

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



**ITEM: 3.37
(ID # 14207)**

MEETING DATE:
Tuesday, January 26, 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 4479, District(s) 3 and 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 513050011, 513240004, 636066002, 717030010, and 717110023; to 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 Hewitt, 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 26, 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
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	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 2020.10.12.3.4 (Exhibit "E") from Friends of the Desert Mountains, a California Non – Profit Corporation.

- Parcel number 513050011 is located in the Outside City in District 4.
- Parcel number 513240004 is located in the Outside City in District 4.
- Parcel number 636066002 is located in the Outside City in District 3.
- Parcel number 717030010 is located in the Outside City in District 4.
- Parcel number 717110023 is located in the Outside City in District 4.

The purchase price of \$14,148.94 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 will purchase these properties to preserve open space for conservation.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Maps

A copy of the Assessor's maps numbered 513-05, 513-24, 636-06, 717-03, and 717-11 pertaining to the parcels listed above is attached for reference.

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

ATTACHMENT B. Agreement #4479

Two (2) Agreements both numbered 4479 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".


Matthew Jennings, Treasurer-Tax Collector 1/13/2021


Stephanie Pava, Principal Management Analyst 1/20/2021


Gregory J. Priamos, Director County Counsel 1/11/2021

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement **4479** 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 to **Preserve open space for conservation** is made on this 26 day of January, 2021.

On **January 27, 2020** 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 **\$14,148.94** 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") to **Preserve 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 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON – PROFIT CORPORATION

JAN 26 2021 3.37

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

By: [Signature]
Secretary

Date: 12/18/2020

FRIENDS OF THE DESERT MOUNTAINS
a California Non-Profit Corporation

By: [Signature]
President

Date: 12/18/2020

FORM APPROVED BY COUNTY COUNSEL

By: [Signature] 11 JAN 21
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

[Signature]
KECIA HARPER
Clerk of the Board of Supervisors

By: [Signature]
Deputy

By: [Signature]

KAREN SPIEGEL
Chair of the Board of Supervisors

Date: 01/26/2021

(seal)

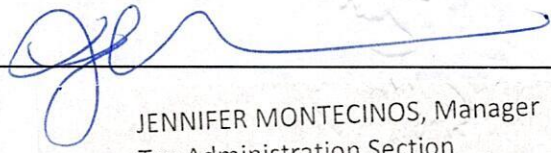


AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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 17 day of February, 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 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

1588620

A0741057

FILED R30/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:

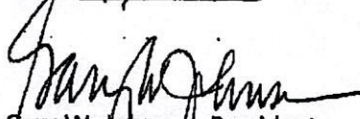
“The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted, by a Board of Directors. The authorized number of Directors shall be 12, or no fewer than required by law, provided, however, that the Board at its discretion may increase the number of directors to no more than 25.”

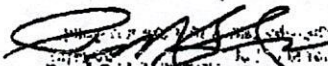
3. The foregoing amendment of Articles of Incorporation has been duly approved by the Board of Directors.

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, President


Paul Selzer, Secretary

ELUS S. YAM


ELUS S. YAM



I hereby certify that the foregoing
transcript of _____ 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

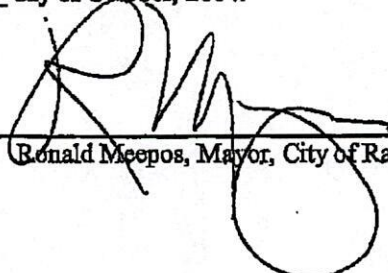
The property of this corporation is irrevocably dedicated to scientific, educational and charitable purposes meeting the requirements for exemption provided by Section 214 of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue Code of 1986, as in the case of both of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

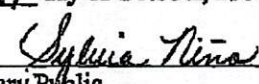
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

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

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.

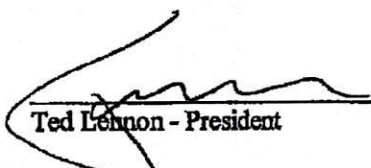
(d) Article VI of the Articles of Incorporation of this Corporation is amended to read as follows:

"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 6th day of January, ~~1992~~ 1993.

(notarial seal)

Barbara E. Dahn
Notary Public



A374199



State
of
California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

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

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

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

AUG 11 1989



March Fong Eu

Secretary of State

A374199

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

JUL 26 1989

MARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION
OF RANCHO MIRAGE CONSERVATORY

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF CALIFORNIA)
) SS
COUNTY OF RIVERSIDE)

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

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

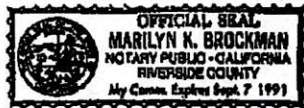
That the matters set forth therein are true of their own knowledge.

