

1921

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



704  
(1921)

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

**SUBMITTAL DATE:**  
**AUG 10 2016**

**SUBJECT:** Proposed Sale of Tax-Defaulted Land to the California Desert Land Conservancy dba Mojave Desert Land Trust by Agreement to Purchase Tax-Defaulted Property Number 4431. District(s) 4. [\$0].

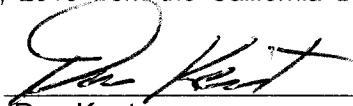
**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 800420002-8 and 800430006-3 to the California Desert Land Conservancy dba Mojave Desert Land Trust.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (exhibits "A" through "E") 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 property 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 to Purchase Tax-Defaulted Property, including exhibit "A" through exhibit "E", are attached. These exhibits include Resolution January 28, 2016 from the California Desert Land Conservancy dba Mojave Desert Land Trust.

  
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	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 2016-2017


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

BY:   
Stephanie Persi  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Washington 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: September 27, 2016  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

3-14

FORM APPROVED COUNTY COUNSEL  
BY: GREGORY P. PRIAMOS DATE

Departmental Concurrence

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

1921

**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 to Purchase Tax-Defaulted Property Number 4431. District(s) 4. [\$0].

**DATE:** AUG 10 2016

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

Parcel number 800420002-8 is located outside the City in District #4.

Parcel number 800430006-3 is located outside the City in District #4.

The purchase price of \$8,217.61 was determined pursuant to Section 3793.1 of the California 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.

**Impact on Citizens and Businesses**

California Desert Land Conservancy dba Mojave Desert Land Trust is purchasing these properties for the purpose of preserving open space habitat to protect ecosystems for public benefit.

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

A copy of the Assessor's maps numbered 800-42 and 800-43 pertaining to the parcels listed above is attached for reference.

Two (2) Agreements both numbered 4431 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".

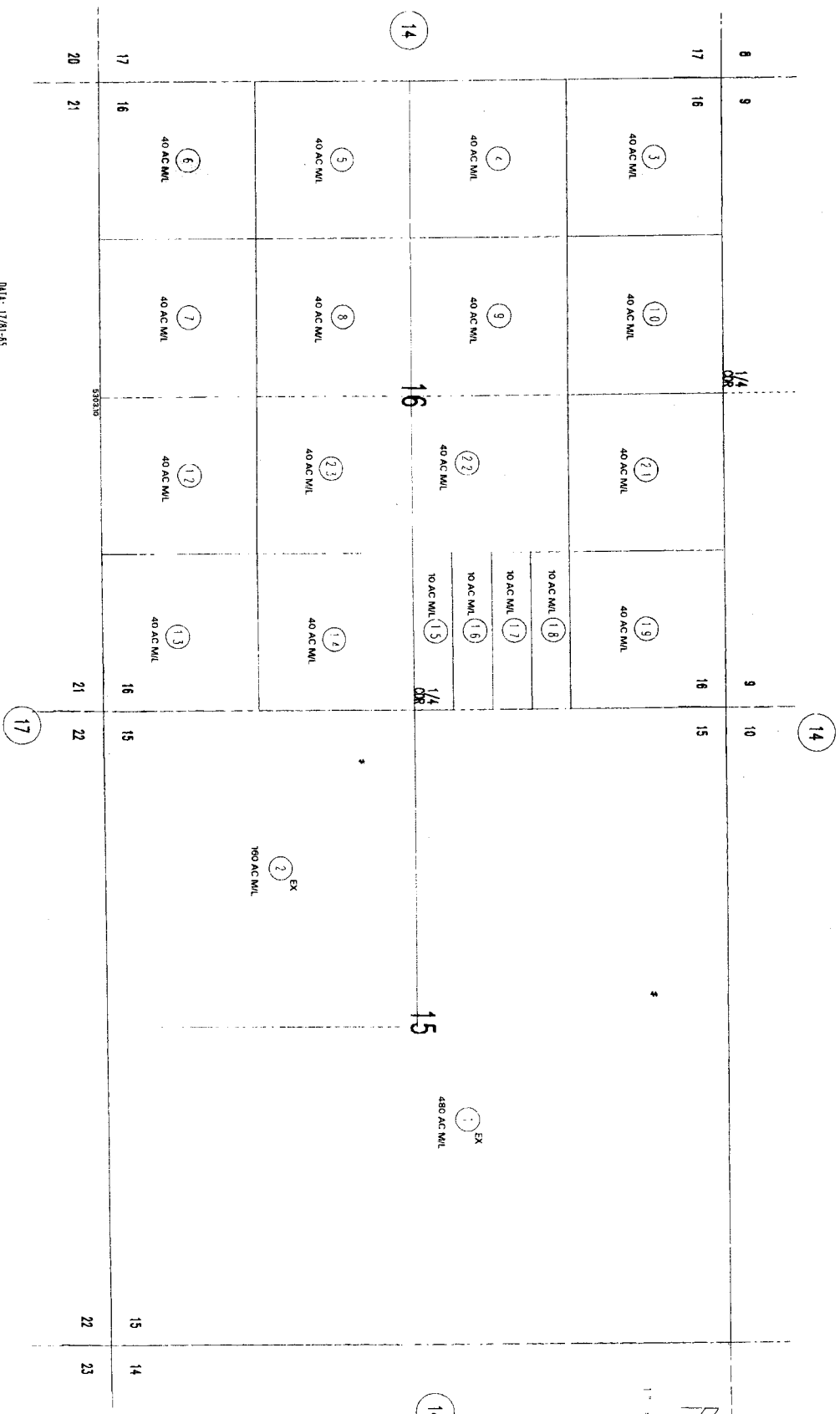


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PAPER MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 15 16 22 T. 2S., R. 17

T.S.A. 062-000

800-43  
800-14



ASSESSOR'S MAP BK. 800 PG. 43  
Riverside County, Calif. 925

DATE: 11/20/85

MAY 2001

REVISIONS	
DATE	DESCRIPTION
11/20/85	158 AC
12/21/85	20 AC
12/23/85	172 AC

1921

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

This Agreement **4431** by and between the Board of Supervisors of the County of Riverside, State of California, 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 California 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 wilderness open space for recreational use by the general public** is made on this 27<sup>th</sup> day of September, 2016.

