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

April 8, 2003

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

FILED
2003 MAR 20 PM 1:14
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIE4,
SUPERVISORIAL DISTRICT 3- AGREEMENT NUMBER 2249
SUPERVISORIAL DISTRICT 5- AGREEMENT NUMBER 2145
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. 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 the parcels.

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 is 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 first agreement is with the City of Los Angeles. It is the intent of this agency to utilize this property for the construction of the East Valley Animal Shelter. The second agreement is with the Santa Monica Mountains Conservancy, which will utilize the property for open space and parkland 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 rolls.

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)

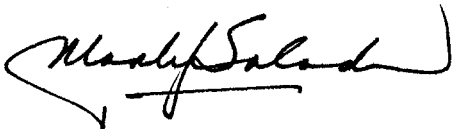
Not applicable.

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:DJD:SP:SR
Bdltr.agreement.3/11/03

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

THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2249

AGENCY

City of Los Angeles
Public Agency (2 copies)

Selling price of this parcel
shall be $ 4,174.00

Public Agency
intends to utilize
this property for
the construction
of the East Valley
Animal Shelter.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
3 RD	CITY OF LOS ANGELES	2217-009-035	$4,174.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2145

AGENCY

Santa Monica Mountains Conservancy
Public Agency (2 copies)

Selling price of this parcel
shall be $ 2,965.00

Public Agency
intends to utilize
this property for
open space and
parkland purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	CITY OF BURBANK	2471-036-015	$2,965.00

AGREEMENT NUMBER 2249

CITY OF LOS ANGELES

THIRD SUPERVISORIAL DISTRICT

JON KIRK MUKRI
GENERAL MANAGER

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 485-5801
FAX NO. (213) 620-9149

DIST. 3
Agreement #2249

September 10, 2002

Los Angeles County Tax Collector
Stanley Redins, Deputy, Tax Defaulted Land Unit
Secured Property Tax Division
225 N. Hill Street, Room 126
Los Angeles, CA 90012

A 20' FOOT WIDE STRIP OF LAND EASTERLY OF
14409 VANOWEN STREET, LOS ANGELES
APN 2217-009-035

The City of Los Angeles wishes to acquire the subject tax-defaulted property for the completion of the acquisition of land for the construction of the East Valley Animal Shelter.

Attached is the Title Report showing the ownership of the subject property. Please respond to this request with information necessary for the City to acquire this property.

Please contact Lavivanh Tang, Real Estate Associate II, of the Asset Management Division at (213) 485-8169 or at 111 E. First Street, Suite 201, Los Angeles, CA 90012.

Robert C. Holloway
Property Manager II

20' Strip of 14409 Vanowen.AS East Valley

RECEIVED
9-16-02
S. Redins

Recyclable and made from recycled waste

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: CITY OF LOS ANGELES
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: (check one)

_____ Objection to a Current Pending Chapter 7 Sale

X Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring The property: To provide the completion of the acquisition of land for the construction of the East Valley Animal Shelter.

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

APN: 2217-009-035

Authorized Signature: Reginald Byron Jones-Sawyer
Reginald Byron Jones-Sawyer, Sr.

Title: Chief Management Analyst

Date: 1-24-03

Agreement Number: 2249

39

OCT 01 2002

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #57

MOTION

On July 18, 2002, the City Council approved environmental findings necessary to proceed with the construction of the East Valley Replacement Animal Shelter Project. This project, the funding for which is included in Proposition F, will help to improve animal services for residents in the region. To complete this project, the City must acquire multiple parcels. One of those parcels is a 20-foot wide strip of land adjacent to 14409 Vanowen Street (APN 2217-009-035) that will soon be sold at public auction because the owner defaulted on the property taxes. The County of Los Angeles is willing to take the parcel off the list of properties to be sold at auction and sell it directly to the City for the value of the unpaid property taxes, which is approximately $16,500. The County plans to offer this property at public auction beginning in October 2002, so the City must act quickly.

City staff should be instructed to immediately accept this offer and purchase this parcel from the County in order to expedite initiation of this important Animal Services project. Funding is available in Proposition F to pay for this purchase.

I THEREFORE MOVE that the City Council instruct the General Services Department to negotiate and execute an agreement with the County of Los Angeles for the purchase of a twenty-foot wide strip of land adjacent to 14409 Vanowen Street (APN 2217-009-035) for a price not to exceed $16,500. Funding for this purchase shall be paid from the proceeds available under Proposition F for the East Valley Replacement Animal Shelter project.