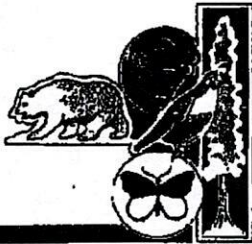
Carl Hatfield, Jr.
Carl Hatfield, Jr.
Barbara E. Dohn
Barbara E. Dohn

Subscribed and sworn before me this 714th 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

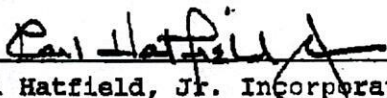
The name of the initial agent of the corporation for service of process is Barbara Dohn, City Clerk, City of Rancho Mirage, whose complete business address is 69-825 Highway 111, Rancho Mirage, Riverside County, California, 92270.

ARTICLE IX

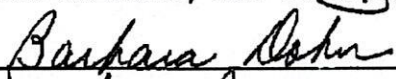
INCORPORATORS

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

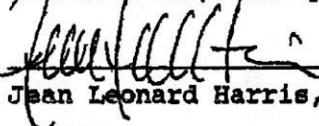
Incorporators:



Carl Hatfield, Jr. Incorporator



Barbara Dohn, Incorporator



Jean Leonard Harris, Incorporator



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
LETTER RE: OBJECTION

AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

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 11/5/2020
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 _____
Describe public purpose
 - To preserve open space for Conservation


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
 Executive Director 01/27/2020
Authorizing Signature Title Date

(SCO 8-16) (2016)

Exhibit to Application to Purchase Tax-Defaulted Property

APN	COUNTY	Legal Description	Purpose & Intended Use
513-050-011	RIVERSIDE	10 ACRES IN POR SW 1/4 OF SEC 17 T4S R4E	Preservation of Open Space for Conservation
513-240-004	RIVERSIDE	5.00 ACRES IN POR SW 1/4 OF SEC 21 T4S R4E	Preservation of Open Space for Conservation
513-570-010	RIVERSIDE	32.02 ACRES M/L IN POR LOT AA AM 208/05 TR 16495	Preservation of Open Space for Conservation
636-066-002	RIVERSIDE	1.04 ACRES IN POR PAR 284 RS 032/029	Preservation of Open Space for Conservation
717-030-010	RIVERSIDE	76.61 ACRES IN POR SEC 5 T6S R9E	Preservation of Open Space for Conservation
717-110-023	RIVERSIDE	10.00 ACRES IN POR NE 1/4 OF SEC 11 T6S R9E	Preservation of Open Space for Conservation

no longer available to purchase.

MATTHEW JENNINGS
County of Riverside Treasurer – Tax Collector

Giovane Pizano
Chief Investment Manager



Melissa Johnson
Senior Chief Deputy Treasurer-Tax Collector

RE: Agreement Number: 4479

Friends of the Desert Mountains,
A California Non-Profit Corporation

The parcel numbers listed below are not 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

513050011
513240004
636066002
717030010
717110023

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

AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

EXHIBIT "C"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Identification Number: 513050011
First Year Delinquent: 2013-2014
Purchase Price: \$2,421.55

Default Date: JUNE 30, 2014
TRA 061-035 PALM SPRINGS USD

Situs Address: NONE

Last Assessed To: JENKINS, DOROTHY E TRUSTEE

Legal Description.....

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. RESERVING A NON-EXCLUSIVE 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.

PARCEL 2

OUTSIDE CITY

Parcel Identification Number: 513240004
First Year Delinquent: 2013-2014
Purchase Price: \$2,412.74

Default Date: JUNE 30, 2014
TRA 061-035 PALM SPRINGS USD

Situs Address: NONE

Last Assessed To: FRUKTOW, NICHOLAS N

Legal Description.....

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 3

OUTSIDE CITY

Parcel Identification Number: 636066002
First Year Delinquent: 2013-2014
Purchase Price: \$3,353.18

Default Date: JUNE 30, 2014
TRA 061-009 PALM SPRINGS USD

Situs Address: NONE

Last Assessed To: REYES, IRMA AND REYES, RAUL

Legal Description.....

PARCEL 284 OF RECORD OF SURVEY RECORDED IN BOOK 32, PAGES 29 THRU 32, BEING A PORTION OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 4

OUTSIDE CITY

Parcel Identification Number: 717030010
First Year Delinquent: 2013-2014
Purchase Price: \$3,268.26

Default Date: JUNE 30, 2014
TRA 058-003 COACHELLA USD

Situs Address: NONE

Last Assessed To: ARIZONA CALIF DEV CO INC

Legal Description.....

