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) 626-7812

August 3, 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" PROPERTIES
SUPERVISORIAL DISTRICT 5- AGREEMENT NUMBER 2336
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Los Angeles County Department of Parks and Recreation (agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover 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" properties.

PURPOSE OF RECOMMENDED ACTION

The properties 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 parcels.

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 properties described in this letter will be acquired by the County of Los Angeles Department of Parks and Recreation, which will utilize the properties for open space, natural area preservation and a wildflower sanctuary.

FISCAL IMPACT / FINANCING

Revenue will be provided for tax apportionment from the Department of Parks and Recreation – Capital Projects Budget and other funding sources.

Existing appropriation is available in the current Treasurer and Tax Collector 2004/2005 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 agency's purchases is attached. This attachment indicates the affected Supervisorial District 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 agreement 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

Upon approval of the attached agreement forms, the Department will need all original documents returned for submission to the State Controller.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:JRM:sr
Bdltr.agreement.8/3/04

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. OATLY
TAX COLLECTOR

November 17, 1970

W. T. KIRWEL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

LESLIE J. MORRILL
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 2336

AGENCY

County of Los Angeles
Department of Parks and Recreation
Public Agency (2 copies)

Selling price of these parcels shall be $1,223,000.00

Public Agency intends to utilize these properties for open space, natural area preservation and a wildflower sanctuary

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5	COUNTY OF LOS ANGELES	3061-011-007	$ 19,045.00
5	COUNTY OF LOS ANGELES	3061-011-008	$ 16,172.00
5	COUNTY OF LOS ANGELES	3061-011-009	$ 19,056.00
5	COUNTY OF LOS ANGELES	3217-001-010	$ 2,370.00
5	COUNTY OF LOS ANGELES	3217-001-031	$ 392,862.00
5	COUNTY OF LOS ANGELES	3217-001-032	$ 32,238.00
5	COUNTY OF LOS ANGELES	3217-001-033	$ 4,955.00

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2336

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5	COUNTY OF LOS ANGELES	3217-001-034	$ 80,720.00
5	COUNTY OF LOS ANGELES	3217-002-001	$ 481,677.00
5	COUNTY OF LOS ANGELES	3217-005-001	$ 81,585.00
5	COUNTY OF LOS ANGELES	3217-005-009	$ 88,131.00
5	COUNTY OF LOS ANGELES	3350-024-011	$ 4,189.00

AGREEMENT NUMBER 2336

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS & RECREATION

FIFTH SUPERVISORIAL DISTRICT

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Tim Gallagher, Director

July 2, 2003

Via facsimile to (213) 680-3648
and Department Messenger

TO: Sharon Perkins
Operations Chief
Secured Property Tax Division

FROM: Tim Gallagher
Director

SUBJECT: **2003B PUBLIC TAX AUCTION**

The Department has reviewed the list of tax defaulted and deemed "Subject to Power to Sell" properties enclosed with your memorandum of June 2, 2003. From that listing (2003B book), we determined some of the parcels are needed for park, recreational, or wildlife habitat ("public") purposes.

Attached is the Department's listing of properties in Unincorporated Los Angeles County that it is interested in acquiring through a Chapter 8 Agreement. The listing identifies each parcel requested and its intended public purpose.

If you have any questions, or need additional information, please have your staff contact Patrocenia T. Sobrepeña, Park Planner at (213) 738-2972.

TG:PS (a:taxdefperkins)

Attachment

C: Russ Guiney, DPR
Kimel Conway, DPR

7-7-03
received
10:25
S. Sedini

LOS ANGELES COUNTY
DEPT. OF PARKS AND RECREATION
LIST OF SELECTED PARCELS
(TAX DEFAULTED PROPERTY SALE 2003B)

Line Number	Parcel Number	Intended Purpose(s)
1	3236-008-001	For future park site
2	3224-033-008	For future park site
3	3235-008-013	For future park site
4	3350-024-011	For Wildflower Sanctuary
5	3217-001-010	For open space & natural area preservation
6	3217-001-031	For open space & natural area preservation
7	3217-001-032	For open space & natural area preservation
8	3217-001-033	For open space & natural area preservation
9	3217-001-034	For open space & natural area preservation
10	3217-002-001	For open space & natural area preservation
11	3217-005-001	For open space & natural area preservation
12	3217-005-009	For open space & natural area preservation
13	3061-001-001	Future park site & natural area preservation
14	3061-001-002	Future park site & natural area preservation
15	3061-001-003	Future park site & natural area preservation
16	3061-001-013	Future park site & natural area preservation
17	3061-001-014	Future park site & natural area preservation
18	3061-001-015	Future park site & natural area preservation
19	3061-001-016	Future park site & natural area preservation
20	3061-001-021	Future park site & natural area preservation
21	3061-001-022	Future park site & natural area preservation
22	3061-008-001	Future park site & natural area preservation
23	3061-022-001	Future park site & natural area preservation
24	3061-037-001	Future park site & natural area preservation
25	3061-037-002	Future park site & natural area preservation

LOS ANGELES COUNTY
DEPT. OF PARKS AND RECREATION
LIST OF SELECTED PARCELS
(TAX DEFAULTED PROPERTY SALE 2003B)

Line Number	Parcel Number	Intended Purpose(s)
26	3061-011-007	Natural area preservation
27	3061-011-008	Natural area preservation
28	3061-011-009	Natural area preservation
29	3210-001-004	Natural area preservation
30	3210-004-004	Natural area preservation
31	3210-004-005	Natural area preservation
32	3210-004-008	Natural area preservation
33	3210-004-009	Natural area preservation
34	3210-004-011	Natural area preservation
35	3210-004-014	Natural area preservation
36	3210-005-006	Natural area preservation
37	3210-005-007	Natural area preservation
38	3210-005-008	Natural area preservation
39	3210-005-027	Natural area preservation
40	3210-005-035	Natural area preservation
41	3210-005-040	Natural area preservation
42	3210-006-005	Natural area preservation
43	3210-008-021	Natural area preservation
44	3210-008-022	Natural area preservation
45	3210-008-031	Natural area preservation
46	3210-010-001	Natural area preservation
47	3211-016-034	Natural area preservation
48	8269-039-030	Future park site

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: LOS ANGELES COUNTY DEPARTMENT OF PARKS & RECREATION
(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: OPEN SPACE AND NATURAL AREA PRESERVATION

