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

May 11, 2004

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" PROPERTY
SUPERVISORIAL DISTRICT 3- AGREEMENT NUMBER 2331
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chairman to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by a public agency 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 Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE OF RECOMMENDED ACTION

The property described in the agreement 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 the agreement indicates the legal description and selling price of the parcel.

Upon approval, the enclosed agreement and copy are to be signed by the Chairman and returned to the Treasurer and Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of this agreement is also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are at least partially 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" properties without the necessity of a public auction. The property described in this letter will be acquired by City of Calabasas. It is the intent of this agency to utilze this property for open space purposes and protection of an important wildlife corridor.

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 parcel. Any remaining tax balance will be cancelled from the existing tax rolls.

Existing appropriation is available in the current 2003/2004 Budget for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of providing 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" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agency's purchase is attached. This attachment indicates the affected Supervisorial District and the use for which the property is 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 agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

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.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:sr
Bdltr.agreement.5/11/04

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. GATLY
TAX COLLECTOR

November 17, 1970

W. T. KIDWELL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

LARRY J. MONTANA
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 2331

AGENCY

City of Calabasas
Public Agency (2 copies)

Selling price of this parcel shall be $2,137.00

Public Agency intends to utilize this property for open space purposes and protection of an important wildlife corridor.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
3RD	CITY OF CALABASAS	2072-007-065	$ 2,137.00

AGREEMENT NUMBER 2331

CITY OF CALABASAS

THIRD SUPERVISORIAL DISTRICT

June 27, 2003

CITY *of* CALABASAS

Ms. Sharon Perkins
Operations Chief
Secured Property Tax Division
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

AGREEMENT # 2331
DISTRICT 3

SUBJECT: INTEREST BY THE CITY OF CALABASAS TO ACQUIRE A TAX DEFAULTED PROPERTY WITHIN CALABASAS UNDER CHAPTER 8 OF THE REVENUE AND TAXATION CODE

Dear Ms. Perkins:

The City of Calabasas wishes to notify you that it opposes the public auction of a tax-defaulted property located within the Calabasas Highlands area of the City of Calabasas, listed below, as per Chapter 7 of the State Revenue and Taxation Code. Further, at a meeting of the City Council on June 26, 2003, the Council expressed an interest in acquiring this property. This interest is set out in Resolution No. 2003-823 and the accompanying City Council Agenda report. This property is described as follows:

- Item 35 on page 5 of the County of Los Angeles Treasurer and Tax Collector 2003B Resolution List: Public Auction Sale, specifically described as 219 Tract #9435 Lilac Drive Vac Adj. Lots 2,3,5,6,9,10,11,12,13,15,16 and 19 Blk 23 on W Assessed to Danyali, Mordo and Jacqueline A Location City - Calabasas T Situs Address.

  The approximate size of this property is 0.43 acres. The minimum bid is $2,437.00 plus County of Los Angeles administration costs.

The purpose of acquiring this property is for open space purposes and protection of an important wildlife corridor in the area.

Mr. Brian Trushinski, Planning Manager has been assigned to this project and can be contacted at (818)878-4242 ext. 234 and by e-mail at btrushinski@ci.calabasas.ca.us

26135 Mureau Road
Calabasas, CA 91302-3172
(818) 878-4225
Fax (818) 878-4215

received
7-1-03
S. Ledine
1:00 pm

The City of Calabasas looks forward to working with County staff in completing this tax-default property transaction.

Sincerely,

James Bozajian, Mayor

Donald Duckworth, City Manager

cc: Steve Craig, Community Development Director
Brian Trushinski, Planning Manager

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

Application to Purchase: (check one)

* Objection to a Current Pending Chapter 7 Sale

_____ Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring the Property: PRESERVATION OF OPEN SPACE AND PROTECTION OF AN IMPORTANT WILDLIFE CORRIDOR

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

APN 2072-007-065

Authorized Signature: (BRIAN TRUSHINSKI)

Title: PLANNING MANAGER

Date: NOVEMBER 17, 2003

Agreement Number: **2331**

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

RESOLUTION NO. 2003-823

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING THE ACQUISITION OF A TAX-DEFAULTED PROPERTY FROM THE COUNTY OF LOS ANGELES FOR OPEN SPACE PROTECTION PURPOSES WITHIN THE CALABASAS HIGHLANDS AREA.