THE PROPERTY LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

PARCEL 5

OUTSIDE CITY

Parcel Identification Number: 717110023
First Year Delinquent: 2013-2014
Purchase Price: \$2,693.21

Default Date: JUNE 30, 2014
TRA 058-003 COACHELLA USD

Situs Address: NONE

Last Assessed To: COHUN, ROBERT CHARLES AND COHUN, LINDSAY MICHAEL

Legal Description.....

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

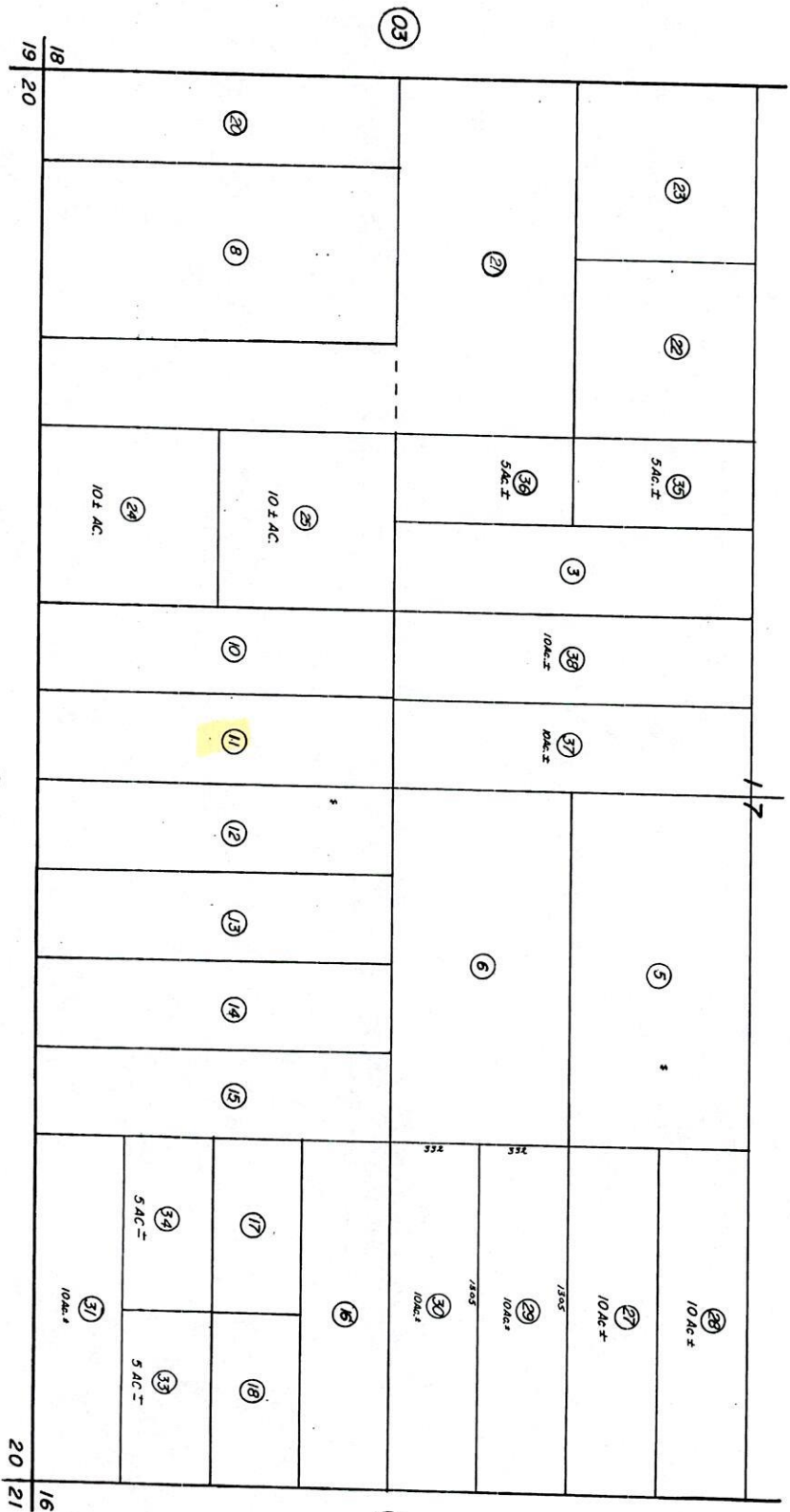
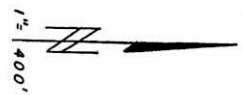
AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

24-42
513-05

T.C.A. 6135

S 1/2 SEC. 17, T.4S, R.4E

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD NO	NEW NO
5/12	003	004, 005
4/74	02	29, 30
9/77	17	31, 32
1/75	32	33, 34
8-1-77	2	35, 36
1-3-81	7	37, 38

Date: G.L.O.
DEC 1968

ASSESSOR'S MAP BK 513 PG 05
RIVERSIDE COUNTY, CALIF
M.

