

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



ITEM: 3.24
(ID # 11089)

MEETING DATE:

Tuesday, January 7, 2020

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the Friends of the Desert Mountains, a California non-profit Corporation, by Agreement to Purchase Tax-Defaulted Property Number 4453, District(s) 3 and 4. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 636075003-2, 697090005-6, 707220029-3, 709420019-6, 721090001-0, 733060005-8, 733150059-5 and 753280022-9 to the Friends of the Desert Mountains, a California non-profit Corporation.
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.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 7, 2020
xc: Treasurer

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	2019-2020

C.E.O. RECOMMENDATION: Approve

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 2018.4.16.EC.2.c.i.3 (Exhibit "E") from the Friends of the Desert Mountains, a California non-profit Corporation.

Parcel number 636075003-2 is located outside the City in District #3.

Parcel number 697090005-6 is located outside the City in District #4.

Parcel number 707220029-3 is located outside the City in District #4.

Parcel number 709420019-6 is located outside the City in District #4.

Parcel number 721090001-0 is located outside the City in District #4.

Parcel number 733060005-8 is located outside the City in District #4.

Parcel number 733150059-5 is located outside the City in District #4.

Parcel number 753280022-9 is located outside the City in District #4.

The purchase price of \$28,432.76 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.

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

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.

Impact on Residents and Businesses

Friends of the Desert Mountains, a California non-profit Corporation is purchasing these properties to be used for preservation of open space for conservation.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Maps

A copy of the Assessor's map numbered 636-07, 601-10, 707-22, 709-42, 721-09, 733-06, 733-15, and 753-28 pertaining to the parcels listed above is attached for reference.

ATTACHMENT B. 2 Agreements #4453

Two (2) Agreements both numbered 4453 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010

Post Office Box 1147, Riverside, Ca 92502-1147

Thank you.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4453 by and between the Board of Supervisors of the County of Riverside, State of California, and the Friends of the Desert Mountains, a California non-profit Corporation ("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 Preservation of open space for conservation is made on this ____ day of ____, 20__.

On February 23, 2018 the Friends of the Desert Mountains, a California non-profit Corporation 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, a California non-profit Corporation (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 Treasurer-Tax Collector's Power of Sale (Exhibit "D").

Payment Conditions:

PURCHASER agrees to pay the sum of \$28,432.76 for the real property described in (Exhibit "C") within fourteen (14) days after the written request of the Treasurer-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 Treasurer-Tax Collector, the Treasurer-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 Treasurer-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 Preservation of open space for conservation.
2. PURCHASER agrees to comply with the provisions of Section 3791.4 of the California Revenue and Taxation Code.
3. PURCHASER, upon request, will promptly provide proof of progress toward compliance in accordance with regulations established by the COUNTY and/or the State Controller, whether such regulation is now in effect or later enacted or amended.
4. PURCHASER agrees that upon recordation of the deed, PURCHASER will be responsible for the real property described in (Exhibit "C").
5. PURCHASER certifies that they are a non-profit organization incorporated pursuant to Part 2 commencing with Section 5110 of Division 2 Title 1 of the Corporation Code and that certified copies of their Articles of Incorporation are attached as (Exhibit "A") and certified copies of the Resolution authorizing purchase of the property by PURCHASER, are attached as (Exhibit "E") and made a part of this Agreement.
6. PURCHASER agrees to and shall indemnify and hold the COUNTY its officers, agents and employees, free and harmless from all claims, actions, damages and liabilities of whatsoever kind and nature arising from any cause asserted or based upon, or relating to, or in any way connected with the sale and purchase of the real property described in this Agreement of sale or any attachment thereto or with the exercise of control over such property.
7. PURCHASER further agrees to protect, indemnify and defend at its expense including attorney's fees, the COUNTY its officers, agents and employees in a legal action(s) or claim(s) based upon such sale and purchase of the subject property whether the subject action(s) are well-founded, properly filed and pleaded or not commenced in a court of competent jurisdiction.
8. PURCHASER is currently incorporated in the State of California and that its most current articles of incorporation are on file with the Secretary of State and include a statement of purpose as specified in subdivision (b) of Section 3772.5 of the Revenue and Taxation Code.

If all or any portion of any individual parcel described in this agreement is redeemed prior to the effective date of this agreement, this agreement shall be null and void as to that individual parcel.

AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION

JAN 07 2020 274

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

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

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

ATTEST:

FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION
(Purchaser)

By Tammy Martin, Executive Dir
(Signature and Title)

Tammy Martin (Print) 7/2/19 (Date)

(seal)

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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

ATTEST:

BOARD OF SUPERVISORS:

KECIA HARPER
Clerk to the Board of Supervisors

V. MANUEL PEREZ

By [Signature]
Clerk of the Board

By [Signature]
Chairman of the Board

FORM APPROVED COUNTY COUNSEL

BY: MCT 17 DEC 2019
MICHAEL C. THOMAS DATE

FRIENDS OF THE DESERT MOUNTAINS
A California Nonprofit Corporation

FRIENDS OF THE DESERT MOUNTAINS
A California Nonprofit Corporation

By [Signature] 7/9/19
Secretary

By [Signature]
President

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

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

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

AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION

EXHIBIT "A"

ARTICLES OF INCORPORATION

CURRENT LISTING OF BOARD MEMBERS

**AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION**

1588620

A0741057

FILED *RS/MT*
Secretary of State
State of California

APR 29 2013
2cc

**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
Gary W. Johnson, President

Raul Seizer
Raul Seizer, Secretary

6105 09 YAM

[Signature]
OFFICE OF THE SECRETARY OF STATE



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"

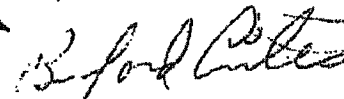
3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

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

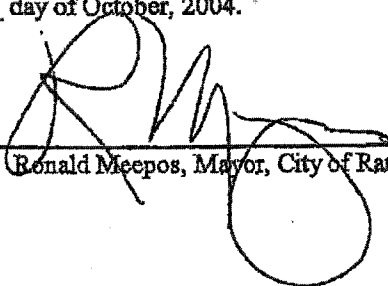
The property of this corporation is irrevocably dedicated to scientific, educational and charitable purposes meeting the requirements for exemption provided by Section 214 of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue Code of 1986, as in the case of both of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

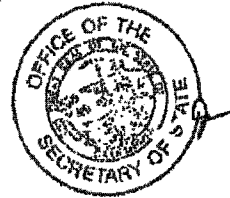
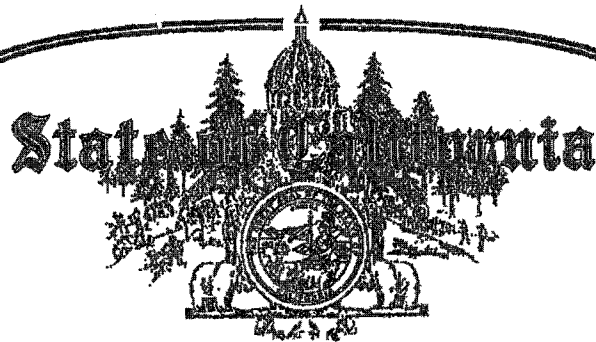
Subscribed and sworn to before me this 29 day of October, 2004



Notary Public



A0548842



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

Secretary of State



A0548842

ENCLOSED-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."

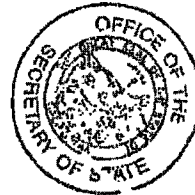
3. The foregoing amendment of the Articles of Incorporation has been duly approved by the required vote of the Board of Directors.
4. The foregoing amendment of the Articles of Incorporation has been duly approved by the required vote of the members.

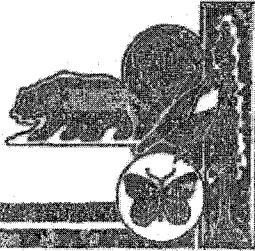
We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: 7/7/00


Ted Lennon - President


Katherine Barrows - Secretary





State
of
California
OFFICE OF THE SECRETARY OF STATE

4

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

MARCH 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

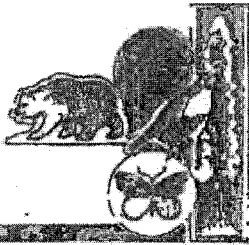
Subscribed and sworn before me this 6th day of January, 1992 1995

(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)
COUNTY OF RIVERSIDE) SS

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

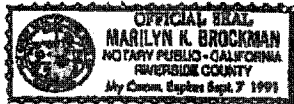
That they have read the foregoing certificate and know the contents thereof.