On **June 3, 2015**, 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 **\$8,217.61** for the real property described in Exhibit "C" within fourteen (14) days after 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 "E" for the **purpose of preserving open space habitat to protect ecosystems for 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. This Agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and condition of this Agreement.

AGREEMENT 4431  
CALIFORNIA DESERT LAND CONSERVANCY  
DBA MOJAVE DESERT LAND TRUST

SEP 27 2016 3-14

2017-7-136299

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 HARPER-IHEM**  
Clerk to the Board of Supervisors

**JOHN J. BENOIT**

By *Karen Harper-Ihem, Deputy*  
Clerk of the Board

By *John J. Benoit*  
Chairman of the Board

FORM APPROVED COUNTY COUNSEL  
BY: *Dale A. Gardner* 8/24/16  
DALE A. GARDNER DATE

**CALIFORNIA DESERT LAND CONSERVANCY**  
**DBA MOJAVE DESERT LAND TRUST**  
A California Nonprofit Corporation

**CALIFORNIA DESERT LAND CONSERVANCY**  
**DBA MOJAVE DESERT LAND TRUST**  
A California Nonprofit Corporation

By *[Signature]*  
Secretary

By *[Signature]*  
President

Pursuant to the provisions of Revenue and Taxation Code section 3775, the State Controller agrees to the selling price herein before set forth and, pursuant to the provisions of section 3795, approves the foregoing Agreement this 26<sup>th</sup> day of November 2016

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

By *Karen Garcia*  
KAREN GARCIA, MANAGER  
Government Compensation and  
Property Tax Standards Section

AGREEMENT 4431  
CALIFORNIA DESERT LAND CONSERVANCY  
DBA MOJAVE DESERT LAND TRUST

**EXHIBIT "A"**

**ARTICLES OF INCORPORATION**

**AGREEMENT 4431  
CALIFORNIA DESERT LAND CONSERVANCY  
DBA MOJAVE DESERT LAND TRUST**

JUN 20 2005 ✓

**ARTICLES OF INCORPORATION**  
**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

BYLAWS OF  
THE CALIFORNIA DESERT LAND CONSERVANCY  
(Doing Business as MOJAVE DESERT LAND TRUST  
(a California Nonprofit Public Benefit Corporation)

ARTICLE 1. OFFICES

1.1 Principal Office:

The principal office of the corporation for the transaction of its business is located in San Bernardino County, California.

1.2 Change of Address:

The county of the corporation's principal office can be changed only by the Board of Directors.

1.3 Other Offices:

The corporation may also have offices at such other places, within or without the State of California, as its business may require and as the Board of Directors may, from time to time, designate.

ARTICLE 2. PURPOSES

2.1 General Purpose:

The general purpose for which this corporation is organized is to engage in any lawful activity for which a corporation may be organized under the Nonprofit Public Benefit Corporation Law of California; provided, however, nothing in this Article 2 shall be construed to authorize this corporation to carry on any activity for the profit of its officers, directors or other persons, or to distribute any gains, profits or dividends to any of its officers, directors, or other persons. In addition, nothing in this Article shall be construed as allowing the corporation to engage in any activity which is forbidden under Section 501(c)(3) of the Internal Revenue Code.

2.2 Specific Purpose:

The specific purpose of this corporation shall include, without limitation, educational, scientific, and charitable purposes which would qualify it for tax exempt status under Section 501(c)(3) of the Internal Revenue Code and Section 23701d of the California Revenue and Taxation Code. The corporation is organized

as a public benefit corporation under the Nonprofit Public Benefit Corporation Law of California. The specific mission of the corporation is to protect the natural, scenic, and historic lands of the Mojave Desert through stewardship, restoration, and education. The corporation may operate and manage lands, and rights in land, including without limitation, fee interests, easements and management agreements and covenants pertaining to land, in accordance with the aforementioned purposes.

### ARTICLE 3. NONPARTISAN ACTIVITIES

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. No substantial part of the activities of the corporation shall consist of carrying on propoganda or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publication or distribution of statements) on behalf of (or in opposition to) any candidate for public office. This corporation shall not, except in an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes described above.

### ARTICLE 4. DEDICATION OF ASSETS, PROHIBITION AGAINST SHARING CORPORATE PROFITS AND ASSETS

The property of this corporation is irrevocably dedicated to charitable, scientific, and educational purposes. No part of the net earnings or assets of this corporation shall ever inure to the benefit of any director, officer, or member of this corporation or to the benefit of any private individual whatsoever, except that reasonable compensation may be paid for services rendered to or for the corporation affecting any one or more of its above indicated purposes. Upon the winding up and dissolution of this corporation, after paying or adequately providing for the debts and obligations of the corporation, the remaining assets shall be distributed to one or more nonprofit funds, foundations, or corporations which are organized and operated exclusively for charitable purposes and which qualify as tax-exempt organizations under Section 501(c)(3) of the Internal Revenue Code.

### ARTICLE 5. MEMBERS

Pursuant to Corporations Code Section 5310 this corporation shall have no voting members. Any action which would otherwise be subject to approval by the members shall instead require the approval of the Board of Directors. The corporation may have non-voting members who shall have no right to control or direct the activities of the corporation or its officers and directors, but

who may otherwise support the purposes of the corporation.

## ARTICLE 6. DIRECTORS

### 6.1 Number:

The corporation shall have a minimum of 5 directors, and a maximum of 11 directors, and collectively they shall be known as the Board of Directors. The number may be changed by amendment of this Bylaw, or by repeal or this Bylaw and adoption of a new Bylaw, as provided in these Bylaws.

### 6.2 Powers:

Subject to the provisions of the California Nonprofit Public Benefit Corporation law and any limitations in the Articles of Incorporation and Bylaws relating to action required or permitted to be taken, the activities and affairs of this corporation shall be conducted and all corporate powers shall be exercised by or under the direction of the Board of Directors.

### 6.3 Duties:

It shall be the duty of the Directors to:

(a) Perform any and all duties imposed on them collectively or individually by law, by the Articles of Incorporation of this corporation, or by these Bylaws.