24-42
513-24

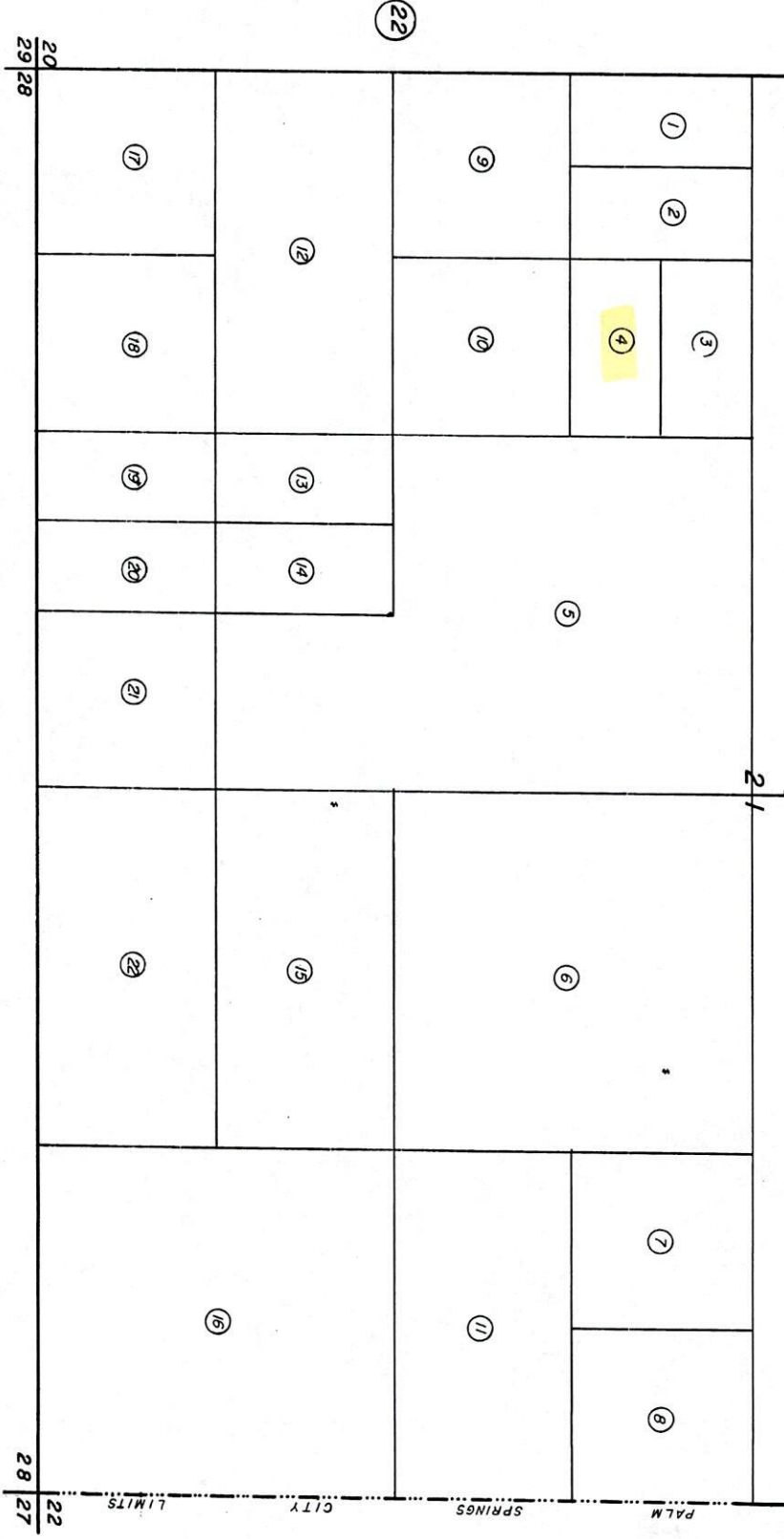
T.C.A. 6135

S 1/2 SEC. 21, T. 4S., R. 4E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD NUMBER	NEW NUMBER



DEC. 1968

Date: G.L.O.

