

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



ITEM: 3.49  
(ID # 14073)

MEETING DATE:  
Tuesday, January 12, 2021

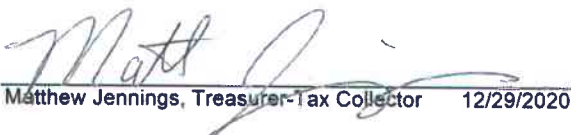
FROM : TREASURER-TAX COLLECTOR:

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 4478, District(s) 4. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 687020021, 713140011, and 753280021; 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

  
Matthew Jennings, Treasurer-Tax Collector 12/29/2020

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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 12, 2021  
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
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	2020-2021

**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 No. 2020.10.12.3.3. (Exhibit "E") from the Friends of the Desert Mountains, a California Non-Profit Corporation.

Parcel number 687020021 is located in the City of Palm Springs in District 4.

Parcel number 713140011 is located in the Outside City in District 4.

Parcel number 753280021 is located in the Outside City in District 4.

The purchase price of \$8,258.21 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 of the California Revenue and Taxation Code.

Please note that even after approval by the Board of Supervisors and authorization by the State Controller, the right of redemption on these properties remains until the effective date of the Agreement.

**Impact on Residents and Businesses**

Friends of the Desert Mountains, a California Non-Profit Corporation is purchasing these properties 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 687-02, 713-14, and 753-28 pertaining to the parcel listed above is attached for reference.

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

**ATTACHMENT B. Agreement #4478**

Two (2) Agreements both numbered 4478 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".



Stephanie Pava, Principal Management Analyst 1/6/2021

## AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement 4478 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 12<sup>th</sup> day of January, 2021.

On January 30, 2019 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").

PURCHASER agrees to pay the sum of \$8,258.21 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 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.

WHEN DOCUMENT IS FULLY EXECUTED RETURN  
CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

AGREEMENT 4478  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON – PROFIT CORPORATION

JAN 12 2021 3.49

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

- 7. PURCHASER further agrees to protect, indemnify and defend at its expense including attorney's fees, the COUNTY its officers, agents and employees in a legal action(s) or claim(s) based upon such sale and purchase of the subject property whether the subject action(s) are well-founded, properly filed and pleaded or not commenced in a court of competent jurisdiction.
- 8. PURCHASER is currently incorporated in the State of California and that its most current articles of incorporation are on file with the Secretary of State and include a statement of purpose as specified in subdivision (b) of Section 3772.5 of the Revenue and Taxation Code.

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

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

**FRIENDS OF THE DESERT MOUNTAINS**  
a California Non-Profit Corporation

**FRIENDS OF THE DESERT MOUNTAINS**  
a California Non-Profit Corporation

By [Signature]  
Secretary

By [Signature]  
President

Date: 11/20/2020

Date: 11/23/2020

FORM APPROVED BY COUNTY COUNSEL

By: [Signature] 17DEC20  
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KECIA HARPER  
Clerk of the Board of Supervisors

By: KAREN SPIEGEL

By: [Signature]  
Deputy

By: Karen S. Spiegel  
Chair of the Board of Supervisors

Date: 1/12/2021

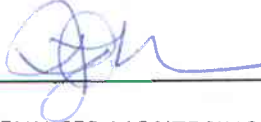
(seal)

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

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

Pursuant to the provisions of section 3795 of the California Revenue and Taxation Code, the Controller approves the foregoing Agreement this 27 day of January, 2021.

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

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

JENNIFER MONTECINOS, Manager  
Tax Administration Section

**EXHIBIT "A"**  
**ARTICLES OF INCORPORATION**  
**CURRENT LISTING OF BOARD MEMBERS**

AGREEMENT 4478  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION



1588620

A0741057

FILED *RSJ/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

*Paul Selzer*  
Paul Selzer, Secretary

ELUS 11 YAM

*John Selzer*  
John Selzer, Secretary





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

MAY 23 2013 MT

Date: \_\_\_\_\_

*Debra Bowen*  
DEBRA BOWEN, Secretary of State

A0679490

**RECEIVED**  
JUL 14 2008

**State of California**  
Secretary of State



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

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



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

JUL 10 2008

*Debra Bowen*

DEBRA BOWEN  
Secretary of State

A0679490

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

JUN 27 2008

**CERTIFICATE OF AMENDMENT OF  
ARTICLES OF INCORPORATION**  
Desert Mountains Land Trust

**RECEIVED**  
JUL 14 2008

The undersigned certify that:

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

2. Article I - Name is amended to read as follows:

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


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

4. The corporation has no members.

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

DATE: 6/24, 2008

  
Ted Lennon, President

  
Buford Crites, Secretary



**CERTIFICATE OF AMENDMENT  
AND RESTATEMENT OF  
ARTICLES OF INCORPORATION  
OF  
FRIENDS OF THE DESERT MOUNTAINS  
PREVIOUSLY KNOWN AS THE RANCHO MIRAGE CONSERVATORY,  
AND COACHELLA VALLEY MOUNTAINS TRUST**

Ronald Meepos, Mayor of the City of Rancho Mirage, California, certifies that:

1. The City of Rancho Mirage is the sole member of that certain California non profit public benefit corporation known as FRIENDS OF THE DESERT MOUNTAINS, which has also been known as "The Rancho Mirage Conservatory", and "Coachella Valley Mountains Trust".
2. The members of the City Council of the City of Rancho Mirage, at a public session, duly called and noticed, have approved, authorized and directed the undersigned, as Mayor, to execute this Certificate of Amendment and Restatement of the Articles of Incorporation of the Friends of the Desert Mountains on behalf of the City of Rancho Mirage.
3. The Articles of Incorporation are hereby amended and restated in their entirety to read as follows:

**ARTICLE I--NAME**

The name of this corporation is FRIENDS OF THE DESERT MOUNTAINS.

