COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

March 8, 2005

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

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5-AGREEMENT 2475
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by one 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" 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 each agreement, indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreement and copy 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 this agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries.

Delinquent property taxes and out of pocket costs are recovered and limited use parcels are identified for appropriate public purposes.

The City of Palmdale expects to achieve the following public purposes:

1. Immediate restoration of the Site to the performing tax roll;
2. Near-term resolution of the default in at least one of the City's two bonds secured by assessments on the Site, with improved prospects for resolving the second default if the real estate market remains healthy;
3. Ultimate development of the Site as real estate market conditions permit with the associated creation of jobs and production of higher tax revenues.

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 one public agency. The agreement is with the City of Palmdale which intends to utilize these properties for the conversion of raw land in the city for job and tax revenue producing developments.

Under Sections 3791-3813 of the Revenue and Taxation Code ("Chapter 8"), if a property is offered for sale at tax-defaulted property auction and fails to attract a bid, it may be sold to a government agency for a reduced price, deemed appropriate by your Board. The properties listed in this agreement have been offered in previous auctions of tax-defaulted properties and failed to attract a bid. The properties have been and are still burdened with 1915 Bond Act liens that are not extinguished by the tax sale.

The value of the properties is severely impacted by the burden of the accrual of the taxes, penalties, and assessments on the individual properties. Under the current conditions, it is highly unlikely that the properties will generate revenue to the City of Palmdale, the County of Los Angeles or any other public or private entity including the bond holders.

FISCAL IMPACT / FINANCING

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

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 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" 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 public 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 each agreement 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.

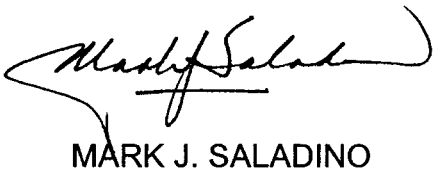
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached agreement forms, the Department will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:sr
Bdltr.agreement.2475

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller

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. KIRWEL
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 6 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 2475

AGENCY

City of Palmdale
Public Agency

Selling price of these parcels shall be $ 8,800.00

Public Agency intends to utilize these properties for the conversion of raw land in the city for job and tax revenue producing developments.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	CITY OF PALMDALE	3003-081-001	$ 400.00
5TH	CITY OF PALMDALE	3003-081-002	$ 400.00
5TH	CITY OF PALMDALE	3003-081-003	$ 400.00
5TH	CITY OF PALMDALE	3003-081-004	$ 400.00
5TH	CITY OF PALMDALE	3003-081-005	$ 400.00
5TH	CITY OF PALMDALE	3003-081-006	$ 400.00
5TH	CITY OF PALMDALE	3003-081-007	$ 400/00
5TH	CITY OF PALMDALE	3003-081-008	$ 400.00
5TH	CITY OF PALMDALE	3003-081-009	$ 400.00
5TH	CITY OF PALMDALE	3003-081-010	$ 400.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2475

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	CITY OF PALMDALE	3003-081-011	$ 400.00
5TH	CITY OF PALMDALE	3003-081-012	$ 400.00
5TH	CITY OF PALMDALE	3003-081-013	$ 400.00
5TH	CITY OF PALMDALE	3003-081-014	$ 400.00
5TH	CITY OF PALMDALE	3003-081-015	$ 400.00
5TH	CITY OF PALMDALE	3003-081-016	$ 400.00
5TH	CITY OF PALMDALE	3003-081-017	$ 400.00
5TH	CITY OF PALMDALE	3003-081-018	$ 400.00
5TH	CITY OF PALMDALE	3003-081-019	$ 400.00
5TH	CITY OF PALMDALE	3003-081-020	$ 400.00
5TH	CITY OF PALMDALE	3003-081-023	$ 400.00
5TH	CITY OF PALMDALE	3003-081-024	$ 400.00

AGREEMENT NUMBER 2475

CITY OF PALMDALE

FIFTH SUPERVISORIAL DISTRICT

Attachment 1 [redacted]

Correspondence from Robert Toone: Expression of Interest in the Chapter 8 Process (Page 1 of 2)

PALMDALE

a place to call home

JAMES C. LEDFORD, JR.
Mayor

MIKE DISPENZA
Mayor Pro Tem

RICHARD LOA
Councilmember

JAMES A. "JIM" ROOT
Councilmember

RICHARD H. "RICK" NORRIS
Councilmember

38300 Sierra Highway

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

May 15, 2003

Mark J. Saladino
Treasurer and Tax Collector
County of Los Angeles
500 West Temple Street
437 Kenneth Hall of Administration
Los Angeles, CA 90012
Facsimile: (213) 626-1812

Re: Trishul Properties – Possible Chapter 8

Dear Mr. Saladino:

We understand that the Trishul parcels in the City's Palmdale Trade & Commerce Area are scheduled for County tax sale in August 2003. These parcels are also within the City's Assessment District 88-1 (AD 88-1) and Assessment District 90-2 (AD 90-2). For reference, enclosed is a parcel map identifying the Trishul parcels, as well as a map of the overall Trade & Commerce Center with the Trishul boundaries identified.