ASSESSOR'S MAP BK. 513 PG. 24
RIVERSIDE COUNTY, CALIF.

24-69-8

636-06

T. C. A. 6170

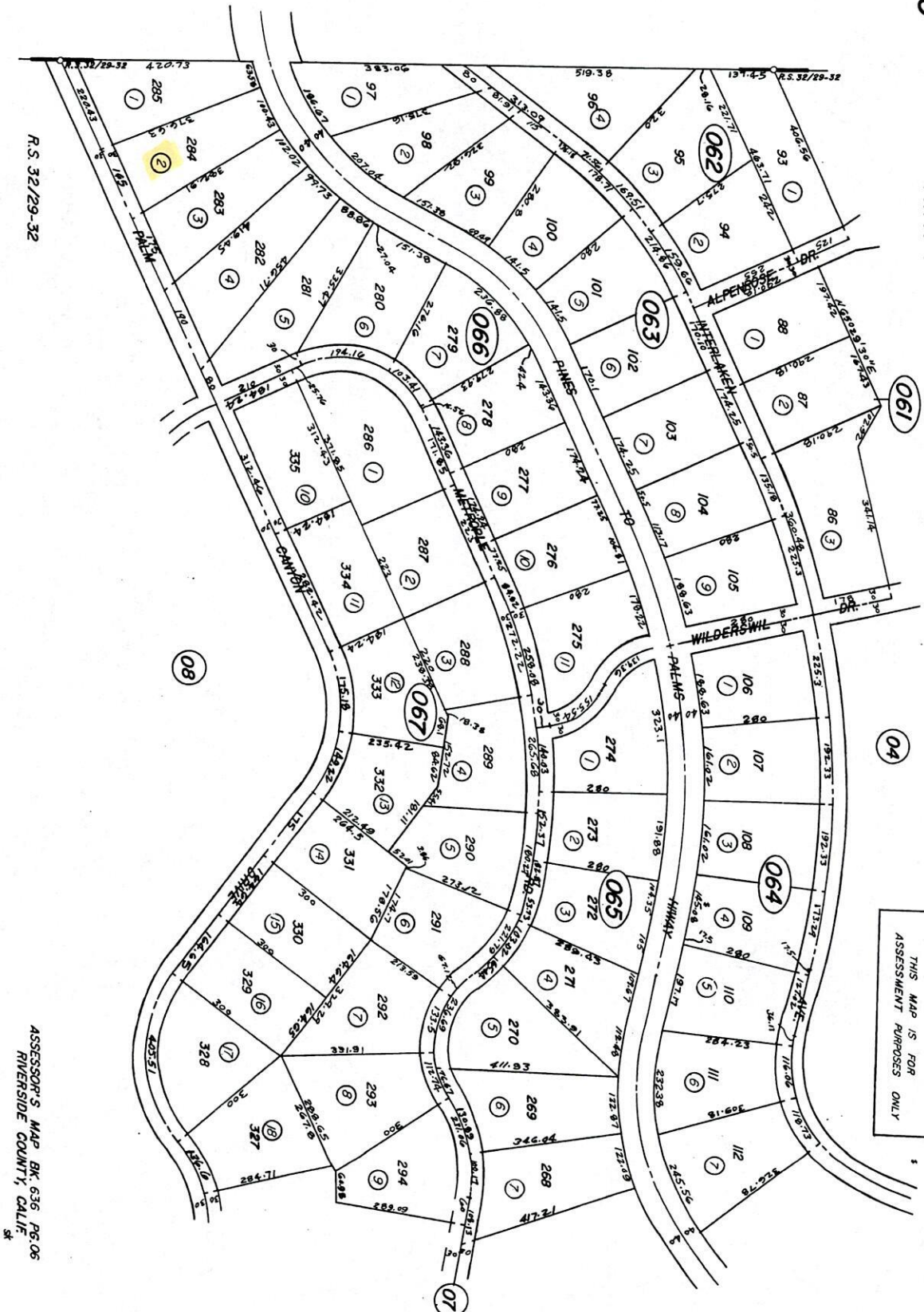
POR S 1/2 SEC. 9 T. 7S. R. 5E.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.