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

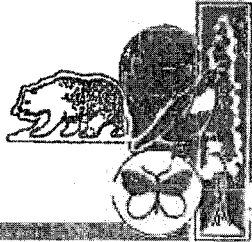
Carl Hatfield, Jr.
Carl Hatfield, Jr.
Barbara E. Dohn
Barbara E. Dohn

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

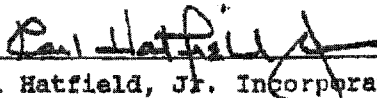
The name of the initial agent of the corporation for service of process is Barbara Dohn, City Clerk, City of Rancho Mirage, whose complete business address is 69-825 Highway 111, Rancho Mirage, Riverside County, California, 92270.

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.

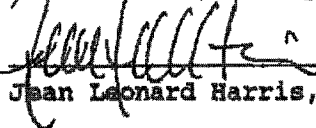
Incorporators:



Carl Hatfield, Jr. Incorporator



Barbara Dohn, Incorporator



Jean Leonard Harris, Incorporator

ARTICLE X

ACKNOWLEDGMENT

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

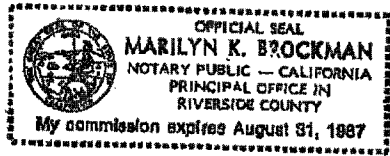
On this 29th day of April, in the year 1987, before me,
Marilyn Brockman, a Notary Public, personally appeared Barbara
Dohn, Carl Hatfield, Jr., Jean Leonard Harris, personally known
to me to be the persons who executed the within instrument on
behalf of the corporation therein named and and acknowledged 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
2018 Board of Directors

Executive Committee

Deborah McGarrey, President

Cheryl McKinley, Vice President & Chair, FODM Programs Committee

Joan Taylor, Treasurer

Buford Crites, Secretary

Ulrich Sauerbrey, Chair, FODM Property Committee

Board Members

Kathy Coleman

John Criste

Rebecca Driscoll

Gordon Fidler

Bob Hargreaves

Kay Hazen

Richard Shonerd

Ruth Watling

Duane Young

CHAIRMAN EMERITUS

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

Staff

Tammy Martin, Executive Director

Jennifer Prado, Director of Education and Land Programs

Colin Barrows, Conservation Coordinator

Sendy Hernandez, Acquisition Coordinator

Debra Sutley, Administrative Coordinator

EXHIBIT "B"

PURCHASE APPLICATION

CHAPTER 7 FORM 11

PUBLICATION LETTER

CHAPTER 7 PUBLICATION

LETTER RE: PUBLICATION AND OBJECTION

**AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION**



Friends of the
Desert Mountains

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

February 23, 2018

County of Riverside
Treasurer-Tax Collector
Attn: Adelina Abril and/or Brian Montoya
Tax Sale Operations Unit
P.O. Box 12005
Riverside, CA 92502

RE: Application to Purchase Tax-Defaulted Property

Dear Ms. Abril and Mr. Montoya,

Enclosed please find our Application to Purchase Tax-Defaulted Property from the County of Riverside, along with the following supporting documents:

1. Exhibit to the Application listing the parcels and our purpose and intended use
2. A copy of our Articles of Incorporation and Amendments thereto

If you need anything else please don't hesitate to contact me.

Sincerely,

Jennifer Prado
Director of Education and Land Programs

Enclosures

EXHIBIT B – PAGE 2

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 accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: FRIENDS OF THE DESERT MOUNTAINS
 2. Mailing Address: P.O. Box 1281 Palm Desert, CA 92261
 3. Contact Person: JENNIFER PRADO Phone: (760) 568-9918
 4. Email: jprado@desertmountains.org
 5. 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 and if Redevelopment Agency or Special District, also provide Jurisdiction Map
5. Agency is to acquire title "As" and the taxing status: FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION
(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

Check the appropriate box as it relates to the purchasing Entity's Corporate Structure and the intended use of the parcel:

1. Is the parcel currently approved for a Chapter 7 Tax Sale? Yes No
2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)
 - Purchase by Taxing Agency, Revenue District or Special District (circle only one)
 - Purchase by State or County (circle only one)
 - Purchase by Nonprofit
3. The purpose of the purchase is: (check only one box) If additional space is needed attach separate sheet as an exhibit.
 - To preserve a lien
 - For low income housing (sell or rent) circle one
 - For public purpose to _____
 - To preserve open space for Conservation

Describe public purpose

C. Property Information

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 more than one list on separate sheet): See attached
3. State the purpose and intended use for the Parcel: PRESERVATION OF OPEN SPACE
FOR CONSERVATION

D. Acknowledgement

Provide the signature of the purchasing entity's authorized officer

Tammy MARTIN (760) 568-9918
Print Name Contact Number
Tammy Martin EXECUTIVE DIRECTOR 2/23/18
Authorizing Signature Title Date

Exhibit to Application to Purchase Tax-Defaulted Property

APN	COUNTY	Legal Description	Purpose & Intended Use
601100005-7	Riverside Co.	40.00 ACRES IN POR NE 1/4 OF SEC 1 T5S R8E See ABOVE (Per Riverside Co. Parcel Report, APN	Preservation of Open Space
697090005-6	Riverside Co.	601100005-7 has changed to 697090005-6)	Preservation of Open Space
636075003-2	Riverside Co.	1.01 ACRES IN POR PAR 297 RS 032/029	Preservation of Open Space
707220029-3	Riverside Co.	40.00 ACRES IN POR SW 1/4 OF SEC 5 T5S R9E	Preservation of Open Space
709420019-6	Riverside Co.	47.51 ACRES IN POR NW 1/4 OF SEC 31 T6S R13E	Preservation of Open Space
721090001-0	Riverside Co.	640.00 ACRES IN POR SEC 13 T7S R10E	Preservation of Open Space
733060005-8	Riverside Co.	20.87 ACRES M/L IN POR NE 1/4 OF SEC 1 T8S R11E	Preservation of Open Space
733150031-9	Riverside Co.	2.50 ACRES M/L IN POR SW 1/4 OF SEC 11 T8S R11E	Preservation of Open Space
733150059-5	Riverside Co.	10.00 ACRES IN POR NW 1/4 OF SEC 11 T8S R11E	Preservation of Open Space
753280022-9	Riverside Co.	20.00 ACRES M/L IN POR NW 1/4 OF SEC 27 T7S R7E	Preservation of Open Space

redlined



Friends of the
Desert Mountains

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

March 28, 2018

Adelina Abril and/or Brian Montoya
Tax Sale Operations
Riverside County Treasurer-Tax Collector
P.O. Box 12005
Riverside, CA 92502

Re: Objection to Chapter 7 Tax Sale - APN: 733060005-8

Dear Ms. Abril and Mr. Montoya:

This letter is intended to serve as our formal objection to the Chapter 7 tax sale of APN 733060005-8. We previously submitted an Application to Purchase Tax-Defaulted Property that includes this parcel, along with several others, as listed below. In the event that any of the other parcels listed below by APN require a formal objection to tax sale, please consider this our formal objection to those sales as well.

601100005-7
APN changed to
697090005-6
636075003-2
707220029-3
709420019-6
721090001-0
733060005-8
733150031-9
733150059-5
753280022-9

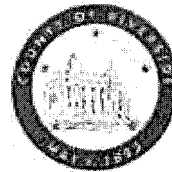
Thank you for your assistance in this matter. If you have any questions, or need further information, please contact our Director of Education and Land Programs, Jennifer Prado, at jprado@desertmountains.org.

Sincerely,

Tammy Martin
Executive Director

EXHIBIT B - PAGE 5

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



ITEM
3.29
(ID # 6047)

MEETING DATE:

Tuesday, January 23, 2018

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-212, scheduled for April 26, 2018 through May 1, 2018, with Bid4Assets, Inc., ALL Districts. [\$3,395,440. Fund 11060 Tax Loss Reserve Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the intended public auction tax sale, TC-212; (2) Approve and adopt the provision of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a); (3) Adopt Resolution 2018-017 approving the sale of tax-defaulted property, prepared and approved by County Counsel, and (4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Treasurer-Tax Collector following Board approval.

The above action will authorize the minimum bid on regular tax-defaulted parcels to be offered for sale via the Internet with Bid4Assets, Inc.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

BACKGROUND:

Summary

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

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ 3,395,440	\$ 0	\$ 3,395,440	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 11060 Tax Loss Reserve Fund			Budget Adjustment:	No
			For Fiscal Year:	17-18

C.E.O. RECOMMENDATION: Approve

SUMMARY OF THE April 26, 2018 through May 1, 2018 Internet Tax Sale conducted via Internet through Bid4Assets, Inc.