**ARTICLE II--PURPOSES**

This corporation is a non-profit public benefit corporation and is not organized for the private gain of any person. It is organized under the Non-profit Public Benefit Corporation Law for charitable and public purposes. The public purposes for which the corporation is organized are to acquire and preserve lands within the Coachella Valley and the surrounding mountains and to serve as the support organization for education, conservation and research for the Santa Rosa and San Jacinto Mountains National Monument.

**ARTICLE III--POWERS**

This corporation shall have all the powers of a natural person, subject only to limitations imposed by these Articles, the Bylaws of this corporation and applicable laws. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. No substantial part of the activities of this corporation shall consist of carrying on propaganda or otherwise attempting to

influence legislation and the corporation shall not participate or intervene in any political campaign, including the publishing or distribution of statements, on behalf of any candidate for public office.

#### ARTICLE IV--PRINCIPAL OFFICE

The principal office for the transaction of the business of this corporation is to be located in the County of Riverside, State of California, at such specific locations as may be determined from time to time by the Board of Directors.

#### ARTICLE V--DIRECTORS

(a) The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted, by a Board of Directors. The authorized number of Directors shall be up to twenty-five (25).

(b) The initial members of the Board of Directors are: Ted Lennon, Buford Crites, Ed Kibbey, Katie Barrows, Joan Taylor, Sue Adams, Bill Havert, Kay Hazen, Paul Selzer and Ruth Watling.

#### ARTICLE VI--MEMBERS

(a) There shall be two classes of members of this corporation. The first class of members shall be known as Voting Members, and the second class of members shall be known as Associate Members and shall have no vote.

(b) The Voting Members of this corporation shall be the persons who from time to time are the members of the Board of Directors of this corporation. Death, resignation, or removal of any Director as provided in these bylaws automatically terminates membership as a Voting Member.

(c) Any person who contributes funds or other property to this corporation shall be an Associate Member of this corporation.

(d) Each Voting Member of this corporation shall be entitled to one vote, in person or by proxy. Associate Members of this corporation shall not be entitled to vote, and notice of any meeting of the membership or Board of Directors of this corporation need not be given to any Associate Member.

#### ARTICLE VII--DISSOLUTION

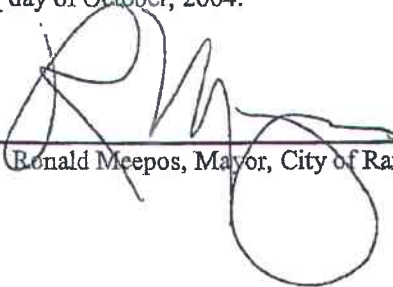
The property of this corporation is irrevocably dedicated to scientific, educational and charitable purposes meeting the requirements for exemption provided by Section 214 of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue Code of 1986, as in the case of both of said Sections, amended, supplanted or revised. No part of the net

income or assets of the corporation shall inure to the benefit of any individual member, director or officer of the corporation or to the benefit of any private persons. Upon the dissolution or winding up of the corporation, after paying or adequately providing for the debts and obligations thereof, any remaining assets shall be distributed to a unit of government for public purposes or to a non-profit corporation selected by this corporation's Board of Directors which is engaged in activities substantially similar to those of this corporation and which is then so qualified under said Section 501(c)(3) as amended, supplanted or revised and which meets the requirements of California Revenue and Taxation Code, Section 214 as amended, supplanted or revised.

**ARTICLE VIII--INITIAL AGENT FOR SERVICE OF PROCESS**

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

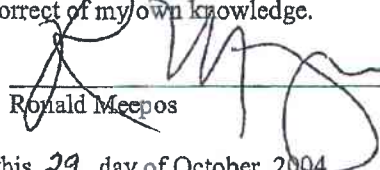
In Witness Whereof, the undersigned, being the Mayor of the City of Rancho Mirage, which city is the sole member of this corporation, has executed this Amended and Restated Articles of Incorporation on this 29 day of October, 2004.



\_\_\_\_\_  
Ronald Meepos, Mayor, City of Rancho Mirage, California

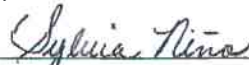
STATE OF CALIFORNIA )  
  )  
COUNTY OF RIVERSIDE )

I declare, under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of my own knowledge.