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

Authorized Signature: Jim Park

Title: Assistant Director

Date: 4-15-04

RECEIVED
4-19-04
S. Redus

Agreement Number: 2336

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

REVISED ATTACHMENT "A"
AGREEMENT NUMBER 2336
TAX DEFAULTED PROPERTY SALE 2003B

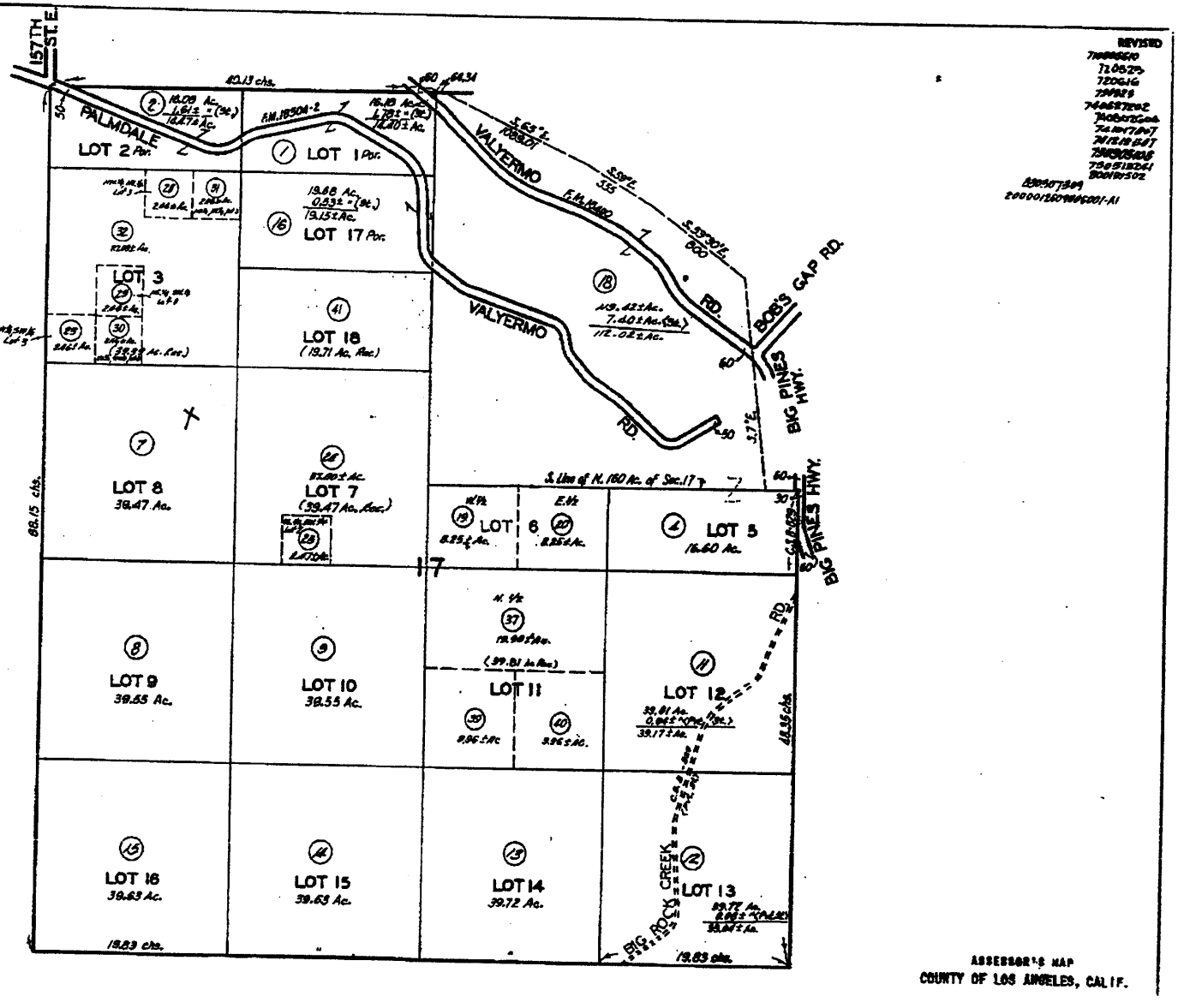
						SITUS Address:			Mailing Address:							
Line No.	Parcel Group	Parcel Number	Acres	Acre Subtotal	Owner Name	Address	City	Zip	Address	City	Zip	Purchase Price	Purchase Price Total	Indended Purpose(s)	Page	Col_ Row
1	3	3235-008-013	2.5264	2.5264	Ridgetop Ranch Properties Inc	Vac/vic Ave L/155 Stw	Del Sur Ca	93536	14370 Elizabeth Lake Rd W	LAKE HUGHES CA	93532	$8,250.00	$8,250.00	for future park site	4102	E4
2	4	3350-024-011	2.0501	2.0501	Smith,Richard R Et Al	Vac/vic Ave I12/195 Ste	Butte Valley Ca	93535	9324 S 10th Ave	INGLEWOOD CA	90305	$3,930.00	$3,930.00	for wildflower sanctuary	4020	D5
3	[redacted]															
4	[redacted]															
5	[redacted]															
6	[redacted]															
7	[redacted]		43.8082		Le Anthony	Vac/Mj N Av/ Fwy/Vic Shannon Vly	Acton Ca	93510	PO BOX 20989	LOS ANGELES CA	90006	$76,257.00		for open space & natural area preservation	4283	D5
8	[redacted]		236.7004		Le Anthony	Vac/3 Mj N Av/ Fwy/Vic Shannon Vly	Acton Ca	93510	PO BOX 20989	LOS ANGELES CA	90006	$465,145.00		for open space & natural area preservation	4283	C5
9	[redacted]		41.4618		Le Anthony	Vac/vic 31 Stw/shannon Vly Rd	Acton Ca	93510	PO BOX 20989	LOS ANGELES CA	90006	$77,107.00		for open space & natural area preservation	4285	C7
10	[redacted]		395.5166		Le Anthony	Vac/vic Big Valley Rd/tamales Rd	Acton Ca	93510	PO BOX 20989	LOS ANGELES CA	90006	$83,281.00	$1,400,429.00	for open space & natural area preservation	4285	C7
11	[redacted]		39.3825		Investors Group Of America Inc Et Al	Vac/vic 457 Ste/valyermo Rd	Mount Waterman Ca	93544	10940 Wilshire Blvd No 1530	LOS ANGELES CA	90024	$17,850.00		natural area preservation	4469	F6
12	[redacted]		38.7514		Investors Group Of America Inc Et Al	Vac/vic 457 Ste/valyermo Rd	Mount Waterman Ca	93544	10940 Wilshire Blvd No 1530	LOS ANGELES CA	90024	$15,175.00		natural area preservation	4469	F7
13	[redacted]		116.9637		Investors Group Of America Inc Et Al	Vac/vic 457 Ste/valyermo Rd	Mount Waterman Ca	93544	10940 Wilshire Blvd No 1530	LOS ANGELES CA	90024	$17,860.00	$50,885.00	natural area preservation	4469	F7
14	[redacted]				Wagoner Night B And Trust Et Al	Vac/2 Fwy/3/4 Mi S	Aqua Dulce Ca	91390	162 W 120th Pl	GARDENA CA	90247	$365,311.00	$365,311.00	natural area preservation	4463	B4
				983.6290									$1,526,805.00			

County of Los Angeles: Rick Auerbach, Assessor

3061 | 11

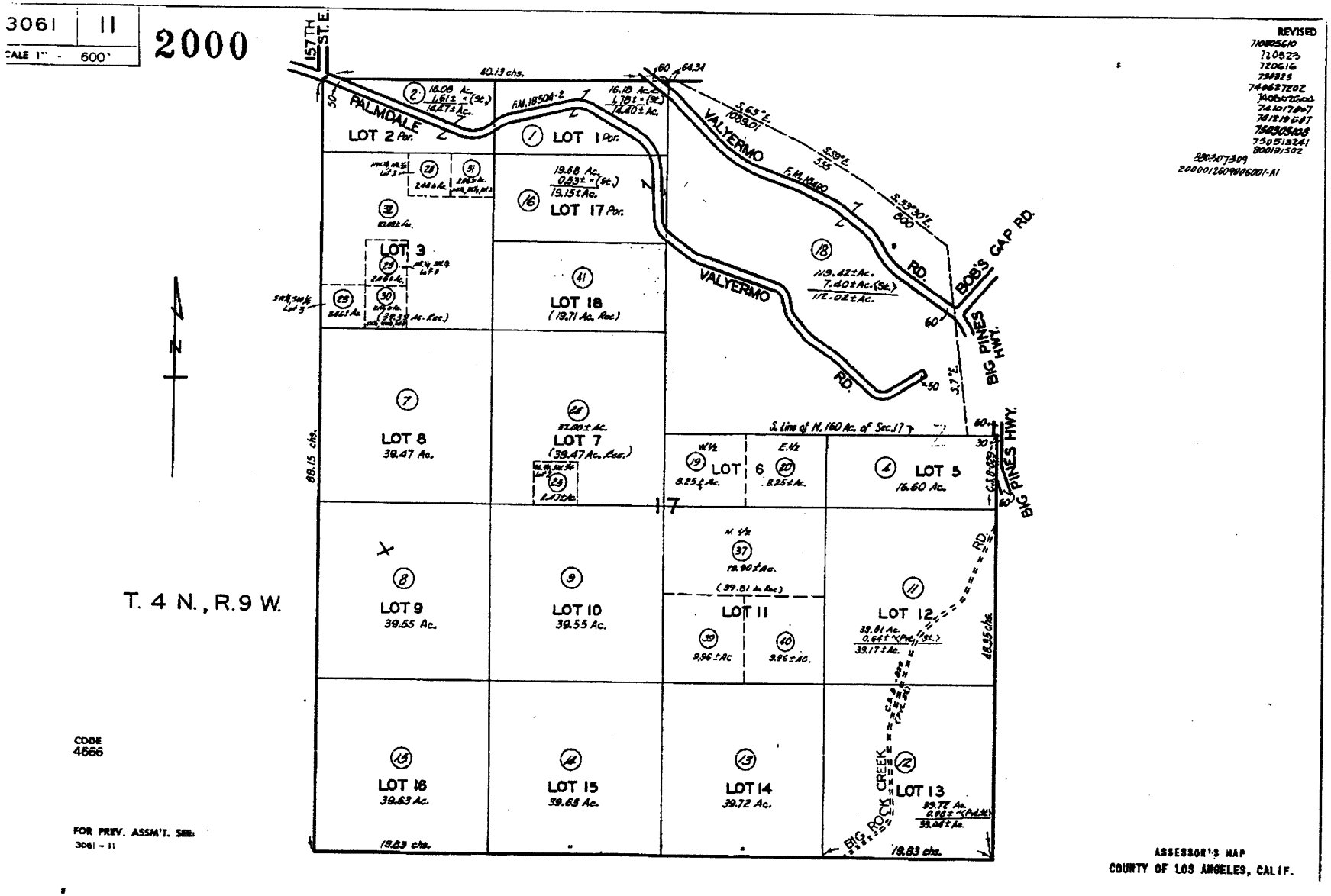
SCALE 1" = 600'

