COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
POST OFFICE BOX 514917
LOS ANGELES, CALIFORNIA 90051-4917

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

February 11, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5- AGREEMENTS 2224, 2235 & 2248
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by two public agencies pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to each agreement indicates the legal description and selling price of each parcel.

Upon approval, the enclosed agreements and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

Implementation of Strategic Plan Goals

Approval of these agreements are also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered and limited use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The properties described in this letter will be acquired by two public agencies. The Palmdale Water District will utilize the properties as a wind electrical site and for water treatment processing. Several of these parcels fall within the Palmdale Lake Inundation Area. The Lancaster Redevelopment Agency will utilize the properties for right-of-way, a park site and redevelopment purposes.

FISCAL IMPACT / FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Funds are budgeted in services and supplies for the Tax Collector's Office for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/ LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agencies' purchases is attached. This attachment indicates the affected Supervisorial Districts and the use for which the properties are being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Approve and sign the attached agreement forms for the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreements.

Approve the publication of the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreements.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:SP:ac
Bdltr.agreement.2/11/03

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller
Internal Services Department

ATTACHMENT "A"

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR

HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. OSTLY
TAX COLLECTOR

November 17, 1970

W. T.
CHIEF

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173

NOV 24 1970

LARRY J. MONTELEON
EXECUTIVE OFFICER

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:
That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:
This office has recently completed a review of the policies currently in use with regard to the acquisi-

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the $1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2224

AGENCY

Palmdale Water District
Public Agency (2 copies)

Selling price of these parcels
shall be $ 3,200.00

Public Agency
intends to utilize these properties
for wind electrical generation site and
for water treatment processing.
Furthermore, some parcels fall within the
Palmdale Lake Inundation Area.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	COUNTY OF LOS ANGELES	3053-004-002	$400.00
5TH	CITY OF PALMDALE	3053-010-001	$400.00
5TH	CITY OF PALMDALE	3053-010-003	$400.00
5TH	COUNTY OF LOS ANGELES	3054-023-027	$400.00
5TH	COUNTY OF LOS ANGELES	3054-023-042	$400.00
5TH	COUNTY OF LOS ANGELES	3054-023-044	$400.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2224

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	COUNTY OF LOS ANGELES	3054-023-045	$400.00
5TH	COUNTY OF LOS ANGELES	3054-023-046	$400.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2235

AGENCY

Lancaster Redevelopment Agency
Public Agency (2 copies)

Selling price of these parcels
shall be $ 2,000.00

Public Agency
intends to utilize these properties
for redevelopment, right-of-way and
park site purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	CITY OF LANCASTER	3112-013-066	$400.00
5TH	CITY OF LANCASTER	3122-017-017	$400.00
5TH	CITY OF LANCASTER	3122-017-018	$400.00
5TH	CITY OF LANCASTER	3137-008-042	$400.00
5TH	CITY OF LANCASTER	3248-021-028	$400.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2248

AGENCY

Lancaster redevelopment agency
Public Agency (2 copies)

Selling price of these parcels
shall be $ 24,543.00

Public Agency
intends to utilize these
properties for redevelopment purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	CITY OF LANCASTER	3114-013-056	$21,241.00
5TH	CITY OF LANCASTER	3269-008-039	$ 3,302.00

AGREEMENT NUMBER 2224

PALMDALE WATER DISTRICT

FIFTH SUPERVISORIAL DISTRICT

#. 2224

PALMDALE WATER DISTRICT

2029 East Avenue Q • Palmdale, California 93550 • Telephone (661) 947-4111
Fax (661) 947-8604
www.palmdalewater.org

Board of Directors

LESLIE O. CARTER
Division 1

RONALD D. CUNNINGHAM
Division 2

JAY B. FREEMAN
Division 3

LYNN D. COFFEY
Division 4

NOLAN NEGAARD
Division 5

LAGERLOF, SENECAL, BRADLEY, GOSNEY & KRUSE LLP
Attorneys

ACWA

May 17, 2002

County of Los Angeles
Treasurer and Tax Collector
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051-0102

RE: PALMDALE WATER DISTRICT ACQUISITION OF PROPERTIES THROUGH A CHAPTER 8 AGREEMENT (2002C Sealed Bid Sale)

To Whom It May Concern:

This is to inform the County of Los Angeles Treasurer and Tax Collector that the Palmdale Water District is interested in acquisition of properties through a Chapter 8 Agreement. The parcels requested and the intended purposes for each of the parcels are as follows:

PARCEL	PURPOSE
APN 3054-023-027	Potential Wind Electrical Generation Site
APN 3054-023-042	Potential Wind Electrical Generation Site
APN 3054-023-044	Potential Wind Electrical Generation Site
APN 3054-023-045	Potential Wind Electrical Generation Site
APN 3054-023-046	Potential Wind Electrical Generation Site
APN 3053-010-001	Parcel falls within Palmdale Lake Inundation Area
APN 3053-010-003	Parcel falls within Palmdale Lake Inundation Area
APN 3053-004-002	Adjacent to existing Palmdale Water District property that is utilized for water treatment process and this parcel will be utilized if additional area is needed.

RECEIVED
5-28-02
S. Nedeni

Please provide the District with the Chapter 8 Agreement package along with instructions on how to complete the forms and a checklist of all required documents if the District becomes eligible. If you should have any questions, please feel free to contact me at (661) 947-4111 ext. 118.

Very truly yours,

MATTHEW R. KNUDSON,
Engineering Supervisor

MRK/mrk

PALMDALE WATER DISTRICT

2029 East Avenue Q • Palmdale, California 93550 • **Telephone (661) 947-4111**
Fax (661) 947-8604
www.palmdalewater.org

Board of Directors

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LYNN D. COFFEY
Division 4

NOLAN NEGAARD
Division 5

LAGERLOF, SENECAL, BRADLEY, GOSNEY & KRUSE LLP
Attorneys

ACWA

June 11, 2002

County of Los Angeles
Treasurer and Tax Collector
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051-0102

RE: PALMDALE WATER DISTRICT ACQUISITION OF PROPERTIES THROUGH A CHAPTER 8 AGREEMENT (2002C Sealed Bid Sale)
REVISED LETTER

To Whom It May Concern:

This is to inform the County of Los Angeles Treasurer and Tax Collector that the Palmdale Water District is interested in acquisition of properties through a Chapter 8 Agreement. The parcels requested and the intended purposes for each of the parcels are as follows:

PARCEL	PURPOSE
APN 3054-023-027	(Public Agency Facility) Wind Electrical Generation Site
APN 3054-023-042	(Public Agency Facility) Wind Electrical Generation Site
APN 3054-023-044	(Public Agency Facility) Wind Electrical Generation Site
APN 3054-023-045	(Public Agency Facility) Wind Electrical Generation Site
APN 3054-023-046	(Public Agency Facility) Wind Electrical Generation Site
APN 3053-010-001	Parcel falls within Palmdale Lake Inundation Area
APN 3053-010-003	Parcel falls within Palmdale Lake Inundation Area
APN 3053-004-002	Adjacent to existing Palmdale Water District property that is utilized for water treatment process and this parcel will be utilized if additional area is needed.

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Property Subject to Power to Sell

Name of Organization: Palmdale Water District
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: (check one)

X Objection to a Current Pending Chapter 7 Sale

_____ Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring The property

List the Propertie(s) by Assessor's Parcel Number:

1. 3053-004-002
2. 3053-010-001
3. 3053-010-003
4. 3054-023-027
5. 3054-023-042
6. 3054-023-044
7. 3054-023-045
8. 3054-023-046

Authorized Signature: Dennis D. LaMoreaux
Dennis D. LaMoreaux

Title: General Manager

Date: September 13, 2002

Agreement Number: 2224

RESOLUTION NO. 02-09

RESOLUTION OF THE BOARD OF DIRECTORS OF
PALMDALE WATER DISTRICT
AUTHORIZING PURCHASE OF TAX DEFAULTED PROPERTIES

WHEREAS, the real property described in Exhibit "A" attached hereto and made a part hereof is situated within the County of Los Angeles, State of California, and adjacent to the District boundaries and the District has an interest in acquiring said real property; and

WHEREAS, said real property is tax defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors authorizes the Palmdale Water District to purchase the tax defaulted properties described in Exhibit "A" attached hereto.

BE IT FURTHER RESOLVED that the Board of Directors authorizes the Palmdale Water District to pay the total purchase price listed for each real property described in Exhibit "A" attached hereto.

BE IT FURTHER RESOLVED that the District staff is hereby authorized and directed to prepare such additional documents and take such further actions as may be necessary to implement this Resolution.

PASSED AND ADOPTED by the Board of Directors of the Palmdale Water District this 9th day of September, 2002, at a regular meeting of said Board.

Leslie O. Carter
President

September 9, 2002
(date)

J. B. Freeman
Secretary

September 9, 2002
(date)

Palmdale Water District . . .

dedicated to providing clean, pure . . .

Water system facilities to meet current and future needs

Attentive staff committed to customer satisfaction

Treatment and testing to ensure high quality water

Education on water conservation and safety

Reliable supply and reasonable rates

Adopted by the Board of Directors of the Palmdale Water District January 24, 2000

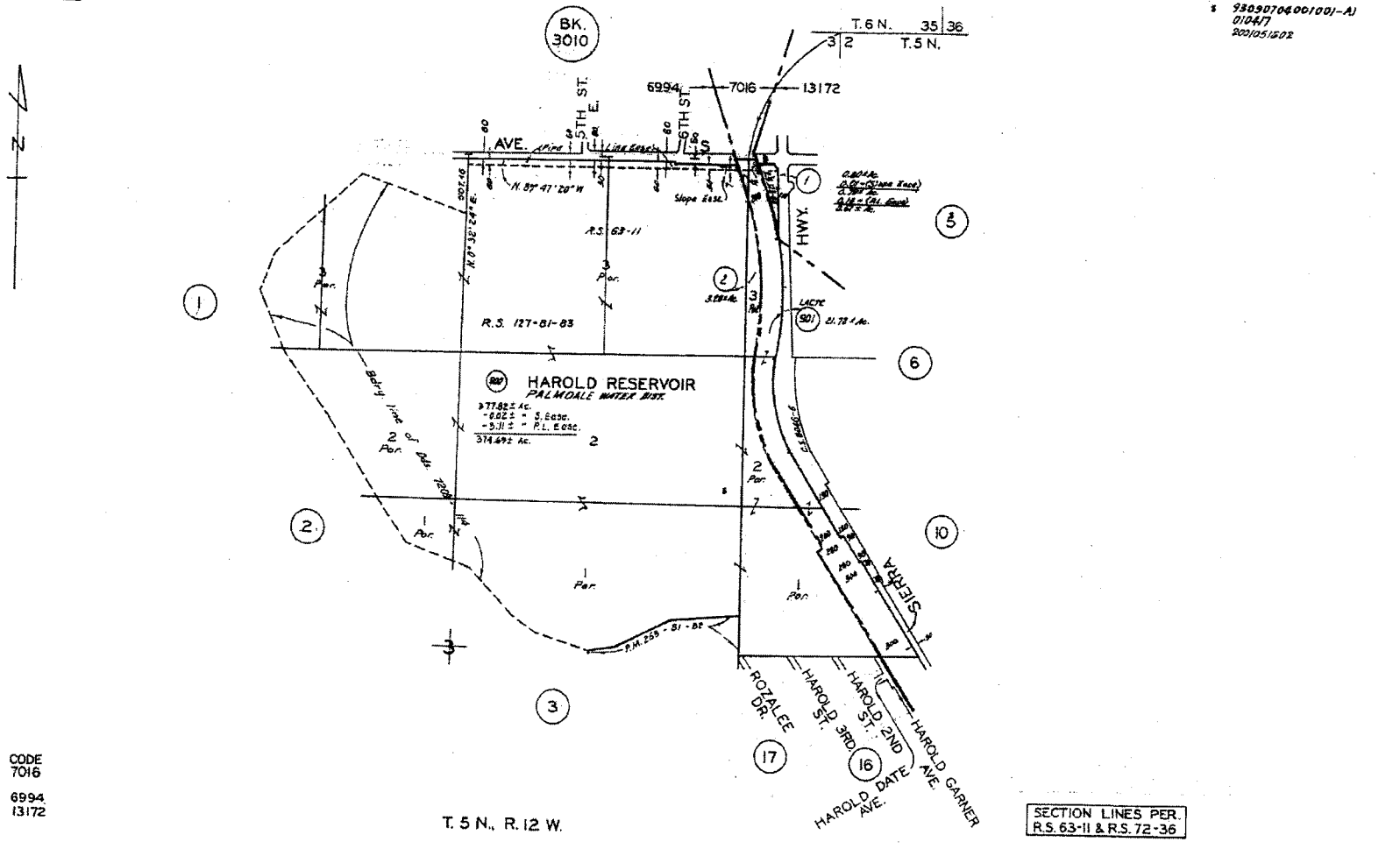
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3053 | 4

