

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



ITEM: 3.70  
(ID # 20614)

**MEETING DATE:**

Tuesday, January 10, 2023

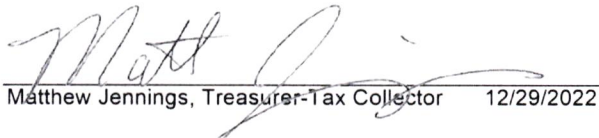
**FROM :** TREASURER-TAX COLLECTOR:

**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 4495, District(s) 4. [\$0].

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

1. Approve the sale of tax-defaulted parcel(s) 753200007 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**

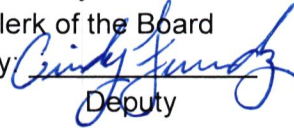
  
Matthew Jennings, Treasurer-Tax Collector 12/29/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 10, 2023  
xc: Tax Collector

Kimberly Rector  
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:	2022-2023

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Sales to non-profit 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. 2022.08.22 EC (Exhibit "E") from the Friends of the Desert Mountains, a California Non-Profit Corporation.

Parcel number 753200007 is located in the Outside City in District 4.

The purchase price of \$2,106.95 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 giving notice, pursuant to Section 3800 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 this property for preservation of open space for conservation.

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

**ATTACHMENT A. Assessor Map**

A copy of the Assessor's map numbered 753200007 pertaining to the parcel listed above is attached for reference.

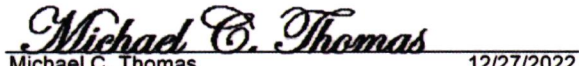
**ATTACHMENT B. Agreement #4495**



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

Two (2) Agreements both numbered 4495 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".

  
Stephanie Perez, Principal Management Analyst 1/3/2023

  
Michael C. Thomas 12/27/2022

AGREEMENT TO PURCHASE TAX-DEFAULTED 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.

This Agreement **4495** 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 **preserving open space for conservation** is made on this 15 day of November, 2022.

On **January 20, 2022** 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 **\$2,106.95** 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.

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON-PROFIT CORPORATION

JAN 10 2023 3.70

## 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.

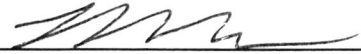
**FRIENDS OF THE DESERT MOUNTAINS**  
a(n) California Non-Profit Organization

**FRIENDS OF THE DESERT MOUNTAINS**  
a(n) California Non-Profit Organization

By   
Secretary - ANNE KANE

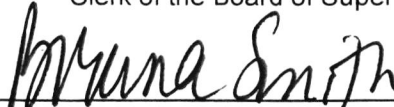
By   
President / CHAIR REBECCA DRISCOLL  
Date: 11/18/2022

FORM APPROVED BY COUNTY COUNSEL

By:  27 DEC 22  
MICHAEL C. THOMAS DATE  
Deputy County Counsel

ATTEST: BOARD OF SUPERVISORS  
**KIMBERLY A. RECTOR**

Clerk of the Board of Supervisors

By:   
Deputy

(seal)

By: 

By: KEVIN JEFFRIES  
Chairman of the Board of Supervisors

Date: 1/10/23

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON-PROFIT CORPORATION

JAN 10 2023 3.70



**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

**EXHIBIT "A"**

**ARTICLES OF INCORPORATION**

**CURRENT LISTING OF BOARD MEMBERS**

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION

1588620

A0741057

FILED RSD/MT  
Secretary of State  
State of California

APR 29 2013

200

**CERTIFICATE OF AMENDMENT OF  
ARTICLES OF INCORPORATION**

Friends of the Desert Mountains

The undersigned certify that:

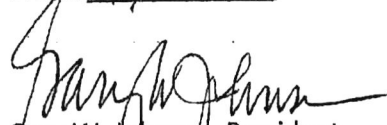
1. They are the **President** and the **Secretary**, respectively, of Friends of the Desert Mountains, a California corporation.
2. ARTICLE V – DIRECTORS, is amended to read as follows:

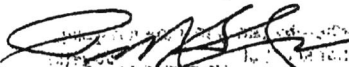
"The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted, by a Board of Directors. The authorized number of Directors shall be 12, or no fewer than required by law, provided, however, that the Board at its discretion may increase the number of directors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

3. The foregoing amendment of Articles of Incorporation has been duly approved by the Board of Directors.
4. The corporation has no members.

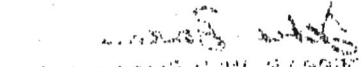
We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: 4/12, 2013

  
Gary W. Johnson, President

  
Paul Selzer, Secretary

CLERK OF THE COURT

  
CLERK OF THE COURT





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

**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

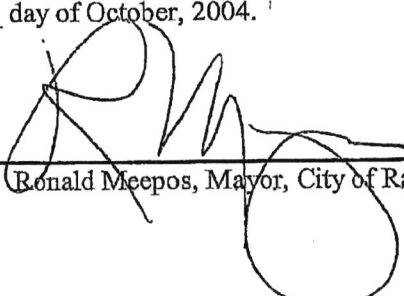


income or assets of the corporation shall inure to the benefit of any individual member, director or officer of the corporation or to the benefit of any private persons. Upon the dissolution or winding up of the corporation, after paying or adequately providing for the debts and obligations thereof, 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**

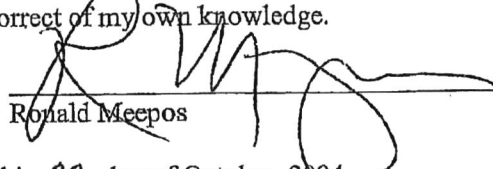
The name of the initial agent of the corporation for service of process is Barbara Dohn, whose complete business address is 69-825 Highway 111, Rancho Mirage, California, 92270

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.