2000



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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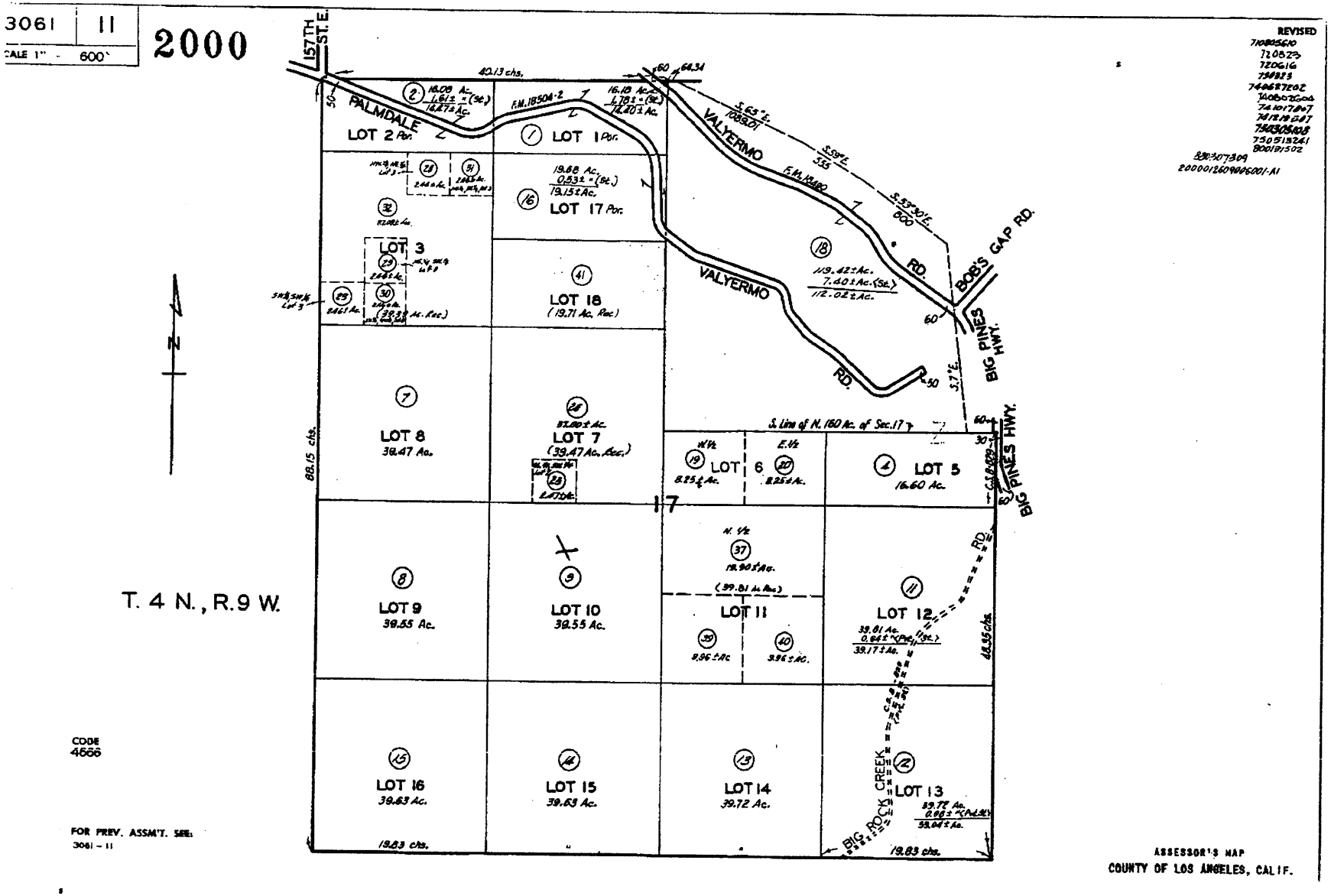
County of Los Angeles: Rick Auerbach, Assessor



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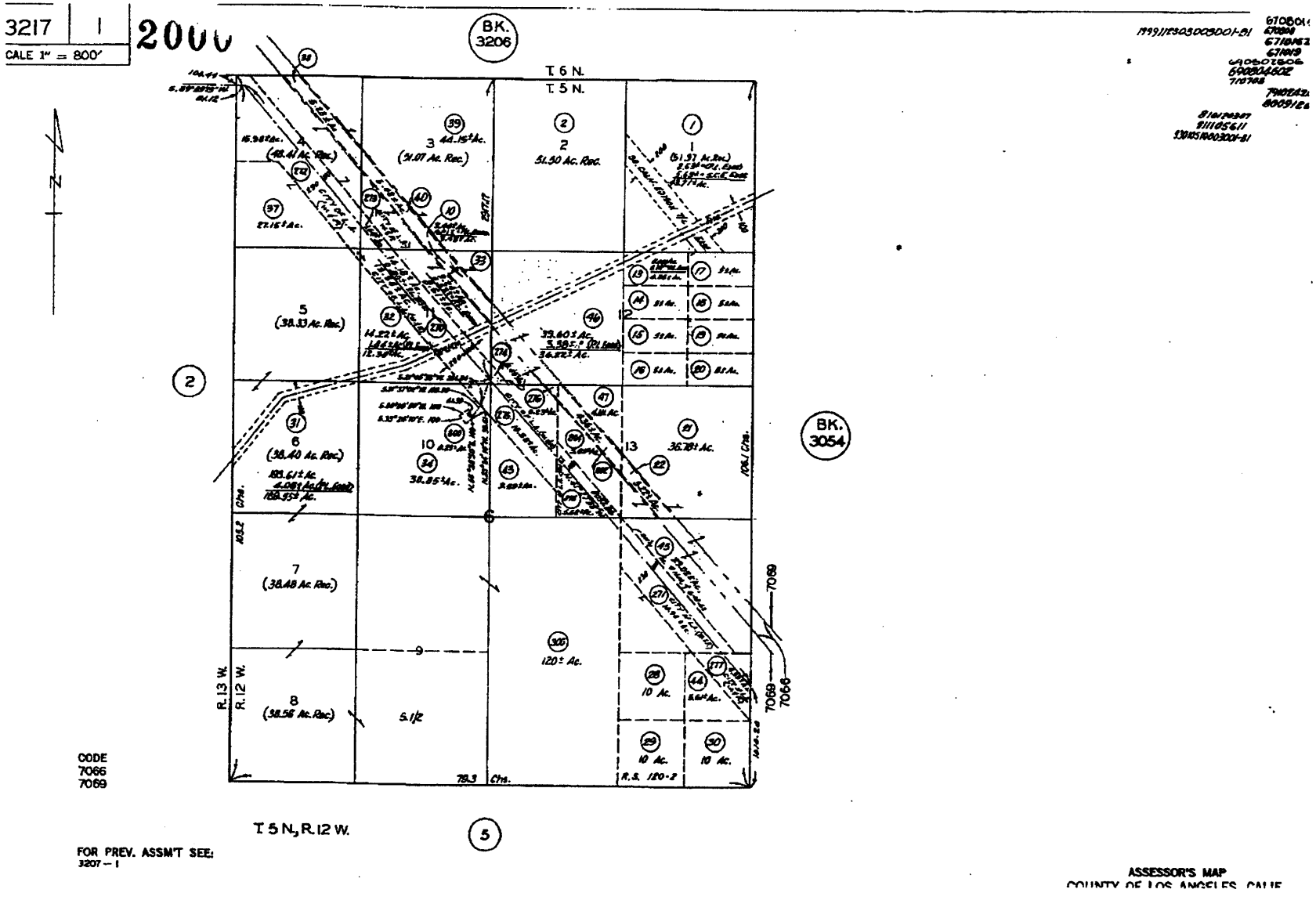
County of Los Angeles: Rick Auerbach, Assessor