SCALE 1" = 800'

2002



CODE
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6994
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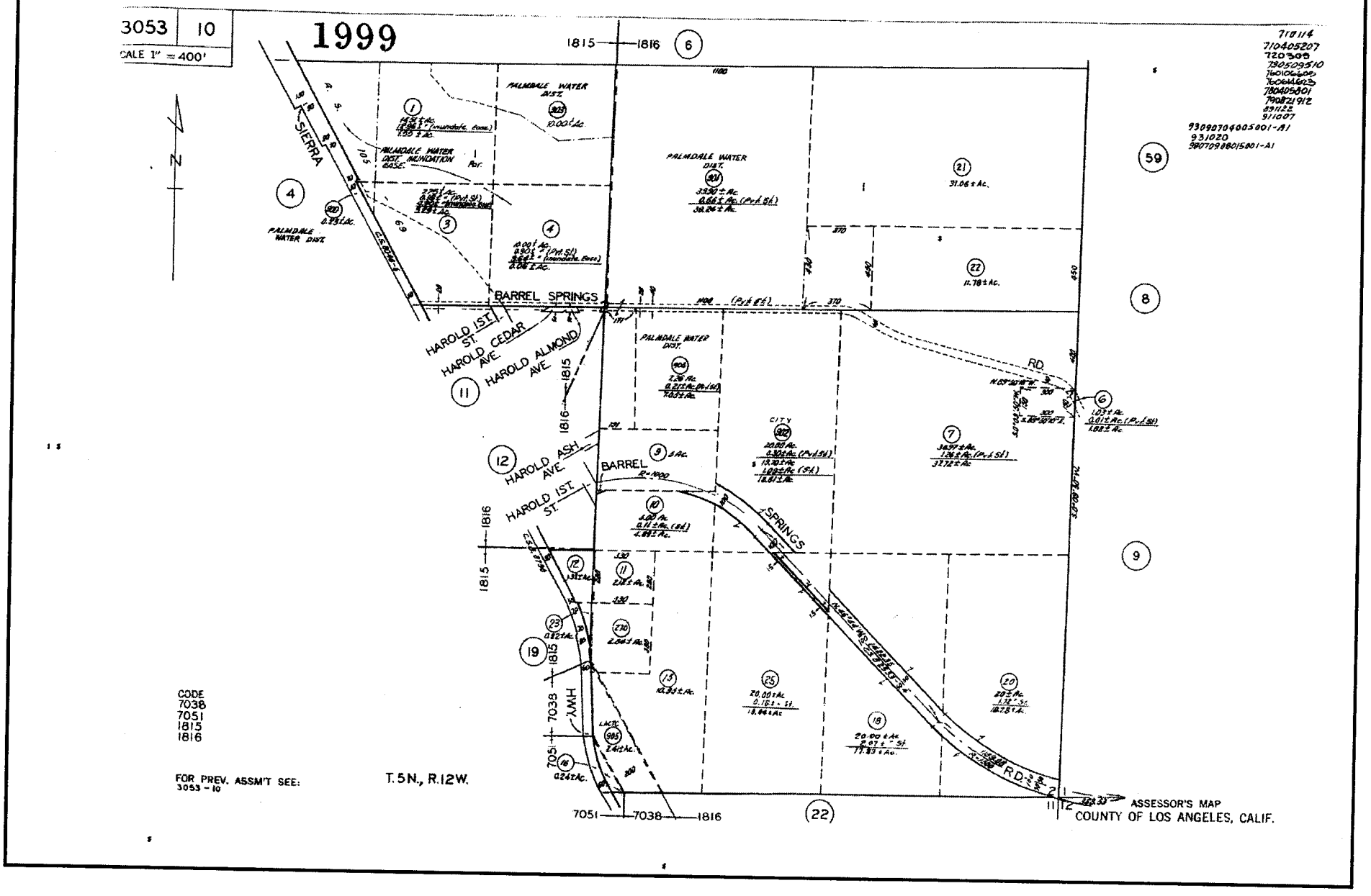
FOR PREV. ASSM'T SEE:
3053 - 4

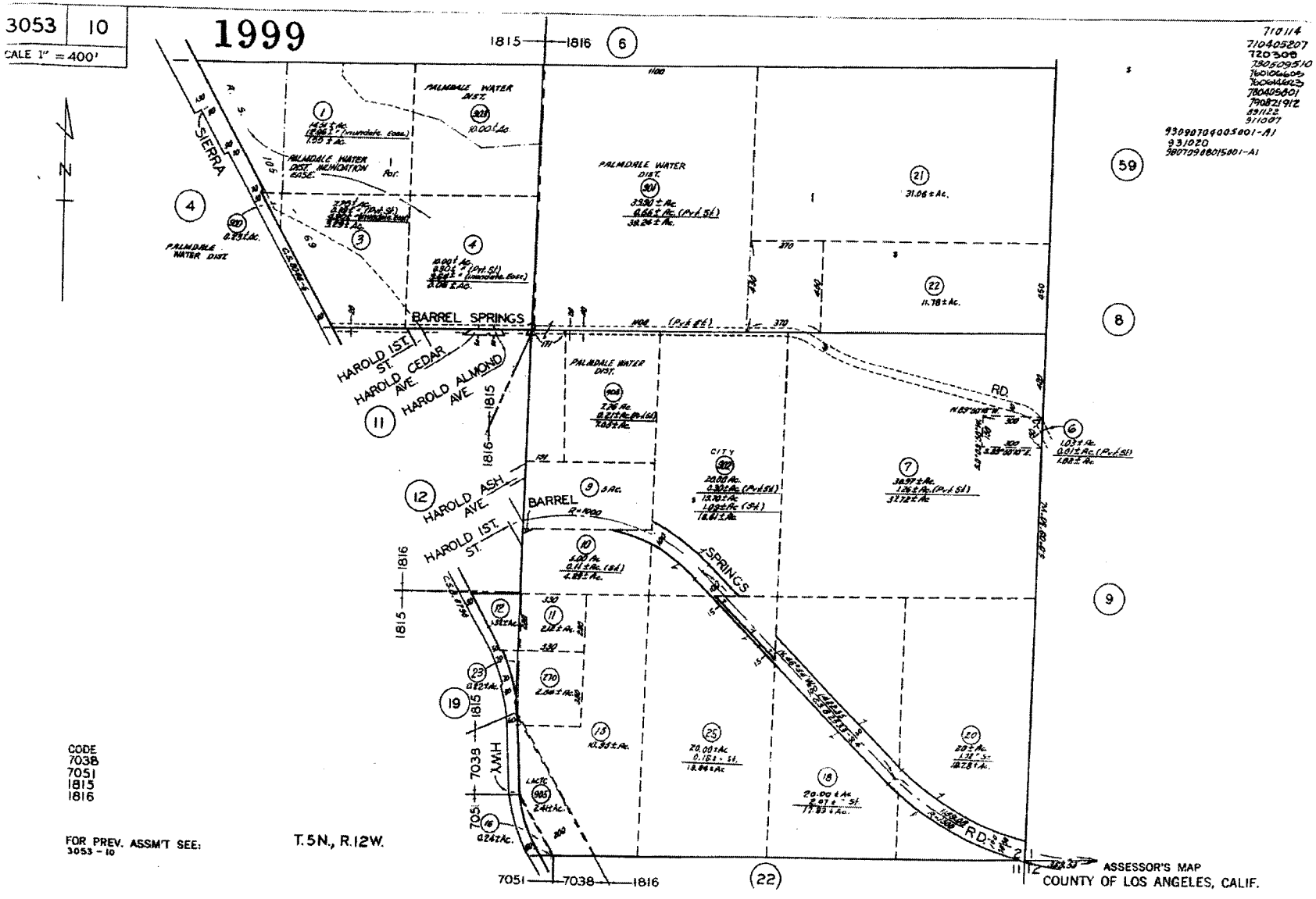
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



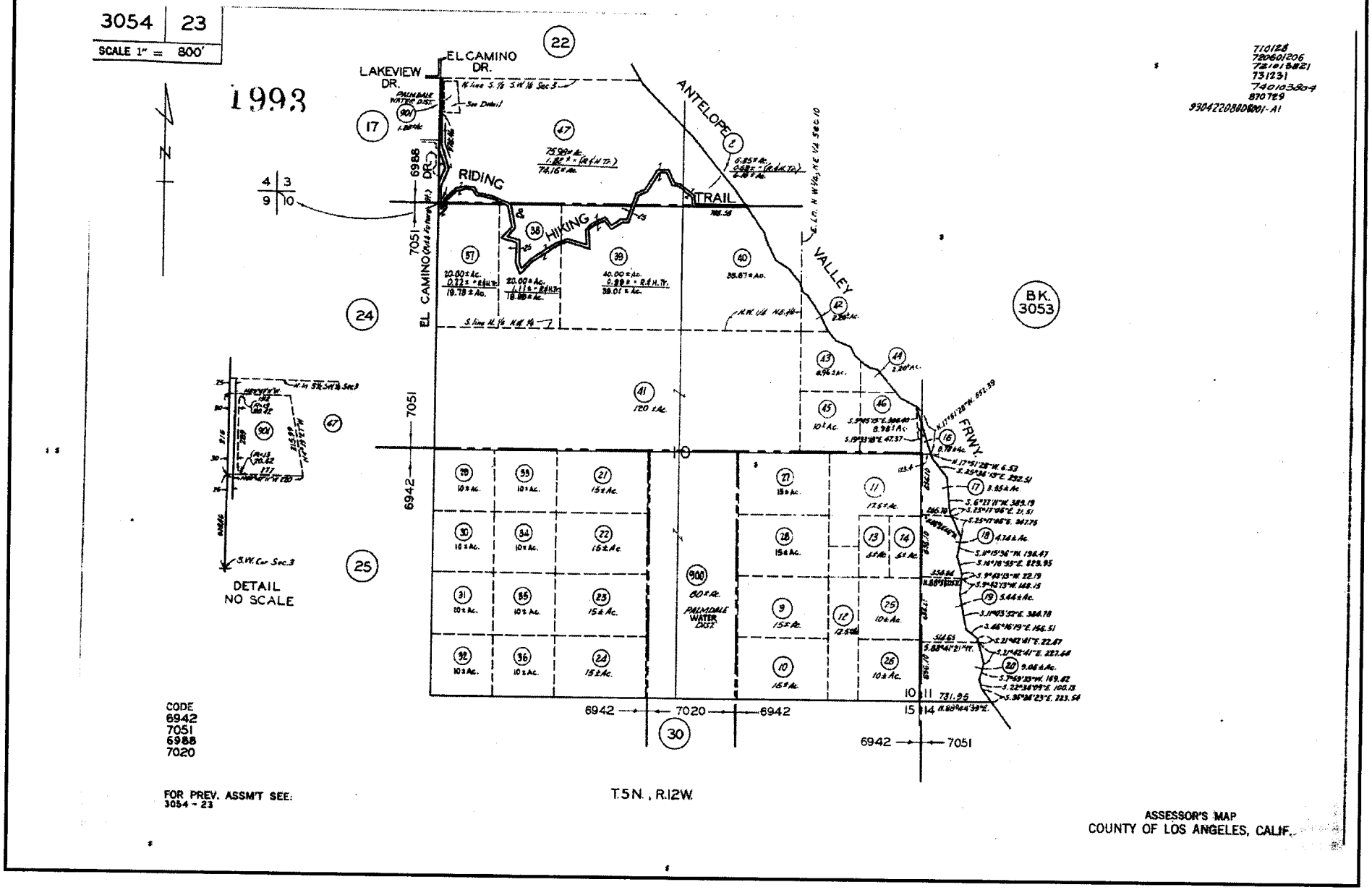
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