All of the Trishul parcels are vacant. The AD 88-1 and AD 90-2 assessments have been delinquent since fiscal year 1991-92, and the delinquencies, penalties and interest, combined with the County taxes and related penalties and interest, far outweigh the current value of the land. Certain legal issues have prevented the City from taking these parcels to foreclosure sale.

The City and its Redevelopment Agency have been in discussions with a developer for over a year for this property. The developer is interested in acquiring the Trishul property for development, but would need to acquire all of the parcels in order for the development to be successful, i.e. acquiring piecemeal parcels would not make for a successful project (for this or any other developer).

The City supports the County's tax sale process for these parcels. We understand that if we desire to implement a possible Chapter 8 process in

Auxiliary aids provided for communication accessibility upon 72 hours' notice and request.

Correspondence from Robert Toone: Expression of Interest in the Chapter 8 Process (Page 2 of 2)

the future these parcels would first have to fail at a County tax sale. We do request, however, that these parcels move forward as a block and not offered individually. This might also solve a parent-parcel problem for fiscal year 1991-92 (under original APN 3003-001-017). The City also requests that disclosure be provided to the potential buyers that there are AD 88-1 and AD 90-2 delinquencies and future liens on the property that will not be wiped out by the County's tax sale.

If the parcels sell at the County tax sale, that is wonderful. If the sale fails, the City and the Agency may be interested in working with the County to initiate a Chapter 8 process, as suggested in your letter dated July 10, 2002 (copy enclosed). Obviously our ultimate goal is to get the land developed and have the assessments and County taxes paid in a timely manner.

If I may be of further assistance, please feel free to contact me at (661) 267-5100 or Danny Roberts at (661) 267-5125.

Sincerely,

Robert W. Toone, Jr.

Robert W. Toone, Jr.
City Manager

Enclosures

C: Steve Williams, Assistant City Manager
Danny R. Roberts, Asst. Executive Director/CRA

RWT:jkw
Projects. County Tax

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

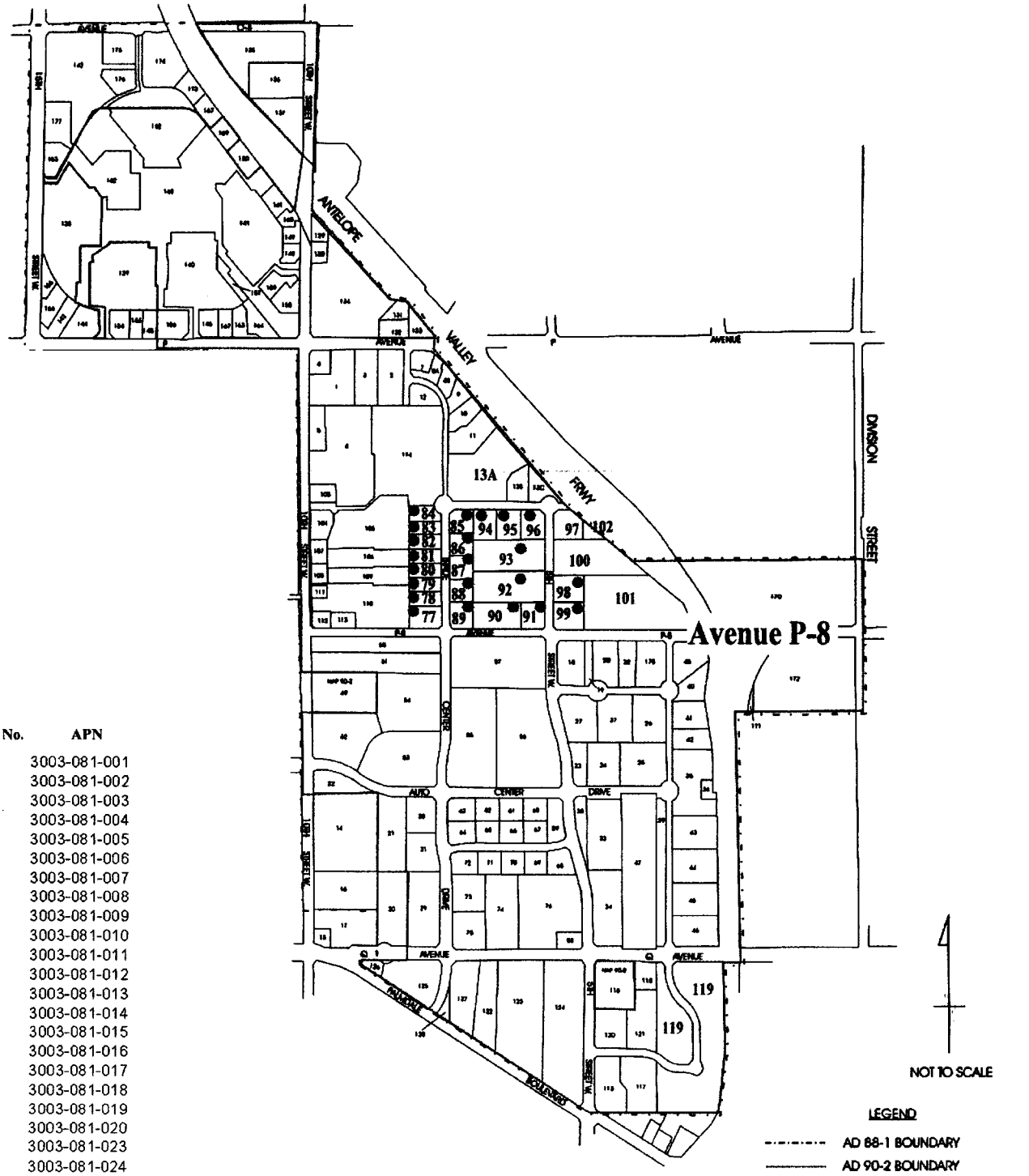
EXHIBIT "A"