\_\_\_\_\_  
Ronald Meepos

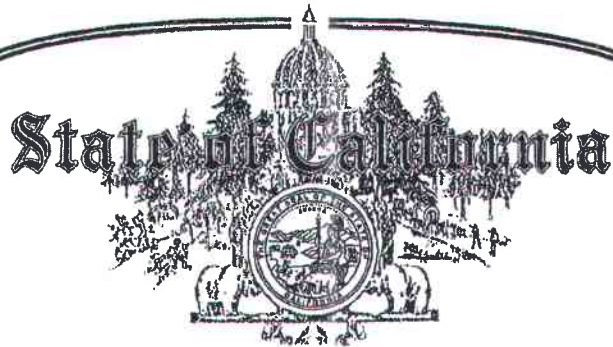
Subscribed and sworn to before me this 29 day of October, 2004



\_\_\_\_\_  
Notary Public







**SECRETARY OF STATE**

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript of 2 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

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

JUL 18 2000

*Bill Jones*

Secretary of State





A0548842

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

JUL 11 2000

BILL JONES, SECRETARY OF STATE

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

The undersigned, Ted Lennon and Katherine Barrows certify that:

1. They are the **President and the Secretary**, respectively, of Friends of the Desert Mountains, a California non-profit corporation.
2. The Board of Directors has duly adopted the following amendments of the Articles of Incorporation of said corporation:

- (a) Article II of the Articles of Incorporation of this Corporation is amended to read as follows:

"This corporation is a non-profit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public and charitable purposes. The specific purpose of this corporation is to acquire and conserve lands in and around the mountains of the Coachella Valley to protect their wildlife, scenic, scientific, cultural, educational and recreational values and conduct other such activities as may benefit the preservation of the natural desert landscape. This corporation also supports interpretive and conservation education efforts to increase awareness of the significant natural resources of the mountains and other natural open space lands, mobilizes community support for acquisition and protection of the mountains, and encourages, obtains, and administers donations of funds, properties, bequests, annuities and instruments and properties of value to support the purposes of the Friends and of other conservation efforts and organizations with similar goals."

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

- A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended; and

B. No substantial part of the activities of this corporation shall consist of carrying on propaganda or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

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

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

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

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

DATE: 7/7/00

  
Ted Lennon - President

  
Katherine Barrows - Secretary





State  
of  
California  
OFFICE OF THE SECRETARY OF STATE

X

A427697

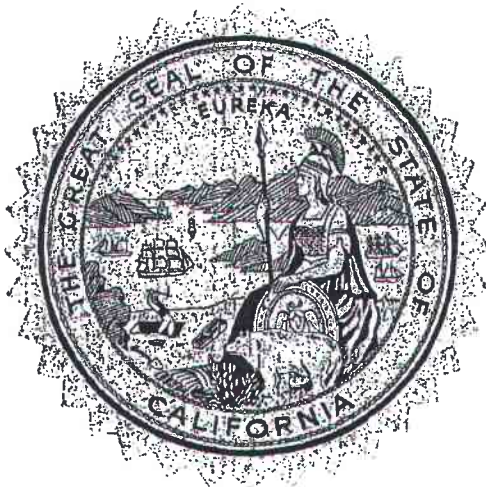
CORPORATION DIVISION

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

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

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

JAN 25 1993



*March Fong Eu*

Secretary of State



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

JAN 8 1993

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

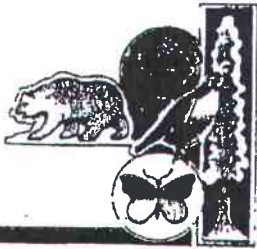
Subscribed and sworn before me this 6<sup>th</sup> day of January, 1992. 1993

(notarial seal)

*Barbara E. Dohm*  
 \_\_\_\_\_  
 Notary Public



A374199



State  
of  
California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

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

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

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

AUG 11 1989



*March Fong Eu*

Secretary of State



A374199

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

JUL 26 1989

MARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION  
OF RANCHO MIRAGE CONSERVATORY

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

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

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

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

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

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

"This corporation is a non-profit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable and public purposes. The public purposes for which the corporation is organized are to acquire and retain land within the Santa Rosa and Santa Jacinto Mountains, that is the natural habitat of the Peninsular Bighorn Sheep, as well as the preservation of mountains surrounding the Coachella Valley in its natural, scenic, historical or open space condition and conducting such other activities as may benefit the preservation of the natural desert landscape in a developing urban area, and to encourage, obtain and administer donations of funds, properties, bequests, annuities and instruments and properties of value in the interest of the preservation of the natural habitat of the Bighorn Sheep as well as the preservation of land in its natural scenic, historical or open space condition."

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

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

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

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

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

STATE OF CALIFORNIA )  
                                  ) SS  
COUNTY OF RIVERSIDE )

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

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

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

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

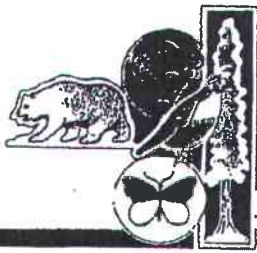
Subscribed and sworn before me this 14<sup>th</sup> day of July, 1989.

(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

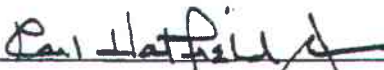
The name of the initial agent of the corporation for service of process is Barbara Dohn, City Clerk, City of Rancho Mirage, whose complete business address is 69-825 Highway 111, Rancho Mirage, Riverside County, California, 92270.