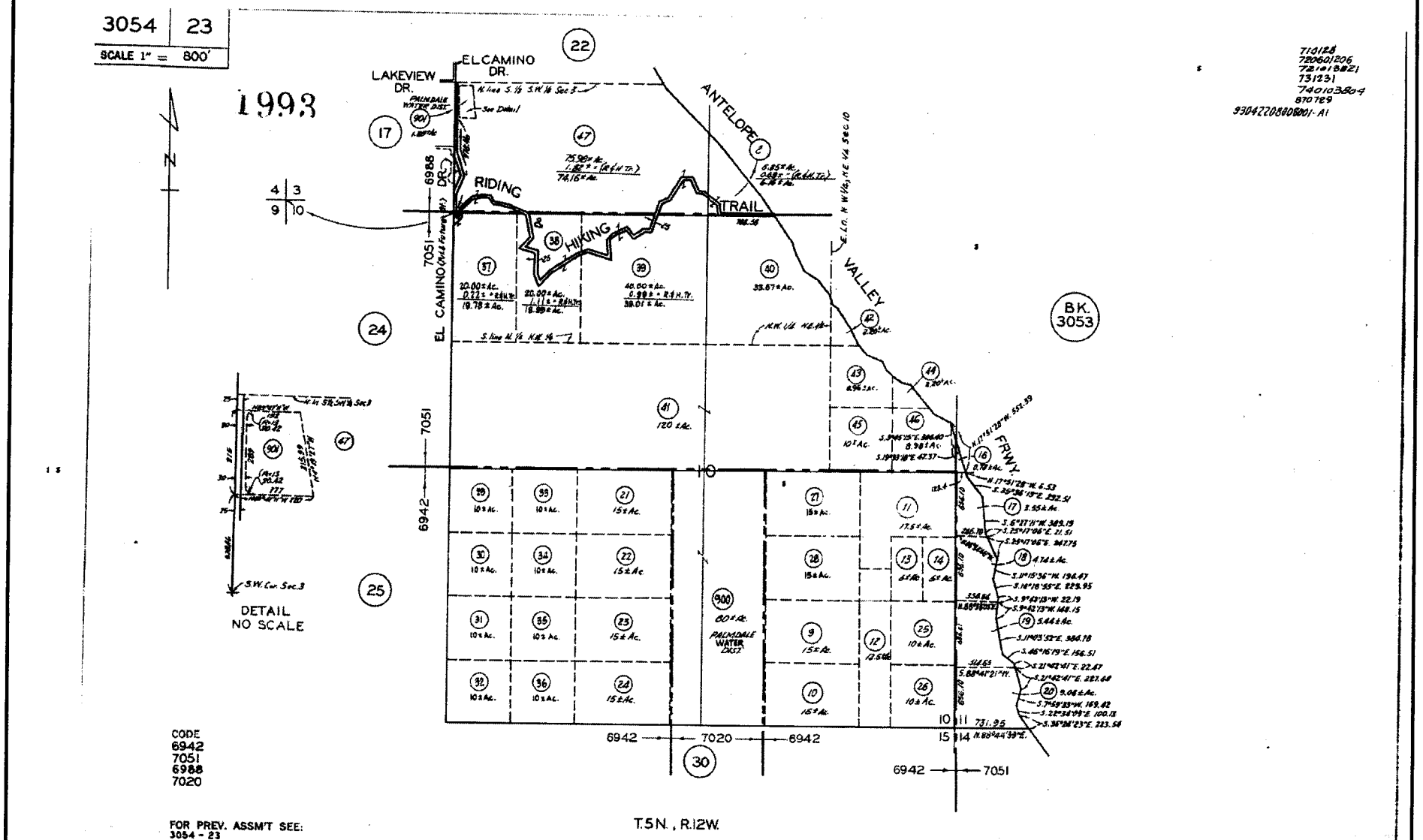
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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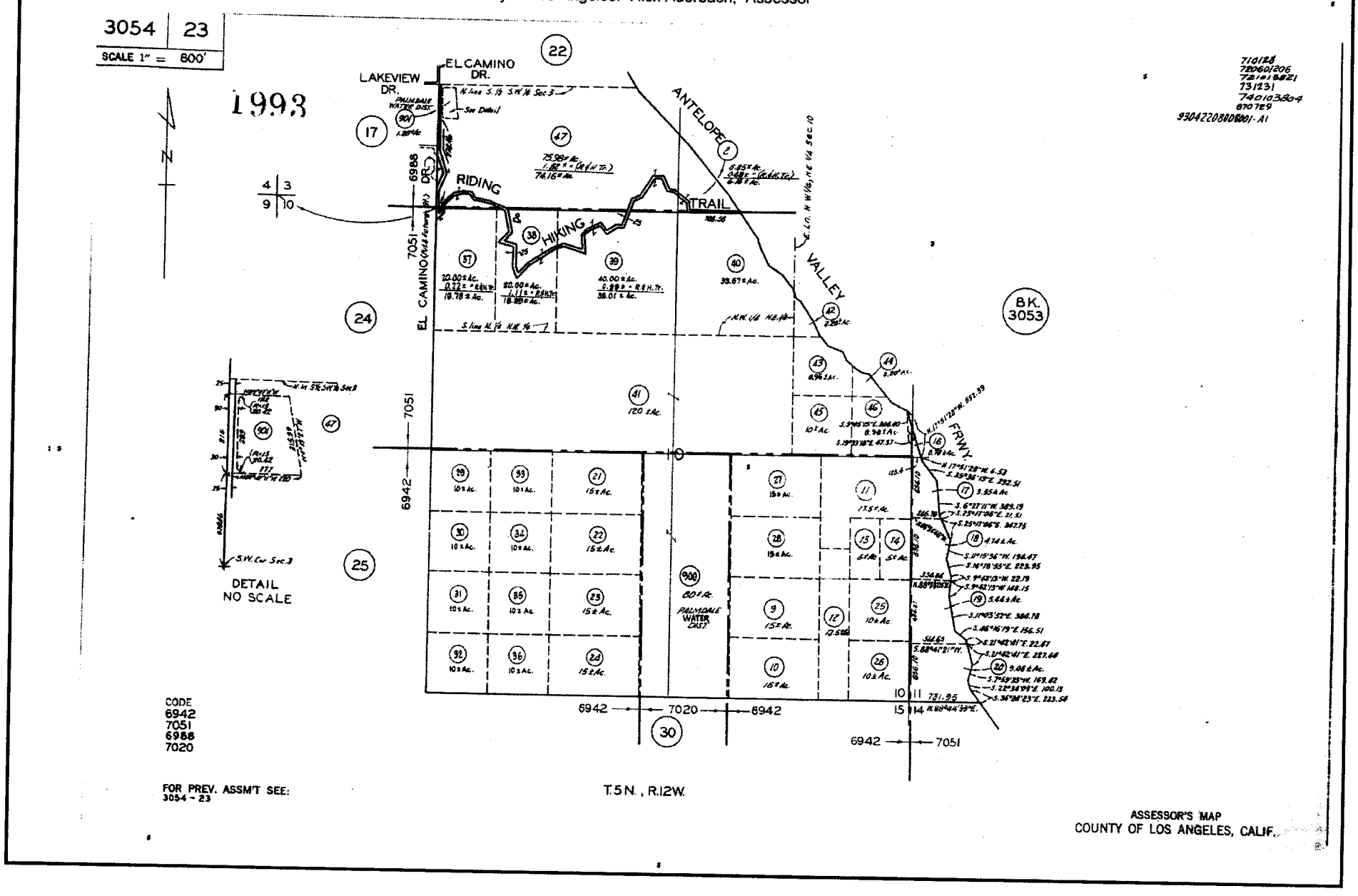
County of Los Angeles: Rick Auerbach, Assessor



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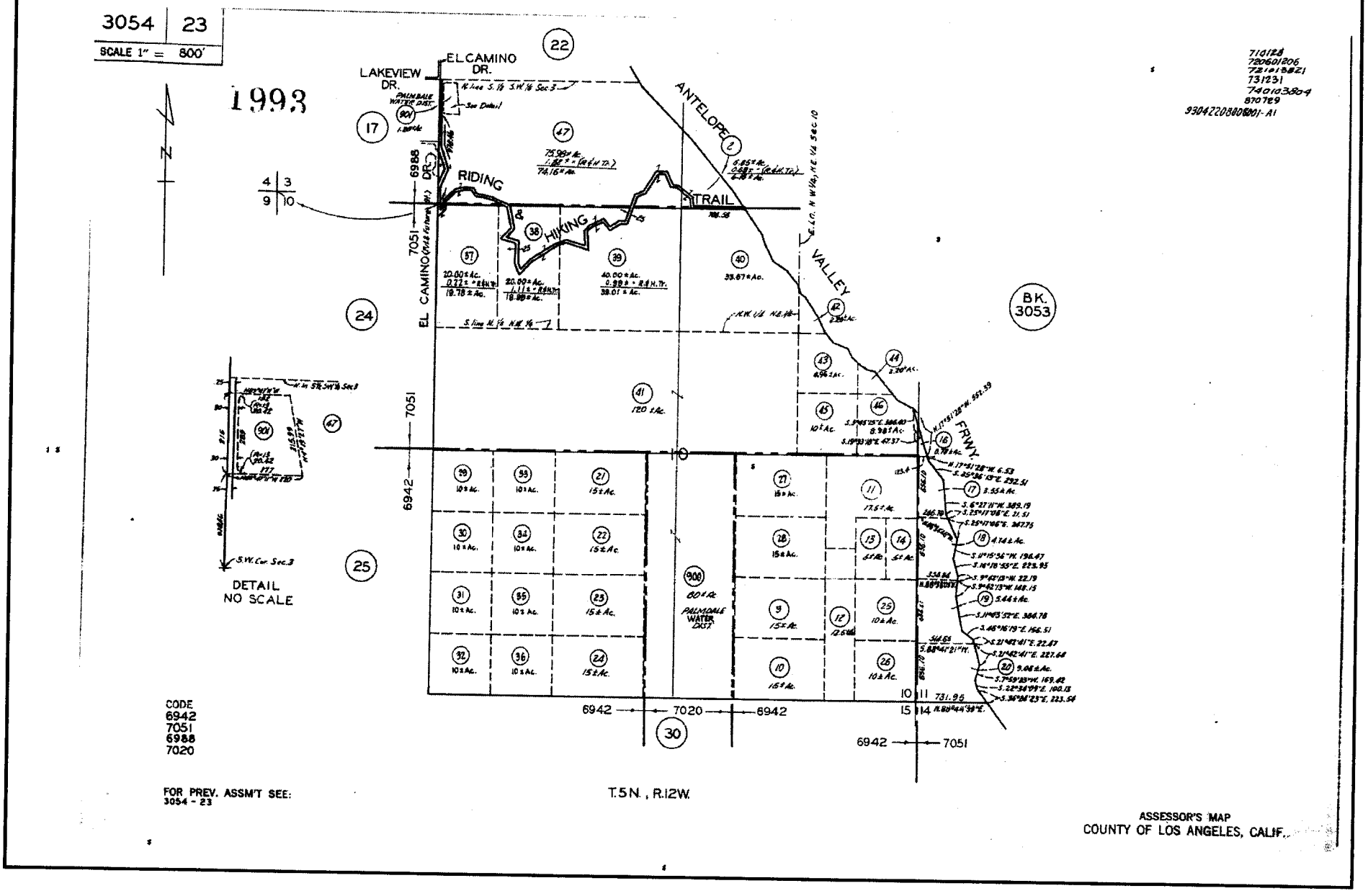
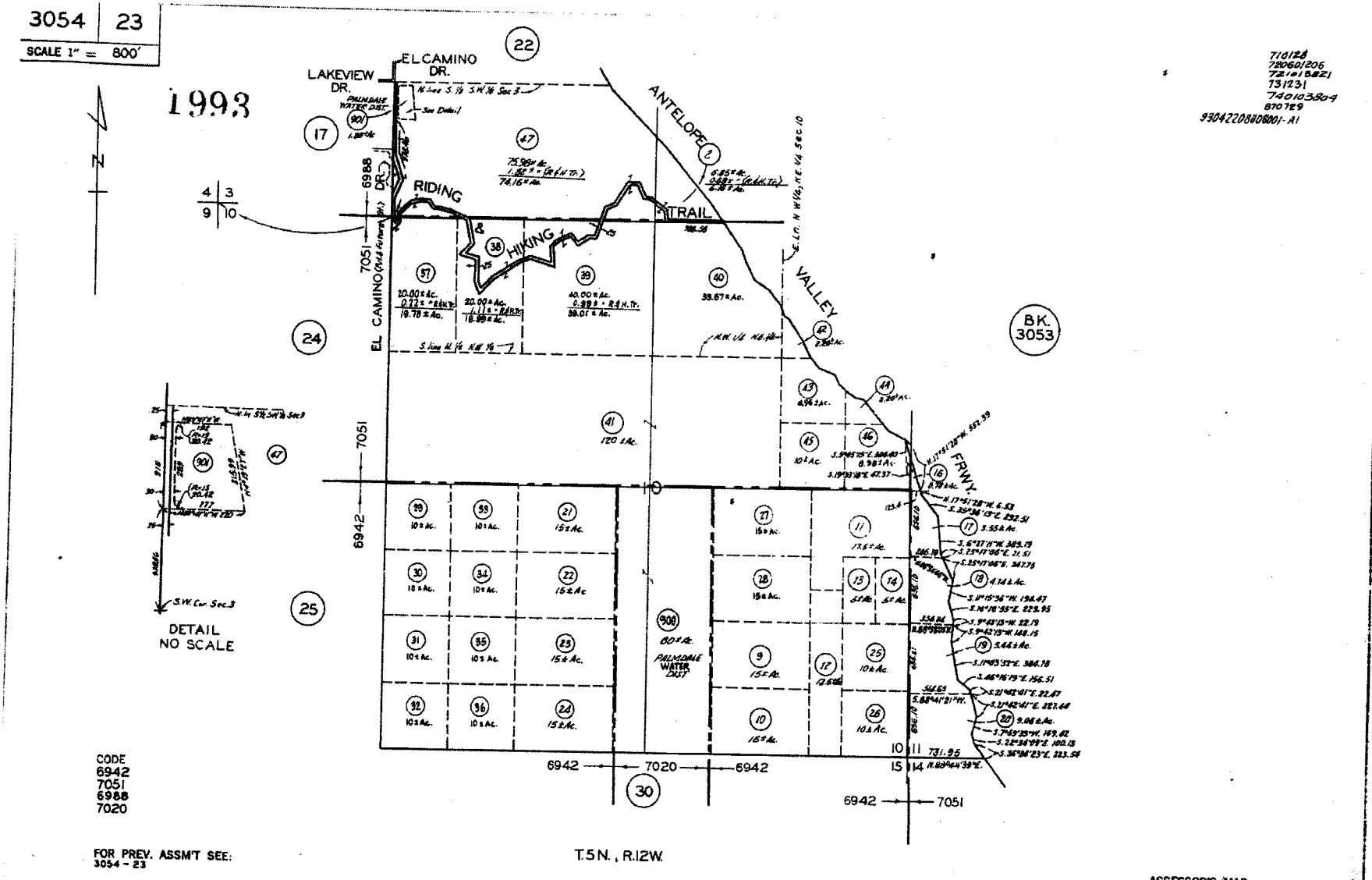
County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **PALMDALE WATER DISTRICT** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By_____
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
PALMDALE WATER DISTRICT