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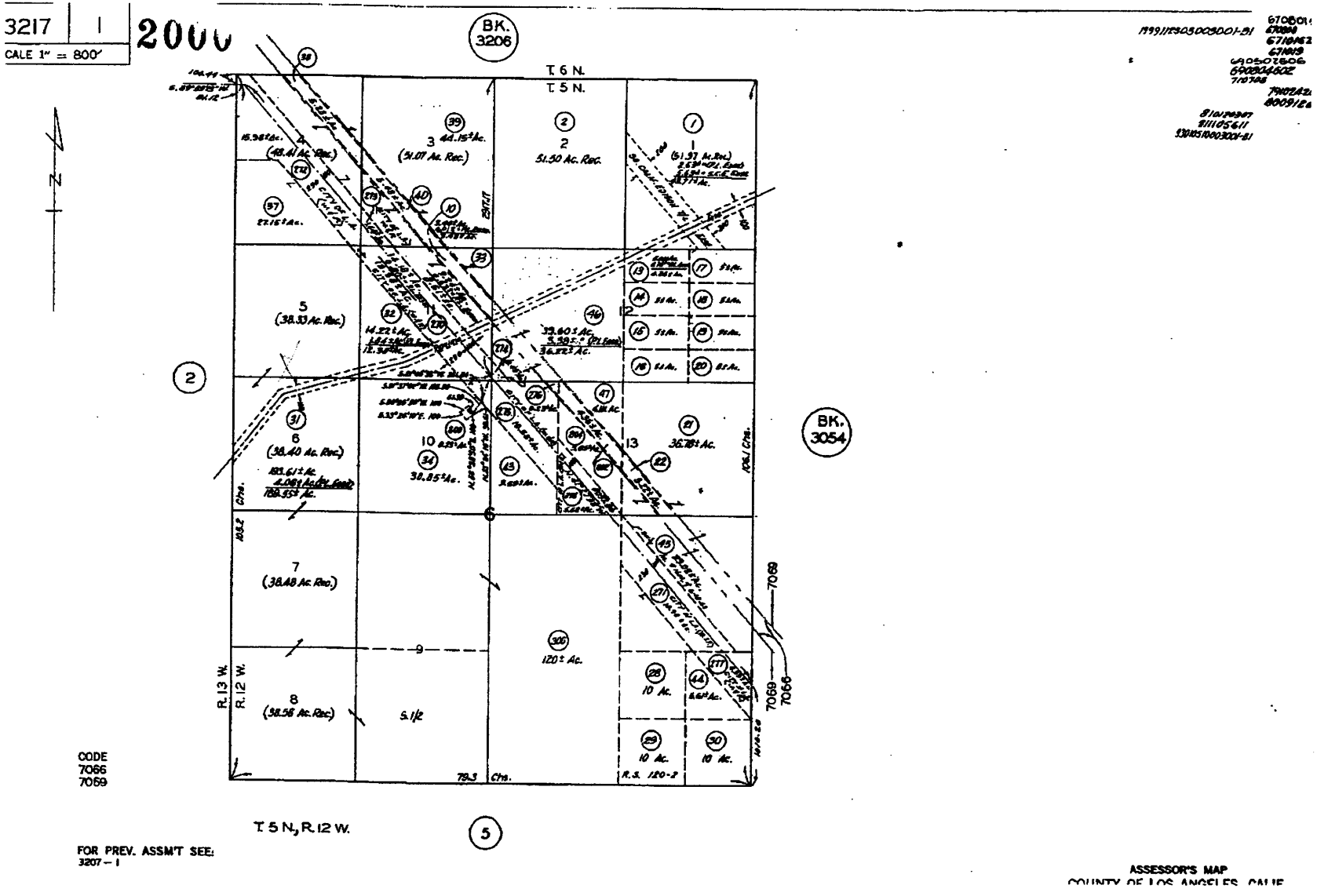
County of Los Angeles: Rick Auerbach, Assessor



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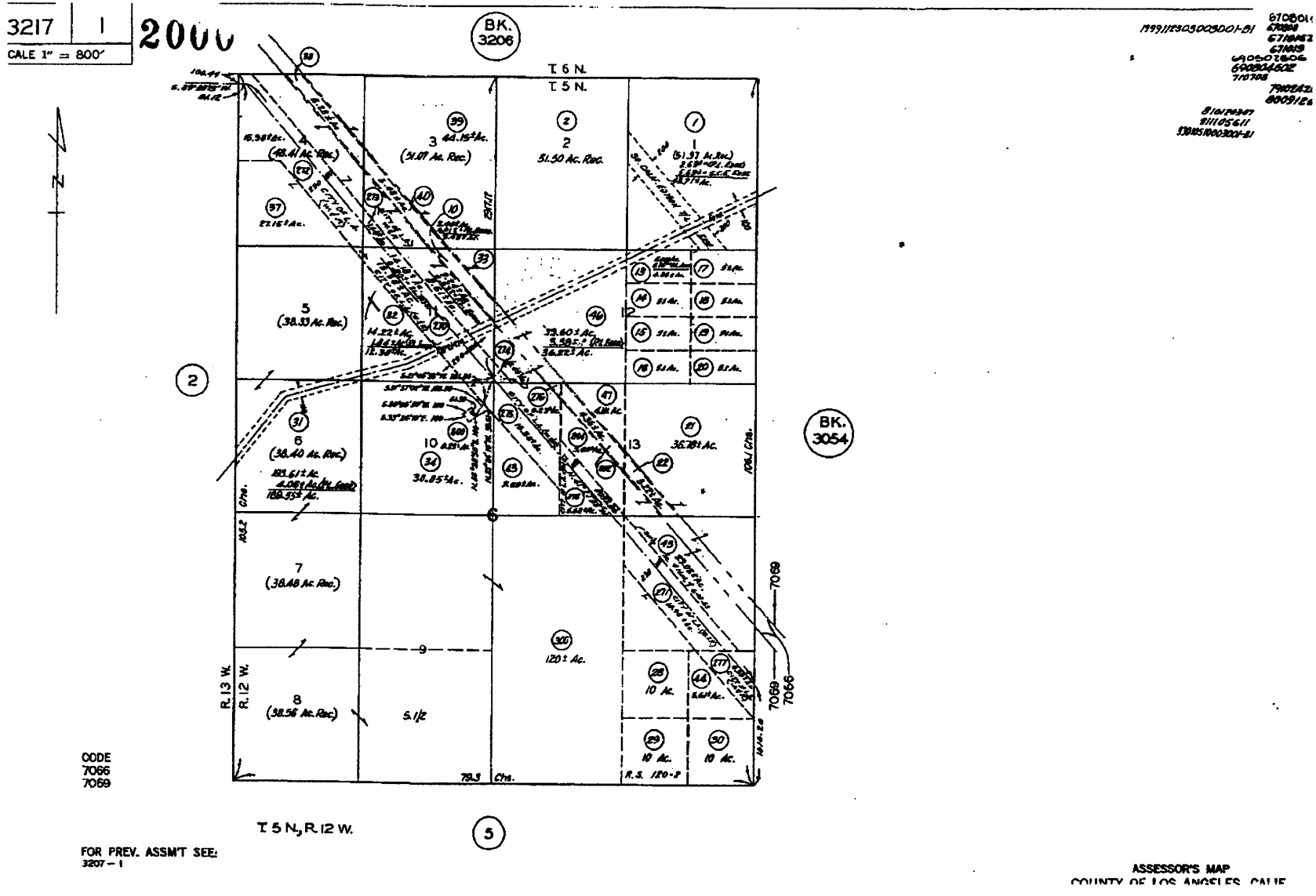
County of Los Angeles: Rick Auerbach, Assessor