	LOCATION	FIRST YEAR DELINQUENT	DEFAULT NUMBER	PURCHASE PRICE*	PURPOSE OF ACQUISITION
1.	City of Palmdale	1991	3003-081-001	$400.00	Please Refer to **Attachment A**
2.	City of Palmdale	1991	3003-081-002	$400.00	
3.	City of Palmdale	1991	3003-081-003	$400.00	
4.	City of Palmdale	1991	3003-081-004	$400.00	
5.	City of Palmdale	1991	3003-081-005	$400.00	
6.	City of Palmdale	1991	3003-081-006	$400.00	
7.	City of Palmdale	1991	3003-081-007	$400.00	
8.	City of Palmdale	1991	3003-081-008	$400.00	
9.	City of Palmdale	1991	3003-081-009	$400.00	
10.	City of Palmdale	1991	3003-081-010	$400.00	
11.	City of Palmdale	1991	3003-081-011	$400.00	
12.	City of Palmdale	1991	3003-081-012	$400.00	
13.	City of Palmdale	1991	3003-081-013	$400.00	
14.	City of Palmdale	1991	3003-081-014	$400.00	
15.	City of Palmdale	1991	3003-081-015	$400.00	
16.	City of Palmdale	1991	3003-081-016	$400.00	
17.	City of Palmdale	1991	3003-081-017	$400.00	
18.	City of Palmdale	1991	3003-081-018	$400.00	
19.	City of Palmdale	1991	3003-081-019	$400.00	
20.	City of Palmdale	1991	3003-081-020	$400.00	
21.	City of Palmdale	1991	3003-081-023	$400.00	
22.	City of Palmdale	1991	3003-081-024	$400.00	

Attachment 1 – [redacted]

PALMDALE TRADE & COMMERCE CENTER

22 "TRISHUL PARCELS"



Map No.	APN
77	3003-081-001
78	3003-081-002
79	3003-081-003
80	3003-081-004
81	3003-081-005
82	3003-081-006
83	3003-081-007
84	3003-081-008
85	3003-081-009
86	3003-081-010
87	3003-081-011
88	3003-081-012
89	3003-081-013
90	3003-081-014
91	3003-081-015
92	3003-081-016
93	3003-081-017
94	3003-081-018
95	3003-081-019
96	3003-081-020
98	3003-081-023
99	3003-081-024

● Parcels Within Application 1 (22 parcels)

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
226 NORTH HILL STREET, ROOM 130
P.O. BOX 612102
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 Palmdale
(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

1. Return long-delinquent parcels of land to the performing tax roll
2. Encourage conversion of raw land in the City for job and tax revenue producing developments
3. Please see **Attachment 1** for additional description