MOTION
ADOPTED
OCT 08 2002
LOS ANGELES CITY COUNCIL

PRESENTED BY: Ruth Galanter
Ruth Galanter
Councilmember, 6th District

SECONDED BY: Andy Misakowski

City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries relative to this matter refer to File No.

RECEIVED BUREAU OF ENGINEERING
ADMINISTRATIVE SERVICES
LETTER FILES
162274
OCT 25 2002

CALIFORNIA

JAMES K. HAHN
MAYOR

CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

02-1264

ASSIGNED REG
Animal Bond
WLA

CD 6

October 15, 2002

County of Los Angeles
Board of Supervisors
500 West Temple Street, #383
Los Angeles, CA 90012

Councilmember Galanter
~~General Services Department~~
Chief Legislative Analyst
Department of Animal Services

Councilmember Miscikowski
~~City Administrative Officer~~
City Engineer
City Attorney

RE: PURCHASING A STRIP OF LAND ADJACENT TO 14409 VANOWEN STREET FOR THE EAST VALLEY REPLACEMENT ANIMAL SHELTER PROJECT

At the meeting of the Council held October 8, 2002, the following action was taken:

Attached report adopted ..... _____
Attached motion (Galanter - Miscikowski) adopted..... X
Attached resolution (-) adopted..... _____
Mayor concurred..... _____
FORTHWITH..... _____

J. Michael Carey

City Clerk
me

steno\021264

2002 OCT 28 AM 9:08
ANIMAL FACILITIES
BOND PROGRAM

MISSION STATEMENT

DEPARTMENT OF GENERAL SERVICES

Our mission in the Department of General Services is to have a competent and motivated work force in order to provide City leadership in managing facilities, equipment, supplies, security, communication, maintenance, and other support services for City departments in a safe, reliable and efficient manner.

"A Commitment to Quality Service by Quality People."

TITLE REPORT

DATE: May 31, 2002 APN: 2217-009-035

JOB TITLE: A.S. East Valley – 20' strip East of 14409 Vanowen Street

Title to the land hereinafter described is vested as follows:

Vestee: San Fernando Valley Federal Savings and Loan Association, a corporation. Note the Los Angeles County Assessor's Office has Phyliss G. Redding listed on the tax rolls, but there is no deed of record where she acquired fee title, only an easement for street purposes.

By deed recorded: March 10, 1955 as instrument no. 122 Official Records. Note this deed is on the underlying legal description and that San Fernando Valley Federal Savings and Loan Association was the subdivider of Tract No. 23958.

Grantors: Harlan Willoughby, a married man, and Margaret B. Willoughby, his wife.

Return Address: San Fernando Valley Federal Savings and Loan Association, 6842 Van Nuys Blvd., Los Angeles, CA

DTT $37.40

Assessed value: $14,606.00 2001

Land: $12,990.00

Improvements: $1,616.00

Tax Parcel: 2217-009-035

Subject to:

1. General and Special County and City Taxes for the fiscal year 2001-2002

   1st Installment: $211.87

   2nd Installment: $201.88

2. Bonds and Assessments-not examined

3. Conditions, covenants and restrictions as provided in deeds recorded in Book 6016 Page 114 and Book 6134 Page 340 both of Deeds.

ENCUMBRANCES

4. Easements along all lines of Lots 238 and 239 of Tract 1000, 10 feet wide, for pole lines, canals, ditches and conduits as reserved by Title Insurance and Trust Company, in deeds recorded in Book 6016 Page 114 and Book 6134 Page 340 both of Deeds.

5. A perpetual easement for street purposes, as granted to Clarence E. Mead, by deed recorded in Book 6818 Page 244 of Deeds as granted in various deeds of record.

6. An irrevocable offer to dedicate to the City of Los Angeles, an easement for public street purposes, in, over, along, upon and across the Southerly 13 feet of Lot 2 of Tract No. 23958 as per map recorded in Book 666, Pages 3 and 4 of Maps, in the office of the County Recorder of said County.

   Excepting therefrom that portion lying within the public right of way, recorded August 22, 1991 as instrument no. 91-1320289 and by acceptance resolution recorded April 21, 1993 as instrument no. 93-0743742 Official Records.