By Leslie O. Carter
Leslie O. Carter, President,
Board of Directors

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By_____**N/A**_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

_____
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

_____ , STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2224

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
THAT PART W OF S P R R R/W OF LOT 3 IN NW 1/4 OF SEC 2 T 5N R 12W	COUNTY OF LOS ANGELES	1990	3053-004-002	$400.00
LOT COM AT INTERSECTION OF N LINE OF LOT 1 IN NW 1/4 OF SEC 2 T 5N R 12W WITH NE LINE OF SIERRA HWY (PER CS 8046-6) TH E ON SD N LINE TO NE COR OF W 1/2 OF E 1/2 OF SD LOT TH S TO S LINE OF N 1/2 OF LOT 1 SD SEC TH W TO SD NE LINE TH NW THEREON TO BEG PART OF LOT 1 IN NW 1/4 OF SEC 2 T 5N R 12W	CITY OF PALMDALE	1991	3053-010-001	$400.00
7.75 ACS BEING EX OF ST AND R/W S 10 ACS OF W 20 ACS OF E 40 ACS OF LOT 1 IN NW 1/4 OF SEC 2 T 5N R 12W	CITY OF PALMDALE	1988	3053-010-003	$400.00
W 1/2 OF NW 1/4 OF NE 1/4 OF SE 1/4 AND NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1992	3054-023-027	$400.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2224

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
THAT PART SW OF ANTELOPE VALLEY FRWY OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-042	$400.00
THAT PART SW OF ANTELOPE VALLEY FRWY OF NE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-044	$400.00
SW 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-045	$400.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2224

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
*LOT COM AT NW COR OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W TH E TO SW LINE OF ANTELOPE VALLEY FRWY TH SE THEREON TO A PT E ON E AND W C/L OF SEC 11 T 5N R 12W 123.4 FT AND N 17¢51'28" W 552.39 FT FROM SE COR OF SD SE 1/4 OF SE 1/4 OF NE 1/4 TH S 5¢45'15" E 306.4 FT TH S 19¢33'18" E 47.37 FT TH S TO SD SE COR TH W TO W LINE OF SD SE 1/4 OF SE 1/4 OF NE 1/4 TH N TO BEG POR OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-046	$400.00

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **PALMDALE WATER DISTRICT** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By_____
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
PALMDALE WATER DISTRICT

By Leslie O. Carter
Leslie O. Carter, President,
Board of Directors

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By_____**N/A**_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

_____ , STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2224

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
THAT PART W OF S P R R R/W OF LOT 3 IN NW 1/4 OF SEC 2 T 5N R 12W	COUNTY OF LOS ANGELES	1990	3053-004-002	$400.00
LOT COM AT INTERSECTION OF N LINE OF LOT 1 IN NW 1/4 OF SEC 2 T 5N R 12W WITH NE LINE OF SIERRA HWY (PER CS 8046-6) TH E ON SD N LINE TO NE COR OF W 1/2 OF E 1/2 OF SD LOT TH S TO S LINE OF N 1/2 OF LOT 1 SD SEC TH W TO SD NE LINE TH NW THEREON TO BEG PART OF LOT 1 IN NW 1/4 OF SEC 2 T 5N R 12W	CITY OF PALMDALE	1991	3053-010-001	$400.00
7.75 ACS BEING EX OF ST AND R/W S 10 ACS OF W 20 ACS OF E 40 ACS OF LOT 1 IN NW 1/4 OF SEC 2 T 5N R 12W	CITY OF PALMDALE	1988	3053-010-003	$400.00
W 1/2 OF NW 1/4 OF NE 1/4 OF SE 1/4 AND NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1992	3054-023-027	$400.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2224

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
THAT PART SW OF ANTELOPE VALLEY FRWY OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-042	$400.00
THAT PART SW OF ANTELOPE VALLEY FRWY OF NE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-044	$400.00
SW 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-045	$400.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2224

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
*LOT COM AT NW COR OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W TH E TO SW LINE OF ANTELOPE VALLEY FRWY TH SE THEREON TO A PT E ON E AND W C/L OF SEC 11 T 5N R 12W 123.4 FT AND N 17¢51'28" W 552.39 FT FROM SE COR OF SD SE 1/4 OF SE 1/4 OF NE 1/4 TH S 5¢45'15" E 306.4 FT TH S 19¢33'18" E 47.37 FT TH S TO SD SE COR TH W TO W LINE OF SD SE 1/4 OF SE 1/4 OF NE 1/4 TH N TO BEG POR OF SE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 10 T 5N R 12W	COUNTY OF LOS ANGELES	1989	3054-023-046	$400.00

AGREEMENT NUMBER 2235

LANCASTER REDEVELOPMENT AGENCY

FIFTH SUPERVISORIAL DISTRICT

MD

1D

City of Lancaster

44933 North Fern Avenue
Lancaster, California 93534-2461
661-723-6000

Frank C. Roberts
Mayor

Rev. Henry W. Hearns
Vice Mayor

Jim Jeffra
Council Member

Ed Sileo
Council Member

Andrew D. Visokey
Council Member

James C. Gilley
City Manager

CERTIFIED MAIL NO. 7001-1140-0000-9762-2026

June 7, 2002

Ms. Sharon Perkins
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

RE: 2002C SEALED BID SALE

Dear Ms. Perkins:

We are in receipt of your letter dated April 15, 2002, regarding properties within the County which are tax defaulted and have been deemed subject to power to sell and which will be offered for sale at auction on August 23, 2002.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within the City of Lancaster (the 'City'). Specifically, the parcels identified on the attached spreadsheet are located in various redevelopment project areas and thus will be needed for redevelopment. Several parcels will also be needed for the acquisition of right-of-way and for park sites. This letter, therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement please make the Agreement with the Lancaster Redevelopment Agency, as the last agreement was made in error with the City of Lancaster.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. This has not occurred previously. We are greatly appreciative of this new policy or accommodation and request that you inform us of the redeemed properties for outstanding contracts 2060, 2086, 2101, 2194 and 2131. The status update will allow us to proactively plan our cash flow.

RECEIVED
6-24-02
S. Redini

printed on recycled paper

Please do not to hesitate to contact me at (661) 723-6128, or Vern Lawson, the staff member assigned to this project, at (661) 723-6108, if you have any questions or need additional information.

Sincerely

STAFFORD W. PARKER
Redevelopment Director

SWP:VL:dle

Enclosure

Tax Defaulted Parcels
May 2002

No.	Assessor's Parcel Number	Price	Cross Street	Size	Public Purpose
1	3112-013-066	$400.00	K-8 & 20th Street West	1.81 acres	Right-of-way and Redevelopment
2	3122-017-017	$400.00	Milling & 10th Street West	.17 acres	Redevelopment downtown
3	3122-017-018	$400.00	Milling & 10th Street West	.3 acres	Redevelopment downtown
4	3137-008-042	$400.00	Division and H Street	1.25 acres	Redevelopment
5	3248-021-027	$400.00	L and 85th Street West	15.17 acres	Parksite
6	3248-021-028	$400.00	L and 85th Street West	.03 acres	Parksite
7	3268-024-023	$400.00	H-8 and 65th Street West	2.5 acres	Redevelopment Fox Field
		$2,800.00			

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Property Subject to Power to Sell

Name of Organization: Lancaster Redevelopment Agency
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: (check one)

___X___ Objection to a Current Pending Chapter 7 Sale

_____ Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring The property: See Attached List

List the Propertie(s) by Assessor's Parcel Number:

See Attached List

Authorized Signature: Stafford W. Parker

Stafford W. Parker

Title: Director of Redevelopment

Date: 9/13/02

Agreement Number: 2235

Tax Defaulted Parcels
May 2002

No	Assessor's Parcel Number	Price	Cross Street	Size	Public Purpose
1	3112-013-066	$400.00	K-8 & 20th Street West	1.81 acres	Right-of-way and Redevelopment
2	3122-017-017	$400.00	Milling & 10th Street West	.17 acres	Redevelopment downtown
3	3122-017-018	$400.00	Milling & 10th Street West	.3 acres	Redevelopment downtown
4	3137-008-042	$400.00	Division and H Street	1.25 acres	Redevelopment
5	3248-021-028	$400.00	L and 85th Street West	.03 acres	Parksite,
		$2,000.00			

RESOLUTION NO. 12-02

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Community Redevelopment Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute Agreement No. 2235 in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purposes of redevelopment, for acquisition of right-of-way and potential park sites.

PASSED, APPROVED, and ADOPTED this 10th day of September, 2002, by the following vote:

AYES: Agency Directors Jeffra, Sileo, Visokey, Vice Chairman Hearns, Chairman Roberts

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

DONNA M. GRINDEY, CMC
Agency Secretary
Lancaster Redevelopment Agency

APPROVED:

FRANK C. ROBERTS, Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
REDEVELOPMENT AGENCY

I, Donna M. Grindey, Agency Secretary Lancaster Redevelopment Agency, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 12-02, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this 12th day of September, 2002.