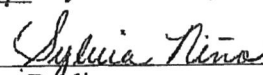
  
\_\_\_\_\_  
Ronald Meepos, Mayor, City of Rancho Mirage, California

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



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"

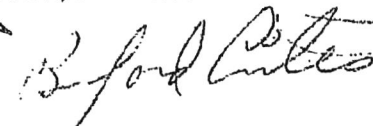
3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

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





**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:

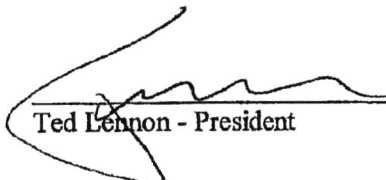
"These Articles may be amended only by unanimous vote of the Board of Directors of the Corporation at a duly-held meeting of the Board or by unanimous written consent of the members of such Board."

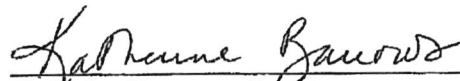
3. The foregoing amendment of the Articles of Incorporation has been duly approved by the required vote of the Board of Directors.
4. The foregoing amendment of the Articles of Incorporation has been duly approved by the required vote of the members.

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

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 )  
COUNTY OF RIVERSIDE ) SS

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.

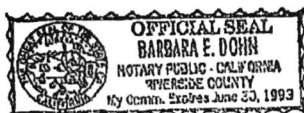
Ray Baca  
Ray Baca - President

Marilyn Glassman  
Marilyn Glassman - Secretary

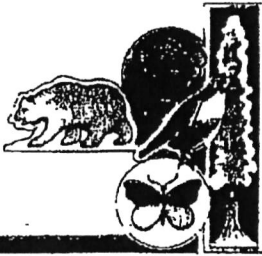
Subscribed and sworn before me this 6<sup>th</sup> day of January, 1992. 1993

(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 )  
COUNTY OF RIVERSIDE ) SS

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

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

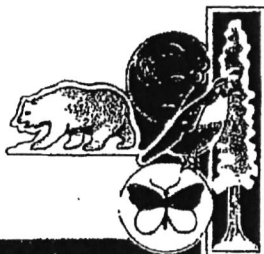
That the matters set forth therein are true of their own knowledge.

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

Subscribed and sworn before me this 7/14<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

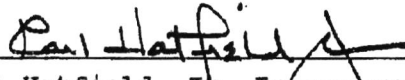
The name of the initial agent of the corporation for service of process is Barbara Dohn, City Clerk, City of Rancho Mirage, whose complete business address is 69-825 Highway 111, Rancho Mirage, Riverside County, California, 92270.

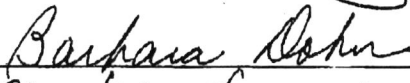
ARTICLE IX

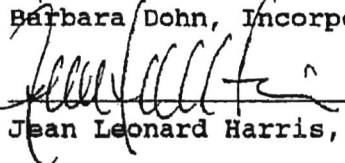
INCORPORATORS

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

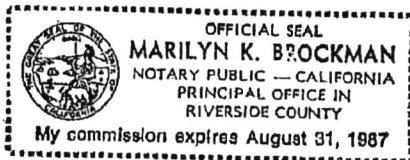
  
\_\_\_\_\_  
Barbara Dohn, Incorporator

  
\_\_\_\_\_  
Jean Leonard Harris, Incorporator

### ACKNOWLEDGMENT

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

reunto set my hand and official s  
  
 Marilyn Brockman







**FRIENDS OF THE DESERT MOUNTAINS**

**2022 Board of Directors**

**Executive Committee**

*Rebecca Driscoll, Chair, FODM Finance Committee*

*Dr. Robert Reed, Vice Chair*

*Joan Taylor, Treasurer, Interim Chair, FODM Property Committee*

*Anne J. Kane, Secretary*

*Cheryl McKinley, Co-Chair, FODM Programs Committee*

*John Criste, Co-Chair, FODM Programs Committee*

*Deborah McGarrey, Co-Chair, FODM Marketing & Development Committee*

*Tara Bravo, Co-Chair, FODM Marketing & Development Committee*

*Bob Hargreaves, Chair, FODM Social Justice Committee*

**Board Members**

*Mary Belardo*

*Kathryn Coleman*

*Gordon Fidler*

*Matt Gonda*

*Stephen Hockett*

*Sienna Thomas*

*Ruth Watling*

**BOARD MEMBERS EMERITUS**

*Ted Lennon – LDD Desert Development, Inc.*

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

**EXHIBIT A PAGE 23**

*Connect to the Land*

**EXHIBIT "B"**

**PURCHASE APPLICATION**

**CHAPTER 7 FORM 11 (N/A)**

**CHAPTER 7 PUBLICATION (N/A)**

**LETTER RE : PUBLICATION & OBJECTION**

AGREEMENT 4495  
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: Tammy Martin or Jennifer Prado Phone: (760) 568-9918
4. Email: tmartin@desertmountains.org or 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
6. Agency is to acquire title “As” and the taxing status: Friends of the Desert Mountains, a California non profit corporation (exempt)