7. An easement over the east 20 feet for ingress and egress as granted in a deed recorded September 8, 1999 as instrument 99-1701165 Official Records and many other deeds of record.

8. The lien of defaulted taxes for the fiscal year 1996-1997, and any subsequent delinquencies, tax parcel no. 2217-009-035; amount to redeem $2,886.75; valid through June 29, 2002.

   Note: This property is to going to tax sale on July 1, 2002.

   If any of the above items contain any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin or ancestry, that restriction violates State and Federal Fair Housing Laws and is omitted, unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

UNDERLYING LEGAL DESCRIPTION

Parcel 1:

The East 72 feet of Lot 239 and the South 50 feet of the East 72 feet of Lot 238, both in Tract 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Pages 1 to 34 inclusive of Maps, in the office of the County Recorder of said County.

Parcel 2:

A perpetual easement appurtenant to said land for street purposes over the North 60 feet of the South 80 feet of Lot 238, both in Tract 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Pages 1 to 34 inclusive of Maps, in the office of the County Recorder of said County.

CURRENT LEGAL DESCRIPTION:

The East 20 feet of Lot 2 of Tract 23958, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 666, Pages 3 and 4 of Maps, in the office of the County Recorder of said County.

DEPARTMENT OF GENERAL SERVICES
ASSET MANAGEMENT DIVISION

BY James R. O'Camb
James R. O'Camb, Senior Title Examiner

APPROVED BY
David L. Roberts, Senior Real Estate Officer

Searched by: James R. O'Camb

Checked by

Date May 31, 2002

PROPERTY INFORMATION

1) Property: , CA

APN:	2217-009-035		Card#:			Use:	PARKING LOT
County:	LOS ANGELES, CA		Prop Tax:	$367.05		Total Value:	$14,606
MapPg/Grid:		Old Map:	Tax Year:	2001	Delinq: 1997	Land Value:	$12,990
Census:	1279.10	Tract #: 23958	Tax Area:	13		Imprv Value:	$1,616
High School:	LOS ANGELES UNIF		Elem School:			Taxable Val:	
Comm Coll:			Exemptions:			Assd Year:	2001
Subdivision:						% Improved:	11%
Owner:	REDDING PHYLLIS G					Phone:	
						Owner Vest:	/ / TR

Mail: 8345 RESEDA BLVD STE 219; NORTHRIDGE CA 91324-5936 C016

Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

	LAST SALE	PRIOR SALE
Recording/Sale Date:	03/14/1972	
Sale Price/Type:		
Document #:		
Deed Type:		
1st Mtg Amt/Type:		
1st Mtg Rt/Type/Trm:	/ /	
1st Mtg Lender:		
2nd Mtg Amt/Type:		
2nd Mtg Rt/Type/Trm:	/ /	
Title Company:		
Seller:		
New Construction:		

Other Last Sale Info = # Parcels: Type 2: Pend:

SITE INFORMATION

# Res. Units:		County Use:	0	Acres:	0.15
# Comm Units:		Zoning:	LAC2VV	Lot Area:	6,499
# Buildings:	1	Flood Panel:		Lot Width:	
Bldg Class:		Panel Date:		Lot Depth:	
Parking Sqft:		Flood Zone:		Usable Lot:	
Park Spaces:		Sewer Type:			
Garage Cap#:		Water Type:			
Park Type:					
Other Impvs:					

Legal Blk/Bldg: Site Influence:

Legal Lot/Unit: 2 Amenities:

Legal: TR=23958 E 20 FT EX OF ST OF LOT 2

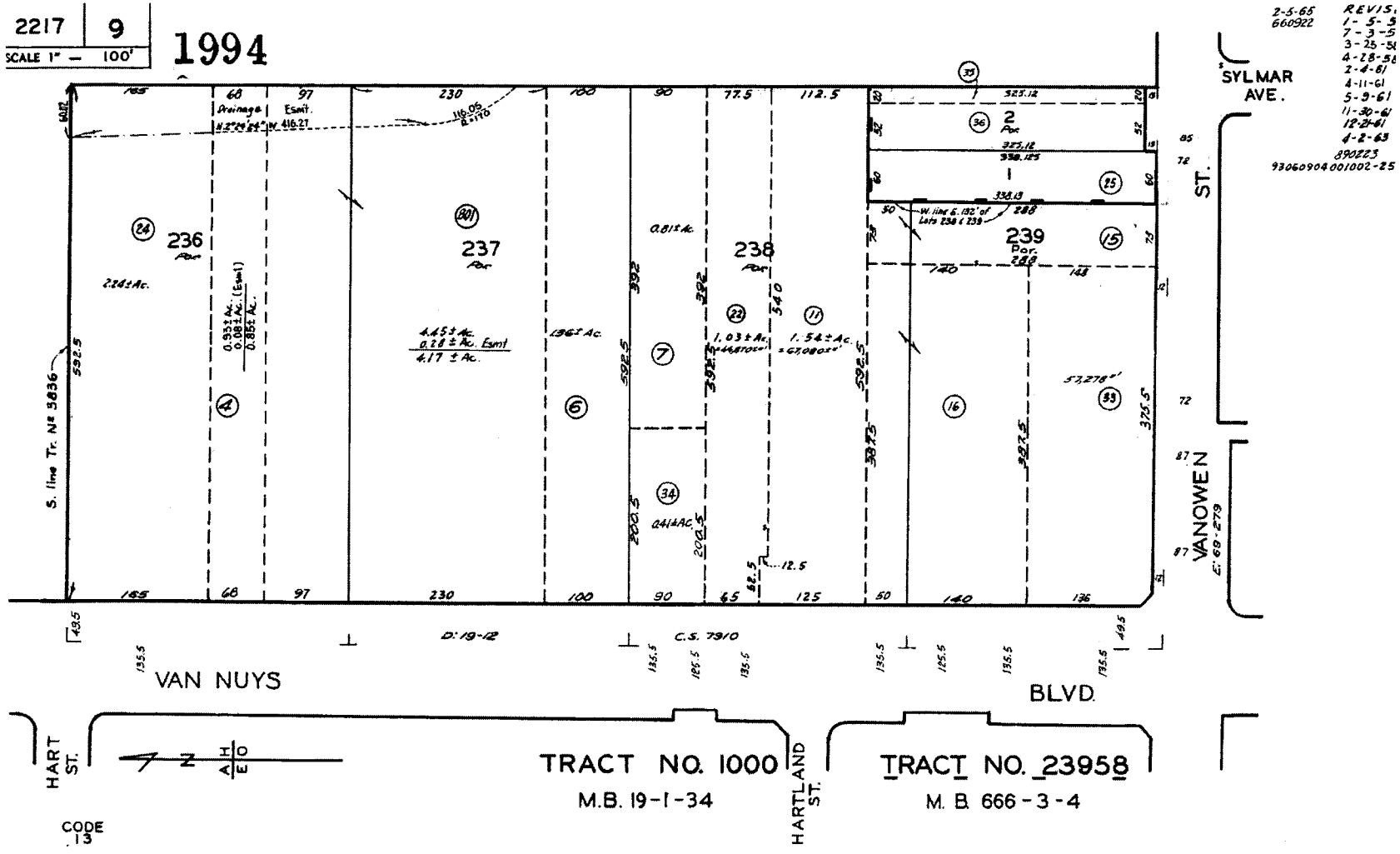
IMPROVEMENTS

Bldg/Liv Area:	6,700
Gross Area:	6,700
Ground Flr:	
Bsmnt Area:	
$/SqFt:	
Yrblt/Eff:	1965
# Stories:	
Rooms:	
Bedrooms:	
Full/Half Bath:	
Ttl Baths/Fixt:	
Fireplace:	
Pool:	
Porch Type:	
Patio Type:	
Construct:	
Foundation:	
Ext Wall:	
Roof Shape:	
Roof Type:	
Roof Matl:	
Floor Type:	
Floor Cover:	
Heat Type:	
Heat Fuel:	
Air Cond:	
Quality:	
Condition:	
Style:	
Equipment:	
Other Rms:	

[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 **CITY OF LOS ANGELES** ("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:
CITY OF LOS ANGELES

By _____
Jon Kirk Mukri, General Manager
Department of General Services

pproved as to Form and Legality

_____ 1/14, 2003
(seal)
RICHARD J. DELGADILLO, City Attorney

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 _____
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 3
AGREEMENT NUMBER 2249

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TR=23958 E 20 FT EX OF ST OF LOT 2	CITY OF LOS ANGELES	1996	2217-009-035	$4,174.00