The Treasurer-Tax Collector proposes to offer a maximum of nine hundred twenty-five (925) "fee parcels":

On April 26, 2018 at 8:00 AM through April 27, 2018 at 9:00 AM

- a) Nine hundred twenty-five (925) fee parcels will be offered for a minimum bid of full redemption, plus the cost of sale.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$18,774,560.00

On April 27, 2018 at 9:00 AM through May 1, 2018, of the nine hundred twenty-five (925) fee parcels that do not receive bids between April 26, 2018 at 8:00 AM and April 27, 2018 at 9:00 AM, seven hundred seventeen (717) fee parcels will then be reoffered at a reduced minimum bid for the following reduced amounts.

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

- a) Seven hundred seventeen (717) fee parcels will be offered for a minimum bid of cost of sale only.

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

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- For this sale, if all parcels being reoffered for sale were to sell for only the minimum bid, the maximum tax loss would be \$6,026,695.85. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$3,395,440.33.
- Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.
- More likely than not, there will be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale will not realize the maximum loss for three reasons: (1) properties are inevitably pulled from the sale due to various reasons including taxpayer redemptions; (2) some parcels will sell for more than the minimum bid and (3) other parcels are likely to receive no bids. For example, in previous tax sales, our estimated Teeter Loss for 2015-2016 was \$3,096,356 however, our realized loss was \$988,993.53 which resulted in only 32% of our initial estimated loss. Additionally, our estimated Teeter Loss for 2016-2017 was 1,430,070 however, our realized loss was \$117,317.39 which resulted in only 8% of our initial estimated loss.

Impact on Residents and Businesses

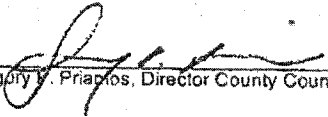
The offering of tax defaulted properties is to collect unpaid taxes and to return the property to a revenue-generating status by conveying the property to another owner or motivating the assessee to redeem.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. TC 212 Tax Sale List

ATTACHMENT B. Resolution No. 2018-017

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


Gregory V. Priaplos, Director County Counsel 01/09/2018

2
3 RESOLUTION NO. 2018-017

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

8
9 WHEREAS, the Tax Collector of Riverside County intends to sell at public auction, over the
10 internet, tax-defaulted property subject to the power of sale, on April 26, 2018 through May 1, 2018 and
11 requests that the Board of Supervisors of the County of Riverside, State of California approve the intended
12 sale, and any postponement of the sale that may be necessary; the Tax Sale List TC 212 Sale File 4451 is
13 attached herewith as Exhibit "A" and sets forth the property declared tax-defaulted with the year of the tax-
14 default and the assessment number; the notice of the proposed sale will be sent to the State Controller in
15 accordance with Section 3700.5 of the California Revenue and Taxation Code; and,

16 WHEREAS, the Tax Collector in his discretion has determined that the property specified in
17 Exhibit "A" attached hereto and incorporated by reference and constituting nine hundred twenty-five (925)
18 fee parcels should be offered for sale from April 26, 2018 through May 1, 2018, with the minimum bid to
19 be in accordance with California Revenue and Taxation Code Section 3698.5; and,

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

26 WHEREAS, nine hundred twenty-five (925) fee parcels or less will be offered at the tax sale
27 for the first time for the full redemption amount plus cost of sale, and if any of these nine hundred twenty-
28 five (925) fee parcels does not receive a bid for the full redemption amount plus cost, seven hundred

FORM APPROVED COUNTY COUNSEL
BY *[Signature]* DATE 4/19/18
DALE A. GARDNER

1 seven (717) of said parcels may be reoffered during the same sale beginning on April 27, 2018 at 9:00
2 a.m. at a reduced bid which the Tax Collector deems appropriate in light of the most current assessed
3 valuation and unique circumstances with respect thereto; and,

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

7 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
8 County of Riverside, State of California, in regular session assembled on January 23, 2018 that the
9 proposed internet sale of tax-defaulted property subject to the power of sale and any continuation of the
10 sale is hereby approved and the Tax Collector of the County of Riverside is directed to offer the property
11 described in Exhibit "A" attached hereto and incorporated by reference, at public auction to the highest
12 bidder for cash in lawful money of the United States at the minimum bid set in accordance with California
13 Revenue and Taxation Code Section 3698.5(a) and 3698.5(c) as specified below:

14 1. Nine hundred twenty-five (925) fee parcels, or less, will be offered at a minimum bid
15 of the full redemption amount plus the cost of sale.

16 2. If any of the nine hundred twenty-five (925) fee parcels, or less, does not receive a
17 bid at the full redemption amount plus cost of sale, seven hundred seventeen (717) of said parcels may be
18 reoffered later at the same sale beginning at 9:00 a.m. on April 27, 2018 as follows:

19 a) Seven hundred seventeen (717) fee parcels, or less, will be offered for a minimum
20 bid of the cost of sale.



ITEM 889 OUTSIDE CITY
723304004-7
LAST ASSESSED TO HABERKORN, FLOYCE S TR
MINIMUM PRICE: \$57,684.00

723-304-004-7
TRA 058-162
2012-723304004-0000

ITEM 890 OUTSIDE CITY
723311008-3
LAST ASSESSED TO URIVE, JUAN S & LOURDES E & MACIAS, FRANCISCA P
MINIMUM PRICE: \$57,684.00

723-311-008-3
TRA 058-162
2012-723311008-0000

ITEM 891 OUTSIDE CITY
723314002-6
LAST ASSESSED TO MASVDA, JOHN S
MINIMUM PRICE: \$57,684.00

723-314-002-6
TRA 058-162
2009-723314002-0000

ITEM 892 OUTSIDE CITY
733060005-8
LAST ASSESSED TO N R L L EAST
MINIMUM PRICE: \$57,684.00

733-060-005-8
TRA 058-002
2012-733060005-0000

ITEM 893 OUTSIDE CITY
733100039-2
LAST ASSESSED TO FRANKLIN, CHARLES & MCFARLAND, EMILY M TR
MINIMUM PRICE: \$57,684.00

733-100-039-2
TRA 058-023
2012-733100039-0000

ITEM 894 OUTSIDE CITY
748250020-6
LAST ASSESSED TO LATHROP, TAD N & LINDA J
SITUS ADDRESS: 78649 PLATINUM DR PALM DESERT 92211
MINIMUM PRICE: \$57,684.00

748-250-020-6
TRA 075-135
2011-748250020-0000

ITEM 895 OUTSIDE CITY
750110038-7
LAST ASSESSED TO DECUIR, ALVIN E & RUTH L
SITUS ADDRESS: 28981 DESERT CHARM RD DSRT HOT SPG 92241
MINIMUM PRICE: \$57,684.00

750-110-038-7
TRA 075-046
2012-750110038-0000

ITEM 896 OUTSIDE CITY
750110047-5
LAST ASSESSED TO LUJAN, CARLOS MONJE
MINIMUM PRICE: \$57,684.00

750-110-047-5
TRA 075-046
2009-750110047-0000

NOTICE OF PENDING LIQUIDATION

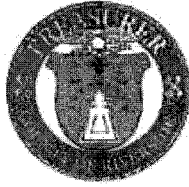
NOTICE OF PENDING LIQUIDATION

DEBERTON.COM 3 THURSDAY, APRIL 12, 2018 3 5E

ITEM #	PROPERTY ADDRESS	STATUS	BUYER NAME
ITEM 1	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 2	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 3	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 4	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 5	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 6	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 7	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 8	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 9	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 10	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 11	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 12	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 13	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 14	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 15	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 16	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 17	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 18	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 19	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 20	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
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ITEM 22	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
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ITEM 25	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 26	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 27	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 28	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 29	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 30	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 31	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 32	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 33	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 34	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 35	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 36	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 37	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 38	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 39	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 40	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 41	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 42	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 43	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 44	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 45	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 46	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 47	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 48	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 49	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE
ITEM 50	1000 MAIN ST	LAST ASSIGNED TO	MANUAL PRICE

COUNTY OF RIVERSIDE

JON CHRISTENSEN
TREASURER
TAX COLLECTOR



MATTHEW JENNINGS
ASSISTANT TREASURER-TAX COLLECTOR
GIOVANE PIZANO
CHIEF INVESTMENT MANAGER

RE: Agreement Number: 4453

Friends of the Desert Mountains,
A California non-profit Corporation

The parcel numbers listed below are not part of a publication because they are not part of a Chapter 7 tax sale.