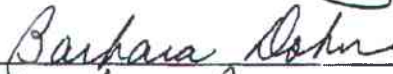
ARTICLE IX

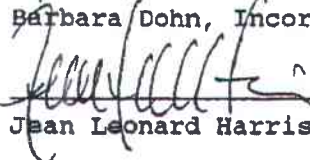
INCORPORATORS

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

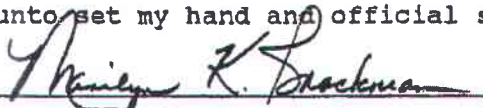
ACKNOWLEDGMENT

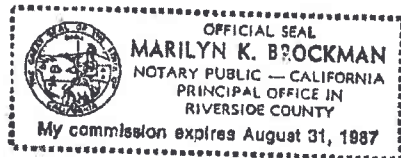
State of California )                                 Rancho Mirage Conservatory  
  ) SS  
County of Riverside )

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**



# 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 *see attached letter dated 11/5/20*
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
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 1/30/19  
Authorizing Signature Title Date

(SCO 8-16) (2016)

Exhibit to Application to Purchase Tax-Defaulted Property

APN	COUNTY	Legal Description	Purpose & Intended Use
687020021-0	Riverside Co.	25.12 ACRES M/L IN POR NW 1/4 OF SEC 32 T4S R5E	Preservation of Open Space for Conservation
713140011-4	Riverside Co.	20.00 ACRES IN POR SW 1/4 OF SEC 21 T6S R11E	Preservation of Open Space for Conservation
<del>721070001-8</del>	<del>Riverside Co.</del>	<del>30.00 ACRES IN POR NW 1/4 OF SEC 15 T7S R10E</del>	<del>Preservation of Open Space for Conservation</del>
<del>721070007-4</del>	<del>Riverside Co.</del>	<del>10.00 ACRES IN POR NE 1/4 OF SEC 15 T7S R10E</del>	<del>Preservation of Open Space for Conservation</del>
<del>721070008-5</del>	<del>Riverside Co.</del>	<del>10.00 ACRES IN POR NE 1/4 OF SEC 15 T7S R10E</del>	<del>Preservation of Open Space for Conservation</del>
753280021-8	Riverside Co.	10.00 ACRES IN POR NW 1/4 OF SEC 27 T7S R7E	Preservation of Open Space for Conservation

Redeemed





Friends of the  
Desert Mountains

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

November 5, 2020

**Marissa Mendoza**

Sr. Accounting Assistant  
Riverside County  
Treasurer-Tax Collector  
Tax Sales Operation Unit  
Post Office Box 12005  
Riverside, CA. 92502-2205

Via email: [MarissaMendoza@rivco.org](mailto:MarissaMendoza@rivco.org)

Subject: Correction to Application to Purchase Tax-Defaulted Property from County  
APN's 687-020-021, 713-140-011, and 753-280-021

Dear Ms. Mendoza

Upon review our submitted Application to Purchase dated January 30, 2019, it was discovered that we incorrectly checked bob B.1. as "Yes" but should have checked the box as "No."

Please consider this letter as a correction to our application, and append it together with the application.

If you have any questions, please feel free to contact me at (760) 851-1829 or [shernandez@desertmountains.org](mailto:shernandez@desertmountains.org) to discuss this further.

Thank you,

**Sindy Hernández Orellana Barrows,**

Acquisition Coordinator  
[shernandez@desertmountains.org](mailto:shernandez@desertmountains.org)  
(760) 851-1829



Friends of the  
Desert Mountains

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

January 30, 2019

Ms. Marissa Mendoza  
Tax Sale Operations Unit  
Riverside County Treasurer-Tax Collector  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92501

Re: Objection to Chapter 7 Tax Sale

Dear Ms. Mendoza:

This letter is intended to serve as our formal objection to the Chapter 7 tax sale of any of the parcels listed below. We previously submitted an Application to Purchase Tax-Defaulted Property listing these parcels. The APNs are as follows:

687020021-0  
713140011-4  
721070001-8  
721070007-4  
721070008-5  
753280021-8

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](mailto:jprado@desertmountains.org).

Sincerely,

Tammy Martin  
Executive Director

**MATTHEW JENNINGS**

**County of Riverside Treasurer – Tax Collector**

**Giovane Pizano**  
*Chief Investment Manager*



**Melissa Johnson**  
*Senior Chief Deputy Treasurer-Tax Collector*

RE: Agreement Number: 4478

Friends of the Desert Mountains,  
a California Non – Profit Corporation

The parcel numbers listed below are not a part of a Chapter 7 public tax sale, however, the purchasing entity used the word "objects" while expressing in their Resolution that they do not want the parcels they are interested in purchasing to be sold on a Chapter 7 public tax sale.

**PARCEL NO**

687020021  
713140011  
753280021

County of Riverside, Treasurer-Tax Collector

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

AGREEMENT 4478  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**MAPS**

AGREEMENT 4478  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**PARCEL 1**

**IN THE CITY OF PALM SPRINGS**

**Parcel Identification Number:** 687020021  
**First Year Delinquent:** 2012-2013  
**Purchase Price:** \$2,788.37

**Default Date:** JUNE 30, 2013  
**TRA 011-003 PALM SPRINGS**

**Situs Address:** NONE

**Last Assessed To:** PALM HILLS LAND CORP

**Legal Description.....**

BEING A PORTION OF SE 1/4 OF NW 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY BOOK 130, PAGES 74 THROUGH 79. OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AND LYING SOUTHERLY OF FOLLOWING DESCRIBED PARCEL:  
BEING A PORTION OF NORTH HALF OF SECTION 32, TOWNSHIP 4 SOUTH AS SHOWN ON RECORD OF SURVEY BOOK 130, PAGES 74 THROUGH 79, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, CALIFORNIA DESCRIBED AS FOLLOWS:  
ALL OF PARCEL 6190-7 AS SHOWN ON SAID RECORD OF SURVEY, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;  
AND EXCEPTING FROM FOREMENTIONED SECTION 32, ALL PORTIONS LYING WITHIN THE TRACT MAP NO. 17043 AS SHOWN BY MAP ON FILE IN BOOK 141, PAGES 52 THROUGH 57 OF MAPS, RIVERSIDE COUNTY RECORDS.