(b) Appoint and remove, employ and discharge, and, except as otherwise provided in these Bylaws, prescribe the duties and fix the compensation, if any, of all officers, agents and employees of the corporation.

(c) Supervise all officers, agents and employees of the corporation to assure that their duties are performed properly.

(d) Meet at such times and places as required by these Bylaws:

(e) Register their addresses, including their email addresses if any, with the Secretary of the corporation, and notices of meetings mailed, sent by facsimile or email, or telegraphed to them at such addresses shall be valid notices thereof.

### 6.4 Terms of Office:

Each Director shall hold office until the next annual meeting for election of the Board of Directors as specified in these Bylaws, and until his or her successor is elected and qualifies.

#### 6.5 Compensation:

Directors shall serve without compensation except that they shall be allowed and paid their actual and necessary expenses incurred in attending Directors meetings. In addition, they shall be allowed reasonable advancement or reimbursement for expenses incurred in the performance of their regular duties.

#### 6.6 Place Of Meeting:

Meetings shall be held at the principal office of the corporation unless otherwise provided by the Board or at such place within or without the State of California which has been designated from time to time by resolution of the Board of Directors. In the absence of such designation, any meeting not held at the principal office of the corporation shall be valid only if held on the written consent of all Directors given either before or after the meeting and filed with the Secretary of the Corporation or after all Board members have been given written notice of the meetings as hereinafter provided for special meetings of the Board. Any meeting, regular or special, may be held by conference telephone or similar communications equipment, so long as all Directors participating in such meeting can hear one another.

#### 6.7 Regular And Annual Meetings:

Regular and meetings of Directors shall be held at such time as the Board of Directors shall determine by resolution.

#### 6.8 Special Meetings:

Special meetings of the Board of Directors may be called by the Chairman of the Board, the President, the Vice-President, the Secretary, or by any two Directors, and such meetings shall be held at the place, within or without the State of California, designated by the person or persons calling the meeting, and in the absence of such designation, at the principal office of the corporation.

#### 6.9 Notice of Meetings:

Regular meetings of the Board may be held without notice. Special meetings of the Board shall be held upon four (4) days' notice by first-class mail or forty-eight (48) hours' notice delivered personally or by telephone, telegraph, facsimile, or email. If sent by mail or telegram, the notice shall be deemed to be delivered on its deposit in the mails or on its delivery to the telegraph company. Such notices shall be addressed to each Director at his or her address as shown on the books of the corporation. Notice of the time and place of holding an adjourned meeting need not be given to absent Directors if the time and place

of the adjourned meeting are fixed at the meeting adjourned and if such adjourned meeting is held no more than twenty-four (24) hours from the time of the original meeting. Notice shall be given of any adjourned regular or special meeting to Directors absent from the original meeting if the adjourned meeting is held more than twenty-four (24) hours from the time of the original meeting.

#### 6.10 Contents of Notice:

Notice of meetings not herein dispensed with shall specify the place, day and hour of the meeting. The purpose of any Board meeting need not be specified in the notice.

#### 6.11 Waiver Of Notice And Consent To Holding Meetings:

The transactions of any meeting of the Board, however called and noticed or wherever held, are as valid as though the meeting has been duly held after proper call and notice, provided a quorum, as hereinafter defined, is present and provided that either before or after the meeting each Director not present signs a waiver of notice, a consent to holding the meeting, or an approval of the minutes thereof. All such waivers, consents, or approvals, shall be filed with the corporate records or made a part of the minutes of the meeting.

#### 6.12 Quorum For Meetings:

A quorum shall consist of three (3) Directors.

Except as otherwise provided in these Bylaws or in the Articles of Incorporation of this corporation, or by law, no business shall be considered by the Board at any meeting at which a quorum, as herein defined, is not present, and the only motion which the Chair shall entertain at such meeting is a motion to adjourn. However, a majority of the Directors present at such meeting may adjourn from time to time until the time fixed for the next regular meeting of the Board.

When a meeting is adjourned for lack of a quorum, it shall not be necessary to give any notice of the time and place of the adjourned meeting or of the business to be transacted at such meeting, other than by announcement at the meeting at which the adjournment is taken, except as provided in Section 10 of this Article.

The Directors present at a duly called and held meeting at which a quorum is initially present may continue to do business notwithstanding the loss of a quorum at the meeting due to a withdrawal of Directors from the meeting, provided that any action thereafter taken must be approved by at least a majority of the required quorum for such meeting or such greater percentage as may

be required by law, or the Articles of Incorporation or Bylaws of this corporation.

#### 6.13 Majority Action As Board Action:

Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present is the act of the Board of Directors, unless the Articles of Incorporation or Bylaws of this corporation, or provisions of the California Nonprofit Public Benefit Corporation Law, particularly those provisions relating to appointment of committees (Section 5212), approval of contracts or transactions in which a Director has a material financial interest (Section 5233) and indemnification of Directors (Section 5238e), require a greater percentage or different voting rules for approval of a matter by the Board.

#### 6.14 Conduct Of Meetings:

Meetings of the Board of Directors shall be presided over by the Chairman of the Board, or, if no such person has been so designated or, in his or her absence, the President of the corporation or, in his or her absence, by the Vice-President of the corporation or, in the absence of each of these persons, by a Chairman chosen by a majority of the Directors present at the meeting. The Secretary of the corporation shall act as Secretary of all meetings of the Board, provided that in his or her absence, the presiding officer shall appoint another person to act as Secretary of the meeting.

Meetings shall be governed by Roberts' Rules of Order, as such rules may be revised from time to time, insofar as such rules are not inconsistent with or in conflict with these Bylaws, with the Articles of Incorporation of this corporation, or with provisions of law.

#### 6.15 Action By Unanimous Written Consent Without Meeting:

Any action required or permitted to be taken by the Board of Directors under any provisions of law may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. For the purposes of this section only, "all members of the Board" shall not include any "interested Director" as defined in Section 5233 of the California Nonprofit Public Benefit Corporation Law. Such written consent or consents shall be filed with the minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as the unanimous vote of the Directors. Any certificate or other document filed under any provision of law which relates to action so taken shall state that the action was taken by unanimous written consent of the Board of

Directors without a meeting and that the Bylaws of this corporation authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.