PARCEL NO

636075003-2
697090005-6
707220029-3
709420019-6
721090001-0
733150059-5
753280022-9

EXHIBIT B – PAGE 15

County of Riverside, Treasurer-Tax Collector

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

EXHIBIT "C"
LEGAL DESCRIPTIONS
MAPS

AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION

PARCEL 1

OUTSIDE CITY

Parcel Number: 636075003-2
First Year Delinquent: 2010-2011
Purchase Price: \$2,522.73

Assessment Number: 636075003-2
Default Number: 2011-636075003-0000
TRA 061-070

Situs Address: NONE

Last Assessed To: PERRINE, DONNA R

Legal Description.....

PARCEL 297 OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGES 29 THROUGH 32 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY.

PARCEL 2

OUTSIDE CITY

Parcel Number: 697090005-6
First Year Delinquent: 2011-2012
Purchase Price: \$3,653.26

Assessment Number: 697090005-6
Default Number: 2012-601100005-0000
TRA 075-003

Situs Address: NONE

Last Assessed To: JORDAN, RUBY V & SCHICKEL, FRANCES TRS

Legal Description.....

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHEAST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNADINO BASE AND MERIDIAN.

BEING THE PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED DATED DECEMBER 29, 1972 AND RECORDED IN THE RIVERSIDE COUNTY RECORDER'S OFFICE IN BOOK 1973, PAGE 25141.

APN: 697-090-005-6

**AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION**

PARCEL 3

OUTSIDE CITY

Parcel Number: 707220029-3
First Year Delinquent: 2011-2012
Purchase Price: \$2,534.63

Assessment Number: 707220029-3
Default Number: 2012-707220029-0000
TRA 058-002

Situs Address: NONE

Last Assessed To: BERVEN CO

Legal Description.....

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

PARCEL 4

OUTSIDE CITY

Parcel Number: 709420019-6
First Year Delinquent: 2011-2012
Purchase Price: \$2,854.76

Assessment Number: 709420019-6
Default Number: 2012-709420019-0000
TRA 058-001

Situs Address: NONE

Last Assessed To: THOMPSON, HENRY B JR

Legal Description.....

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 13 EAST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 5

OUTSIDE CITY

Parcel Number: 721090001-0
First Year Delinquent: 2011-2012
Purchase Price: \$7,216.25

Assessment Number: 721090001-0
Default Number: 2012-721090001-0000
TRA 058-002

Situs Address: NONE

Last Assessed To: MITCHEL, MILDRED K & JOHN H JR

Legal Description.....

SECTION 13, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO BASE AND MERIDIAN.

**AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION**

PARCEL 6

OUTSIDE CITY

Parcel Number: 733060005-8
First Year Delinquent: 2011-2012
Purchase Price: 4,116.93

Assessment Number: 733060005-8
Default Number: 2012-733060005-0000
TRA 058-002

Situs Address: NONE

Last Assessed To: N R L L EAST

Legal Description.....

THE EAST HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THE WEST QUARTER AND THE EAST QUARTER THEREOF AND EXCEPTING THEREFROM THAT PART OF 35.90 ACRES LYING IN THE EAST HALF OF SECTION 1 AFORESAID WHICH WAS CONVEYED TO THE UNITED STATES OF AMERICA BY DEED DATED MARCH 1, 1940.

EXCEPTING THEREFROM THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED JULY 30, 1940 IN BOOK 473, PAGE 75 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PARCEL 7

OUTSIDE CITY

Parcel Number: 733150059-5
First Year Delinquent: 2011-2012
Purchase Price: \$2,452.42

Assessment Number: 733150059-5
Default Number: 2012-733150059-0000
TRA 058-002

Situs Address: NONE

Last Assessed To: GRAMMER, CHRISTOPHER E

Legal Description.....

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.

**AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION**

PARCEL 8

OUTSIDE CITY

Parcel Number: 753280022-9
First Year Delinquent: 2011-2012
Purchase Price: \$3,081.78

Assessment Number: 753280022-9
Default Number: 2012-753280022-0000
TRA 058-003

Situs Address: NONE

Last Assessed To: RUSSELL, MARK HUNTER

Legal Description.....

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 7 EAST, S.B.B. & M. BEING 20 ACRES MORE OR LESS, ACCORDING TO U.S. GOVERNMENT SURVEY.

RESERVING AN EASEMENT FOR THE USE OF THE PUBLIC OVER THE NORTH 15 FEET AND THE EAST 15 FEET OF SAID PROPERTY, FOR PURPOSES OF INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITES.

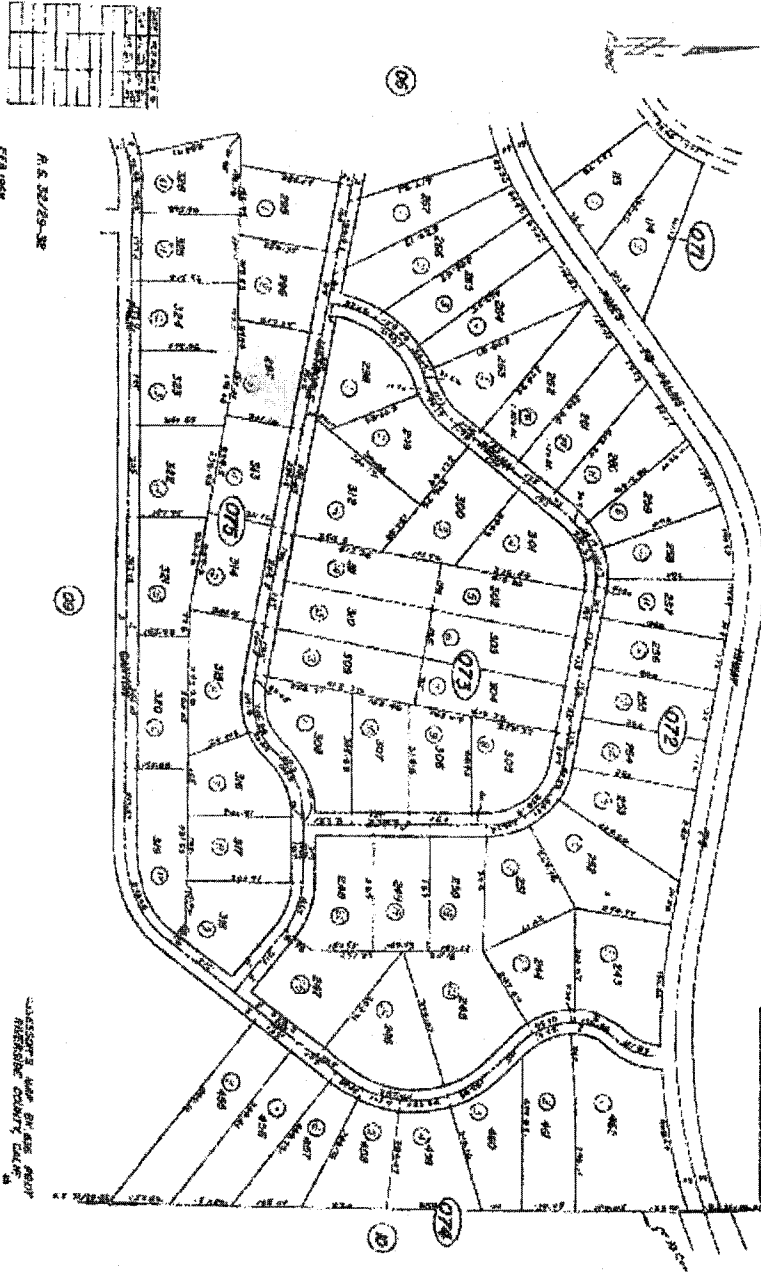
AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION

636-07

1 CALIF

POR N1/2 SEC 9, T7S, R5E

AS SHOWN BY THE
ASSESSOR'S MAPS ONLY



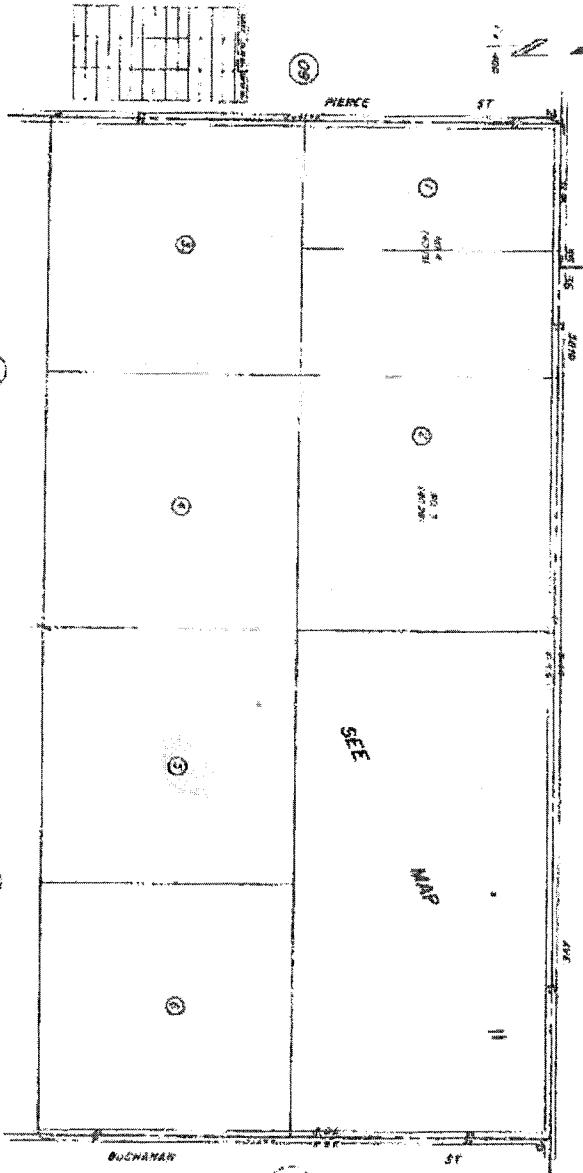
601-10

J.C.A. 2867

N 1/2 SEC. 1, T. 3 S., R. 8 E

BK 743

BK 707



90' 1/2 AC PER CHAIN
2880' 4.5 X 5'
JAN 1987

ASSESSOR'S MAP BY REC REC IN
FRESNO COUNTY, CALIF

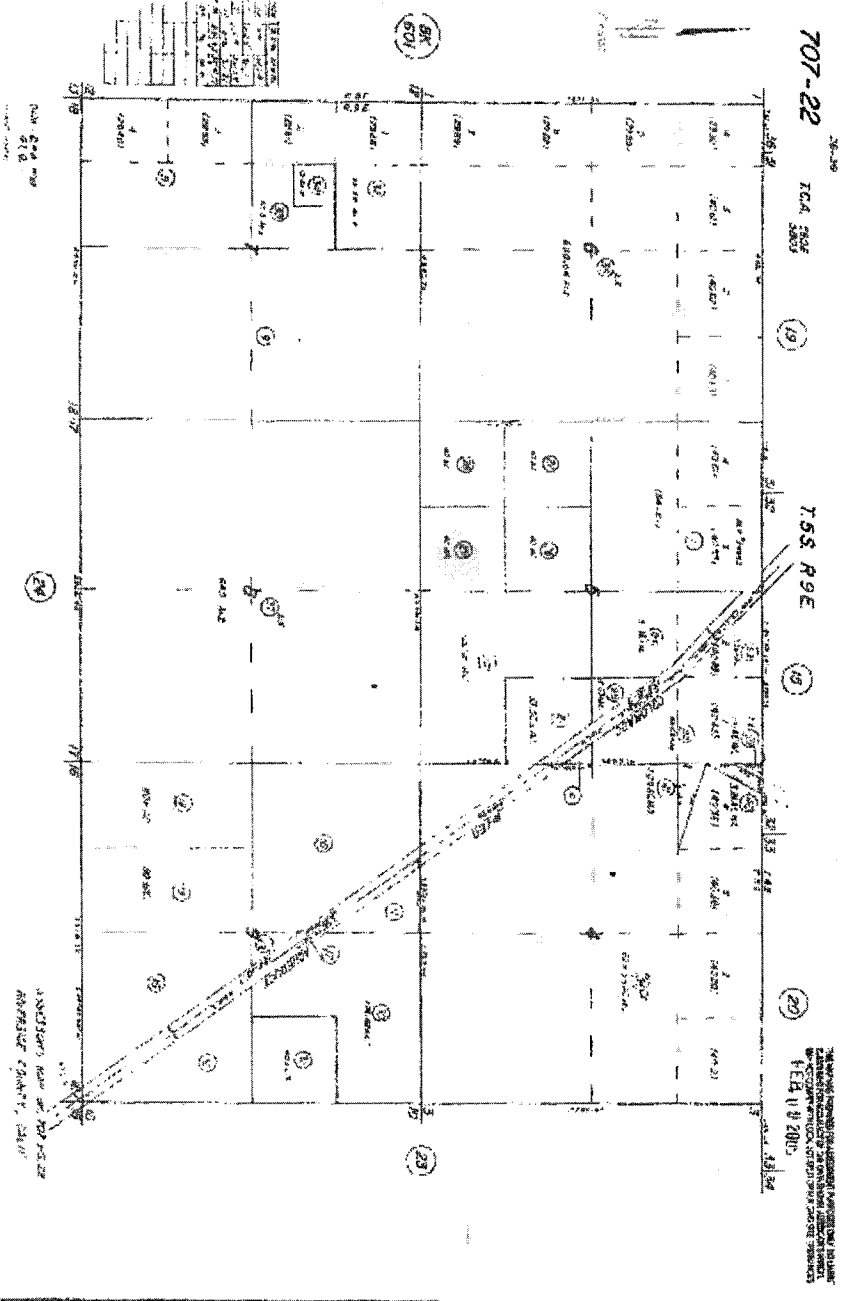
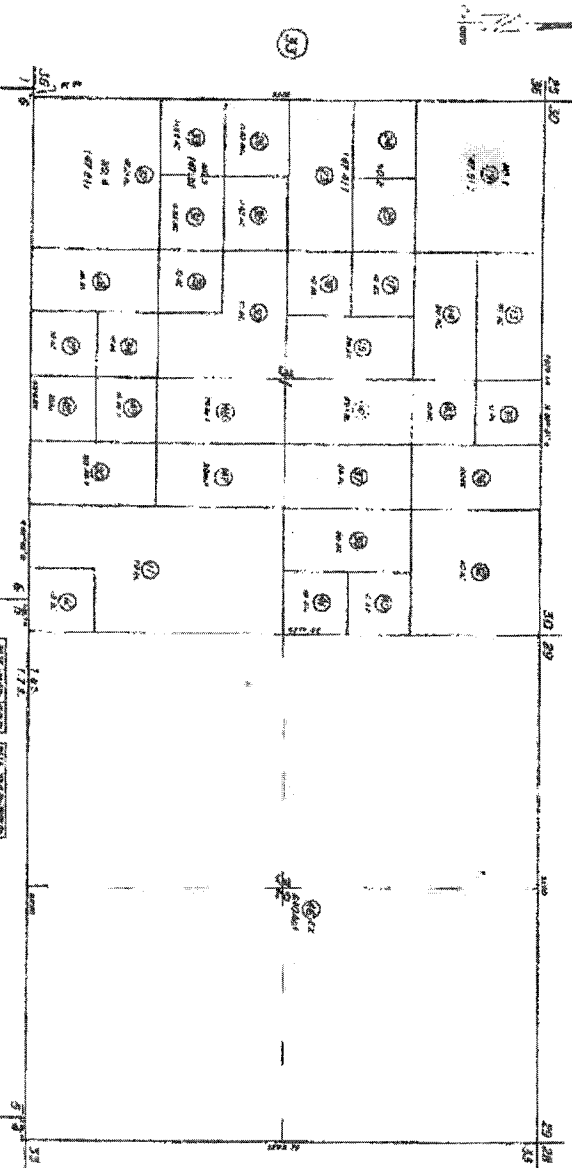