WHEREAS, the City of Calabasas expresses an interest to acquire a tax-defaulted property from the County of Los Angeles under Chapter 8 of the State Revenue and Taxation Code; and

WHEREAS, the tax-defaulted property is located within the Calabasas Highlands area of the City of Calabasas, as described in EXHIBIT 1, attached; and

WHEREAS, the intended purpose of acquisition for the tax-defaulted property as described in EXHIBIT 1, attached, is for open space protection.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Calabasas as follows:

SECTION 1: That the City of Calabasas expresses an interest to acquire the tax-defaulted property described in EXHIBIT 1, attached, from the County of Los Angeles.

SECTION 2: That City staff, is hereby directed to forward this Resolution and accompanying City of Calabasas City Council Agenda report to the County of Los Angeles Treasurer and Tax Collector to express the City of Calabasas interest to acquire the tax-defaulted property as described in EXHIBIT 1, attached.

The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 26th day of June, 2003.

James R. Bozajian, Mayor

ATTEST:

Robin Parker, City Clerk

APPROVED AS TO FORM:

Richard R. Terzian, Interim City Attorney

Certified to be a true and correct copy of original document on file with the City of Calabasas

Mark Jomsky, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CALABASAS)

I, MARK JOMSKY, Deputy City Clerk of the City of Calabasas, California, **DO HEREBY CERTIFY** that the foregoing resolution, being **Resolution No. 2003-823** was duly adopted by the City Council of the City of Calabasas, at a regular meeting of the City Council held June 26, 2003, and that it was adopted by the following vote, to wit:

AYES: Mayor Bozajian, Mayor pro Tem Harrison, Councilmembers Groveman, Washburn.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Devine.

Mark Jomsky, Deputy City Clerk
City of Calabasas, California

EXHIBIT 1

DESCRIPTION OF THE TAX-DEFAULTED PROPERTY FOR ACQUISITION IN THE CALABASAS HIGHLANDS AREA FROM THE COUNTY OF LOS ANGELES

1) Item 35 on page 5 of the County of Los Angeles Treasurer and Tax Collector 2003B Resolution List: Public Auction Sale, specifically described as 219 Tract #9435 Lilac Drive Vac Adj. Lots 2,3,5,6,9,10,11,12,13,15,16 and 19 Blk 23 on W Assessed to Danyali, Mordo and Jacqueline A Location City - Calabasas T Situs Address.

   The approximate size of this property is 0.43 acres. The minimum bid is $2,437.00 plus County of Los Angeles administration costs.