**PARCEL 2**

**OUTSIDE CITY**

**Parcel Identification Number:** 713140011  
**First Year Delinquent:** 2011-2012  
**Purchase Price:** \$3,545.15

**Default Date:** JUNE 30, 2012  
**TRA 058-002 COACHELLA USD**

**Situs Address:** NONE

**Last Assessed To:** BENNETT, FRANK EDWARD TR; HURDLE, CHERLYN; KNOWLES, LAURETTA AND ROBINSON, RICHARD S TR

**Legal Description.....**

THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. EXCEPTING THEREFROM FIFTY PERCENT OF ALL MINERALS OF WHATSOEVER KIND OR CHARACTER AND OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS CONVEYED IN THE DEED TO SOUTHLAND ESCROW CORPORATION, AS TRUSTEE. RESERVING UNTO THE GRANTOR TWENTY-FIVE PERCENT OF ALL MINERALS OF WHATSOEVER KIND OR CHARACTER AND OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY.

AGREEMENT 4478  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION



**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**PARCEL 3**

**OUTSIDE CITY**

**Parcel Identification Number:** 753280021  
**First Year Delinquent:** 2012-2013  
**Purchase Price:** \$1,924.69

**Default Date:** JUNE 30, 2013  
**TRA 058-003 COACHELLA USD**

**Situs Address:** NONE

**Last Assessed To:** CASSAVANT, C F

**Legal Description.....**

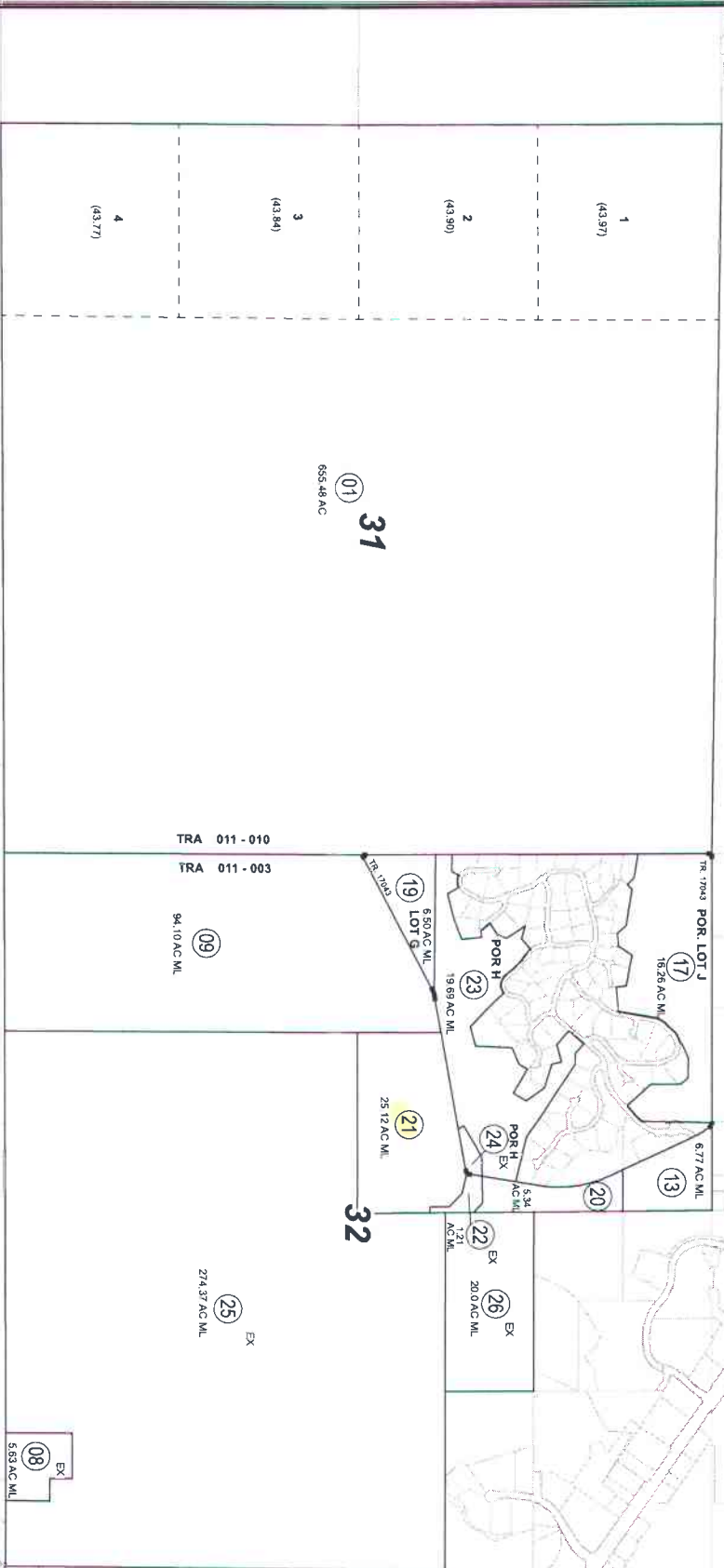
THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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