EXHIBIT C - PAGE 8

709-42 ²⁶⁻³³ T.24, S.03

SEC. 31 & 32, T.6S., R.13E

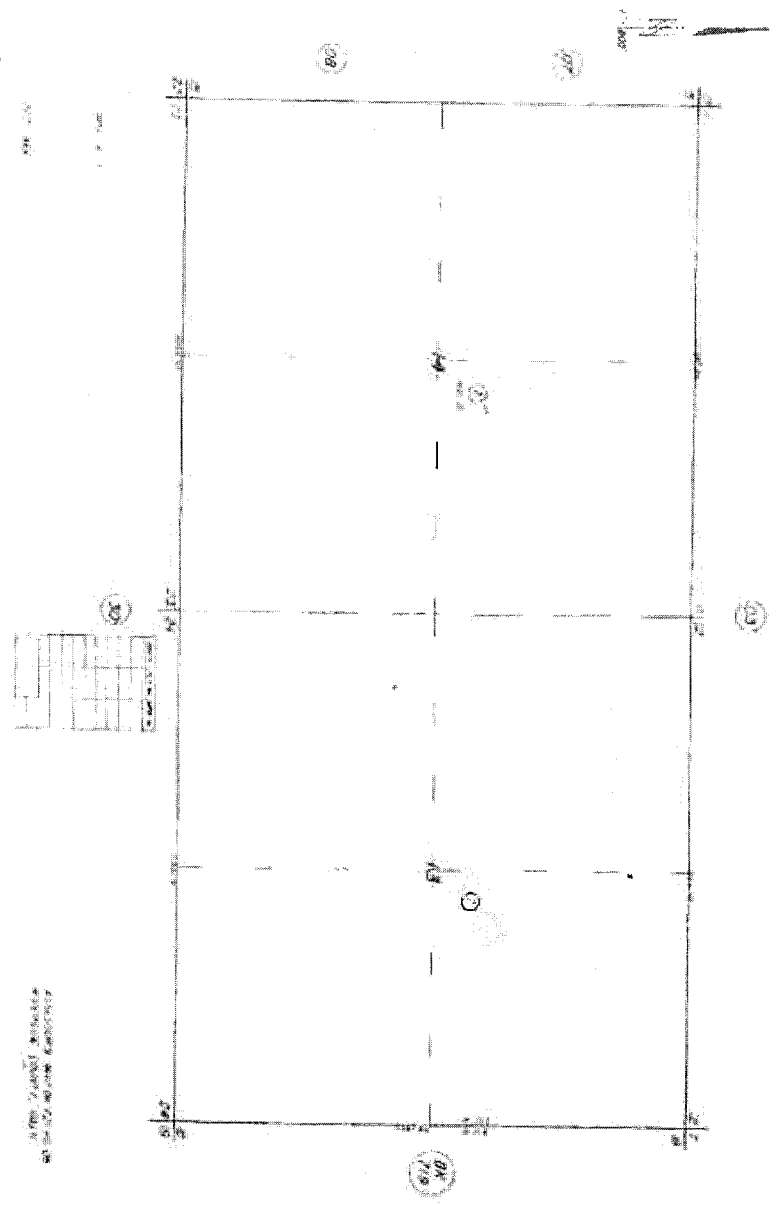
(40)



Parcel No.	Area (Ac.)	Owner	Assessed Value	Market Value
1	0.10	...	...	...
2	0.10	...	...	...
3	0.10	...	...	...
4	0.10	...	...	...
5	0.10	...	...	...
6	0.10	...	...	...
7	0.10	...	...	...
8	0.10	...	...	...
9	0.10	...	...	...
10	0.10	...	...	...
11	0.10	...	...	...
12	0.10	...	...	...
13	0.10	...	...	...
14	0.10	...	...	...
15	0.10	...	...	...
16	0.10	...	...	...
17	0.10	...	...	...
18	0.10	...	...	...
19	0.10	...	...	...
20	0.10	...	...	...
21	0.10	...	...	...
22	0.10	...	...	...
23	0.10	...	...	...
24	0.10	...	...	...
25	0.10	...	...	...
26	0.10	...	...	...
27	0.10	...	...	...
28	0.10	...	...	...
29	0.10	...	...	...
30	0.10	...	...	...
31	0.10	...	...	...
32	0.10	...	...	...
33	0.10	...	...	...
34	0.10	...	...	...
35	0.10	...	...	...
36	0.10	...	...	...
37	0.10	...	...	...
38	0.10	...	...	...
39	0.10	...	...	...
40	0.10	...	...	...
41	0.10	...	...	...
42	0.10	...	...	...
43	0.10	...	...	...
44	0.10	...	...	...
45	0.10	...	...	...
46	0.10	...	...	...
47	0.10	...	...	...
48	0.10	...	...	...
49	0.10	...	...	...
50	0.10	...	...	...