2072 | 7

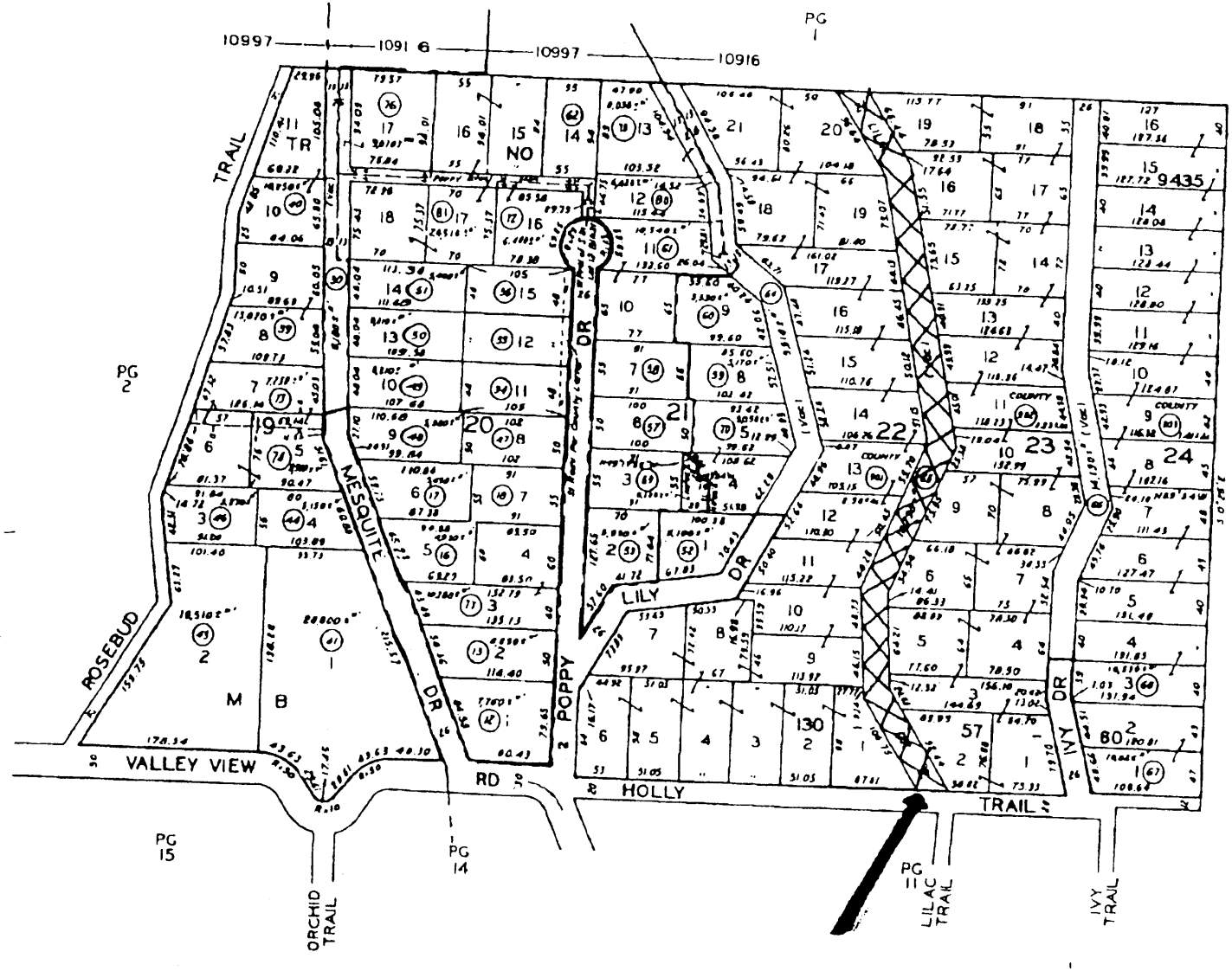
P.A. 2072 - 7 TO 10

10818
10997

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES

1995

REVISED



ax-Defaulted Property
em #35

I. INTRODUCTION

Calabasas is a community preparing to meet the 21st Century. As the world changes economically and socially, and technological innovation changes the way we live, Calabasas is looking beyond conventional wisdom and beyond the way things have always been done, to define a vision of its future. The Calabasas General Plan represents the City's first comprehensive effort to define what makes Calabasas a special place, delineate a vision for its future, and to formulate action-oriented programs to achieve that future. In addition to functioning as the City's lead policy document as to how it will manage its future, the General Plan is the City's official policy statement identifying Calabasas' expectations regarding the activities of other agencies as they will affect the community in the future.