(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

## B. Purchasing Information

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

1. Is the parcel currently approved for a Chapter 7 Tax Sale? ☐ Yes ☒ No
2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)  
☐ Purchase by Select One  
☐ Purchase by Select 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): 753200007
3. State the purpose and intended use for the Parcel: To preserve as 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

1/20/2022

Authorizing Signature

Title

Date

(SCO 8-16) (2016)

EXHIBIT B PAGE 02

**MATTHEW JENNINGS**  
***County of Riverside Treasurer – Tax Collector***

**Giovane Pizano**  
*Chief Investment Manager*



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

RE: Agreement Number: 4495

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

The parcel number listed below is not a part of a publication because it is 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 parcel they are interested in purchasing to be sold on a Chapter 7 public tax sale.

**PARCEL NO**

753200007

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

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION

**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**PARCEL 1**

**OUTSIDE CITY**

**Parcel Identification Number:** 753200007  
**First Year Delinquent:** 2015-2016  
**Purchase Price:** \$2,106.95

**Default Date:** JUNE 30, 2016  
**TRA:** 058-048 COACHELLA USD  
**DISTRICT:** 4

**Situs Address:** NONE

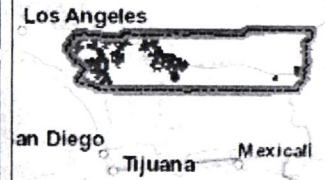
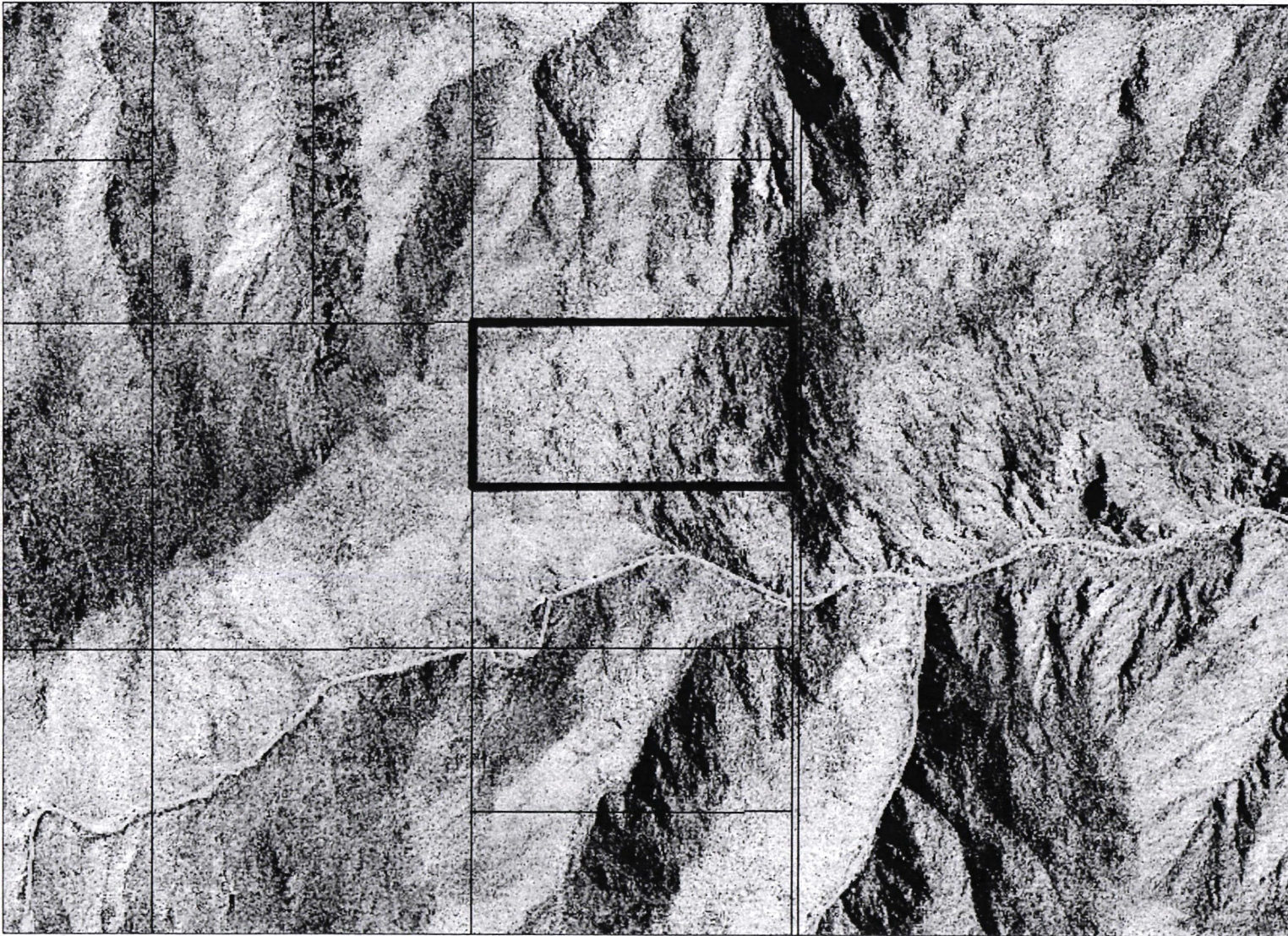
**Last Assessed To:** HIGH AUBREY B & DAISY

