

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.