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 **CITY OF LOS ANGELES** ("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:

CITY OF LOS ANGELES

Approved as to Form and Legality

1/4/2005

ROCKARD J. DELGADILLO, City Attorney

By _____ (seal)

By _____

Jon Kirk Mukri, General Manager
Department of General Services

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 _____
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 _____

AGREEMENT NUMBER 2249

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2249

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TR=23958 E 20 FT EX OF ST OF LOT 2	CITY OF LOS ANGELES	1996	2217-009-035	$4,174.00

AGREEMENT NUMBER 2145

SANTA MONICA MOUNTAINS CONSERVANCY

FIFTH SUPERVISORIAL DISTRICT

STATE OF CALIFORNIA–THE RESOURCES AGENCY

GRAY DAVIS, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

June 29, 2001

DIST. 3 ... AGREE # 2140
DIST. 5 .... AGREE # 2141
* DIST 5 ... AGREE # 2147

Mr. Stan Redin
Tax Defaulted Land Section, Room 126
Los Angeles County Treasurer and Tax Collector
Hall of Administration
225 North Hill Street
Los Angeles, California 90012

Exercise of First Right of Refusal on Tax Defaulted Properties for Public Purposes - 2001B Public Tax Auction

Dear Mr. Redin:

The Santa Monica Mountains Conservancy has reviewed the list of surplus properties from the above referenced public auction and shall exercise its first right of refusal pursuant to Public Resources Code Section 33207(b) and under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code for the following parcels:

Item Number	APN
550	3247 027 001
274	3059 005 006
273	3059 004 002
1677	4465 005 009
1725	4465 011 001
1726	4465 011 002
1727	4465 011 003
1728	4465 011 004
1729	4465 011 005
1730	4465 011 006
1731	4465 011 007
1732	4465 011 008
1733	4465 011 009
1734	4465 011 011
1735	4465 011 012
1736	4465 011 014
1737	4465 011 015
1738	4465 011 016
1739	4465 011 017

RECEIVED 6/29/01

Mr. Stan Redin
County Treasurer Tax Collector
2001B Public Tax Auction
June 29, 2001
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Item Number	APN
1703	4465 008 001
1704	4465 008 002
1706	4465 008 027
1705	4465 008 022
2467	5565 026 022
2466	5565 025 002
2512	5570 012 023
2511	5570 012 016
1517	4442 007 009
1518	4442 007 012
1570	4444 006 031
1571	4444 007 019
1450	4432 001 015
1620	4455 004 066
1621	4455 009 005
1493	4438 027 003
1497	4438 035 022
1496	4438 035 003
1495	4438 034 010
1494	4438 034 009
17	2072 031 003
1673	4464 022 020
7	2058 012 038
1671	4464 020 057
1672	4464 020 058
1670	4464 020 053
1769	4472 006 010
3651	8669 010 001
3652	8669 010 005
3632	8658 016 073
3639	8658 016 082
2604	5662 016 005
3507	8501 013 002
2707	5862 015 001
* 65	2471 036 015 *
97	2569 019 033
98	2569 022 030

Mr. Stan Redin
County Treasurer Tax Collector
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Item Number	APN
99	2569 022 042
102	2569 022 059
101	2569 022 056
100	2569 022 050
55	2403 027 020
125	2821 010 032
126	2821 011 015
127	2821 011 016
1777	4490 019 001

	APN	
These four items are in default but not on auction list	2816 007 031	2002 A
	2816 012 005	2001 A
	2819 012 007	2001 A "ED" (cynthia
	2816 011 017	2001 A "ED" (cynthia)

All acquisitions are for park and open space purposes. We understand that the cost of acquisition is the minimum bid amount plus costs. Please direct any correspondence or questions to the attention of Paul Edelman, Division Chief, at the above listed address and at 310-589-3200 ext. 128. Thank you for your efforts.

Sincerely,

Rorie Skei

Rorie Skei
Deputy Director

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: Santa Monica Mountains Conservancy
(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: All properties are being acquired for permanent open space and public parkland purposes.