R.S. 32/29-32
FEB. 1968



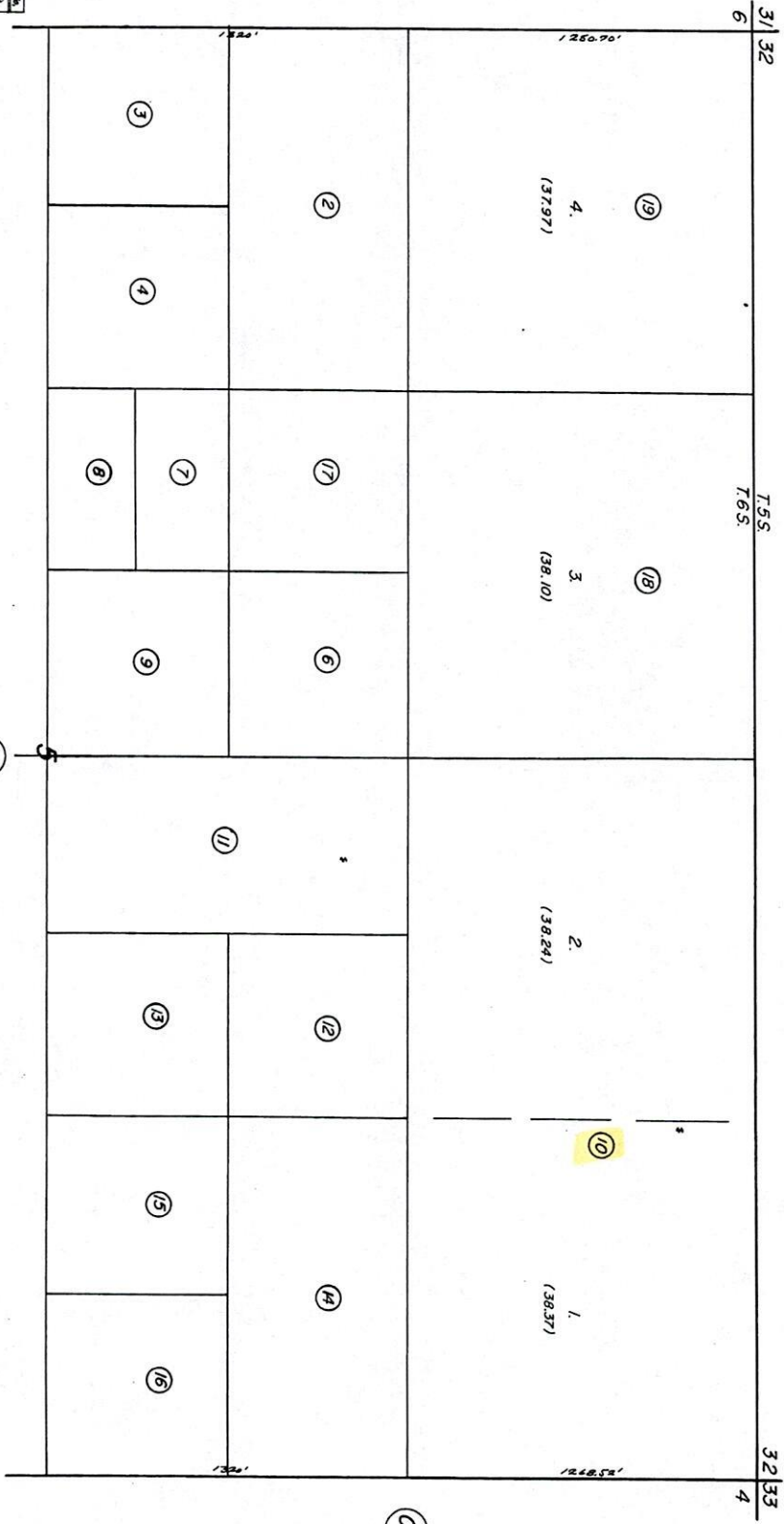
ASSESSOR'S MAP BK 636 PG 06
RIVERSIDE COUNTY, CALIF.

717-03

26-24-1

T. C. A. 5803

N1/2, SEC. 5, T6S, R9E.



BK.
707

DATE	OLD No.	NEW No.
10/13	501	501, 513

DATA GOV'T PLAT.