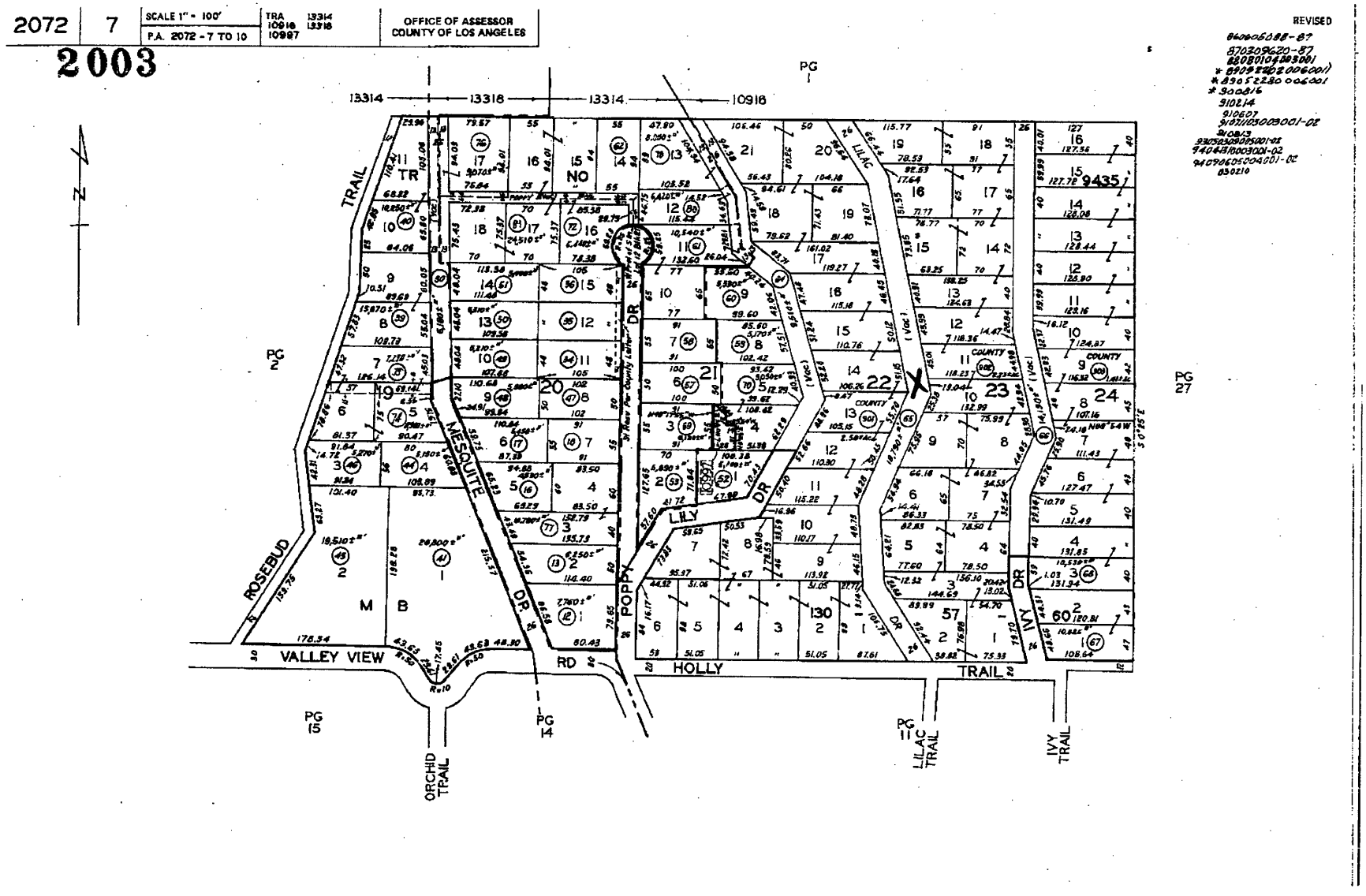
Calabasas was founded as a separate community, away from the urbanization and congestion of the Los Angeles metropolitan area. From its early days, Calabasas maintained a pioneer spirit as "The Last of the Old West." In looking to the future, Calabasas must identify the characteristics that distinguish it from other communities within the metropolitan area, and which cause people to find it to be a good place to live.

Calabasas also faces the challenge of preserving its unique character and environment. The primary issues which Calabasas will face in the future will focus on managing the area's existing natural and built environments, rather than on reviewing new development proposals. While exercising the local management responsibilities the City gained through incorporation, a greater emphasis will be placed on environmental protection, design compatibility, and transitions between urban and rural land uses than occurred in the past when, as a developing community, the primary emphasis was on development review.

Calabasas is located in western Los Angeles County along the heavily traveled Ventura Freeway, approximately 25 miles from downtown Los Angeles (see Figure I-1). Neighboring cities include Los Angeles, Agoura Hills, and Hidden Hills. In addition, a portion of the City's northern boundary borders the Ventura County line. As of 1993, the City of Calabasas' incorporated boundaries encompassed approximately 12.9 square miles, or 8,269 acres of land, and had an estimated population of 19,857. In addition, the General Plan addresses an unincorporated area that is home to approximately 1,900 residents, and occupies 19.0 square miles, or 12,186 acres. This unincorporated area is located primarily north and south of the City (see Figure I-2).

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 CALABASAS** ("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 the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*

4. 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 [signature]
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

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

ATTEST:
CITY OF CALABASAS

By_____
City Manager

(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_____
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___.

By:_____ , STATE CONTROLLER

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2331

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF CALABASAS	1993	2072-007-065	$2,137.00*	OPEN SPACE PURPOSES AND PROTECTION OF AN IMPORTANT WILDLIFE CORRIDOR

LEGAL DESCRIPTION

TRACT # 9435 LILAC DR VAC ADJ LOTS 2,3,5, 6,9,10,11,12,13,15,16 AND 19 BLK 23 ON W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

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 CALABASAS** ("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 the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*

4. 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

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

ATTEST:
CITY OF CALABASAS

By_____
City Manager

(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_____
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___.

By:_____ , STATE CONTROLLER

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2331

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF CALABASAS	1993	2072-007-065	$2,137.00*	OPEN SPACE PURPOSES AND PROTECTION OF AN IMPORTANT WILDLIFE CORRIDOR

LEGAL DESCRIPTION

TRACT # 9435 LILAC DR VAC ADJ LOTS 2,3,5, 6,9,10,11,12,13,15,16 AND 19 BLK 23 ON W

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