#### 6.16 Vacancies:

Vacancies on the Board of Directors shall exist (1) on the death, resignation or removal of any Director, and (2) whenever the number of authorized Directors is increased.

The Board of Directors may declare vacant the office of a Director who has been declared of unsound mind by a final order of court, or convicted of a felony, or been found by a final order or judgment of any court to have breached any duty under Section 5230 and following of the California Nonprofit Public Benefit Corporation Law. Directors may be removed without cause by a majority of the Directors then in office.

Any Director may resign effective upon giving written notice to the Chairman of the Board, the President, the Secretary or the Board of Directors, unless the notice specifies a later time for the effectiveness of such resignation. No Director may resign if the corporation would then be left without a duly elected Director or Directors in charge of its affairs, except upon notice to the Attorney General.

Vacancies on the Board may be filled by approval of the Board or, if the number of Directors then in office is less than a quorum, by (1) the unanimous written consent of the Directors then in office, (2) the affirmative vote of a majority of the Directors then in office at a meeting held pursuant to notice or waivers of notice complying with this Article of these Bylaws, or (3) a sole remaining Director.

A person elected to fill a vacancy as provided in this Section shall hold office until the next annual election of the Board of Directors or until his or her death, resignation or removal from office.

#### 6.17 Non-Liability Of Directors:

The Directors shall not be personally liable for the debts, liabilities, or other obligations of the corporation.

#### 6.18 Indemnification By Corporation Of Directors, Officers, Employees And Other Agents:

To the extent permitted under California law, the corporation may indemnify and hold harmless any director, officer, or employee against any cost, expense, judgment or claim against such person by reason of the fact that he or she is, or was, an agent of the



corporation, including expenses actually and reasonably incurred by any such person in connection with such proceeding.

## ARTICLE 7. OFFICERS

### 7.1 Number of Officers:

The officers of this corporation shall be a President, a Secretary and a chief financial officer who shall be designated the Treasurer. The corporation may also have, as determined by the Board of Directors, a Chairman of the Board, one or more Vice-Presidents, Assistant Secretaries, Assistant Treasurers, or other officers. Any number of offices may be held by the same person except that neither the Secretary nor the Treasurer may serve as the President or Chairman of the Board.

### 7.2 Qualification, Election, and Term of Office:

Any person may serve as officer of this corporation. Officers shall be elected by the Board of Directors, at any time, and each officer shall hold office until he or she resigns or is removed or is otherwise disqualified to serve, or until his or her successor shall be elected and qualified, whichever occurs first.

### 7.3 Subordinate Officers:

The Board of Directors may appoint such other officers or agents as it may deem desirable, and such officers shall serve such terms, have such authority, and perform such duties as may be prescribed from time to time by the Board of Directors.

### 7.4 Removal and Resignation:

Any officer may be removed, either with or without cause, by the Board of Directors, at any time. Any officer may resign at any time by giving written notice to the Board of Directors or to the President or Secretary of the corporation. Any such resignation shall take effect at the date of the receipt of such notice or at any later date specified therein, and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The above provisions of this Section shall be superseded by any conflicting terms of a contract which has been approved or ratified by the Board of Directors relating to the employment of any officer of the corporation.

### 7.5 Vacancies:

Any vacancy caused by the death, resignation, removal, disqualification, or otherwise, of any officer shall be filled by

the Board of Directors. In the event of the vacancy in any office other than that of President, such vacancy may be filled temporarily by appointment by the President until such time as the Board shall fill the vacancy. Vacancies occurring in offices of officers appointed at the discretion of the Board may or may not be filled as the Board shall determine.

#### 7.6 Duties of President:

The President shall be the chief executive officer of the corporation and shall, subject to the control of the Board of Directors, supervise and control the affairs of the corporation and the activities of the officers. He or she shall perform all duties incident to his or her office and such other duties as may be required by law, by the Articles of Incorporation of this corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors. Unless another person is specifically appointed as Chairman of the Board of Directors, he or she shall preside at all meetings of the Board of Directors and shall otherwise act as Chairman of the Board of Directors.

#### 7.7 Duties of Vice-President:

In the absence of the President, or in the event of his or her inability or refusal to act, the Vice-President shall perform all the duties of the President, and when so acting shall have all the powers of, and be subject to all the restrictions on, the President. The Vice-President shall have other powers and perform such other duties as may be prescribed by law, by the Articles of Incorporation, or by these Bylaws, or as may be prescribed by the Board of Directors.

#### 7.8 Duties of Secretary:

The Secretary shall:

Certify and keep at the principal office of the corporation the original, or a copy of these Bylaws as amended or otherwise altered to date.

Keep at the principal office of the corporation or at such other place as the Board may determine, a book of minutes of all meetings of the Directors, and, if applicable, meetings of committees of Directors, recording therein the time and place of holding, whether regular or special, how called, how notice thereof was given, the names of those present or represented at the meeting, and the proceedings thereof.

See that all notices are duly given in accordance with the provisions of these Bylaws or as required by law.

Be custodian of the records and of the seal of the corporation and see that the seal is affixed to all duly executed documents, the execution of which on behalf of the corporation under its seal is authorized by law or by these Bylaws.

Exhibit at all reasonable times to any Director of the corporation, or to his or her agent or attorney, on request therefor, the Bylaws, and the minutes of the proceedings of the Directors of the corporation.

In general, perform all duties incident to the office of Secretary and such other duties as may be required by law, by the Articles of Incorporation of this corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board of Directors.

7.9 Duties of Treasurer (Chief Financial Officer):

The Treasurer shall:

Have charge and custody of, and be responsible for, all funds and securities of the corporation, and deposit all such funds and in the name of the corporation in such banks, trust companies, or other depositories as shall be selected by the Board of Directors.

Receive, and give receipt for, monies due and payable to the corporation from any source whatsoever.

Disburse or cause to be disbursed the funds of the corporation as may be directed by the Board of Directors, taking proper vouchers for such disbursements.