**Legal Description:** THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION



753200007



**Legend**

- ☐ Parcels
- Blueline Streams
- City Areas



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 752 1,505 Feet

REPORT PRINTED ON... 10/14/2022 7:51:22 AM

© Riverside County GIS

**Notes**



25-47-2

S1/2 SEC. 15 T7S R7E

EXHIBIT C PAGE 04

[illegible]

Data: Gov't Plat 25-8-88

60' Rds. per inst.  
32692 4/59

JAN. 1967

ASSESSOR'S MAP BK. 753 PG. 20  
RIVERSIDE COUNTY, CALIF.  
34



**EXHIBIT "D"**

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

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION

REQUESTED BY AND MAIL TO:

MATTHEW JENNINGS  
TREASURER-TAX COLLECTOR  
TAX SALE OPERATIONS UNIT  
4080 LEMON ST., 4<sup>TH</sup> FL. MAIL STOP 1110  
RIVERSIDE, CALIFORNIA 92501

**2021-0494459**

08/18/2021 11:49 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam: 309		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

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

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2016 for the nonpayment of delinquent taxes in the amount of \$66.95 for the Fiscal Year 2015-2016, Default Number 2016-753200007

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: HIGH, AUBREY B & DAISY and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 753200007


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, 2021

By

  
Matthew Jennings, Tax Collector

On 7/27/2021, before me, Peter Aldana, Assessor-County Clerk-Recorder, personally appeared Matthew Jennings, 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 NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.

**EXHIBIT "E"**

**RESOLUTION NUMBER 2022.08.22 EC**

**MISSION STATEMENT**

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION



51-500 Highway 74  
Palm Desert, CA 92260  
P.O. Box 1281  
Palm Desert, CA 92261

August 25, 2022

**Paola Vertiz**  
Riverside County  
Treasurer-Tax Collector  
Tax Sales Operations  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA. 92502

RE: Tax-Default Properties

Dear Paola,

Enclosed, please find a copy of the resolution requested for the tax default application for APN #753-200-007 for a price of \$2,106.95, in addition to a copy of Friends of the Desert Mountains Mission Statement, Values, and Vision.

Please do not hesitate to contact me if you have any questions or need any additional documents from our office.

Thank you,

*Tammy Martin*

Tammy Martin  
Executive Director  
tmartin@desertmountains.org

Enclosures:  
Resolution #2022.08.22 EC  
Mission Statement, Values and Vision

**EXHIBIT F PAGE 02**

*Connect to the Land*

**FRIENDS OF THE DESERT MOUNTAINS**  
**RESOLUTION 2022.08.22 EC**

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

**APPROVED BY THE EXECUTIVE COMMITTEE**  
**ON AUGUST 22, 2022**

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 22 day of August, 2022, by the following vote, to wit:

AYES: John Criste, Rebecca Driscoll, Robert Hargreaves, Deborah McGarrey, Cheryl McKinley, Robert Reed, Joan Taylor

NOES:

ABSTENTIONS:

ABSENT: Tara Bravo, Anne Kane



Rebecca Driscoll, Chair

**EXHIBIT E PAGE 03**

**FRIENDS OF THE DESERT MOUNTAINS  
RESOLUTION No. 2022.8.22 EC**

**EXHIBIT A**

<b>APN</b>	<b>COUNTY</b>	<b>Legal Description</b>	<b>Purpose &amp; Intended Use</b>	<b>Price</b>
753-200-007	RIVERSIDE	20 ACRES IN POR SE 1/4 OF SEC 15 T7S R7E	Preservation of Open Space	\$2,106.95

**TOTAL**

**\$2,106.95**

**EXHIBIT E PAGE 04**



## 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.

## VALUES

Stewardship ● Collaboration ● Education ● Access for All

This is how we connect people to the land.

## VISION

The Friends' vision for the Coachella Valley is a thriving and productive community integrated with a healthy and sustainable natural environment.

**EXHIBIT E PAGE 05**

*Connect to the Land*



**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

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**MALIA M. COHEN**  
**California State Controller**

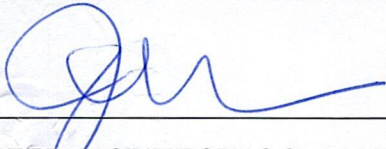
**AUTHORIZATION FOR THE SALE OF TAX-DEFAULTED PROPERTY**

I, MALIA M. COHEN, California State Controller, in accordance with Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code, hereby authorize the purchase of tax-defaulted property described in the agreement sale numbered 4495, as approved by the Board of Supervisors of Riverside County on January 10, 2023.