ASSessor's Map No. 270 PC 42
PIERCE COUNTY, OREGON

721-09 AS 24 TCA 5006
SEC 6 6 14, 175, RICE

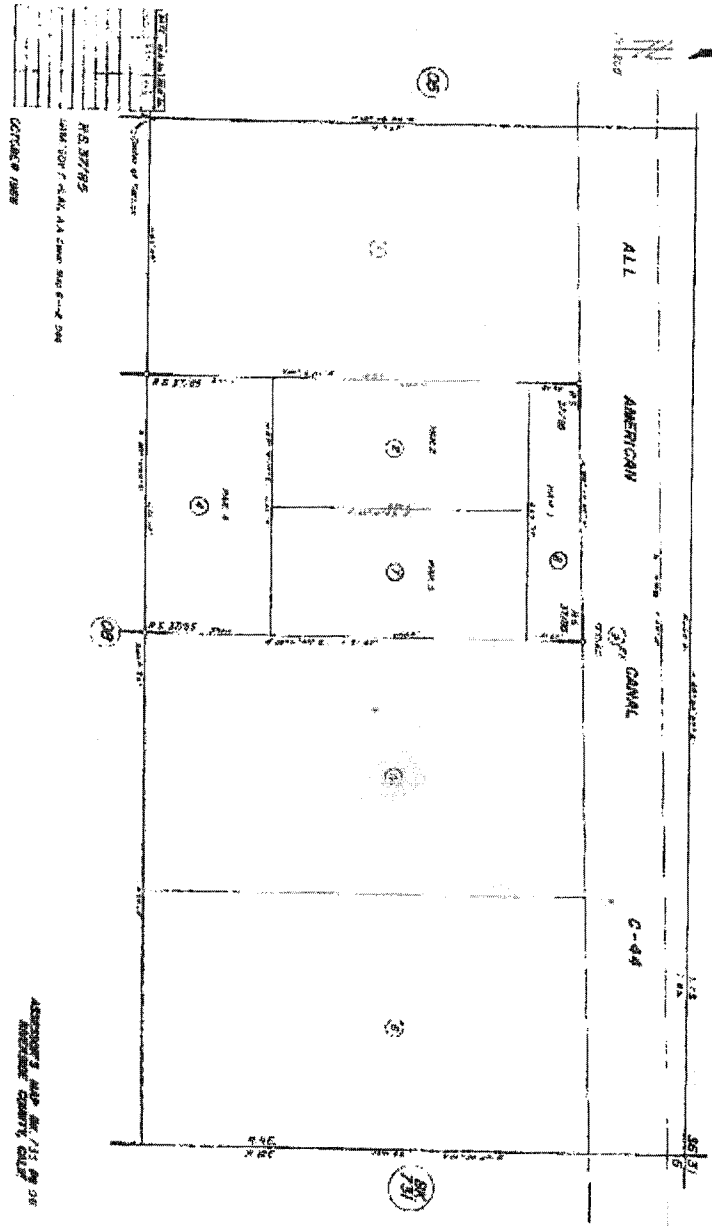


733-06

T C A 2006

NE 1/4, SEC. 1, T8S, R1E

185
185



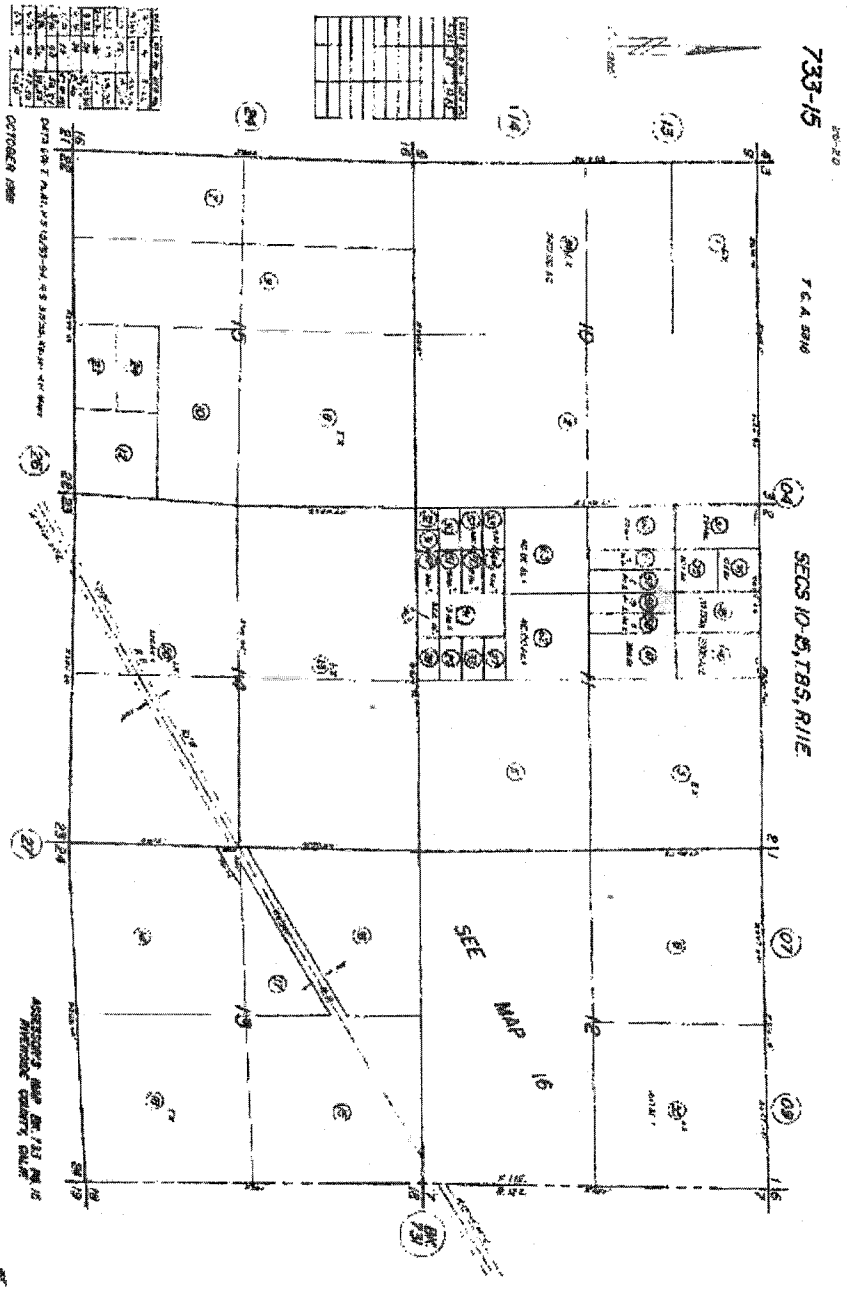


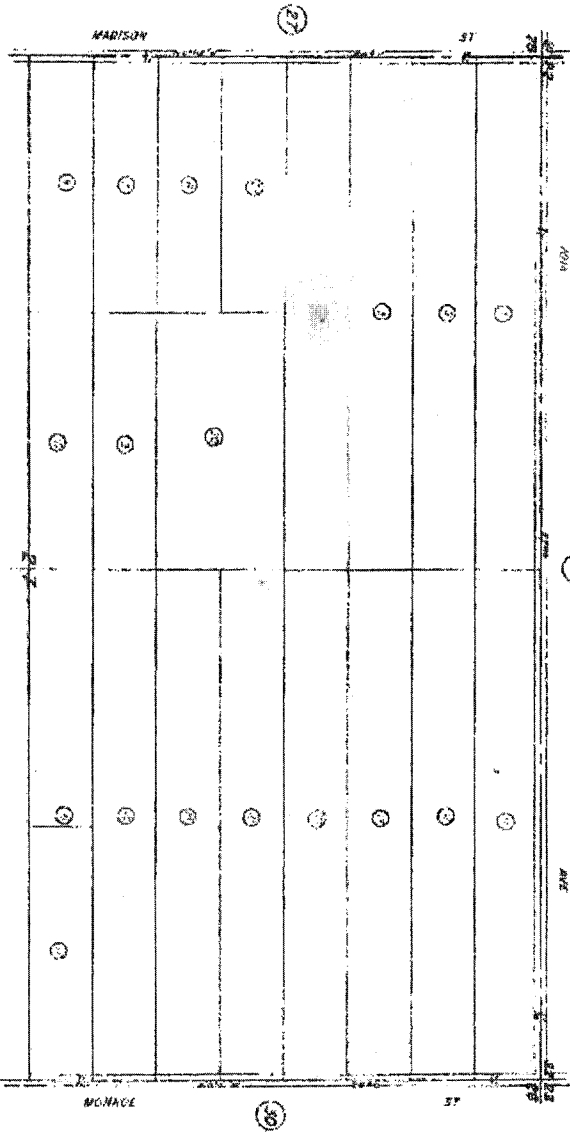
EXHIBIT C - PAGE 12

753-28

T.C.A. 5092

N/2 SEC. 27 T7S R7E

753 MAP 42 005
ASSESSMENT APPROPRIATE ONLY



Parcel No.	Area (Acres)	Owner
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
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17		
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22		
23		
24		
25		
26		
27		
28		
29		

MAY 1987

2000 300' 1/2" 753-28-88

42 001 00-001

1/2 AC 001 001

ASSESSOR'S MAP NO. 753 28-29
MONTGOMERY COUNTY, CALIF.

EXHIBIT "D"

NOTICE OF POWER TO SELL TAX DEFAULTED PROPERTY

**AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION**

TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334197

08/14/2017 11:18 AM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

Page	[Barcode]						CC
SIZE	NCOR	SMF	NCHG	T:			

02970 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

420

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2011 for the nonpayment of delinquent taxes in the amount of \$74.80 for the fiscal year 2010-2011, Default Number 2011-636075003-0000.

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

Assessor's Parcel Number 636075003-2

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

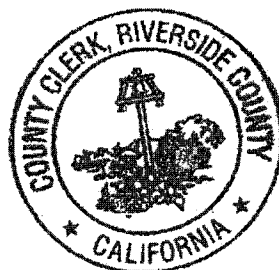
State of California Executed on
RIVERSIDE County JULY 1, 2017 By [Signature]
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: [Signature] Seal
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

PARCEL 297 OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGES 29 THROUGH 32 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY.

TREASURER-TAX COLLECTOR
STOP 1110

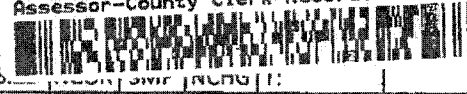
DON KENT
TAX COLLECTOR
4080 LEMON ST - 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

2017-0334705

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



880	
Cert	CC

02184 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$153.34 for the fiscal year 2011-2012, Default Number 2012-601100005-0000.

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: JORDAN, RUBY V & SCHICKEL, FRANCES TRS and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 697090005-6

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

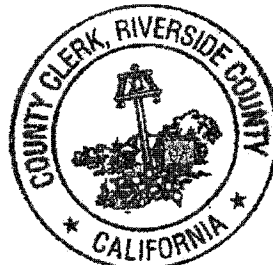
State of California Executed on
RIVERSIDE County JULY 1, 2017 By Don Kent
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: [Signature] Seal
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE SOUTHEAST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNADIO BASE AND MERIDIAN.
BEING THE PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED DATED DECEMBER 29, 1972 AND RECORDED IN THE RIVERSIDE COUNTY RECORDER#S OFFICE IN BOOK 1973, PAGE 25141.

APN: 697-090-005-6

TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334706

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

880	
Cert	CC

01683 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$75.36 for the fiscal year 2011-2012, Default Number 2012-707220029-0000.

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

Assessor's Parcel Number 707220029-3

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2017 By Don Kent
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: [Signature] Seal
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

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

TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334707

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



880	
Cert	CC

01678 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$96.20 for the fiscal year 2011-2012, Default Number 2012-709420019-0000.

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: THOMPSON, HENRY B JR and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 709420019-6

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

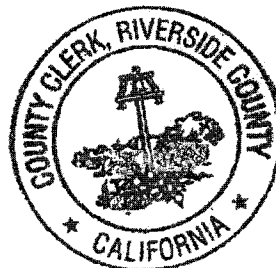
State of California Executed on
RIVERSIDE County JULY 1, 2017 By Don Kent
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: [Signature] Seal
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 13 EAST,
SAN BERNARDINO BASE AND MERIDIAN.


TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334720

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records	
County of Riverside	
Peter Aldana	
P Assessor-County Clerk-Recorder	
	
SIZE	NCOR | SMF | NCHG | T:

880	
Cert	CC

01704 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY


Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$378.56 for the fiscal year 2011-2012. Default Number 2012-721090001-0000.

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: MITCHEL, MILDRED K & JOHN H JR and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 721090001-0

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2017 By 
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By:  Deputy Seal



LEGAL DESCRIPTION

OUTSIDE CITY

SECTION 13, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO BASE AND MERIDIAN.