SEC. 31 32 T4S R.5E  
CITY OF PALM SPRINGS

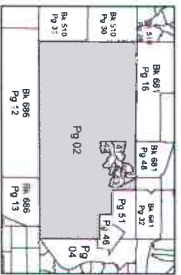
TRA 011-003  
011-010

687-02  
24-64



ASSESSOR'S MAP BK687 PG.02  
Riverside County, Calif. *attest*

Data  
GLO 4-10-1886  
RS 7353



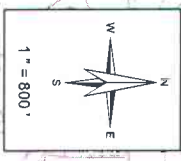
Map Reference  
MB 14152-57 TRACT MAP NO. 17043

7 Apr 2013

Date	OID Number	Transaction
1/21/97	601	802,803
2/11/97	602	804,34
10/11/97	603,804	5,8
11/11/97	6	7,8
7/11/98	2	9,10
7/11/98	3	11,12
7/11/98	4	13,15
7/11/98	10,17,18	16
8/11/98	16	17-19 PG.02-04
2/11/99	15	ST
11/11/99	5	PG.05
3/12/01	17	20,22
3/12/01	18	23,24
3/12/01	7	25,26

**Legend**

- Lot Lines
- Rght-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Water Area
- Subdivision To Be Made

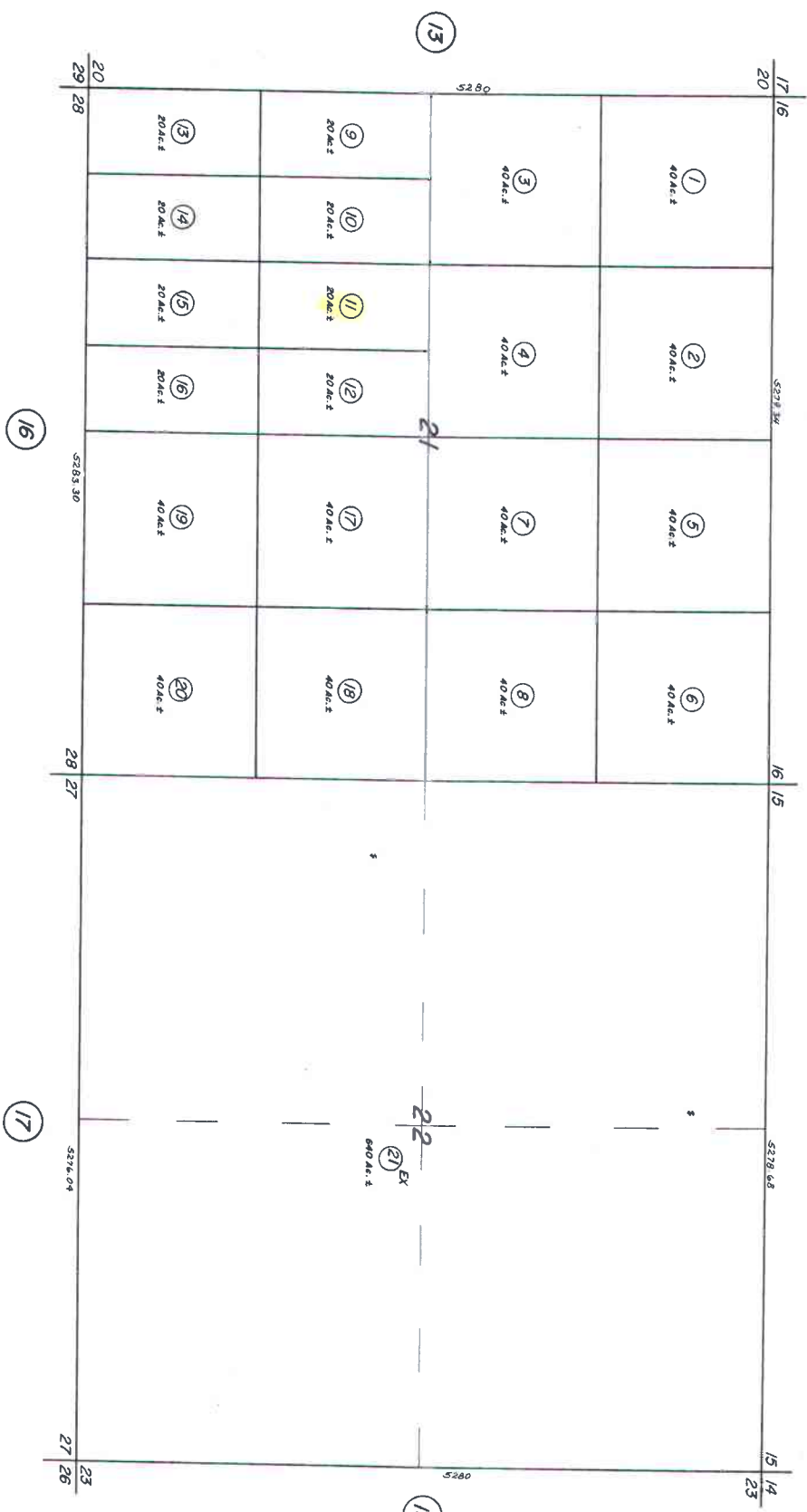


SEC. 21 & 22, T. 6S., R. 11E.