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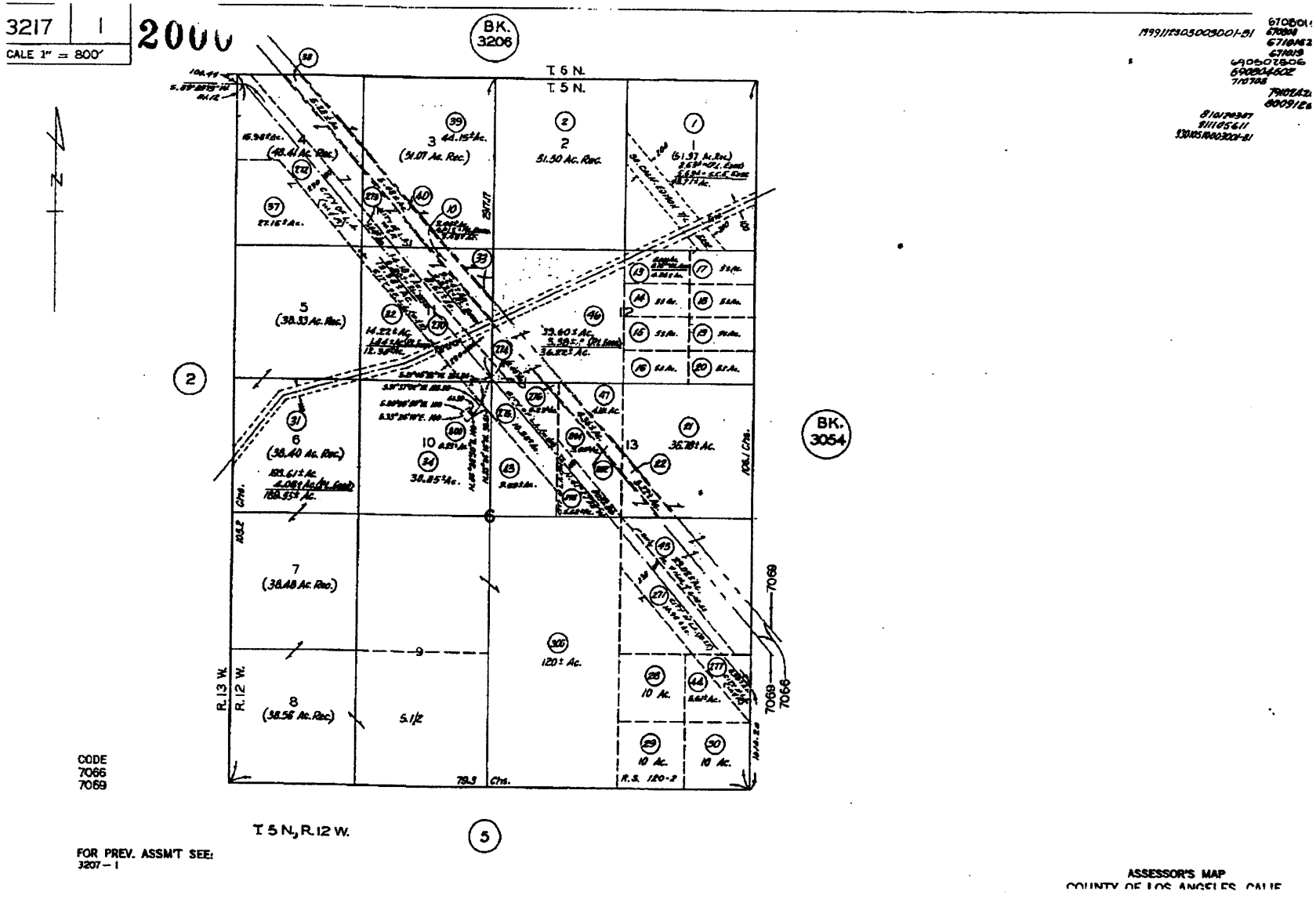
County of Los Angeles: Rick Auerbach, Assessor



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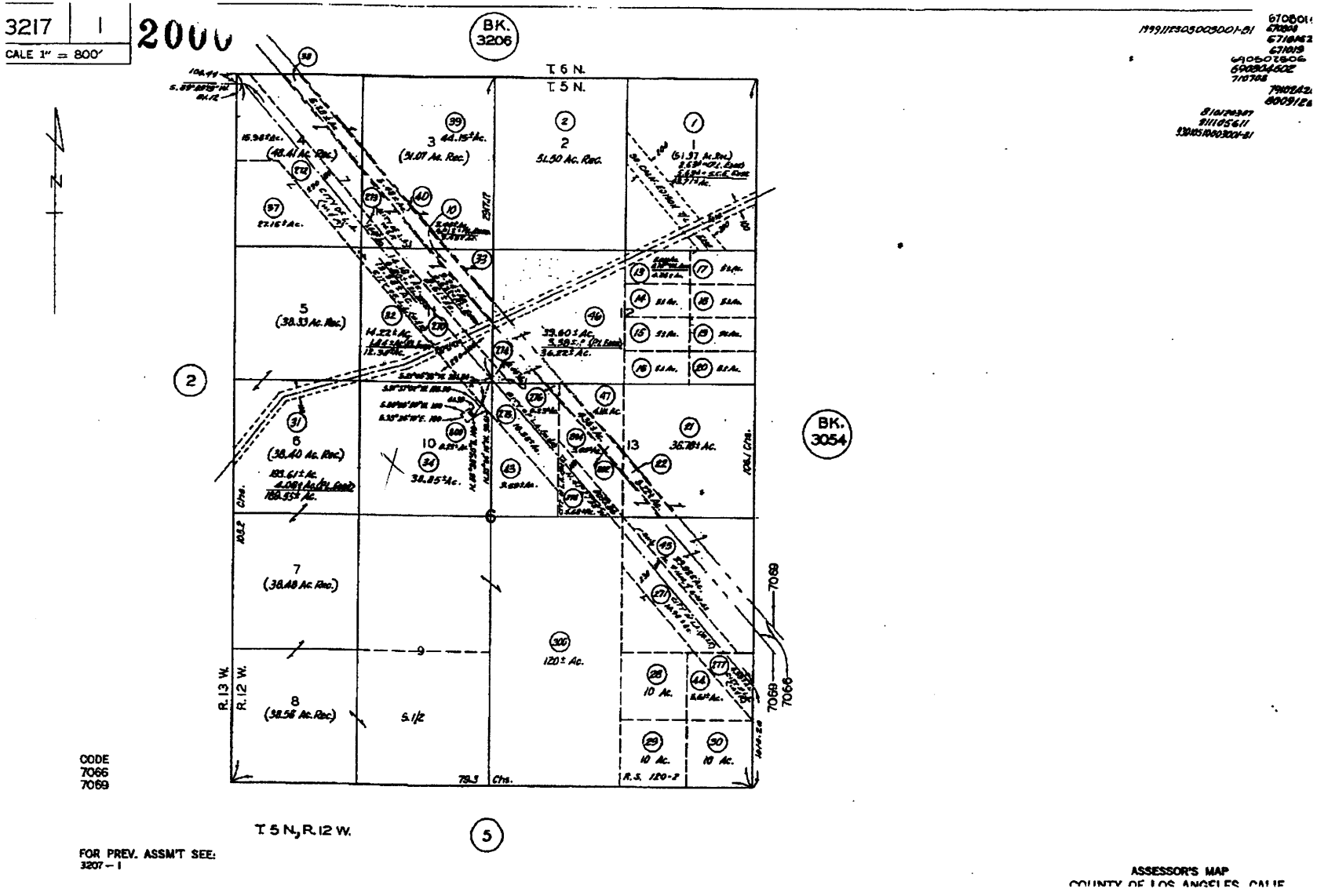
County of Los Angeles: Rick Auerbach, Assessor