Keep and maintain adequate and correct accounts of the corporation's properties and business transactions, including accounts of its assets, liabilities, receipts, disbursements, gains and losses.

Exhibit at all reasonable times the books of account and financial records to any Director of the corporation, or to his or her agent or attorney, on request therefor.

Render to the President and Directors, whenever requested, an account of any or all of his or transactions as Treasurer and of the financial condition of the corporation.

Prepare, or cause to be prepared, and certify, or caused to be certified, the financial statements to be included in any required reports.

In general, perform all duties incident to the office of Treasurer (Chief Financial Officer) and such other duties as may be

required by law, by the Articles of Incorporation of the corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board of Directors.

7.10 Compensation:

The salaries of the officers, if any, shall be fixed from time to time by resolution of the Board of Directors.

ARTICLE 8. COMMITTEES

8.1 Executive Committee:

The Board of Directors may, by a majority vote of Directors then in office, designate two (2) or more of its members (who may also be serving as officers of this corporation) to constitute an Executive Committee and delegate to such Committee any of the powers and authority of the Board in the management of the business and affairs of the corporation, except with respect to:

(a) The approval of any action which, under law or the provisions of these Bylaws, requires the approval of the members or of a majority of all of the members.

(b) The filling of vacancies on the Board or on any committee which has the authority of the Board.

(c) The fixing of compensation of the Directors for serving on the Board or on any committee.

(d) The amendment or repeal of Bylaws or the adoption of new Bylaws.

(e) The amendment or repeal of any resolution of the Board which by its express terms is not so amendable or repealable.

(f) The appointment of committees of the Board.

(g) The expenditure of corporate funds to support a nominee for Director after there are more people nominated for Director than can be elected.

(h) The approval of any transaction to which this corporation is a party and in which one or more of the Directors has a material financial interest, except as expressly provided in Section 5233 (d) (3) of the California Nonprofit Public Benefit Corporation Law.

By a majority vote of its members then in office, the Board may at any time revoke or modify any or all of the authority so delegated, increase or decrease but not below two (2) the number of

its members, and fill vacancies therein from the members of the Board. The Committee shall keep regular minutes of its proceedings, cause them to be filed with the corporate records, and report the same to the Board from time to time as the Board may require.

#### 8.2 Other Committees:

The corporation shall have such other committees as may from time to time be designed by resolution of the Board of Directors. Such other committees may consist of persons who are not also members of the Board. These additional committees shall act in an advisory capacity only to the Board and shall be clearly titled as "advisory" committees.

#### 8.3 Meetings And Action Of Committees:

Meetings and action of committees shall be governed by, noticed, held and taken in accordance with the provisions of these Bylaws concerning meetings of the Board of Directors, with such changes in the context of such Bylaw provisions as are necessary to substitute the committee and its members for the Board of Directors and its members, except that the time for regular meetings of committees may be fixed by resolution of the Board of Directors or by the committee. The time for special meetings of committees may also be fixed by the Board of Directors. The Board of Directors may also adopt rules and regulations pertaining to the conduct of meeting of committees to the extent that such rules and regulations are not inconsistent with the provisions of these Bylaws.

### ARTICLE 9. EXECUTION OF INSTRUMENTS, DEPOSITS AND FUNDS

#### 9.1 Execution of Instruments:

The Board of Directors, except as otherwise provided in these Bylaws, may by resolution authorize any officer or agent of the corporation to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances. Unless so authorized, no officer, agent, or employee shall have any power or authority to bind the corporation by any contract or engagement or to pledge its credit or to render it liable monetarily for any purpose or in any amount.

#### 9.2 Checks And Notes:

The Board of Directors shall establish the signatory authority required for the due execution of notes, drafts, fund disbursement instructions, and checks of the corporation.

### 9.3 Deposits:

All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

### 9.4 Gifts:

The Board of Directors may accept on behalf of the corporation any contribution, gift, bequest, or devise for the charitable or public purposes of this corporation.

## ARTICLE 10. CORPORATE RECORDS, REPORTS AND SEAL

### 10.1 Maintenance Of Corporate Records:

The corporation shall keep at its principal office in the State of California:

(a) Minutes of all meetings of Directors and committees of the Board indicating the time and place of holding such meetings, whether regular or special, how called, the notice given, and the names of those present and the proceedings thereof.

(b) Adequate and correct books and records of account, including accounts of its properties and business transactions and accounts of its assets, liabilities, receipts, disbursements, gains and losses.

(c) A copy of the corporation's Articles of Incorporation and Bylaws as amended to date, which shall be open to inspection at all reasonable times during office hours.

### 10.2 Corporate Seal:

The Board of Directors may adopt, use, and at will alter, a corporation seal. Such seal shall be kept at the principal office of the corporation. Failure to affix the seal to corporate instruments, however, shall not affect the validity of any such instrument.

### 10.3 Directors' Inspection Rights:

Every Director shall have the absolute right at any reasonable time to inspect and copy all books, records, and documents of every kind and to inspect the physical properties of the corporation.

### 10.4 Right To Copy And Make Extracts:

Any inspection under the provisions of this Article may be made in person or by agent or attorney and the right to inspection includes the right to copy and make extracts.

10.5 Annual Report:

The Board shall cause an annual report to be furnished not later than one hundred and twenty (120) days after the close of the corporation's fiscal year to all Directors of the corporation which report shall contain the following information in appropriate detail:

(a) The assets and liabilities, including the trust funds, of the corporation as of the end of the fiscal year.

(b) The principal changes in assets and liabilities, including trust funds, during the fiscal year.

(c) The revenue or receipts of the corporation, both unrestricted and restricted to particular purposes, for the fiscal year.

(d) The expenses or disbursements of the corporation, for both general and restricted purposes, during the fiscal year.

ARTICLE 11. FISCAL YEAR

The fiscal year of the corporation shall begin on the first day of January and end on the last day of December in each year.

ARTICLE 12. BYLAWS


Subject to any provisions of law applicable to the amendment of Bylaws of public benefit nonprofit corporations, these Bylaws, or any of them, may be altered, amended, or repealed and new Bylaws adopted, by approval of the Board of Directors.