(seal)

DONNA M. GRINDEY, CMC
Agency Secretary
Lancaster Redevelopment Agency

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.lancaster.ca.us

Frank C. Roberts
Chairman

Rev. Henry W. Hearns
Vice Chairman

Michelle Idlernan
Director

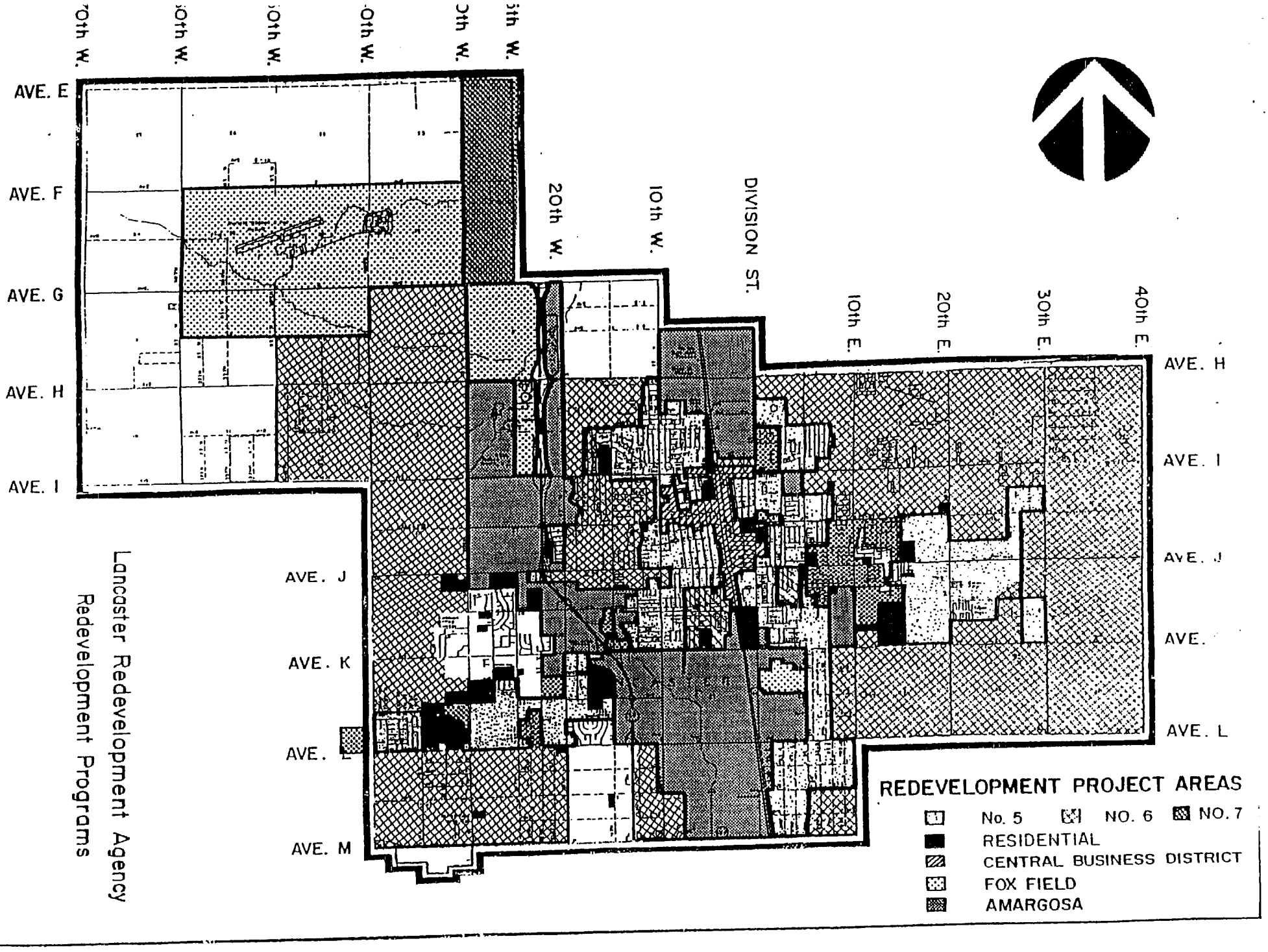
Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

Lancaster Redevelopment Agency
Mission Statement

To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.



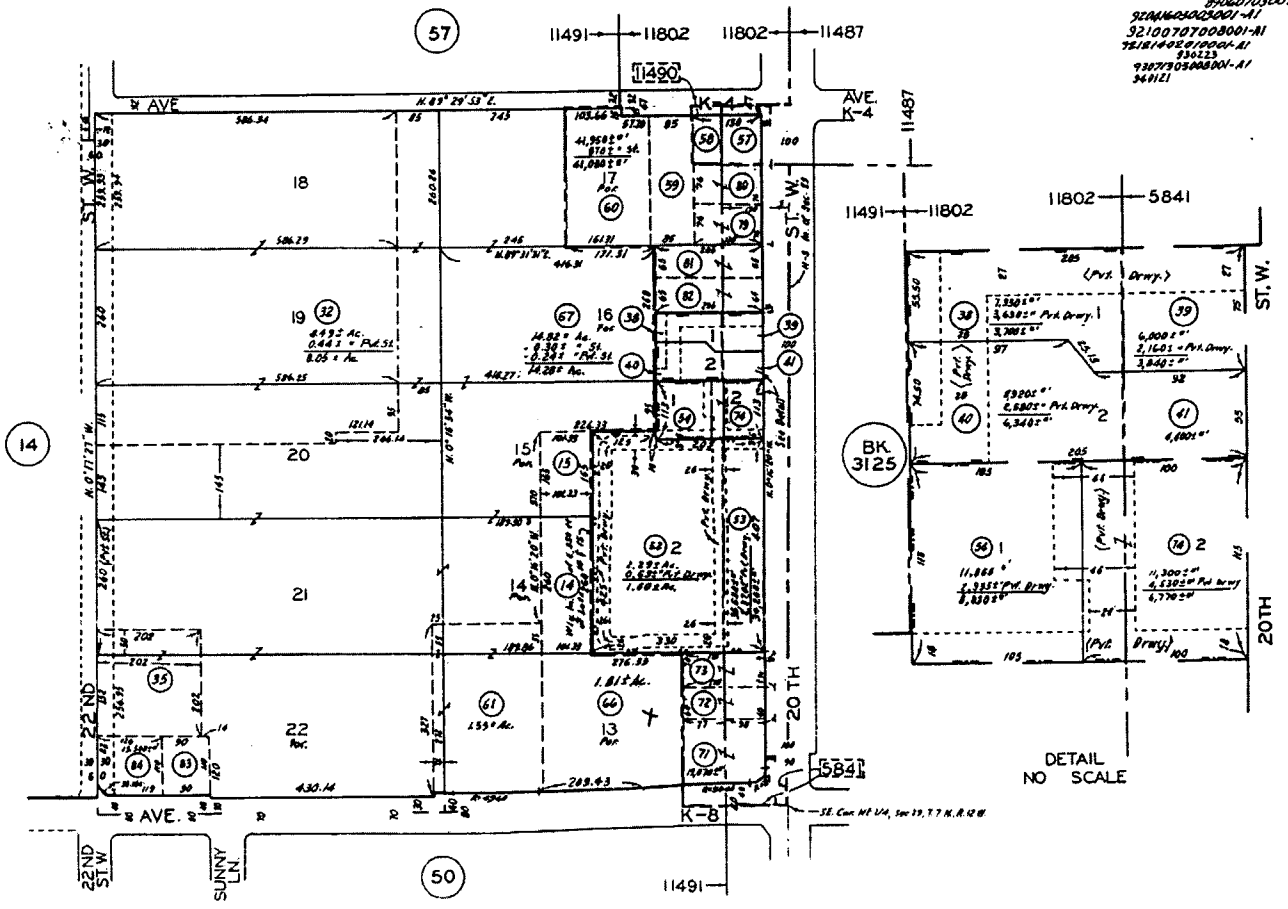
Lancaster Redevelopment Agency
Redevelopment Programs

EXHIBIT 1

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3112	13
SCALE 1" =	200'



CODE
5841
11487
11490
11491
11802

FOR PREV. ASSM'T SEC.
3112-13

PARCEL MAP P. M. 170-85-86 PARCEL MAP P.M. 174-53
PARCEL MAP P. M. 152-41-42
RECORD OF SURVEY R.S. 65-16

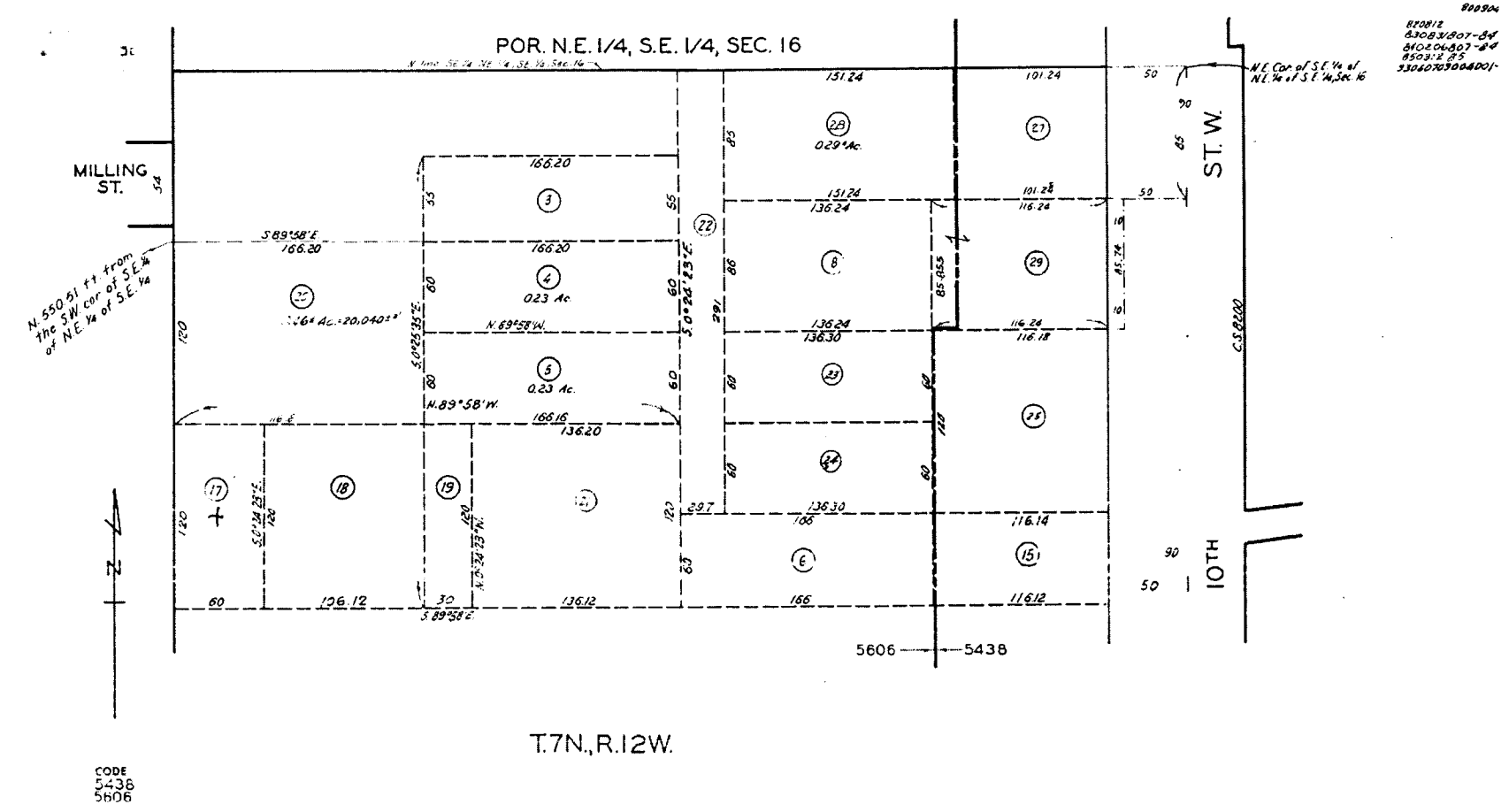
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