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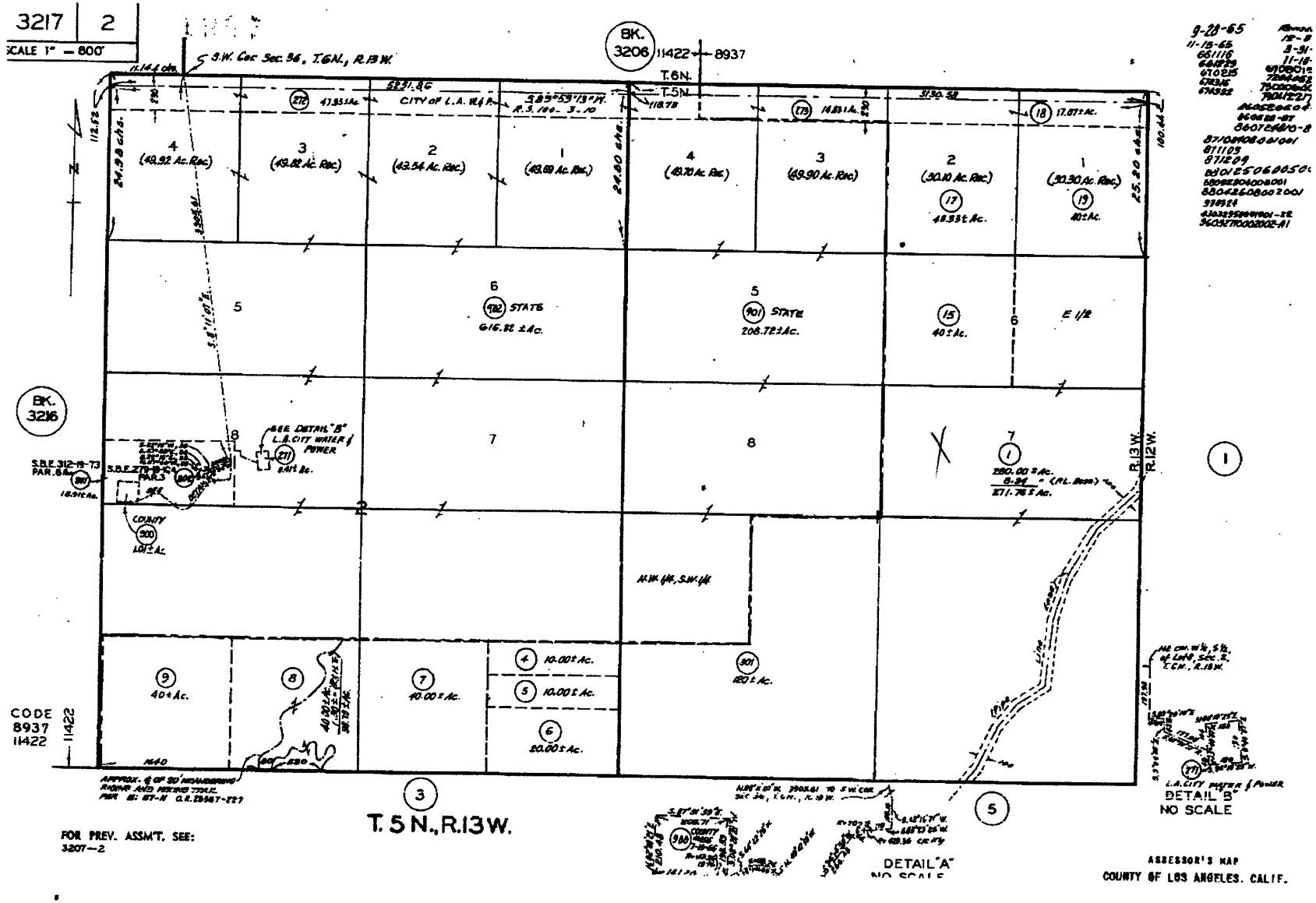
County of Los Angeles: Rick Auerbach, Assessor



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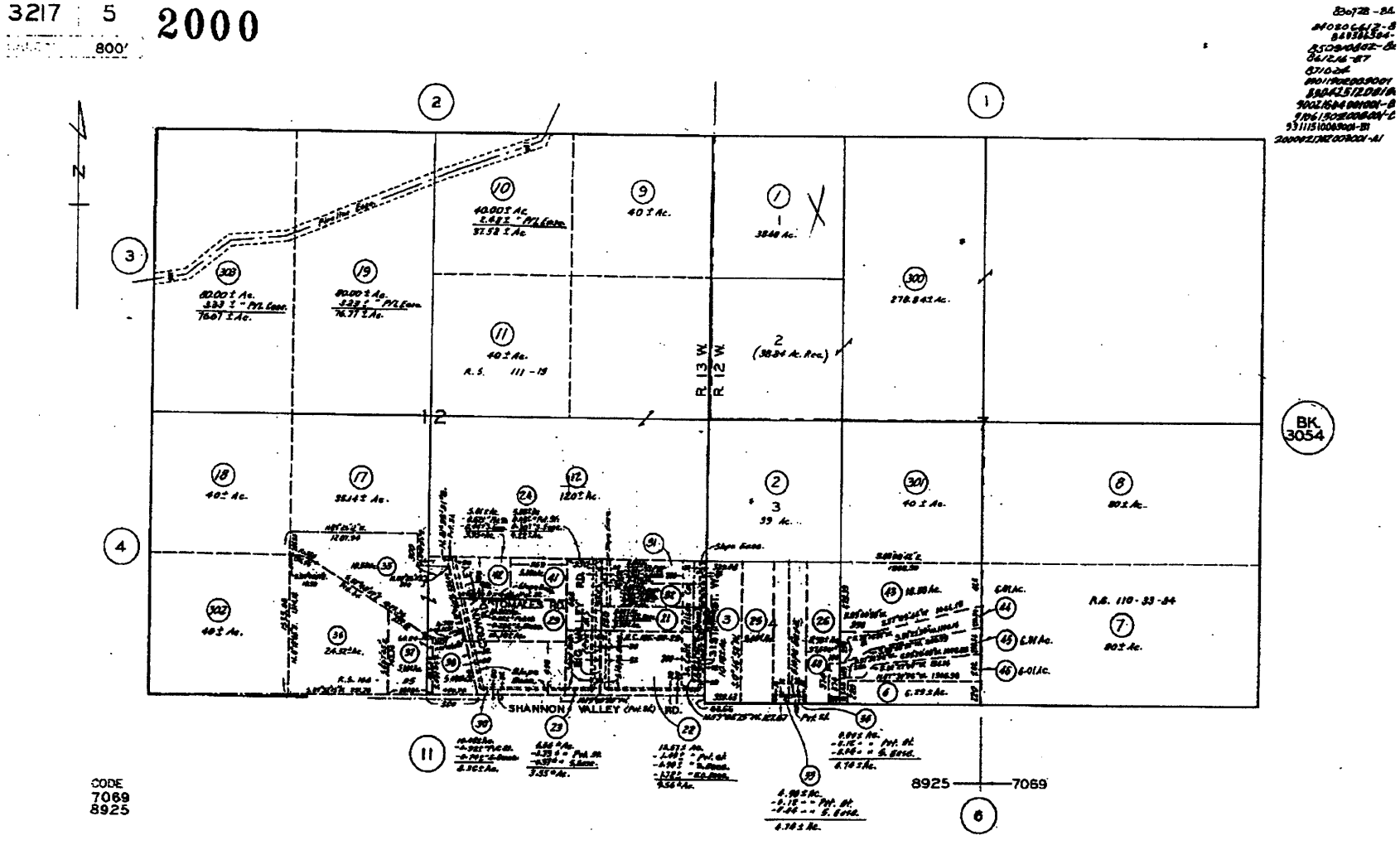
County of Los Angeles: Rick Auerbach, Assessor