ARTICLE 13. AMENDMENT OF ARTICLES

Any amendment of the Articles of Incorporation may be adopted pursuant to the provisions of the Nonprofit Corporation Law.

CERTIFICATION: The foregoing bylaws were duly adopted at a meeting of the Board of directors on July 11, 2005, at Twentynine Palms, CA.

July 11, 2005

  
Paul F. Smith, President

**EXHIBIT "B"**

**PURCHASE APPLICATION**

**LETTER RE: PUBLICATION**

**CHAPTER 7 FORM 11 (NA)**

**CHAPTER 7 PUBLICATION (NA)**



4/20/15  
8/22/15

# 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: California Desert Land Conservancy dba Mojave Desert Land Trust
2. Mailing Address: PO BOX 1544 Joshua Tree, CA 92252
3. Contact Person: Chatel McKettrick, Program Coordinator Phone: (760) 366-5440 ext 228
4. Corporate Structure – check the appropriate box below and provide the corresponding information:
  - Nonprofit Organization– **provide Articles of Incorporation** (if more than ten years old an update is required)
  - Public Agency– **provide Mission Statement on Letterhead. If Redevelopment Agency or Special District, provide Jurisdiction Map**
5. Vesting Name : California Desert Land Conservancy dba Mojave Desert Land Trust

## B. Purchasing Information

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

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

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

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

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

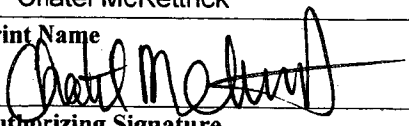
## C. Property Detail

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

1. County where the Parcel is located: Riverside County
2. Assessor's Parcel Number (if only one, list here): See Attached List
3. State the purpose and intended use for the Parcel: Preserving wilderness open space for recreational use by the general public.

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

<u>Chatel McKettrick</u>	<u>760-366-5440 ext 228</u>
Print Name	Contact Number
	<u>Program Coordinator</u>
Authorizing Signature	Title
	<u>6/3/2015</u>
	Date

AGF-2 (SCO 8-16)



**State of California  
Secretary of State**

**N**

**Statement of Information**

(Domestic Nonprofit, Credit Union and Consumer Cooperative Corporations)

Filing Fee: \$20.00. If this is an amendment, see instructions.  
IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

**F664107**

**FILED**

In the office of the Secretary of State  
of the State of California

**JUN-15 2015**

1. CORPORATE NAME  
THE CALIFORNIA DESERT LAND CONSERVANCY

2. CALIFORNIA CORPORATE NUMBER  
C2781509

This Space for Filing Use Only

**Complete Principal Office Address** (Do not abbreviate the name of the city. Item 3 cannot be a P.O. Box.)

3. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
60124 29 PALMS HWY, JOSHUA TREE, CA 92252			

4. MAILING ADDRESS OF THE CORPORATION	CITY	STATE	ZIP CODE
DANIELLE SEGURA P.O. BOX 1544, JOSHUA TREE, CA 92252			

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

6. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
CURTIS SAUER	HCR1 BOX 1182, JOSHUA TREE, CA 92252			

6. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
BONNIE KOPP	P.O. BOX 824, JOSHUA TREE, CA 92252			

7. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
JOHN SIMPSON	61711 29 PALMS HIGHWAY, JOSHUA TREE, CA 92252			

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 9 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 9 must be left blank.

8. NAME OF AGENT FOR SERVICE OF PROCESS (Note: The person designated as the corporation's agent MUST have agreed to act in that capacity prior to the designation.)  
ERNESTO FRIAS

9. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
60124 29 PALMS HWY, JOSHUA TREE, CA 92252			

**Common Interest Developments**

10.  Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act, (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). Please see instructions on the reverse side of this form.

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

06/15/2015	ERNESTO FRIAS	BOOKKEEPER	
DATE	TYPE/PRINT NAME OF PERSON COMPLETING FORM	TITLE	SIGNATURE

2781509

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

JUN 20 2005

**ARTICLES OF INCORPORATION**  
**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.

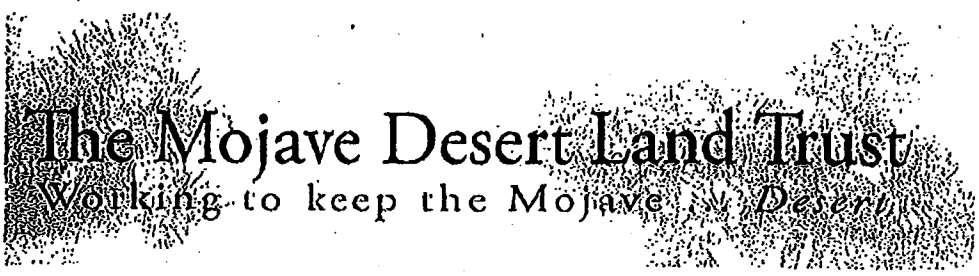
Date: June 16, 2005

LegalZoom.com, Inc., Incorporator

By: \_\_\_\_\_

  
Cindy Ly, Assistant Secretary





- Home
- About Land Trusts
- MDLT
  - Mission
  - California Desert Vision
  - Strategic Plan
  - Board of Directors
  - Advisory Board
- Events
- Newsletters
- Projects
  - Nolina Peak
  - National Park Inholdings
- Conservation Comments
- Stewardship Program
- Support the Trust
  - Volunteering
- Links
- Contact Us

## Mojave Desert Land Trust Mission

The Mojave Desert Land Trust protects the Mojave Desert ecosystem and its scenic and cultural resource values.

## Mojave Desert Vision

It is the year 2030. The California Desert is a vital ecosystem of interconnected, permanently protected scenic and natural areas that host a diversity of native plants and wildlife. Views and vistas are broad. The air is clear, the water clean, and the night skies dark. Cities and military facilities are compact and separated by large natural areas.

Local residents, visitors, land managers, and political leaders value the unique environment in which they live and work. They understand the natural processes and cultural resources of the California Desert as well the impacts of global climate change upon the Desert ecosystem and collaborate on land use and management activities that allow for adaptation under changing climactic conditions and protect the California Desert for future generations.