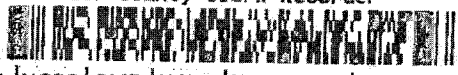
TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334738

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records				
County of Riverside				
Peter Aldana				
Assessor-County Clerk-Recorder				
				
SIZE	NCOR	SMF	NCHG	T:

880	
ert	CC

01705 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY


Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$65.22 for the fiscal year 2011-2012, Default Number 2012-733060005-0000.

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 733060005-8

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

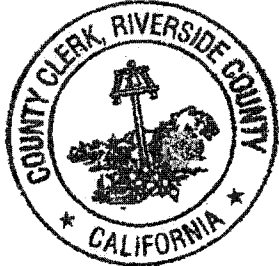
State of California Executed on
RIVERSIDE County JULY 1, 2017 By 
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By:  Deputy Seal



LEGAL DESCRIPTION

OUTSIDE CITY

THE EAST HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THE WEST QUARTER AND THE EAST QUARTER THEREOF AND EXCEPTING THEREFROM THAT PART OF 35.90 ACRES LYING IN THE EAST HALF OF SECTION 1 AFORESAID WHICH WAS CONVEYED TO THE UNITED STATES OF AMERICA BY DEED DATED MARCH 1, 1940.

EXCEPTING THEREFROM THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED JULY 30, 1940 IN BOOK 473, PAGE 75 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.


TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334741

08/14/2017 01:52 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
P. Peter Aldana
Assessor-County Clerk-Recorder

Size (feet) 3117 11110

880	
Cert	CC

01707 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY


Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$72.88 for the fiscal year 2011-2012, Default Number 2012-733150059-0000.

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

Assessor's Parcel Number 733150059-5

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

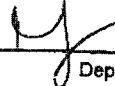
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2017 By 
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By:  Seal
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.

TREASURER-TAX COLLECTOR
STOP 1110

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

2017-0334819

08/14/2017 02:21 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



					R	A	Exam:	880		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
SIZE	NCOR	SMF	NCHG	T:						

01713 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of \$84.38 for the fiscal year 2011-2012, Default Number 2012-753280022-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: RUSSELL, MARK HUNTER and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 753280022-9

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on
RIVERSIDE County JULY 1, 2017 By Don Kent
Tax Collector

On 07/18/2017, before me, Peter Aldana, 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.
Peter Aldana, Assessor, Clerk Recorder

By: [Signature] Seal
Deputy



LEGAL DESCRIPTION

OUTSIDE CITY

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 7 EAST, S.B.B. & M. BEING 20 ACRES MORE OR LESS, ACCORDING TO U.S. GOVERNMENT SURVEY.

RESERVING AN EASEMENT FOR THE USE OF THE PUBLIC OVER THE NORTH 15 FEET AND THE EAST 15 FEET OF SAID PROPERTY, FOR PURPOSES OF INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

EXHIBIT "E"

RESOLUTION 2018.4.16.EC.2.c.i.3

MISSION STATEMENT

**AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION**

FRIENDS OF THE DESERT MOUNTAINS
RESOLUTION 2018.4.16.EC.2.c.1.3

AUTHORIZING THE PURCHASE OF TAX DEFAULT PARCELS LISTED IN EXHIBIT A

APPROVED BY THE EXECUTIVE COMMITTEE
ON APRIL 16, 2018

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 of the Desert Mountains 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;

WHEREAS, Friends intends that the parcels are used for the public purpose of maintaining open space for conservation;

NOW, THEREFORE, be it resolved that the Friends of the Desert Mountains objects to the public sale of the parcels and approves the purchase of any or all of the parcels described in Exhibit A from the County of Riverside at the prices listed through a Chapter 8 Agreement of Sale; and,

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

FURTHER, the Friends of the Desert Mountains agrees to pay the costs of giving notice as required by the County of Riverside; and

FURTHER, the Friends of the Desert Mountains' purpose in acquiring the land would be to hold it in open space for the protection of its natural, biological, scenic, and cultural resource values; and

FURTHER, the Executive Committee hereby authorizes the Executive Director or any member of the Executive Committee of the Friends of the Desert Mountains to execute an Agreement of Sale, and any and all other documents that may be necessary complete the purchase of any or all of the parcels listed herein.

PASSED, APPROVED, AND ADOPTED by the Executive Committee of the Board of Directors of the Friends of the Desert Mountains, on this 16th day of April, 2018, by the following vote, to wit:

AYES: Bob Hargreaves, Joan Taylor, Ulrich Sauerbrey, Cheryl McKinley

NOES: None

ABSTENTIONS: None

ABSENT: Buford Crites, Deborah McGarrey

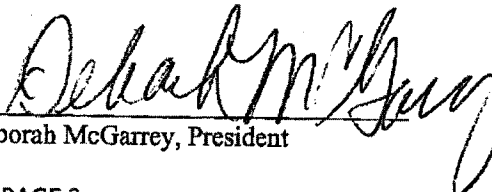

Deborah McGarrey, President

EXHIBIT E – PAGE 2

**FRIENDS OF THE DESERT MOUNTAINS
RESOLUTION No. 2018.4.16.EC.2.c.1.3**

EXHIBIT A

APN	COUNTY	Legal Description	Purpose & Intended Use	Price
		40.00 ACRES IN POR NE 1/4 OF SEC 1 T5S R8E (Former APN 601100005-7 was changed to 697090005-6 Per Riverside Co.)	Preservation of Open Space	\$3,653.26
697090005-6	Riverside Co.			
636075003-2	Riverside Co.	1.01 ACRES IN POR PAR 297 RS 032/029	Preservation of Open Space	\$2,522.73
707220029-3	Riverside Co.	40.00 ACRES IN POR SW 1/4 OF SEC 5 T5S R9E	Preservation of Open Space	\$2,534.63
709420019-6	Riverside Co.	47.51 ACRES IN POR NW 1/4 OF SEC 31 T6S R13E	Preservation of Open Space	\$2,854.76
721090001-0	Riverside Co.	640.00 ACRES IN POR SEC 13 T7S R10E	Preservation of Open Space	\$7,216.25
733060005-8	Riverside Co.	20.87 ACRES M/L IN POR NE 1/4 OF SEC 1 T8S R11E	Preservation of Open Space	\$4,116.93
733150059-5	Riverside Co.	10.00 ACRES IN POR NW 1/4 OF SEC 11 T8S R11E	Preservation of Open Space	\$2,452.42
753280022-9	Riverside Co.	20.00 ACRES M/L IN POR NW 1/4 OF SEC 27 T7S R7E	Preservation of Open Space	\$3,081.78
Total				\$28,432.76



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 preserve land, to support education, conservation and research in the Coachella Valley and to act as the support organization for the Santa Rosa & San Jacinto Mountains National Monument.

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AGREEMENT 4453
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON-PROFIT CORPORATION

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



**ITEM: 19.3
(ID # 11089)**

MEETING DATE:
Tuesday, January 7, 2020

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to the Friends of the Desert Mountains, a California non-profit Corporation, by Agreement to Purchase Tax-Defaulted Property Number 4453, District(s) 3 and 4. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 636075003-2, 697090005-6, 707220029-3, 709420019-6, 721090001-0, 733060005-8, 733150059-5 and 753280022-9 to the Friends of the Desert Mountains, a California non-profit Corporation.
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.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

moved to item 3.24

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	2019-2020

C.E.O. RECOMMENDATION: Approve

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 2018.4.16.EC.2.c.i.3 (Exhibit "E") from the Friends of the Desert Mountains, a California non-profit Corporation.

Parcel number 636075003-2 is located outside the City in District #3.

Parcel number 697090005-6 is located outside the City in District #4.

Parcel number 707220029-3 is located outside the City in District #4.

Parcel number 709420019-6 is located outside the City in District #4.

Parcel number 721090001-0 is located outside the City in District #4.

Parcel number 733060005-8 is located outside the City in District #4.

Parcel number 733150059-5 is located outside the City in District #4.

Parcel number 753280022-9 is located outside the City in District #4.

The purchase price of \$28,432.76 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.

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

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.

Impact on Residents and Businesses

Friends of the Desert Mountains, a California non-profit Corporation is purchasing these properties to be used for preservation of open space for conservation.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Maps

A copy of the Assessor's map numbered 636-07, 601-10, 707-22, 709-42, 721-09, 733-06, 733-15, and 753-28 pertaining to the parcels listed above is attached for reference.

ATTACHMENT B. 2 Agreements #4453

Two (2) Agreements both numbered 4453 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".