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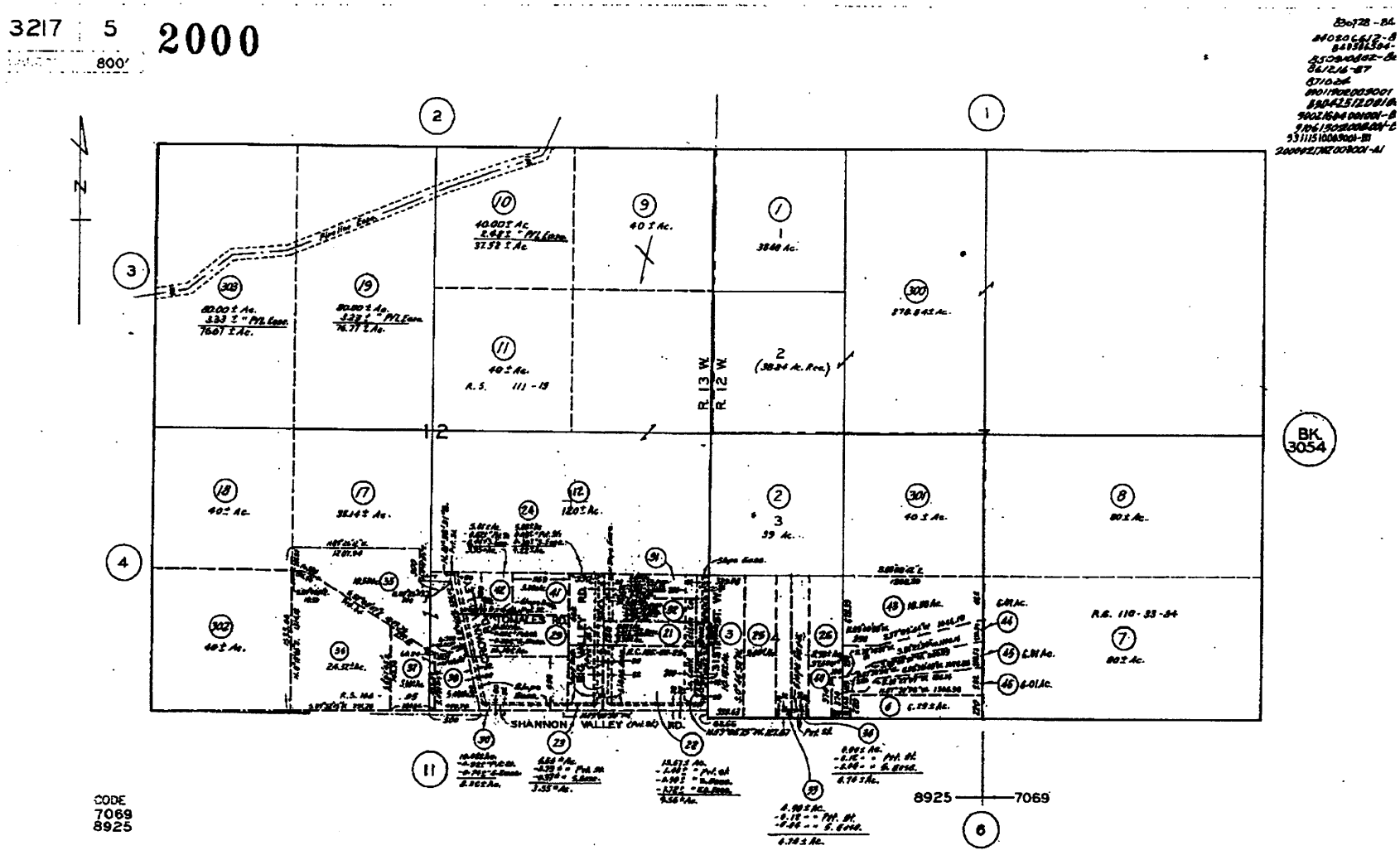
County of Los Angeles: Rick Auerbach, Assessor



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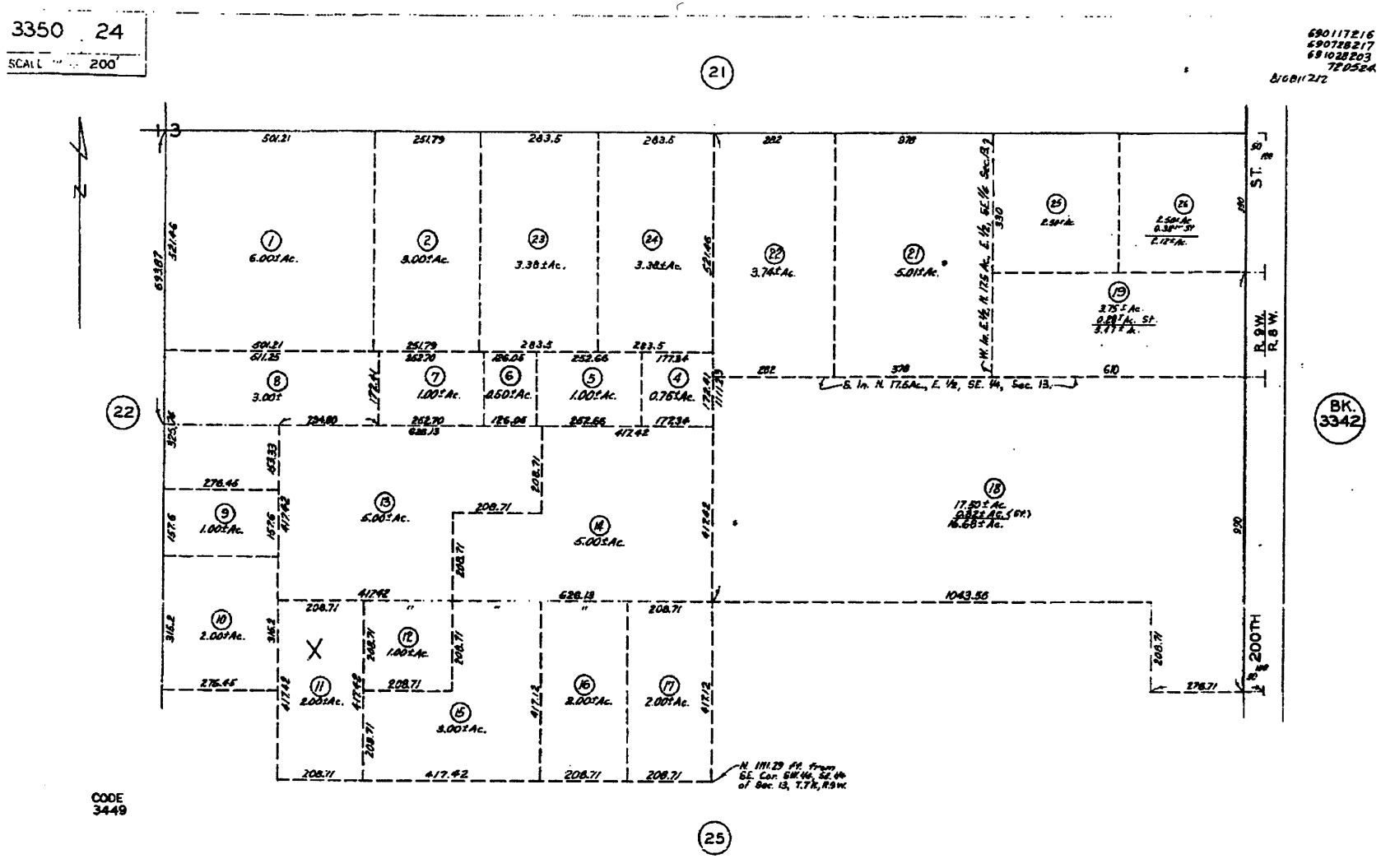
County of Los Angeles: Rick Auerbach, Assessor