This Agreement between the COUNTY OF RIVERSIDE and the FRIENDS OF THE DESERT MOUNTAINS, a CALIFORNIA NON-PROFIT CORPORATION attached hereto has been duly approved by the State Controller. The tax collector of Riverside County is hereby directed to cause notice of agreement to be given pursuant to Section 3796 of the California Revenue and Taxation Code.

Given under my hand and seal of office, at Sacramento this 28 day,  
February 2023.

MALIA M. COHEN  
CALIFORNIA STATE CONTROLLER

By   
JENNIFER MONTECINOS, MANAGER  
Tax Administration Section



AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

THIS 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

This Agreement 4495 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 preserving open space for conservation is made on this 10 day of January 2023.

On January 20, 2022 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 \$2,106.95 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.

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON-PROFIT CORPORATION

JAN 10 2023

3.70



# 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(n) California Non-Profit Organization

By: [Signature]  
Secretary - ANNE KANE

**FRIENDS OF THE DESERT MOUNTAINS**  
a(n) California Non-Profit Organization

By: [Signature]  
President / CHAIR REBECCA DRISCOLL  
Date: 11/18/2022

FORM APPROVED BY COUNTY COUNSEL

By: [Signature] 27 DEC 22  
MICHAEL C. THOMAS DATE  
Deputy County Counsel



ATTEST: BOARD OF SUPERVISORS

**KIMBERLY A. RECTOR**

Clerk of the Board of Supervisors

By: [Signature]  
Deputy

By: [Signature]

By: **KEVIN JEFFRIES**  
Chairman of the Board of Supervisors

Date: 1/10/23

(seal)

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON-PROFIT CORPORATION

JAN 10 2023 3.70

# 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 22 day of February, 2023.

Malia M. Cohen

**CALIFORNIA STATE CONTROLLER**

By: 

JENNIFER MONTECINOS, Manager  
Tax Administration Section

**EXHIBIT "A"**

**ARTICLES OF INCORPORATION**

**CURRENT LISTING OF BOARD MEMBERS**



1588620

A0741057

FILED R30/MT  
Secretary of State  
State of California

APR 29 2013

200

**CERTIFICATE OF AMENDMENT OF  
ARTICLES OF INCORPORATION**

Friends of the Desert Mountains

The undersigned certify that:

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

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

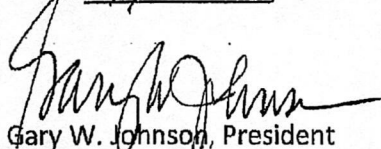
"The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted, by a Board of Directors. The authorized number of Directors shall be 12, or no fewer than required by law, provided, however, that the Board at its discretion may increase the number of directors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

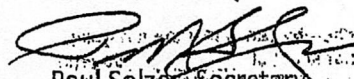
3. The foregoing amendment of Articles of Incorporation has been duly approved by the Board of Directors.

4. The corporation has no members.

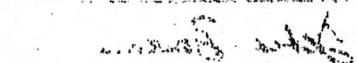
We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: 4/12, 2013

  
Gary W. Johnson, President

  
Paul Selzer, Secretary

ELIOS C. YAM

  
ELIOS C. YAM, Notary Public

DEBRA BOWEN, Secretary of State

*Debra Bowen*

Date:

MAY 23 2013 MT

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.





**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**

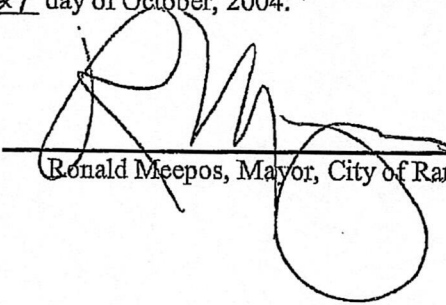
The property of this corporation is irrevocably dedicated to scientific, educational and charitable purposes meeting the requirements for exemption provided by Section 214 of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue Code of 1986, as in the case of both of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

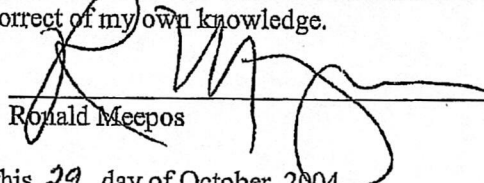
The name of the initial agent of the corporation for service of process is Barbara Dohn, whose complete business address is 69-825 Highway 111, Rancho Mirage, California, 92270

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.

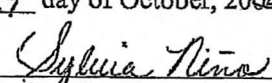
  
\_\_\_\_\_  
Ronald Meepos, Mayor, City of Rancho Mirage, California

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



**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

A handwritten signature in cursive script that reads "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:

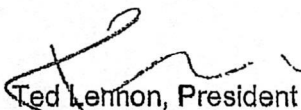
"The name of this corporation is the "Friends of the Desert Mountains"

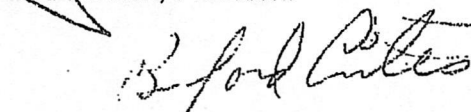
3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

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





**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.

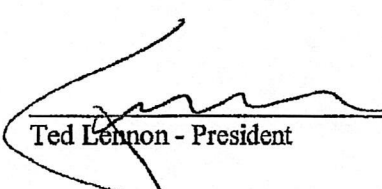
(d) Article VI of the Articles of Incorporation of this Corporation is amended to read as follows:

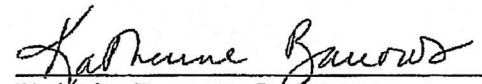
"These Articles may be amended only by unanimous vote of the Board of Directors of the Corporation at a duly-held meeting of the Board or by unanimous written consent of the members of such Board."