**JON CHRISTENSEN**  
ASSISTANT TREASURER-TAX COLLECTOR

**DEBBIE BASHE**  
INFORMATION TECHNOLOGY OFFICER

**GIOVANE PIZANO**  
INVESTMENT MANAGER

**KIEU NGO**  
FISCAL MANAGER



**DON KENT**  
TREASURER

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

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

**ADRIANNA GOMEZ**  
ADMINISTRATIVE SERVICES MANAGER I

**RE: California Desert Land Conservancy  
dba Mojave Desert Land Trust  
Agreement Number: 4431**

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

**800420002-8 & 800430006-3**

**EXHIBIT "C"**

**LEGAL DESCRIPTIONS**

**MAPS**

**AGREEMENT 4431  
CALIFORNIA DESERT LAND CONSERVANCY  
DBA MOJAVE DESERT LAND TRUST**

**PARCEL 1**

**Parcel Number:** 800420002-8  
**First Year Delinquent:** 2008-2009  
**Purchase Price** \$4,623.49

**Situs Address:** NONE  
**Last Assessed to:** N R L L EAST

**Legal Description.....**

PARCEL 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 20692 ON FILE IN BOOK 152, PAGES 39-41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**OUTSIDE CITY**

**Assessment Number:** 800420002-8  
**Default Number:** 2009-800420002-0000  
TRA 062-000

**PARCEL 2**

**Parcel Number:** 800430006-3  
**First Year Delinquent:** 2007-2008  
**Purchase Price** \$3,594.12

**Situs Address:** NONE  
**Last Assessed to:** FISHER, ARTHUR TR

**Legal Description.....**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 17 EAST, SAN BERNARDINO BASE AND MERIDIAN.

**OUTSIDE CITY**

**Assessment Number:** 800430006-3  
**Default Number:** 2008-800430006-0000  
TRA 062-000

**AGREEMENT 4431**  
**CALIFORNIA DESERT LAND CONSERVANCY**  
**DBA MOJAVE DESERT LAND TRUST**





THIS MAP WAS PREPARED FOR ASSESSOR'S PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE ASSESSOR'S OFFICE MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

SEC. 15 16 22 T. 2S., R. 17

T.R.A. 062-000

800-43  
800-14

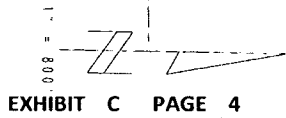
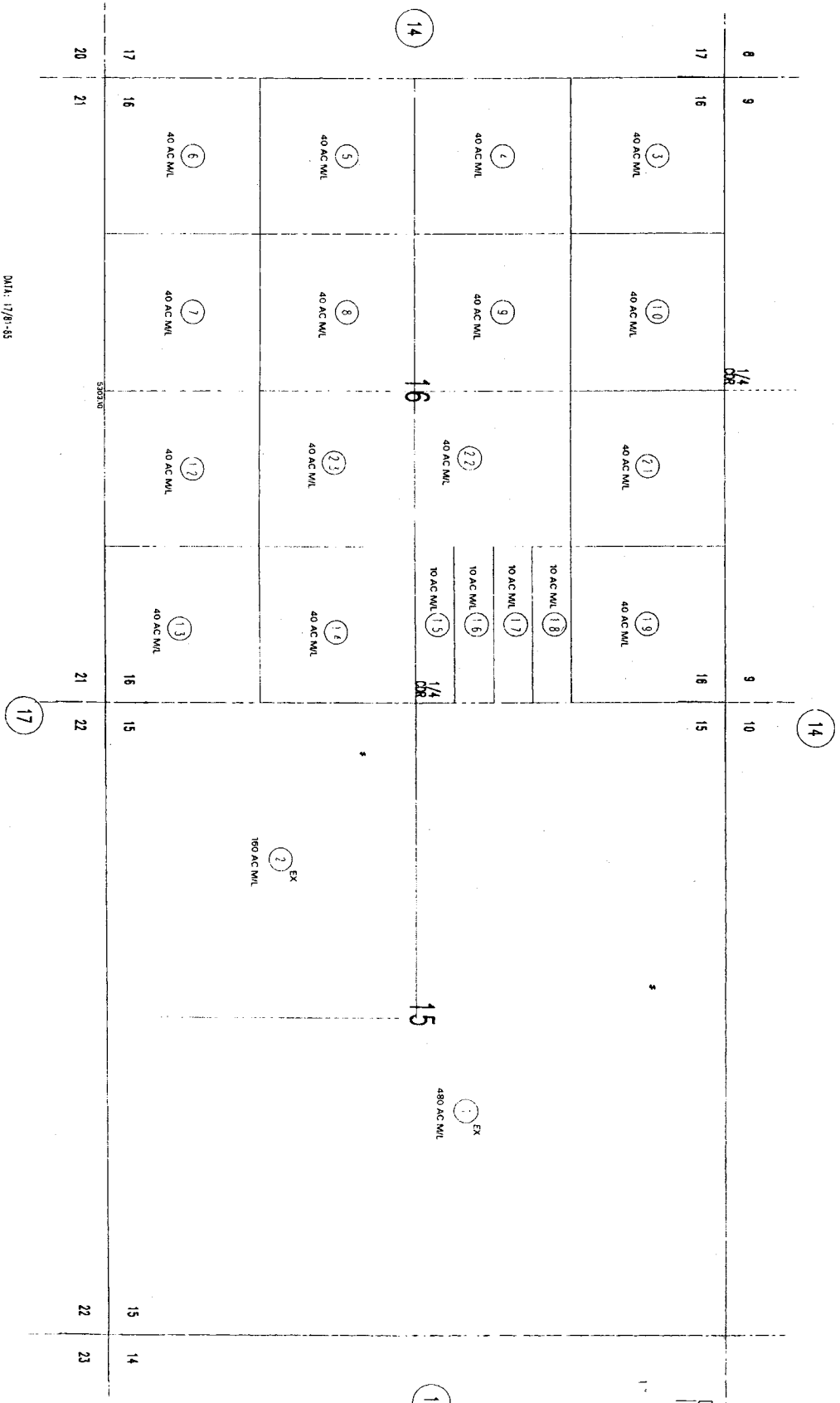


EXHIBIT C PAGE 4

ASSESSOR'S MAP BK. 800 P.C. 43  
Riverside County, Calif.