List the Propertie(s) by Assessor's Identification Number: 2471-036-015

Authorized Signature: Rose A. Sei

Title: Chief Deputy Director

Date: Jan. 23, 2003

Agreement Number: **2145**

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

September 24, 2001; Agenda Item No. 8(p)

Resolution No. 01-159

RESOLUTION OF THE SANTA MONICA MOUNTAINS CONSERVANCY 1) AUTHORIZING ACQUISITION OF TAX DEFAULTED PROPERTIES IN LOS ANGELES COUNTY PURSUANT TO DIVISION 1, PART 6, CHAPTER 8 OF THE REVENUE AND TAXATION CODE THAT ARE: A) CONTAINED WITHIN CHAPTER 8 AGREEMENT NOS. 1977, 1990, 2001, 2003, 2020, 2064, 2065, 2083, 2102, 2103, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, B) THOSE RESERVED BY THE CONSERVANCY AT THE COUNTY'S 2001B PUBLIC TAX AUCTION, AND C) APN 2816-015-006; 2) AUTHORIZING A GRANT TO THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA) TO ACQUIRE ALL, OR IN PART, OF SAID PROPERTIES; AND 3) RECOMMENDING THAT THE MRCA ACCEPT DONATIONS AND PUBLIC FUNDING TO ACQUIRE SAID PROPERTIES

WHEREAS, Section 33207(b) of the Public Resources Code states, in part, "...lands offered for sale because of tax delinquency, shall not be lost to public use if they are necessary to meet the provisions of this division...."; and

~~WHEREAS, The staff report dated September 24, 2001 further describes the tax defaulted~~ properties and various Chapter 8 Agreements; and

WHEREAS, The subject properties are integral to achieving the objectives of the Santa Monica Mountains Comprehensive Plan and the Rim of the Valley Trail Corridor Master Plan; and

~~WHEREAS, This action is consistent with the Santa Monica Mountains Comprehensive Plan,~~ the Rim of the Valley Trail Corridor Master Plan, and Division 23 of the Public Resources Code; and

WHEREAS, This action is exempt from the California Environmental Quality Act (CEQA); and

WHEREAS, The Santa Monica Mountains Conservancy has entered into a joint powers agreement with the Conejo and Rancho Simi Recreation and Park Districts pursuant to Government Code Section 6500 *et seq.* to create the Mountains Recreation and Conservation Authority (MRCA); Now

Therefore Be It Resolved, That the Santa Monica Mountains Conservancy hereby:

1. FINDS that this action is exempt from the provisions of the California Environmental Quality Act (CEQA).

2. ADOPTS the staff report and recommendation dated September 24, 2001.

3. AUTHORIZES the acquisition of the following tax defaulted parcels, partially contained within Chapter 8 Agreement numbers 1977, 1990, 2001, 2003, 2020, 2064, 2065, 2083, 2102, 2103, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, pursuant to Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code: 2581-010-023, 2816-007-068, 2816-014-022, 2816-023-005, 2819-007-004, 2819-007-014, 2819-010-004, 2819-010-009, 2826-014-073, 2826-015-019, 2826-030-005, 2826-033-013, 3036-021-006, 3079-004-005, 3316-019-002, 3091-018-008, 3091-018-009, 3236-006-001, 3236-007-001, 3267-014-018, 3278-002-019, 3318-002-011, 3272-018-015, 4438-033-070, 2063-018-038, 2058-012-010, 4434-005-011, 4434-005-013, 4434-005-015, 4371-017-013, 2072-018-005, 4461-003-006, 2174-007-021, 4434-013-016, 4453-001-022, 4455-009-006, 2812-010-014, 2821-012-012, 2827-029-013, 2840-002-021, 2840-004-026, 2865-019-012, 3210-010-004, 3247-018-034, 3247-026-017, 3247-026-034, 3247-036-006, 3247-036-008, 3247-036-009, 3247-036-017, 3247-036-018, 3247-036-021, 3247-036-023, 3247-036-024, 3272-018-001, 8658-016-073, 8658-016-082, 5662-016-005, 8501-013-002, 2471-036-015, 2403-027-020, 2569-019-033, 2569-022-030, 2569-022-042, 2569-022-050, 2569-022-056, 2569-022-059, 2072-031-003, 4455-004-066, 2058-012-038, 4438-027-003, 4438-034-009, 4438-034-010, 4438-035-003, 4438-035-022, 4442-007-009, 4442-007-012, 4444-006-031, 4444-007-019, 4455-009-005, 4464-020-053, 4464-020-057, 4464-020-058, 4464-022-020, 4465-005-009, 2821-011-016, 3059-004-002, 3059-005-006, 3247-027-001, 5862-015-001, 8669-010-001, 8669-010-005, 4432-001-015, 4490-019-001, 5565-025-002, 5565-026-022, 5570-012-016, 5570-012-023, 2816-007-031, 2816-011-017, 2816-012-005, 2819-012-007, 2572-026-006, 8269-008-007, 2274-018-015, 4448-023-009, 2274-019-035, 2816-015-006.