[redacted]

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3122	17
SCALE 1"	60'



CODE
5438
5606

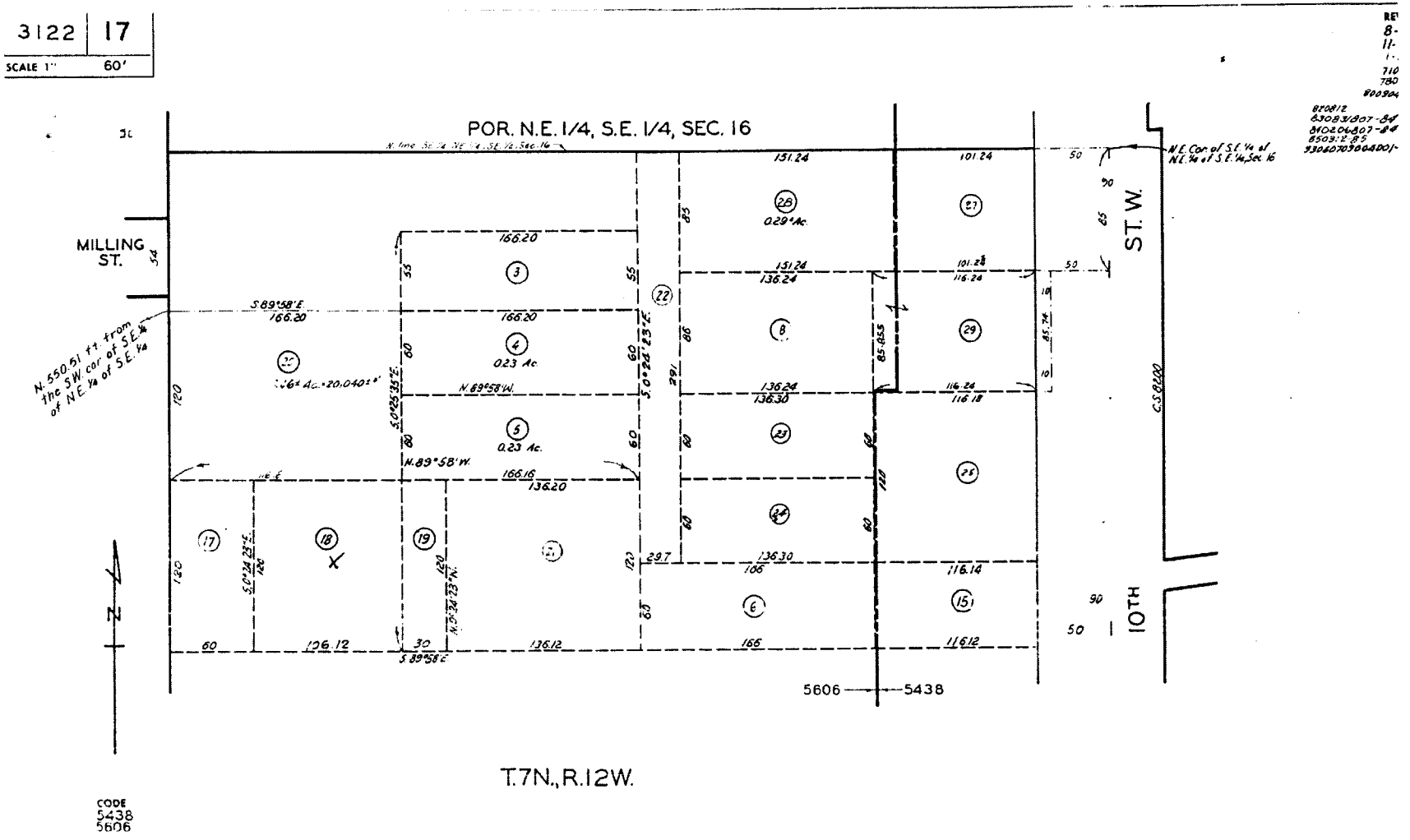
FOR PREV. ASSM'T. SEE.
3122 - 17

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALI

[redacted]

View Enlarged Map | View Printing Instructions

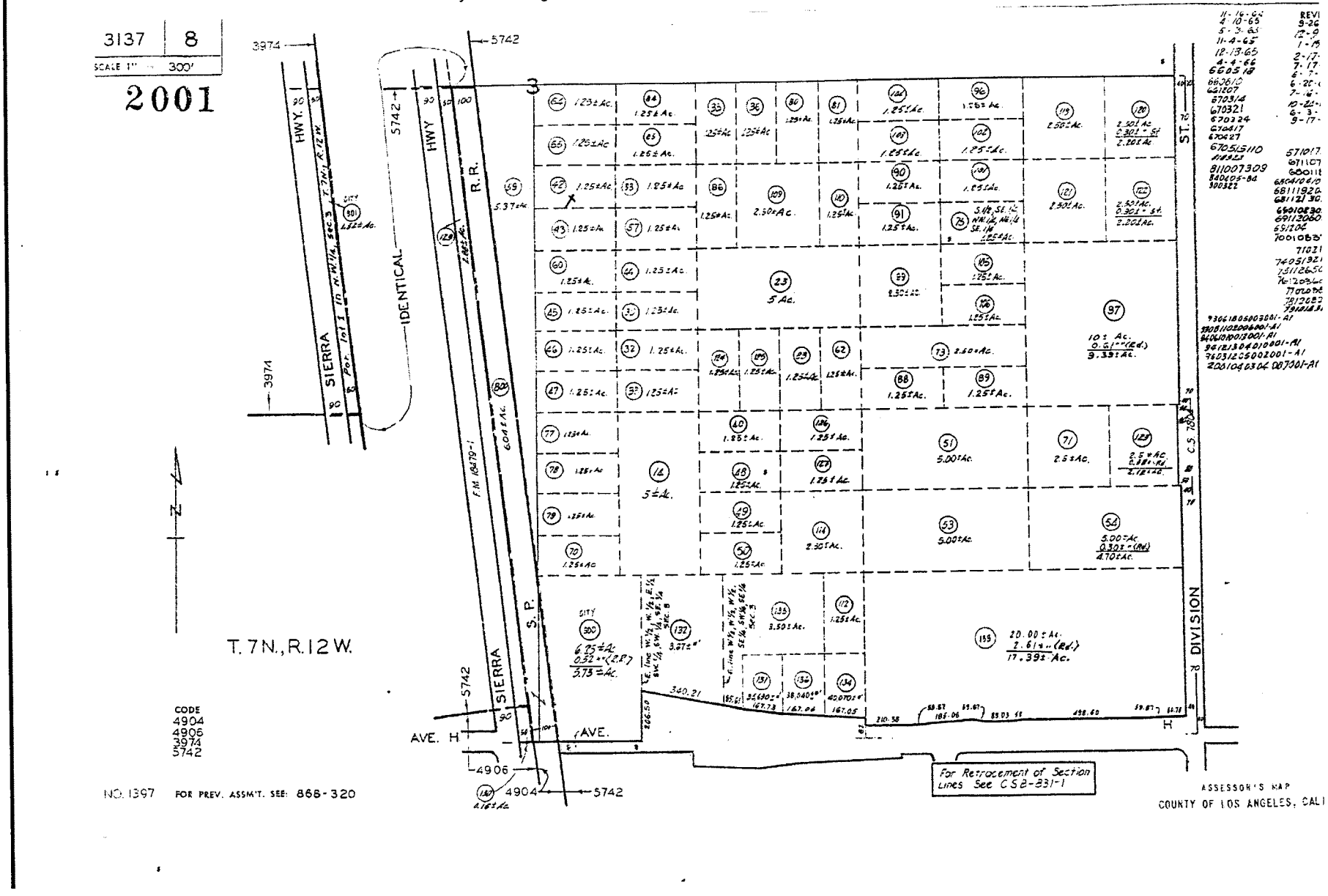
County of Los Angeles: Rick Auerbach, Assessor



[redacted]

View Enlarged Map | View Printing Instructions

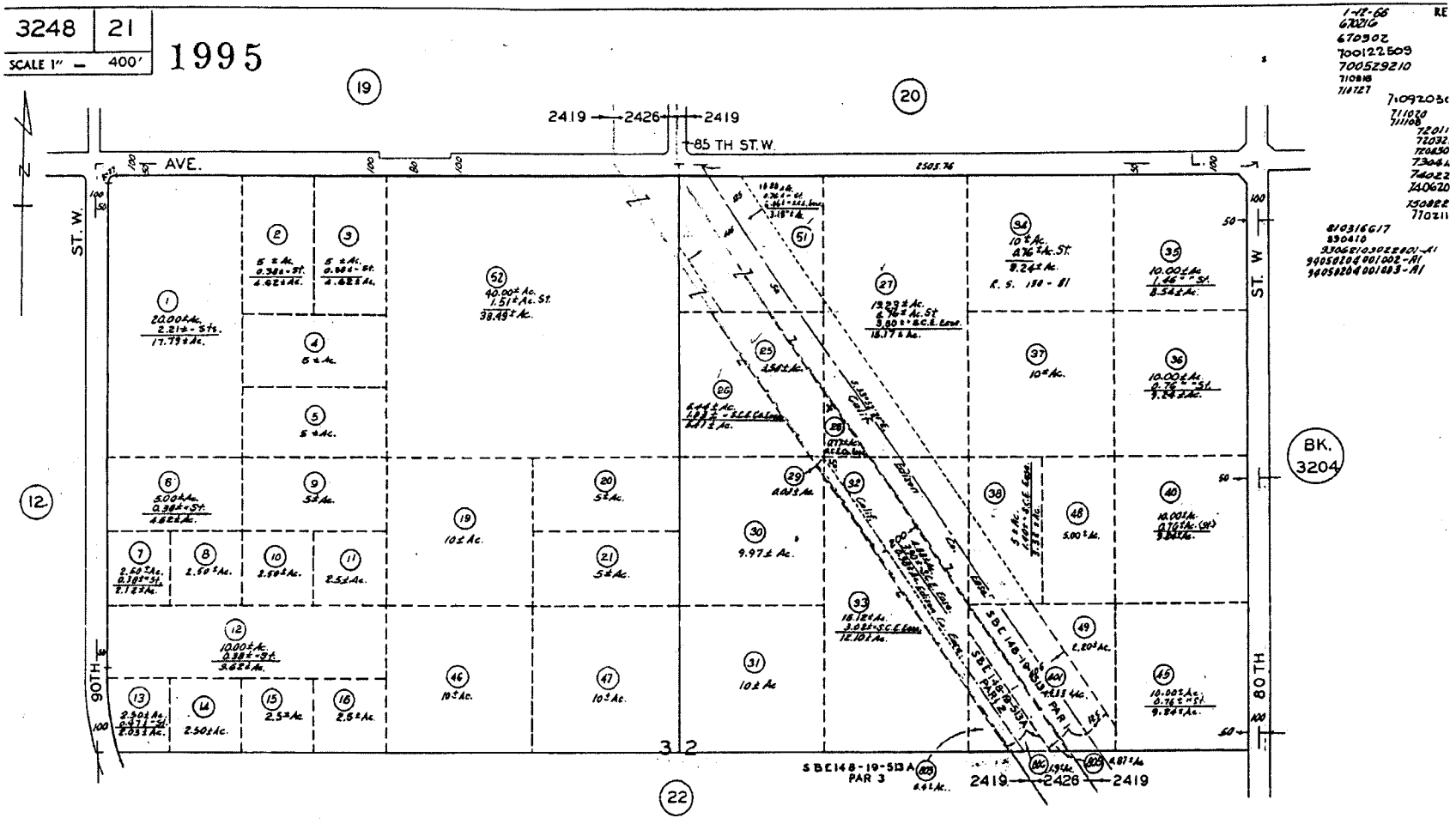
County of Los Angeles: Rick Auerbach, Assessor



[redacted]

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: Donna M. Grindy
LANCASTER
REDEVELOPEMNT AGENCY

By James C. Gilley
Exec. Dir.