JULY 1966

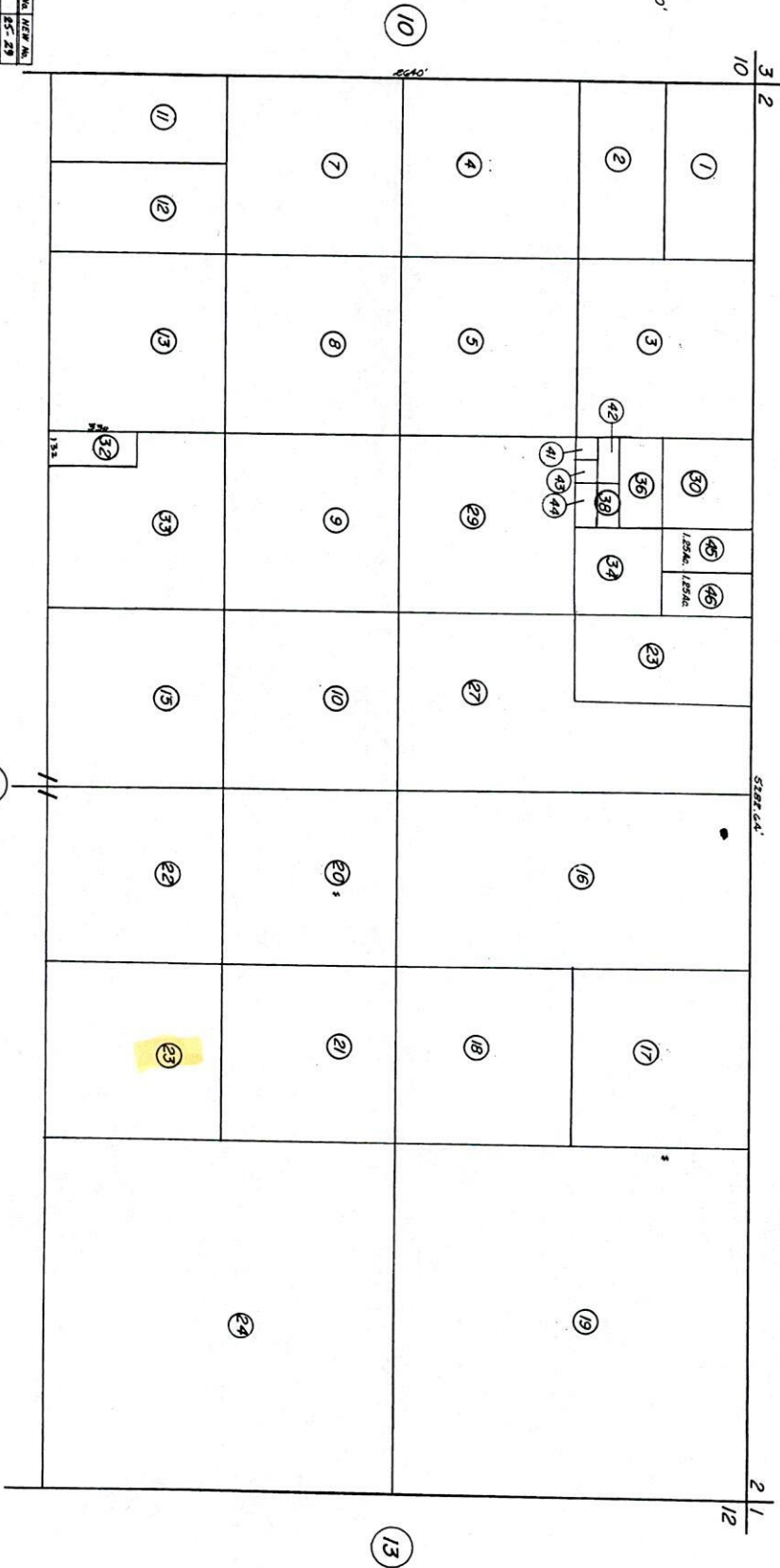
ASSESSOR'S MAP BK. 717 PG. 03
RIVERSIDE COUNTY, CALIF.

717-11

26-24

T. C. A. 5803

N1/2, SEC. 11, T. 6S, R. 9E.



DATE	OLD No.	NEW No.
9/24/61	6	55-59
8/22/67	14	51-53
8/24/67	25	30-31
10/6/67	51	54, 55
12/6/67	26	36
12/6/67	26	37
7/2/68	87	31, 39
6/6/69	039	040, 041
11/6/69	040	041, 044
5-8-72	035	045-046

DATA: GOV'T. PLAT.
JULY-1966

ASSESSOR'S MAP BK. 717 PG. 11
RIVERSIDE COUNTY, CALIF.

EXHIBIT "D"

NOTICE OF POWER TO SELL TAX - DEFAULTED PROPERTY

AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

REQUESTED BY AND MAIL TO:

JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0370334

09/20/2019 09:02 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	217	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$53.60 for the Fiscal Year 2013-2014, Default Number 2014-513050011

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property 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 at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: JENKINS, DOROTHY E TRUSTEE and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 513050011

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
RIVERSIDE County

Executed on
July 1, 2019

By 
Jon Christensen Tax Collector

On 9/10/2019, 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

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

RESERVING A NON-EXCLUSIVE 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.