4. AUTHORIZES a grant of Proposition 12 funds to the MRCA to acquire all, or in part, of said properties.

5. RECOMMENDS that the MRCA accept donations and public funding to acquire said properties.

6. AUTHORIZES the Executive Director to do any and all acts necessary to carry out this resolution.

~ End of Resolution ~

I HEREBY CERTIFY that the foregoing resolution was adopted at a meeting of the Santa Monica Mountains Conservancy, regularly noticed and held according to law, on the 24th day of September 2001 at Malibu, California.

Dated: 10-11-01

Executive Director

Strategic Objectives

H. David Seawell

Corral Canyon.

The Conservancy's strategic objectives continue to be guided by the goal of an interlinking network of parks, trails, and open space for public use and for wildlife habitat, ensuring future open space and recreation lands in Los Angeles and Ventura Counties.

The goals and objectives were initially set in the Santa Monica Mountains Comprehensive Plan and the Rim of the Valley Trail Corridor Master Plan.

They have been updated through a strategic planning process which included substantial public input.

Updated work programs, developed with many public hearings throughout the region, provide additional guidance for implementation.

1 *Implement the Santa Monica Mountains Comprehensive Plan*

- Complete Fee and Less Than Fee Acquisition Program
- Cooperate with National Park Service (NPS) and State Parks in implementing the Joint Efficiencies MOU
- Cooperate with NPS with management plan for Santa Monica Mountains National Recreation Area (SMMNRA) and Santa Monica Zones
- Continue to maximize acquisition dollars by leveraging funds where appropriate

2 *Implement the Rim of the Valley Trails Corridor Master Plan*

- Complete land acquisition recommendations of the Plan
- Complete trails and trail amenities recommended by the Plan
- Cooperate with private sector in providing recreational opportunities
- Continue to maximize acquisition dollars by leveraging funds where appropriate

3 *Implement the Los Angeles County River Master Plan*

- Create 51 miles of continuous river parkway and greenbelt
- Develop recreation, park, trail and habitat restoration opportunities
- Increase community involvement
- Cooperate with local government and non-profit partners and maximize acquisition dollars by leveraging funds where appropriate

4 *Further Cooperation with Local Governments in the Region to Secure Open Space and Parkland*

- Strengthen partnership agreements with local governments and establish new joint powers entities throughout region where appropriate
- Ensure that SMMC land acquisition expertise is made available where needed
- Reduce State work load by utilizing local agency agreements and state and local partnerships wherever possible
- Develop comprehensive plan for areas not covered by initial SMMC comprehensive plan and incorporate and link strategically to protect species and ecosystems

5 *Expand efforts to integrate Nature into the urban environment*

- Acquire or create parkland in urban areas that lack open space or natural parks
- Link and Integrate new natural parks into existing park system - literally via transportation, thematically via programs and events, and otherwise
- Develop joint powers authorities with local government entities and urban interests
- Maximize funding opportunities through partnerships.

6 *Expand education, public access, and resource stewardship components in a manner that best serves the public, protects habitat, and provides recreation opportunities*