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,

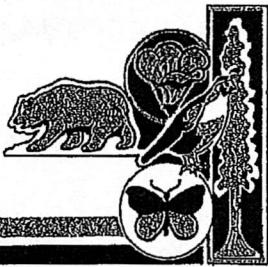
DATE: 7/7/00

  
Ted Lennon - President

  
Katherine Barrows - Secretary







State  
of  
California

OFFICE OF THE SECRETARY OF STATE

4  
A427697

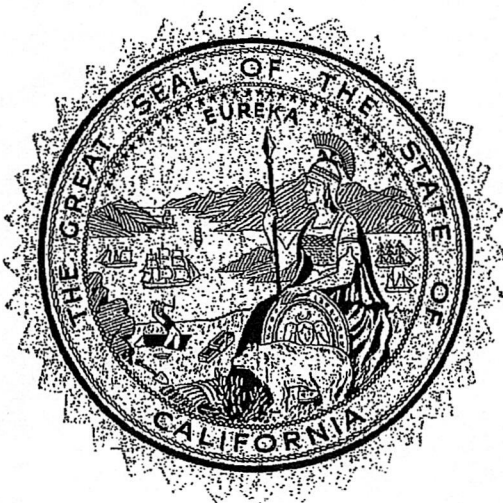
CORPORATION DIVISION

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

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

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

JAN 25 1993



*March Fong Eu*

Secretary of State

A427697 ENDORSED  
FILED

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

JAN 8 1993

MARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION  
OF RANCHO MIRAGE CONSERVATORY

Ray Baca and Marilyn Glassman certify that:

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

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

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

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

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

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

Ray Baca  
Ray Baca - President

Marilyn Glassman  
Marilyn Glassman - Secretary

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

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

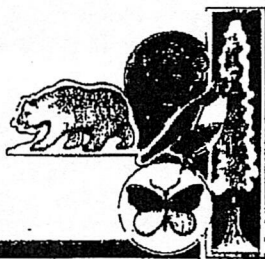
Subscribed and sworn before me this 6<sup>th</sup> day of January, 1992. 1993

(notarial seal)

Barbara E. Dahn  
Notary Public



A374199



State  
of  
California

OFFICE OF THE SECRETARY OF STATE

CORPORATION DIVISION

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

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

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

AUG 11 1989



*March Fong Eu*

Secretary of State

A374199

ENDORSED

FILE

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

JUL 26 1989

MARCH FONG EU, Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION  
OF RANCHO MIRAGE CONSERVATORY

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

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

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

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

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

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

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

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

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



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

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

Carl Hatfield, Jr.  
Carl Hatfield, Jr. - President

Barbara E. Dohn  
Barbara E. Dohn - Secretary

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

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

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

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

Carl Hatfield, Jr.  
Carl Hatfield, Jr.

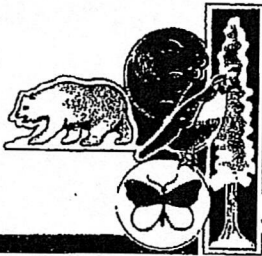
Barbara E. Dohn  
Barbara E. Dohn

Subscribed and sworn before me this 714<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

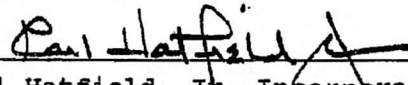
The name of the initial agent of the corporation for service of process is Barbara Dohn, City Clerk, City of Rancho Mirage, whose complete business address is 69-825 Highway 111, Rancho Mirage, Riverside County, California, 92270.

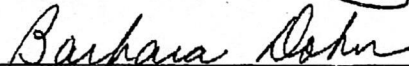
ARTICLE IX

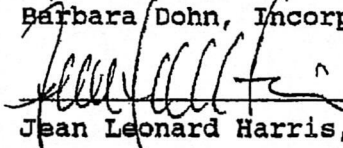
INCORPORATORS

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

Incorporators:

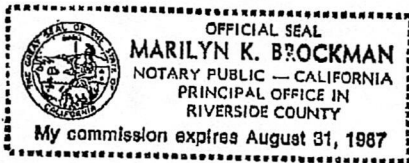
  
\_\_\_\_\_  
Carl Hatfield, Jr. Incorporator

  
\_\_\_\_\_  
Barbara Dohn, Incorporator

  
\_\_\_\_\_  
Jean Leonard Harris, Incorporator

### ACKNOWLEDGMENT

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



Marilyn Brockman



**FRIENDS OF THE DESERT MOUNTAINS**

**2022 Board of Directors**

**Executive Committee**

*Rebecca Driscoll, Chair, FODM Finance Committee*

*Dr. Robert Reed, Vice Chair*

*Joan Taylor, Treasurer, Interim Chair, FODM Property Committee*

*Anne J. Kane, Secretary*

*Cheryl McKinley, Co-Chair, FODM Programs Committee*

*John Criste, Co-Chair, FODM Programs Committee*

*Deborah McGarrey, Co-Chair, FODM Marketing & Development Committee*

*Tara Bravo, Co-Chair, FODM Marketing & Development Committee*

*Bob Hargreaves, Chair, FODM Social Justice Committee*

**Board Members**

*Mary Belardo*

*Kathryn Coleman*

*Gordon Fidler*

*Matt Gonda*

*Stephen Hockett*

*Sienna Thomas*

*Ruth Watling*

**BOARD MEMBERS EMERITUS**

*Ted Lennon – LDD Desert Development, Inc.*

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

**EXHIBIT A PAGE 23**

*Connect to the Land*

**EXHIBIT "B"**

**PURCHASE APPLICATION**

**CHAPTER 7 FORM 11 (N/A)**

**CHAPTER 7 PUBLICATION (N/A)**

**LETTER RE : PUBLICATION & OBJECTION**

AGREEMENT 4495  
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: Tammy Martin or Jennifer Prado Phone: (760) 568-9918
4. Email: tmartin@desertmountains.org or 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
6. Agency is to acquire title “As” and the taxing status: Friends of the Desert Mountains, a California non profit corporation (exempt)

(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

## B. Purchasing Information

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

1. Is the parcel currently approved for a Chapter 7 Tax Sale? ☐ Yes ☒ No
2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)  
☐ Purchase by Select One  
☐ Purchase by Select 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): 753200007
3. State the purpose and intended use for the Parcel: To preserve as 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

1/20/2022

Authorizing Signature

Title

Date

(SCO 8-16) (2016)

EXHIBIT B PAGE 02

**MATTHEW JENNINGS**  
***County of Riverside Treasurer – Tax Collector***

**Giovane Pizano**  
*Chief Investment Manager*



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

RE: Agreement Number: 4495

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

The parcel number listed below is not a part of a publication because it is 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 parcel they are interested in purchasing to be sold on a Chapter 7 public tax sale.

**PARCEL NO**

753200007

**EXHIBIT "C"**

**LEGAL DESCRIPTION**

**MAPS**



**AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY**

**PARCEL 1**

**OUTSIDE CITY**

**Parcel Identification Number:** 753200007

**First Year Delinquent:** 2015-2016

**Purchase Price:** \$2,106.95

**Default Date:** JUNE 30, 2016

**TRA:** 058-048 COACHELLA USD

**DISTRICT:** 4

**Situs Address:** NONE

**Last Assessed To:** HIGH AUBREY B & DAISY

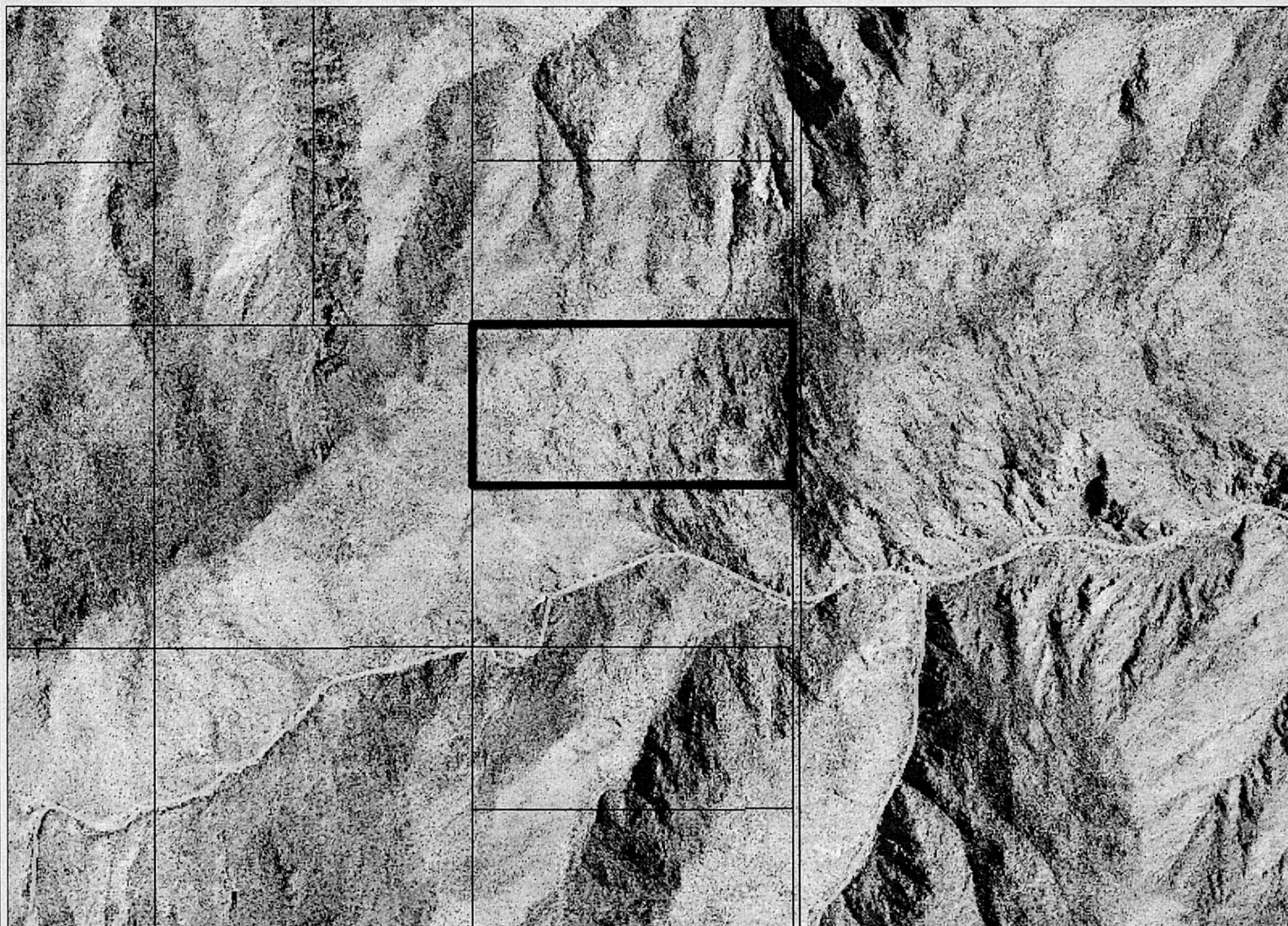
**Legal Description:** THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.