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By_____N/A_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

_____
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

_____ , STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2235

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
R S 65-16 W 276.33 FT OF E 451.33 FT MEASURED ON N LINE EX OF ST LOT 13	CITY OF LANCASTER	1991	3112-013-066	$400.00
LOT COM N 310.51 FT FROM SW COR OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W TH S 89¢58' E 60 FT TH N 0¢24' 23" W 120 FT TH N 89¢58' W TO W LINE OF SD SE 1/4 OF NE 1/4 OF SE 1/4 TH S 120 FT TO BEG PART OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W	CITY OF LANCASTER	1992	3122-017-017	$400.00
LOT COM N 310.51 FT AND S 89¢58' E 60 FT FROM SW COR OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W TH S 89¢58' E 1 06.12 FT TH N 0¢24'23" W 120 FT TH N 89¢58' W TO A PT N 0¢24'23" W FROM BEG TH S 0¢24'23" E 120 FT TO BEG PART OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W	CITY OF LANCASTER	1992	3122-017-018	$400.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2235

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
1.25 MORE OR LESS ACS N 1/2 OF SW ¼ OF NW 1/4 OF NW 1/4 OF SE 1/4 OF SEC 3 T 7N R 12W	CITY OF LANCASTER	1988	3137-008-042	$400.00
0.77 MORE OR LESS AC THAT PART OUTSIDE ANTELOPE VALLEY HOSPITAL DIST OF E ½ OF NW 1/4 OF NE 1/4 OF SEC 32 T 7N R 13W	CITY OF LANCASTER	1989	3248-021-028	$400.00

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By_____
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LANCASTER
REDEVELOPEMNT AGENCY

By EXEC. DIR.

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By_____N/A_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

_____
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

_____ , STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2235

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
R S 65-16 W 276.33 FT OF E 451.33 FT MEASURED ON N LINE EX OF ST LOT 13	CITY OF LANCASTER	1991	3112-013-066	$400.00
LOT COM N 310.51 FT FROM SW COR OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W TH S 89¢58' E 60 FT TH N 0¢24' 23" W 120 FT TH N 89¢58' W TO W LINE OF SD SE 1/4 OF NE 1/4 OF SE 1/4 TH S 120 FT TO BEG PART OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W	CITY OF LANCASTER	1992	3122-017-017	$400.00
LOT COM N 310.51 FT AND S 89¢58' E 60 FT FROM SW COR OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W TH S 89¢58' E 1 06.12 FT TH N 0¢24'23" W 120 FT TH N 89¢58' W TO A PT N 0¢24'23" W FROM BEG TH S 0¢24'23" E 120 FT TO BEG PART OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 16 T 7N R 12W	CITY OF LANCASTER	1992	3122-017-018	$400.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2235

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
1.25 MORE OR LESS ACS N 1/2 OF SW ¼ OF NW 1/4 OF NW 1/4 OF SE 1/4 OF SEC 3 T 7N R 12W	CITY OF LANCASTER	1988	3137-008-042	$400.00
0.77 MORE OR LESS AC THAT PART OUTSIDE ANTELOPE VALLEY HOSPITAL DIST OF E ½ OF NW 1/4 OF NE 1/4 OF SEC 32 T 7N R 13W	CITY OF LANCASTER	1989	3248-021-028	$400.00

AGREEMENT NUMBER 2248

LANCASTER REDEVELOPMENT AGENCY

FIFTH SUPERVISORIAL DISTRICT

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461
PH: 661-723-6000 FAX: 661-723-6210 www.econdev.lancaster.ca.us

Frank C. Roberts
Chairman

Rev. Henry W. Hearns
Vice Chairman

Michelle Idleman
Director

Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

May 23, 2000

County of Los Angeles
Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051-0102

ATTN: Ms. Sharon Perkins
Tax Defaulted Land Unit
Secured Property Division

#2060 & #2248

RE: **200B Public Tax Auction**

Dear Ms. Perkins:

We are in receipt of your letter, dated April 28, 2000, regarding properties within the County which have been deemed Subject to Power to Sell and which will be offered for sale at auction on June 26, 2000.

We have determined that some of the parcels on the list enclosed with your letter may be needed for public purposes within the City of Lancaster (the "City"). Specifically, the parcels we have identified on the attached page are located within various redevelopment project areas located within the City and, thus, may be needed for redevelopment purposes. This letter, therefore, constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes for acquisition thereof. We look forward to receiving the County's form of agreement for purchase of such properties.

Please don't hesitate to contact me at (661) 723-6128 if you have any questions or need additional information.

Sincerely,

Stafford W. Parker
Redevelopment Director

VERN LAWSON
661 723-6108

Encl.

Rec'd 6/1/00

CITY OF LANCASTER
Redevelopment Agency

5TH DIST

34/42

BIDDER'S LIST
COUNTY OF LOS ANGELES
TAX DEFAULTED PROPERTY SALE

6/1/00

ITEM NO.	PAGE NO.	PARCEL NO.	MINIMUM BID
1624	195	3105 001 035	$2,438 OK
1626	196	3105 012 025	$13,075 OK
1627	196	3105 014 005	$8,832 OK
1630	196	3105 019 074	$3,999 OK
1631	196	3105 020 013	$3,139 OK
1632	196	3105 021 084	$13,226 OK
1633	196	3105 024 051	$3,857 OK
1634	196	3107 001 074	$6,166 OK
1636	196	3107 012 097	$28,357 OK
1639	197	3107 015 003	$13,192 OK
1640	197	3107 015 008	$12,493 OK
1641	197	3107 015 010	$12,794 OK
1642	197	3107 023 011	~~$2,799~~ R
1667	199	3114 006 013	$6,069 OK
1668	200	3114 007 006	$6,506 OK
1669	200	3114 010 002	$50,680 BK
1670	200	3114 010 003	$34,589 BK
1671	200	3114 010 043	$11,664 BK
1672	200	3114 010 044	$13,689 OK
1673	200	3114 012 045	~~$8,187~~ R
1674	201	3114 012 046	~~$3,177~~ R
1675	201	3114 013 056	~~$21,241~~ R
1780	212	3118 004 003	~~$4,630~~ R
1781	212	3118 004 038	~~$21,815~~ R
1782	212	3118 004 075	$ 4,431 OK
1783	213	3118 005 024	$7,689 OK
1784	213	3118 007 005	$4,538 OK
1785	213	3118 007 028	$1,789 OK
1786	213	3118 007 040	~~9,104~~ R
1787	213	3118 007 041	~~$1,407~~ R
1788	213	3118 009 020	$6,488 OK
2910	344	3268 024 001	$42,746 OK
2912	344	3268 025 033	$117,262 OK
2913	344	3268 026 005	$33,859 OK
2916	345	3269 004 016	$6,307 OK
2917	345	3269 008 039	~~$3,302~~ BK
2918	345	3269 009 009	$3,708 OK
2919	345	3269 010 018	$6,466 OK
2920	345	3269 011 005	$63,394 OK
2921	345	3269 011 006	$63,329 OK
2003	238	3170 008 004 (904)	~~$20,000~~* GP
2002	237	3170 008 003 (903 CITY OF LANCASTER	~~$20,000~~* GP
		TOTAL	$722,433

* These parcels appear priced above market rate. Consequently, we propose to purchase them for a price of $20,000 each. Rejection of this counter-offer should not nullify our other offers made at your asking price.

City of Lancaster
44933 North Fern Avenue
Lancaster, California 93534-2461
661-723-6000

Frank C. Roberts
Mayor

Rev. Henry W. Hearns
Vice Mayor

Michelle Idleman
Council Member

Jim Jeffra
Council Member

Andrew D. Visokey
Council Member

James C. Gilley
City Manager

September 7, 2001

CERTIFIED MAIL No. Z 160-340-836
Return Receipt Requested

Ms. Sharon Perkins
Tax Defaulted Land Unit, Secured Property Division
County of Los Angeles, Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 N. Hill Street, Room 130
P. O. Box 512102
Los Angeles, CA 90051-0102

RE: 2000B Public Tax Auction – Agreement No. 2060

Dear Ms. Perkins:

We are in receipt of your letter dated April 28, 2000, regarding properties within the County which have been deemed Subject to Power to Sell and which will be offered for sale at auction on June 26, 2000.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within the City of Lancaster (the "City"). Specifically, the parcels we have identified on the attached page are located within various redevelopment project areas located within the City and, thus, will be needed for redevelopment purposes. This letter, therefore, constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes for acquisition thereof. We look forward to receiving the County's form of agreement for purchase of such properties.

Please don't hesitate to contact me at (661) 723-6128, if you have any questions or need additional information.

Sincerely,

STAFFORD W. PARKER
Redevelopment Director

SWP:dlc
Enclosure

printed on recycled paper

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

I Public Agency – Objection Application Checklist

One copy of each of the following documents are required:

- ☒ Objection letter of statement with indication of the date it was submitted to the tax collector's office
- ☒ Statement of public purpose and/or intended use for each parcel
- ☒ Resolution/Official Minutes
- ☑ Agency mission statement. If redevelopment agency, description/map of survey area
- ☑ Signed Purchase Application Form

II Public Agency – Non - Objection Application Checklist

One copy of each of the following documents are required

- ☐ Copy of the public agency's written request to purchase
- ☐ Resolution and/or Minutes
- ☐ Agency mission statement. If redevelopment agency, description/map of survey area
- ☐ Signed Purchase Application Form

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: Lancaster Redevelopment Agency
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: (check one)

__X____ Objection to a Current Pending Chapter 7 Sale

_____ Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring the Property: see attached list

List the Propertie(s) by Assessor's Identification Number:

See attached list.

Authorized Signature: Stafford W. Parker

Title: STAFFORD W. PARKER
REDEVELOPMENT DIRECTOR

Date: NOVEMBER 18, 2002

Agreement Number: **2248**

§§3695, 3695,4, 3695.5 3791, 3891.3 and 3791.4

Tax Defaulted Parcels
November 2002

No.	Assessor's Parcel Number	Price	Cross Street	Size	Public Purpose
1	3114-013-056	$21,241.00	30th Street West & Avenue I	4.96 acres	Redevelopment in the Fox Field Industrial Corridor
2	3269-008-039	$3,302.00	30th Street West & Avenue H	1.25 acres	Redevelopment in the Fox Field Industrial Corridor
		$24,543.00			

RESOLUTION NO. 06-02

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Community Redevelopment Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purposes of redevelopment, and for acquisition of right-of-way.

PASSED, APPROVED, and ADOPTED this 26th day of February, 2002, by the following vote:

AYES: Agency Directors Idleman, Jeffra, Visokey, Vice Chairman Hearns, Chairman Roberts

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

DONNA M. GRINDEY, CMC
Agency Secretary
Lancaster Redevelopment Agency

APPROVED:

FRANK C. ROBERTS, Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
REDEVELOPMENT AGENCY

I, Donna M. Grindey, Agency Secretary Lancaster Redevelopment Agency, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 06-02, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this 1st day of March, 2002.

(seal)

DONNA M. GRINDEY, CMC
Agency Secretary
Lancaster Redevelopment Agency

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.lancaster.ca.us

Frank C. Roberts
Chairman

Rev. Henry W. Hearns
Vice Chairman

Michelle Idlernan
Director

Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

Lancaster Redevelopment Agency
Mission Statement

To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.