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, for the County at large and the Board of Supervisors of the County of Los Angeles on behalf of its Department of Parks and Recreation ("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:
The Board of Supervisors
On behalf of its
Department of Parks & Recreation

By_____

(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_____
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 5
AGREEMENT COUNTY OF NUMBER 2336

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1990	3061-011-007	$ 19,045.00*	NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

39.47 ACS LOT 8 IN SEC 17 T 4N R 9W

COUNTY OF LOS ANGELES	1990	3061-011-008	$ 16,172.00*	NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

39.55 ACS LOT 9 IN SEC 17 T 4N R 9W

COUNTY OF LOS ANGELES	1990	3061-011-009	$ 19,056.00*	NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

39.55 ACS LOT 10 IN SEC 17 T 4N R 9W

COUNTY OF LOS ANGELES	1994	3217-001-010	$ 2,370.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

THAT PART OUTSIDE ANTELOPE VALLEY HOSPITAL DIST OF LOT 11 IN SEC 6 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-001-031	$392,862.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

*(EX LAND DESC IN DOC NO 430984, 4-23-79 OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 AND S 1/2 OF LOT 9 IN SEC 6 T 5N R 12W

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2336

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1990	3217-001-032	$ 32,238.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

*THAT POR LYING SW OF SW LINE OF LAND DESC IN DOC NO 430984, 4-23-79 TO L A CITY DEPT OF WATER POWER OF LOT 11 IN SEC 6 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-001-033	$ 4,955.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

*THAT POR IN ANTELOPE VALLEY HOSPITAL DIST OF LOT 11 LYING NE OF NE LINE OF LAND DESC IN DOC NO 430984, 4-23-79 TO L A CITY DEPT OF WATER AND POWER OF SEC 6 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-001-034	$ 80,720.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

*LOT (EX LAND DESC IN DOC NO 430984, 4-23-79) COM AT NW COR OF LOT 10 IN SEC 6 T 5N R 12W TH E ON N LINE OF SD LOT TO A PT S ON N AND S C/L OF SD SEC 2917.17 FT AND S 21°05'33" W FROM N 1/4 COR OF SD SEC TH S 21°05'33" W TO A PT S ON SD C/L 2917.17 FT AND S 21°05'33" W 261.84 FT FROM SD N 1/4 COR TH S 31°37'02" W 138.59 FT TH N 33°24'10" W 61.39 FT TH S 56°35'50" W 100 FT TH S 33°24'10" E 100 FT TH N 56°35'50" E 100 FT TH N 33° 24'10" W 38.61 FT TH N 31°37'02" E 138 59 FT TH N 21°05'33" E TO SD N LINE TH E AND FOLLOWING BDRY LINE OF SD LOT TO BEG POR OF LOT 10 IN SEC 6 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-002-001	$481,677.00*	OPEN SAPCE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

280 MORE OR LESS ACS SE 1/4 AND E 1/2 OF LOT 6 AND ALL OF LOT 7 IN SEC 1 T 5N R 13W

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2336

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1990	3217-005-001	$ 81,585.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

LOT 1 IN SEC 7 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-005-009	$ 88,131.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

40 ACS NE 1/4 OF NE 1/4 OF SEC 12 T 5N R 13W

COUNTY OF LOS ANGELES	1993	3350-024-011	$ 4,189.00*	WILDFLOWER SANCTUARY

LEGAL DESCRIPTION

LOT COM N 1111.29 FT AND W 834.84 FT FROM SE COR OF SW 1/4 OF SE 1/4 OF SEC 13 T 7N R 9W TH W 208.71 FT WITH A UNIFORM DEPTH OF 417.42 FT N PART OF W 1/2 OF SE 1/4 OF SEC 13 T 7N R 9W

* 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, for the County at large and the Board of Supervisors of the County of Los Angeles on behalf of its Department of Parks and Recreation ("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 Jane M. Aiello
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:
The Board of Supervisors
On behalf of its
Department of Parks & Recreation

By_____

(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_____
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 5
AGREEMENT COUNTY OF NUMBER 2336

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1990	3061-011-007	$ 19,045.00*	NATURAL AREA PRESERVATION
LEGAL DESCRIPTION				
39.47 ACS LOT 8 IN SEC 17 T 4N R 9W				
COUNTY OF LOS ANGELES	1990	3061-011-008	$ 16,172.00*	NATURAL AREA PRESERVATION
LEGAL DESCRIPTION				
39.55 ACS LOT 9 IN SEC 17 T 4N R 9W				
COUNTY OF LOS ANGELES	1990	3061-011-009	$ 19,056.00*	NATURAL AREA PRESERVATION
LEGAL DESCRIPTION				
39.55 ACS LOT 10 IN SEC 17 T 4N R 9W				
COUNTY OF LOS ANGELES	1994	3217-001-010	$ 2,370.00*	OPEN SPACE AND NATURAL AREA PRESERVATION
LEGAL DESCRIPTION				
THAT PART OUTSIDE ANTELOPE VALLEY HOSPITAL DIST OF LOT 11 IN SEC 6 T 5N R 12W				
COUNTY OF LOS ANGELES	1990	3217-001-031	$392,862.00*	OPEN SPACE AND NATURAL AREA PRESERVATION
LEGAL DESCRIPTION				
*(EX LAND DESC IN DOC NO 430984, 4-23-79 OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 AND S 1/2 OF LOT 9 IN SEC 6 T 5N R 12W				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2336

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1990	3217-001-032	$ 32,238.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

*THAT POR LYING SW OF SW LINE OF LAND DESC IN DOC NO 430984, 4-23-79 TO L A CITY DEPT OF WATER POWER OF LOT 11 IN SEC 6 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-001-033	$ 4,955.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

*THAT POR IN ANTELOPE VALLEY HOSPITAL DIST OF LOT 11 LYING NE OF NE LINE OF LAND DESC IN DOC NO 430984, 4-23-79 TO L A CITY DEPT OF WATER AND POWER OF SEC 6 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-001-034	$ 80,720.00*	OPEN SPACE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

*LOT (EX LAND DESC IN DOC NO 430984, 4-23-79) COM AT NW COR OF LOT 10 IN SEC 6 T 5N R 12W TH E ON N LINE OF SD LOT TO A PT S ON N AND S C/L OF SD SEC 2917.17 FT AND S 21°05'33" W FROM N 1/4 COR OF SD SEC TH S 21°05'33" W TO A PT S ON SD C/L 2917.17 FT AND S 21°05'33" W 261.84 FT FROM SD N 1/4 COR TH S 31°37'02" W 138.59 FT TH N 33°24'10" W 61.39 FT TH S 56°35'50" W 100 FT TH S 33°24'10" E 100 FT TH N 56°35'50" E 100 FT TH N 33° 24'10" W 38.61 FT TH N 31°37'02" E 138 59 FT TH N 21°05'33" E TO SD N LINE TH E AND FOLLOWING BDRY LINE OF SD LOT TO BEG POR OF LOT 10 IN SEC 6 T 5N R 12W

COUNTY OF LOS ANGELES	1990	3217-002-001	$481,677.00*	OPEN SAPCE AND NATURAL AREA PRESERVATION

LEGAL DESCRIPTION

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