089

DATE: 11/8/85

Map 2001

REVISIONS	
DATE	BY
11/8/85	11
12/8/85	11
12/21/85	11
12/21/85	11

**EXHIBIT "D"**

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

**AGREEMENT 4431  
CALIFORNIA DESERT LAND CONSERVANCY  
DBA MOJAVE DESERT LAND TRUST**

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2014-0280389

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

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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03826 PRESS-ENTERPRISE

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

C  
034

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2009 for the nonpayment of delinquent taxes in the amount of \$199.26 for the fiscal year 2008-2009, Default Number 2009-800420002-0000.

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: N R L L EAST and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 800420002-8

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2014

By *Don Kent*  
Tax Collector

On 07/22/2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

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

By: *AB* Seal  
Deputy

§§3691, 3691.1, 3691.2 R&T Code



TDL 7-01 (1-98)

LEGAL DESCRIPTION

OUTSIDE CITY

PARCEL 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 20692 ON FILE IN BOOK 152, PAGES 39-41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TREASURER-TAX COLLECTOR  
STOP 1110

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

DOC # 2013-0409800

08/21/2013 10:20A Fee:NC

Page 1 of 2

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



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

04214 PRESS-ENTERPRISE

### 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 \$131.36 for the fiscal year 2007-2008, Default Number 2008-800430006-0000.

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

Assessor's Parcel Number 800430006-3

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

State of California Executed on  
RIVERSIDE County JULY 1, 2013 By Don Kent  
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: NO Taylor Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

LEGAL DESCRIPTION

OUTSIDE CITY

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 17 EAST,  
SAN BERNARDINO BASE AND MERIDIAN.

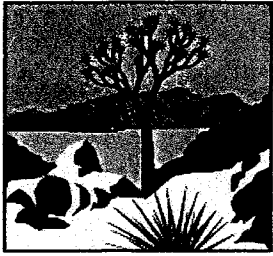
**EXHIBIT "E"**

**RESOLUTION JANUARY 28, 2016**

**MISSION STATEMENT**

**AGREEMENT 4431  
CALIFORNIA DESERT LAND CONSERVANCY  
DBA MOJAVE DESERT LAND TRUST**





# Mojave Desert Land Trust

Preserving land to enjoy forever

P.O. Box 1544 • 60124 29 Palms Hwy • Joshua Tree, CA 92252  
Ph (760) 366-5440 Fax (888) 869-4981 www.mojavedesertlandtrust.org

## Resolution of the Board of Directors

Of California Desert Land Conservancy DBA Mojave Desert Land Trust

Acquisition of Tax Defaulted Parcels: 800430006-3 and 800420002-8

January 28, 2016

### Recitals:

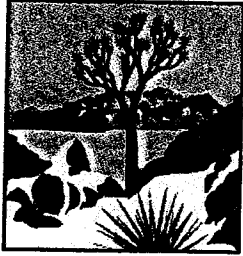
1. The California Desert Land Conservancy ("CDLC") is a nonprofit land conservation organization whose mission is to "Protect the Mojave Desert ecosystem, and its scenic and cultural resources." CDLC actively acquires undeveloped land in wilderness areas and National Parks to protect its open space and habitat values. Currently, CDLC has an approved acquisition program in these two areas of interest.
2. In accordance with California Revenue and Taxation Code Section 3791.4, tax defaulted properties may be purchased by a nonprofit organization if it will be dedicated to public use, with the approval of the board of supervisors of the county in which is it located.
3. Riverside County Parcel #'s 800-430-006 and 800-420-002 are currently tax-defaulted and will be placed on upcoming sealed bid auction on March 30, 2016 unless the completed Chapter 8 application is received prior to the auction.

### Resolutions:

1. 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 Palen-McCoy Wilderness and Joshua Tree National Park:

Parcel No.	Legal Description/Purpose	Purchase Price
800430006-3	40.00 ACRES M/L IN POR SW 1/4 OF SEC 16 T2S R17E Purpose: preserving open space habitat to protect ecosystems for public benefit	\$3,594.12
800420002-8	36.50 ACRES NET IN PAR 2 PM 152/039 PM 20692 OF SEC 16 T3S R16E Purpose: preserving open space habitat to protect ecosystems for public benefit	\$4,623.49

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




# Mojave Desert Land Trust

Preserving land to enjoy forever

P.O. Box 1544 • 60124 29 Palms Hwy • Joshua Tree, CA 92252  
Ph (760) 366-5440 Fax (888) 869-4981 [www.mojavedesertlandtrust.org](http://www.mojavedesertlandtrust.org)

Re: Corporate Signatory Authority

I, Bonnie Kopp, duly elected Secretary of the Corporation, hereby certify that the attached is a true and correct copy of a resolution adopted by the Board of Directors of the Corporation on 2/17/16. This resolution has not been revoked, altered or amended since the date of its adoption and approval, and remains in full force and effect.

Signature: 

Date: 2/22/16



# Mojave Desert Land Trust

*Preserving land to enjoy forever*

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## **California Desert Land Conservancy DBA 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.



**BETTY T. YEE**  
**California State Controller**  
Division of Accounting and Reporting

**AUTHORIZATION FOR THE SALE OF TAX-DEFAULTED PROPERTY**

I, BETTY T. YEE, California State Controller, in accordance with Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code, hereby authorize the purchase of tax-defaulted property described in the agreement sale numbered 4431, as approved by the Board of Supervisors of Riverside County on September 27, 2016.

This Agreement between the COUNTY OF RIVERSIDE and the CALIFORNIA DESERT LAND CONSERVANCY DBA MOJAVE DESERT LAND TRUST, attached hereto has been duly approved by the State Controller. The tax collector of Riverside County is hereby directed to cause notice of agreement to be given pursuant to Section 3796 of the California Revenue and Taxation Code.

Given under my hand and seal of office, at Sacramento this 29<sup>th</sup> day, November 2016.

BETTY T. YEE  
CALIFORNIA STATE CONTROLLER

By Karen Garcia  
KAREN GARCIA, MANAGER  
Government Compensation & Property Tax Standards Section

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