T.R.A. 5802

7/3-10  
7/3-14

BK  
715



ASSESSOR'S MAP BK. 715 PG. 14  
RIVERSIDE COUNTY, CALIF.

MAR. 1973

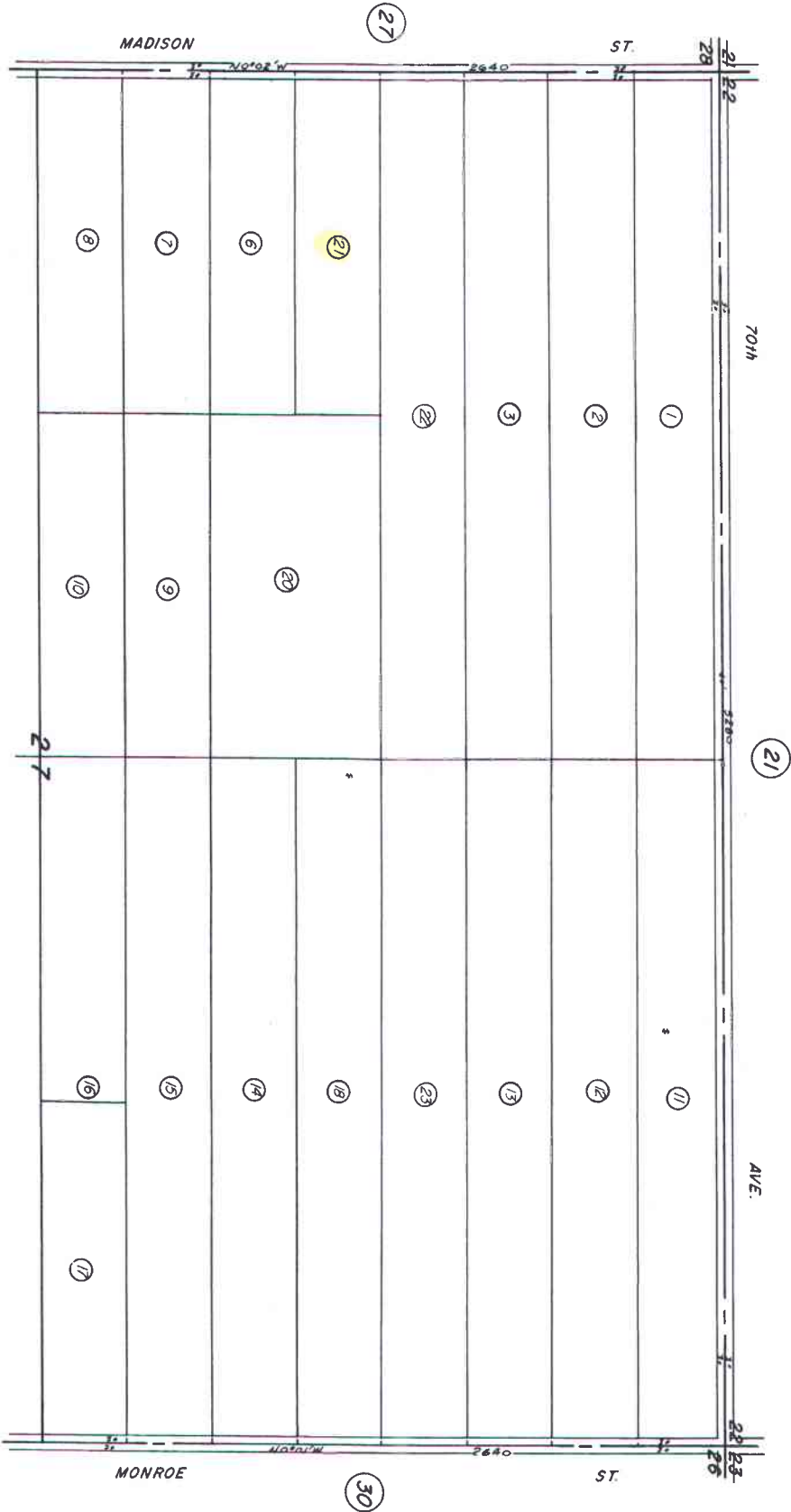
753-28

25-47-7

T.C.A. 5842

N/2 SEC. 27 T7S R7E

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



Data: Gov's Plat 25-B-88

60' Rds. per Inst.  
32592 4/59

29

JAN. 1967

ASSESSOR'S MAP BK. 753 PG. 28  
RIVERSIDE COUNTY, CALIF.

DATE	OLD MAP NUMBER	NEW MAP NUMBER

**EXHIBIT "D"**

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

AGREEMENT 4478  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION

TREASURER-TAX COLLECTOR  
STOP 1110

JON CHRISTENSEN  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2018-0338513

08/23/2018 08:05 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	997		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
SIZE	NCOR	SMF	NCHG	T:						

00524 DESERT SUN

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

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2013 for the nonpayment of delinquent taxes in the amount of \$81.66 for the fiscal year 2012-2013, Default Number 2013-687020021-0000.