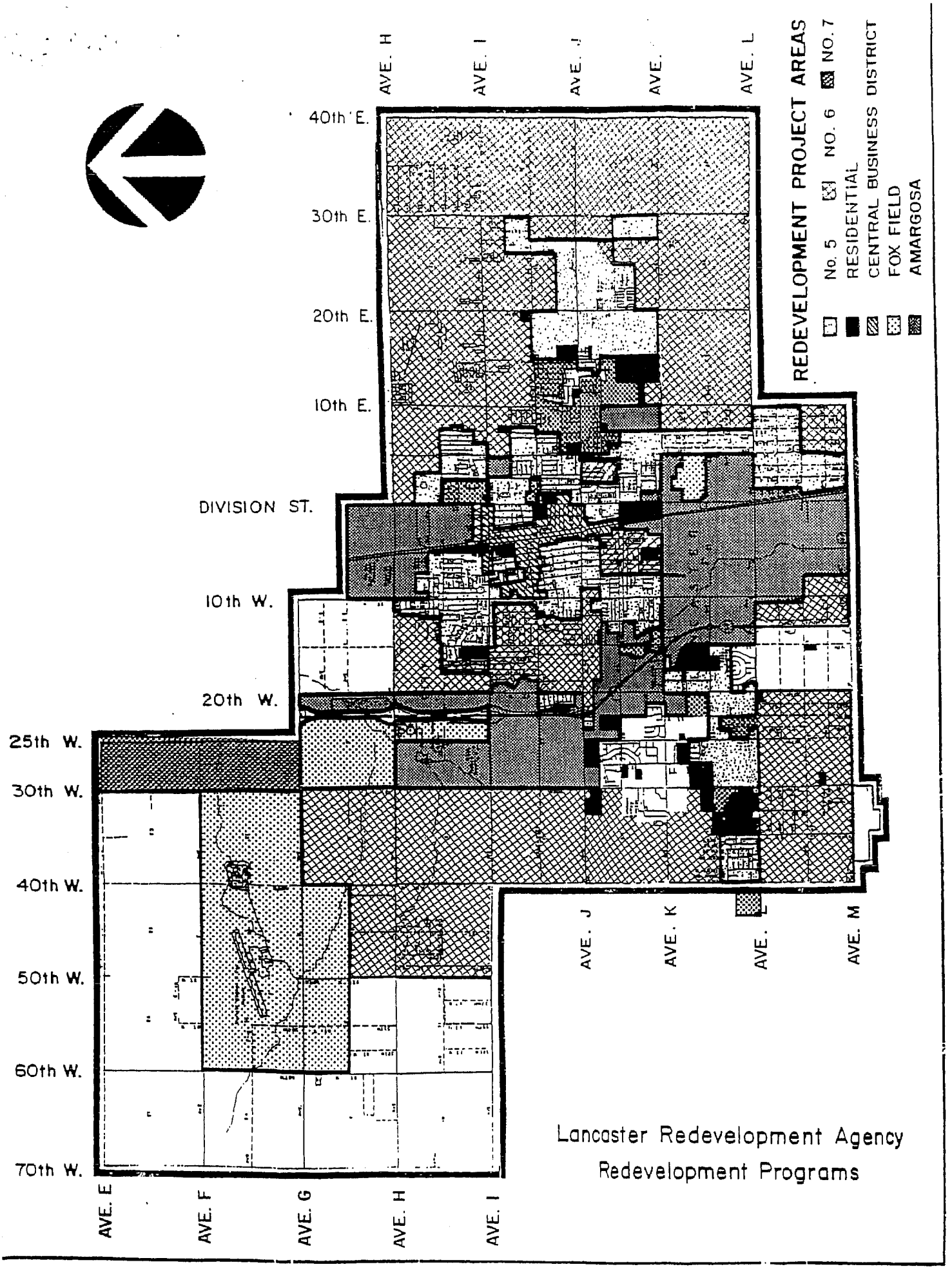
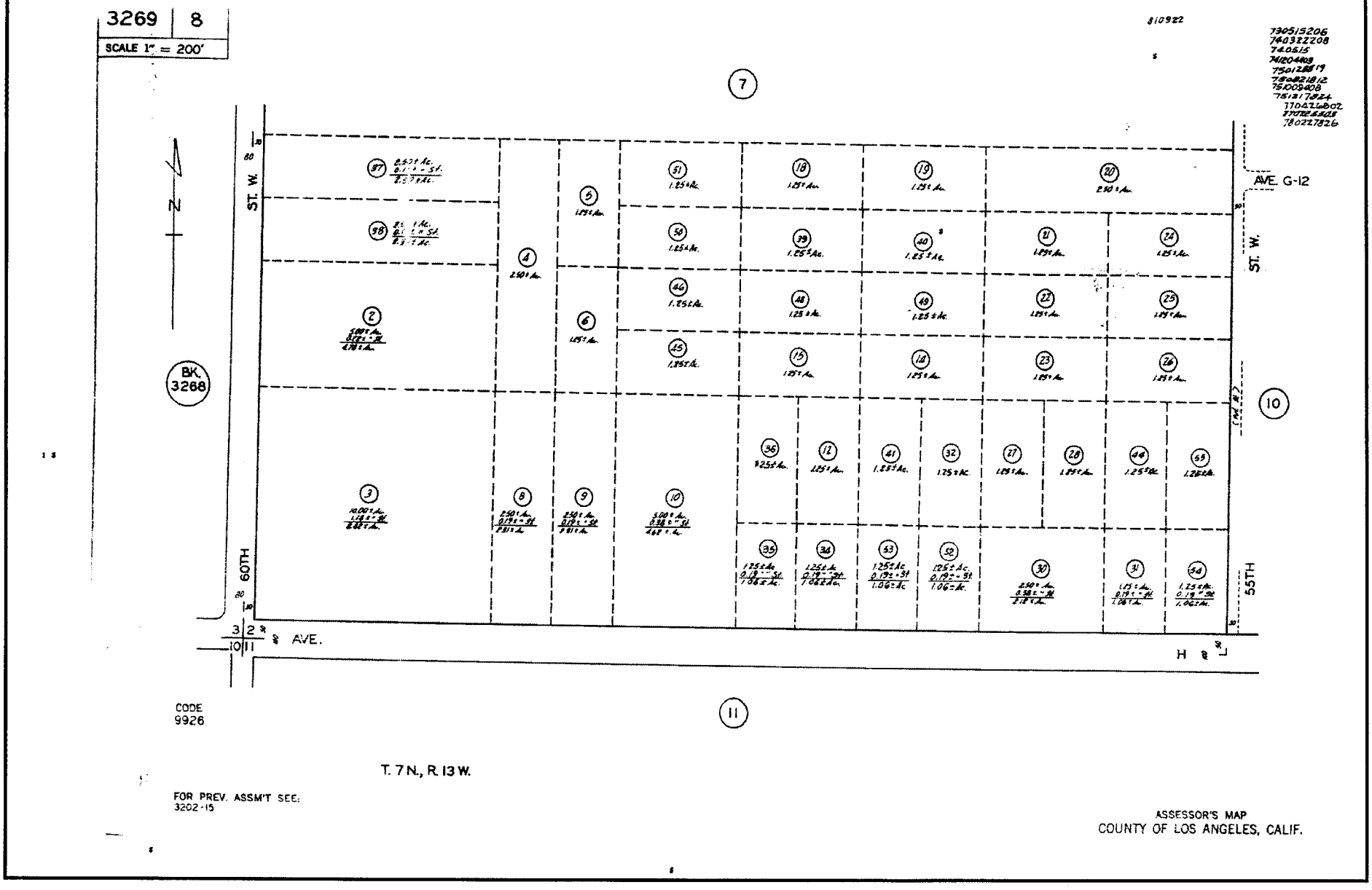

REDEVELOPMENT PROJECT AREAS
No. 5
NO. 6
NO. 7
RESIDENTIAL
CENTRAL BUSINESS DISTRICT
FOX FIELD
AMARGOSA
AVE. H
AVE. I
AVE. J
AVE.
AVE. L
40th E.
30th E.
20th E.
10th E.
DIVISION ST.
10th W.
20th W.
25th W.
30th W.
40th W.
50th W.
60th W.
70th W.
AVE. J
AVE. K
AVE. L
AVE. M
AVE. E
AVE. F
AVE. G
AVE. H
AVE. I
Lancaster Redevelopment Agency
Redevelopment Programs

EXHIBIT 1

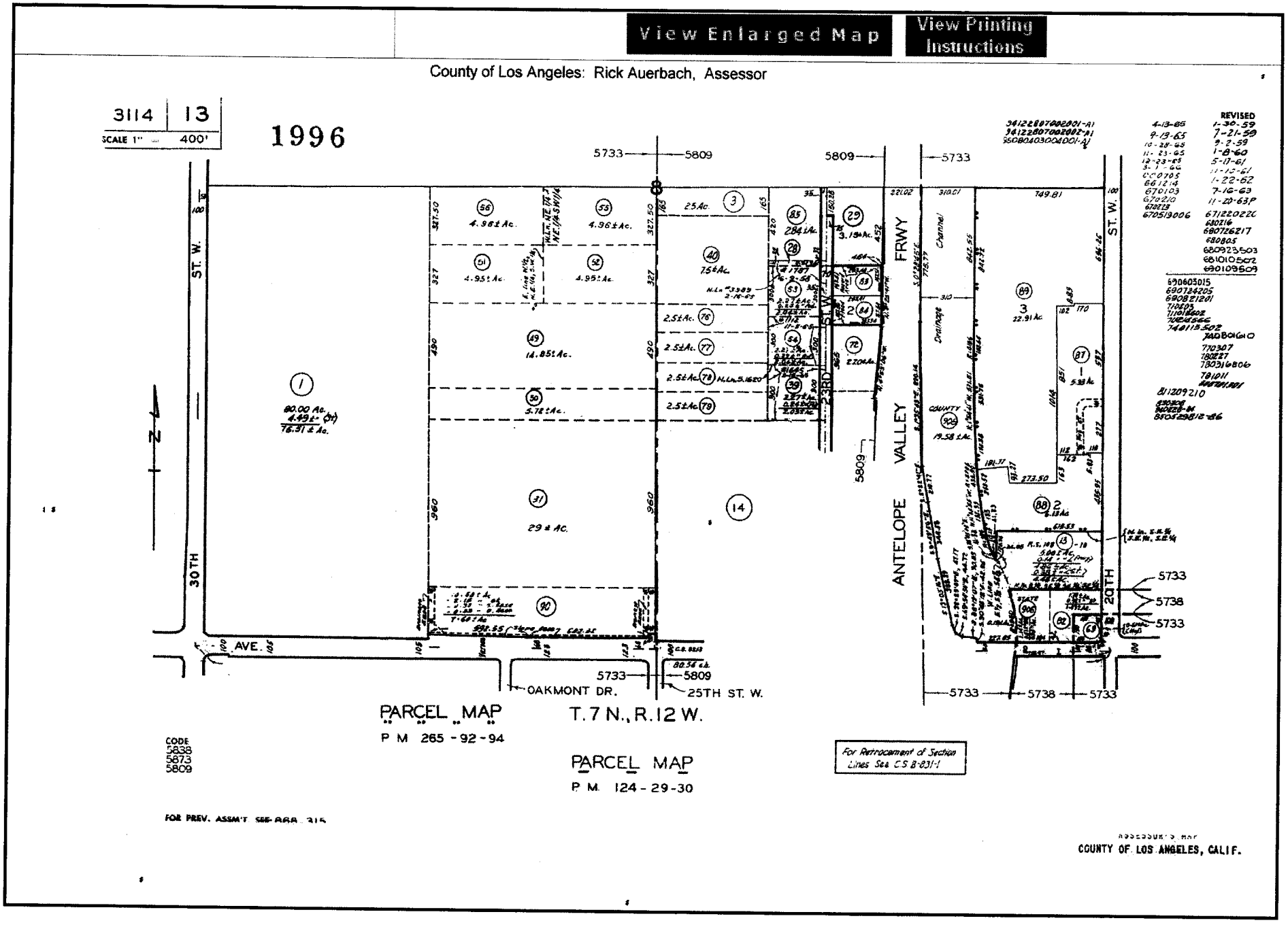
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By_____
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement, and are authorized to sign for said agencies.

ATTEST:
LANCASTER REDEVELOPMENT AGENCY

(seal)

By

Board of Supervisors
Los Angeles County

ATTEST:

By_____
Clerk of the Board of Supervisors

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of

By_____**N/A**_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

_____ , STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2248

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
4.96 MORE OR LESS ACS N 327.5 FT OF NW 1/4 OF NE 1/4 OF SW 1/4 OF SEC 8 T 7N R 12W	CITY OF LANCASTER	1989	3114-013-056	$21,241.00
*S 1/2 OF NW 1/4 OF NW 1/4 OF SE 1/4 OF SW 1/4 OF SEC 2 T 7N R 13W	CITY OF LANCASTER	1984	3269-008-039	$ 3,302.00

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within _14_ days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By_____
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LANCASTER REDEVELOPMENT AGENCY

By

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of

By_____**N/A**_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

_____ , STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2248

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
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*S 1/2 OF NW 1/4 OF NW 1/4 OF SE 1/4 OF SW 1/4 OF SEC 2 T 7N R 13W	CITY OF LANCASTER	1984	3269-008-039	$ 3,302.00