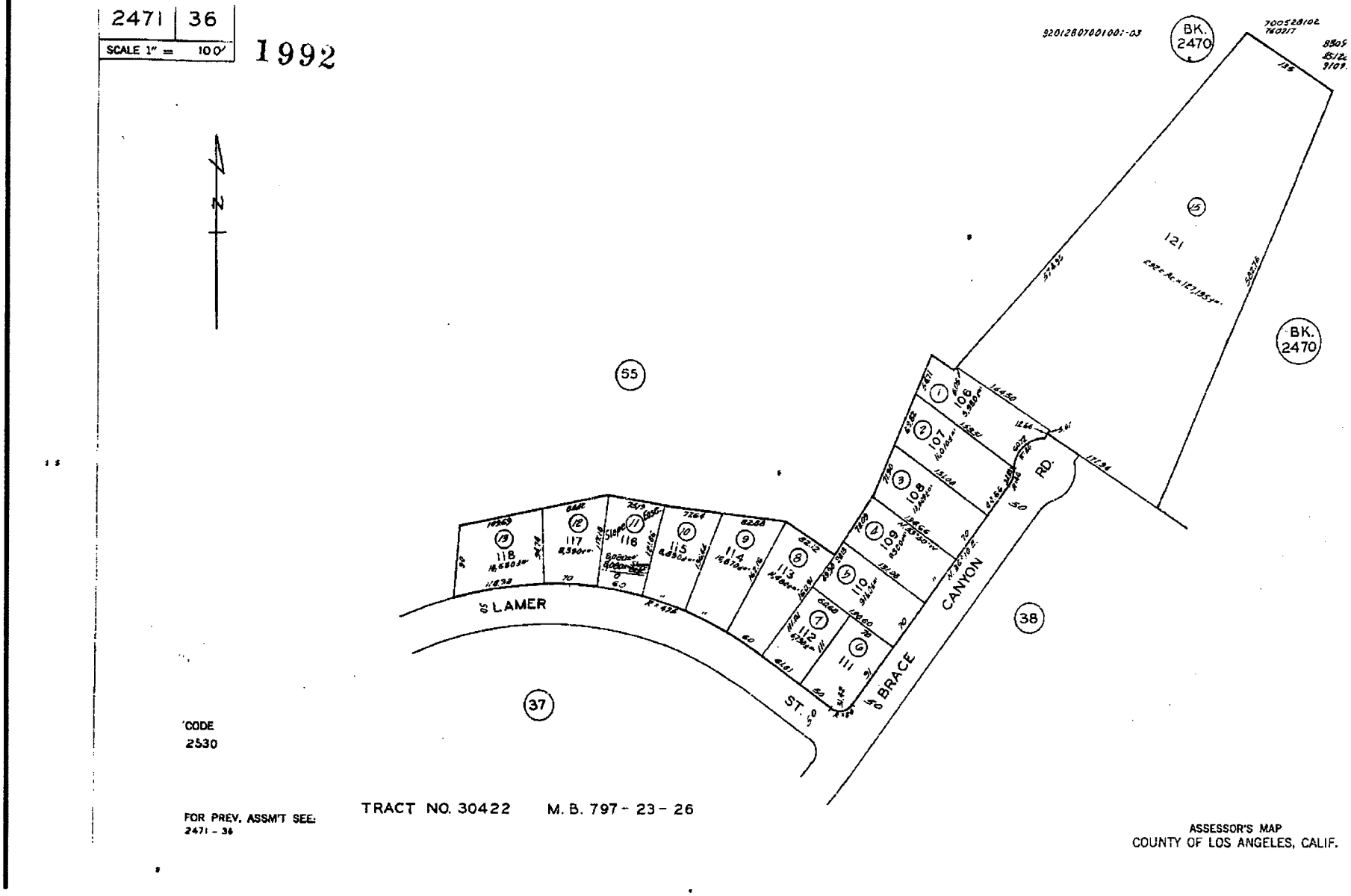
- Expand local government, school district, and non-profit joint ventures to provide increased educational and access opportunities
- Link key habitat areas strategically to protect species and ecosystems through acquisition and cooperation with other resource management agencies
- Increase resource stewardship and educational/ interpretative capabilities within the Zone
- Create comprehensive, regional, integrated trails plan
- Develop long term capital improvement and maintenance plans

Latigo Canyon.

[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 **SANTA MONICA MOUNTAINS CONSERVANCY** ("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:
SANTA MONICA MOUNTAINS CONSERVANCY

By _____
Chief Deputy Director

(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 **BURBANK** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of BURBANK

By _____
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 _____

AGREEMENT NUMBER 2145

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2145

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TRACT NO 30422 LOT 12	CITY OF BURBANK	1993	2471-036-015	$2,965.00

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 **SANTA MONICA MOUNTAINS CONSERVANCY** ("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:
SANTA MONICA MOUNTAINS CONSERVANCY

By _____
Chief Deputy Director

(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 **BURBANK** hereby agrees to the selling price as provided in this agreement.

ATTEST:
Margarita Campos

City of BURBANK

By _____
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 _____

AGREEMENT NUMBER 2145

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2145

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TRACT NO 30422 LOT 12	CITY OF BURBANK	1993	2471-036-015	$2,965.00