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: PALM HILLS LAND CORP and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 687020021-0

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, 2018 By [Signature]  
Tax Collector

On 07/18/2018, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Jon Christensen, 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



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

EXHIBIT D PAGE 02



LEGAL DESCRIPTION

IN THE CITY OF PALM SPRINGS

BEING A PORTION OF SE 1/4 OF NW 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY BOOK 130, PAGES 74 THROUGH 79. OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AND LYING SOUTHERLY OF FOLLOWING DESCRIBED PARCEL:

BEING A PORTION OF NORTH HALF OF SECTION 32, TOWNSHIP 4 SOUTH AS SHOWN ON RECORD OF SURVEY BOOK 130, PAGES 74 THROUGH 79, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, CALIFORNIA DESCRIBED AS FOLLOWS:

ALL OF PARCEL 6190-7 AS SHOWN ON SAID RECORD OF SURVEY, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; AND EXCEPTING FROM FOREMENTIONED SECTION 32, ALL PORTIONS LYING WITHIN THE TRACT MAP NO. 17043 AS SHOWN BY MAP ON FILE IN BOOK 141, PAGES 52 THROUGH 57 OF MAPS, RIVERSIDE COUNTY RECORDS.

TREASURER-TAX COLLECTOR  
STOP 1110

JON CHRISTENSEN  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2018-0338572

08/23/2018 08:21 AM Fee: \$ 0.00

Page 1 of 2

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



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

007

02520 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 \$167.64 for the fiscal year 2011-2012. Default Number 2012-713140011-0000.

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: BENNETT, FRANK EDWARD TR & HURDLE, CHERLYN & KNOWLES, LAURETTA & ROBINSON, RICHARD S TR and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 713140011-4

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

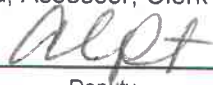
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Executed on  
RIVERSIDE County JULY 1, 2018 By  Tax Collector

On 07/18/2018, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Jon Christensen, 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 WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 11 EAST, SAN BERNARDINO BASE AND MERIDIAN. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. EXCEPTING THEREFROM FIFTY PERCENT OF ALL MINERALS OF WHATSOEVER KIND OR CHARACTER AND OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS CONVEYED IN THE DEED TO SOUTHLAND ESCROW CORPORATION, AS TRUSTEE. RESERVING UNTO THE GRANTOR TWENTY-FIVE PERCENT OF ALL MINERALS OF WHATSOEVER KIND OR CHARACTER AND OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY

TREASURER-TAX COLLECTOR  
STOP 1110

JON CHRISTENSEN  
TAX COLLECTOR  
4080 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2018-0338611

08/23/2018 08:21 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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01549 DESERT SUN

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

007

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2013 for the nonpayment of delinquent taxes in the amount of \$52.10 for the fiscal year 2012-2013, Default Number 2013-753280021-0000.

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

Assessor's Parcel Number 753280021-8

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, 2018 By   
Tax Collector

On 07/18/2018, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Jon Christensen, 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



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**EXHIBIT "E"**

**RESOLUTION NUMBER 2020.10.12.3.3.**

**MISSION STATEMENT**



**FRIENDS OF THE DESERT MOUNTAINS**  
**RESOLUTION 2020.10.12.3.3. AUTHORIZING THE PURCHASE OF RIVERSIDE COUNTY**  
**TAX DEFAULT PARCELS 2018 LIST**

**AUTHORIZING THE PURCHASE OF TAX DEFAULT PARCELS LISTED IN EXHIBIT A**

**APPROVED BY THE EXECUTIVE COMMITTEE**  
**ON OCTOBER 12, 2020**

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 12 day of October, 2020, by the following vote, to wit:

AYES: John Criste, Rebecca Driscoll, Robert Hargreaves, Anne Kane, Deborah McGarrey, Cheryl McKinley, Ulrich Sauerbrey, and Joan Taylor.

NOES:

ABSTENTIONS:

ABSENT:

  
\_\_\_\_\_  
Anne Kane, Secretary

FRIENDS OF THE DESERT MOUNTAINS RESOLUTION 2020.10.12.3.3. AUTHORIZING THE PURCHASE OF RIVERSIDE  
 COUNTY TAX DEFAULT PARCELS 2018 LIST - Page 2

EXHIBIT A

APN	COUNTY	Legal Description	Purpose & Intended Use	Purchase Price
687020021-0	Riverside	25.12 ACRES M/L IN POR NW 1/4 OF SEC 32 T4S R5E	Preservation of Open Space for Conservation	\$2,788.37
713140011-4	Riverside	20.00 ACRES IN POR SW 1/4 OF SEC 21 T6S R11E	Preservation of Open Space for Conservation	\$3,545.15
753280021-8	Riverside	10.00 ACRES IN POR NW 1/4 OF SEC 27 T7S R7E	Preservation of Open Space for Conservation	\$1,924.69
<b>Total</b>				<b>\$8,258.21</b>



**Friends of the  
Desert Mountains**

51-588 Highway 76  
P.O. Box 1261  
Palm Desert, CA 92061

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.

A 501(c)3 nonprofit corporation  
Federal Tax identification #33-0241242

Phone: (760)568-9318  
Fax: (760)568-9308

Email: [Friends@DesertMountains.org](mailto:Friends@DesertMountains.org)  
Website: [www.DesertMountains.org](http://www.DesertMountains.org)

EXHIBIT E PAGE 04

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

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