List the Properties by Assessor's Identification Number: (22 Parcels)

	APN	Acreage		APN	Acreage		APN	Acreage
1.	3003-081-001	1.67	9.	3003-081-009	1.26	17.	3003-081-017	5.28
2.	3003-081-002	1.10	10.	3003-081-010	1.27	18.	3003-081-018	1.64
3.	3003-081-003	1.10	11.	3003-081-011	1.27	19.	3003-081-019	1.65
4.	3003-081-004	1.10	12.	3003-081-012	1.27	20.	3003-081-020	1.59
5	3003-081-005	1.10	13.	3003-081-013	1.45	21.	3003-081-023	1.92
6.	3003-081-006	1.10	14.	3003-081-014	2.88	22.	3003-081-024	1.86
7.	3003-081-007	1.10	15.	3003-081-015	1.49			
8.	3003-081-008	1.04	16.	3003-081-016	5.28		**TOTAL ACREAGE**	**39.42**

Authorized Signature: Robert W. Lowe, Jr.

Title: City Manager

Date: 5/17/04

§§3695, 3695,4,3695.53791,3891.3 and 3791.4

Agreement Number: 2475

Chapter 8 Request

Regarding 22 "Trishul Parcels" Within the Palmdale Trade and Commerce Center

Statement of Public Purpose for Acquisition by the City of Palmdale

Executive Summary

This request concerns 22 parcels comprising approximately 39.42 acres of land in the City of Palmdale (the "Site") that have been tax-delinquent for approximately 13 years. The Site has also been delinquent on special assessments levied by the City of Palmdale with the result that two of the City's bond issues have defaulted. The Site is burdened with accumulated liens for delinquent taxes and assessments that now significantly exceed the Site's value and are subject to substantial legal complications regarding their resolution. Delinquent taxes, assessments, penalties and interest continue to accrue with no chance that the Site will generate revenue to the City, the County of Los Angeles or any other public or private entity until the liens can be substantially reduced and restructured. The City of Palmdale is presently participating in actions to reduce those liens that are within its control. This request is to obtain the reduction of those liens that are within the control of the County of Los Angeles.

If the ad valorem tax liens can be substantially reduced and resolved through this Chapter 8 application, the City has negotiated agreements to help achieve the following public purposes:

1) Immediate restoration of the Site to the performing tax roll;
2) Near-term resolution of the default in at least one of the City's two bonds secured by assessments on the Site, with improved prospects for resolving the second default if the real estate market remains healthy;
3) Ultimate development of the Site as real estate market conditions permit with the associated creation of jobs and production of higher tax revenues.

Property Tax and Assessment Lien Summary

Until January 26, 2004, the owner of the Site was Trishul-California, a California limited partnership ("Trishul"). Trishul had failed to pay property taxes on the Site since Fiscal Year 1991-1992. The County, under the power to sell property for delinquent taxes, has offered parcels within the Site for Ch. 7 tax sale (most recently on August 11 and 12, 2003) but no bids have been received.

The Site is also subject to assessment bond liens, which are on parity with the ad valorem tax liens and thus *not* released upon a sale for delinquent property taxes. The Site is located within two assessment districts formed by the City, 10th Street West Assessment District No. 88-1 ("AD 88-1") and the 7th Street West Assessment District No. 90-2 ("AD 90-2"). Each Assessment District has issued Limited Obligation

Improvement Bonds payable from assessments levied by the City on behalf of the bond owners, which assessments are secured by liens on the Site and other property in the Assessment Districts. Bond proceeds were used for roadway improvements, traffic signals, storm drainage improvements, and sewer and water facilities benefiting the parcels in the District. The public improvements financed by the Districts were completed in the early 1990's.

As of December 8, 2003, the total tax and assessment liens on the Site totaled nearly $20.2 million (or about $11.90 per square foot). According to a January 2004 appraisal commissioned by the City, the "Bulk Value" of the 22 parcels constituting the Site was approximately $8.6 million or $5.10/sf *if the Site were in a lien free condition*. Given the liens accumulated as of December 8, 2003, the appraiser concluded that the Adjusted Bulk Value of the Site was Negative $11.5 million. Since December 8, 2003, another full year of levies has become delinquent and the 2004/05 tax bills have been printed, although there is no prospect that the new or future tax bills will be paid until the existing tax and assessment liens can be reduced.

Coordinated Approach to Resolving the Delinquent Liens

Even if all existing County tax liens were resolved at a cost of $0, the remaining assessment liens of the City would still substantially exceed the land's value. To resolve this fact, the City is presently working on a bond refinancing and waiver of certain assessment liens within its control.