753200007



#### Legend

- Parcels
- Blueline Streams
- City Areas



0 752 1,505 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/14/2022 7:51:22 AM

© Riverside County GIS

#### Notes



**EXHIBIT "D"**

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

AGREEMENT 4495  
FRIENDS OF THE DESERT MOUNTAINS,  
A CALIFORNIA NON- PROFIT CORPORATION



REQUESTED BY AND MAIL TO:

MATTHEW JENNINGS  
TREASURER-TAX COLLECTOR  
TAX SALE OPERATIONS UNIT  
4080 LEMON ST., 4<sup>TH</sup> FL. MAIL STOP 1110  
RIVERSIDE, CALIFORNIA 92501

**2021-0494459**

08/18/2021 11:49 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	309	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

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

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2016 for the nonpayment of delinquent taxes in the amount of \$66.95 for the Fiscal Year 2015-2016, Default Number 2016-753200007

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: HIGH, AUBREY B & DAISY and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 753200007


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, 2021

By

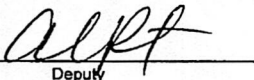
  
Matthew Jennings, Tax Collector

On 7/27/2021, before me, Peter Aldana, Assessor-County Clerk-Recorder, personally appeared Matthew Jennings, 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 NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA.



**EXHIBIT "E"**

**RESOLUTION NUMBER 2022.08.22 EC**

**MISSION STATEMENT**



51-500 Highway 74  
Palm Desert, CA 92260  
P.O. Box 1281  
Palm Desert, CA 92261

August 25, 2022

**Paola Vertiz**

Riverside County  
Treasurer-Tax Collector  
Tax Sales Operations  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA. 92502

RE: Tax-Default Properties

Dear Paola,

Enclosed, please find a copy of the resolution requested for the tax default application for APN #753-200-007 for a price of \$2,106.95, in addition to a copy of Friends of the Desert Mountains Mission Statement, Values, and Vision.

Please do not hesitate to contact me if you have any questions or need any additional documents from our office.

Thank you,

*Tammy Martin*

Tammy Martin  
Executive Director  
tmartin@desertmountains.org

Enclosures:  
Resolution #2022.08.22 EC  
Mission Statement, Values and Vision

**EXHIBIT F PAGE 02**

*Connect to the Land*

**FRIENDS OF THE DESERT MOUNTAINS  
RESOLUTION 2022.08.22 EC**

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

**APPROVED BY THE EXECUTIVE COMMITTEE  
ON AUGUST 22, 2022**

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.

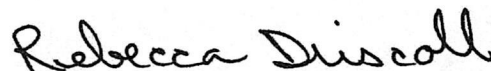
PASSED, APPROVED, AND ADOPTED by the Executive Committee of the Board of Directors of the Friends of the Desert Mountains, on this 22 day of August, 2022, by the following vote, to wit:

AYES: John Criste, Rebecca Driscoll, Robert Hargreaves, Deborah McGarrey, Cheryl McKinley, Robert Reed, Joan Taylor

NOES:

ABSTENTIONS:

ABSENT: Tara Bravo, Anne Kane



Rebecca Driscoll, Chair

**EXHIBIT E PAGE 03**

**FRIENDS OF THE DESERT MOUNTAINS  
RESOLUTION No. 2022.8.22 EC**

**EXHIBIT A**

<b>APN</b>	<b>COUNTY</b>	<b>Legal Description</b>	<b>Purpose &amp; Intended Use</b>	<b>Price</b>
753-200-007	RIVERSIDE	20 ACRES IN POR SE 1/4 OF SEC 15 T7S R7E	Preservation of Open Space	\$2,106.95

**TOTAL**

**\$2,106.95**

**EXHIBIT E PAGE 04**



## **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.

## **VALUES**

Stewardship ● Collaboration ● Education ● Access for All

This is how we connect people to the land.

## **VISION**

The Friends' vision for the Coachella Valley is a thriving and productive community integrated with a healthy and sustainable natural environment.

**EXHIBIT E PAGE 05**

*Connect to the Land*