REQUESTED BY AND MAIL TO:

JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0370335

09/20/2019 09:02 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 277		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$59.85 for the Fiscal Year 2013-2014, Default Number 2014-513240004

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property 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 at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: FRUKTOW, NICHOLAS N and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 513240004

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
RIVERSIDE County

Executed on
July 1, 2019

By


Jon Christensen Tax Collector

On 9/10/2019, 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

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

REQUESTED BY AND MAIL TO:

JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0370762

09/20/2019 10:21 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 277		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$160.18 for the Fiscal Year 2013-2014, Default Number 2014-636066002

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property 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 at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: REYES, IRMA & RAUL and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 636066002

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
RIVERSIDE County

Executed on
July 1, 2019

By

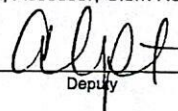

Jon Christensen Tax Collector

On 9/10/2019, 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

PARCEL 284 OF RECORD OF SURVEY RECORDED IN BOOK 32, PAGES 29 THRU 32, BEING A PORTION OF SECTION 9,
TOWNSHIP 7 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN

REQUESTED BY AND MAIL TO:

JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0371206

09/20/2019 11:16 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	277	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$123.66 for the Fiscal Year 2013-2014, Default Number 2014-717030010

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property 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 at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: ARIZONA CALIF DEV CO INC and is situated in said county, State of California, described as follows:


Assessor's Parcel Number: 717030010

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
RIVERSIDE County

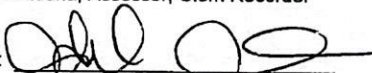
Executed on
July 1, 2019

By 
Jon Christensen Tax Collector

On 9/10/2019, 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

THE PROPERTY LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

REQUESTED BY AND MAIL TO:

JON CHRISTENSEN
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2019-0371327

09/20/2019 11:30 AM Fee: \$ 0.00

Page 1 of 2

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



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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG	T:					sb2-φ

THE DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2014 for the nonpayment of delinquent taxes in the amount of \$87.40 for the Fiscal Year 2013-2014, Default Number 2014-717110023

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property 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 at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: COHUN, LINDSAY MICHAEL & ROBERT CHARLES and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 717110023

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
RIVERSIDE County

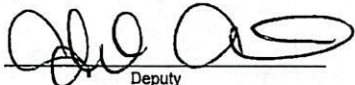
Executed on
July 1, 2019

By 
Jon Christensen Tax Collector

On 9/10/2019, 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

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXHIBIT "E"

RESOLUTION NUMBER 2020.10.12.3.4

MISSION STATEMENT

AGREEMENT 4479
FRIENDS OF THE DESERT MOUNTAINS,
A CALIFORNIA NON- PROFIT CORPORATION

FRIENDS OF THE DESERT MOUNTAINS
RESOLUTION 2020.10.12.3.4 AUTHORIZING THE PURCHASE OF RIVERSIDE COUNTY
TAX DEFAULT PARCELS 2019 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 2020.10.12.3.4 AUTHORIZING THE PURCHASE OF RIVERSIDE COUNTY TAX DEFAULT PARCELS 2019 LIST- Page 2

EXHIBIT A

APN	COUNTY	Legal Description	Purpose & Intended Use	Purchase Price
513050011	RIVERSIDE	10 ACRES IN POR SW 1/4 OF SEC 17 T4S R4E	Preservation of Open Space for Conservation	\$ 2,421 55
513240004	RIVERSIDE	5 00 ACRES IN POR SW 1/4 OF SEC 21 T4S R4E	Preservation of Open Space for Conservation	\$ 2,412 74
513570010	RIVERSIDE	32 02 ACRES M/L IN POR LOT AA AM 208/05 TR 16495	Preservation of Open Space for Conservation	\$ 2,953 39
63606E002	RIVERSIDE	1 04 ACRES IN POR PAR 284 RS 032/029	Preservation of Open Space for Conservation	\$ 3,353 18
717030010	RIVERSIDE	76 61 ACRES IN POR SEC 5 T6S R9E	Preservation of Open Space for Conservation	\$ 3,268 26
717110023	RIVERSIDE	10 00 ACRES IN POR NE 1/4 OF SEC 11 T6S R9E	Preservation of Open Space for Conservation	\$ 2,693 21

\$ 17,102 33



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.

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

Phone: (760)568-9918
Fax: (760)568-9908

Email: Friends@DesertMountains.org
Website: www.DesertMountains.org

EXHIBIT E PAGE 04

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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