The Site will not be economically viable --nor will it produce tax revenues for the City, County and other public agencies-- until ownership equity and the incentive to pay future taxes can be achieved. In order to achieve equity in the Site, the accumulated tax and assessment liens must be reduced to a point where they are less than the Site's value.

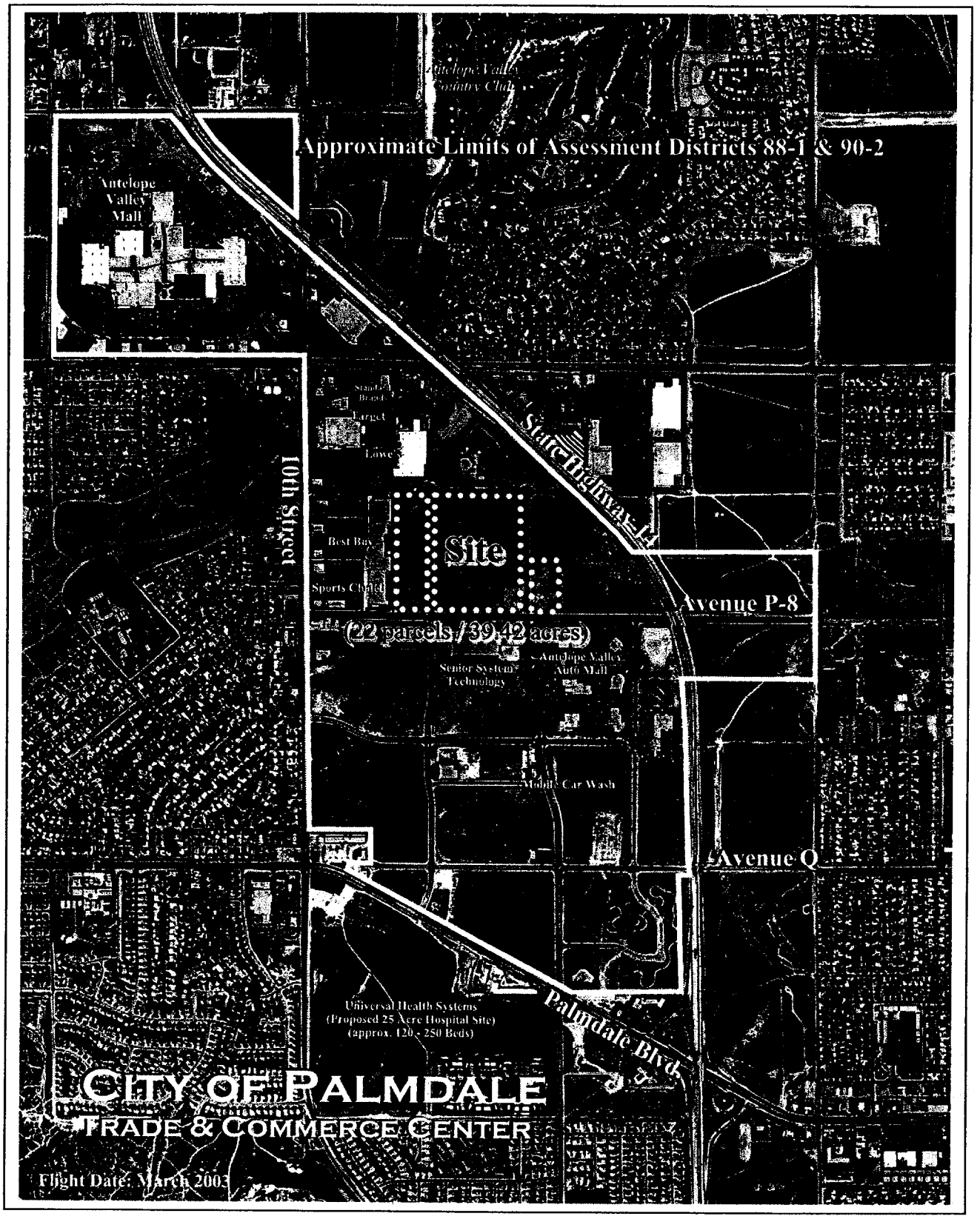
The City will use its best efforts to refinance the AD 88-1 Bonds as soon as a Chapter 8 tax sale can be completed. The new property owner has agreed to use its best efforts to assist the City in the bond refinancing and to cause the property to be developed as real estate conditions permit.

Therefore, if the ad valorem tax liens can be substantially reduced and resolved through this Chapter 8 application, the City expects to achieve the following public purposes:

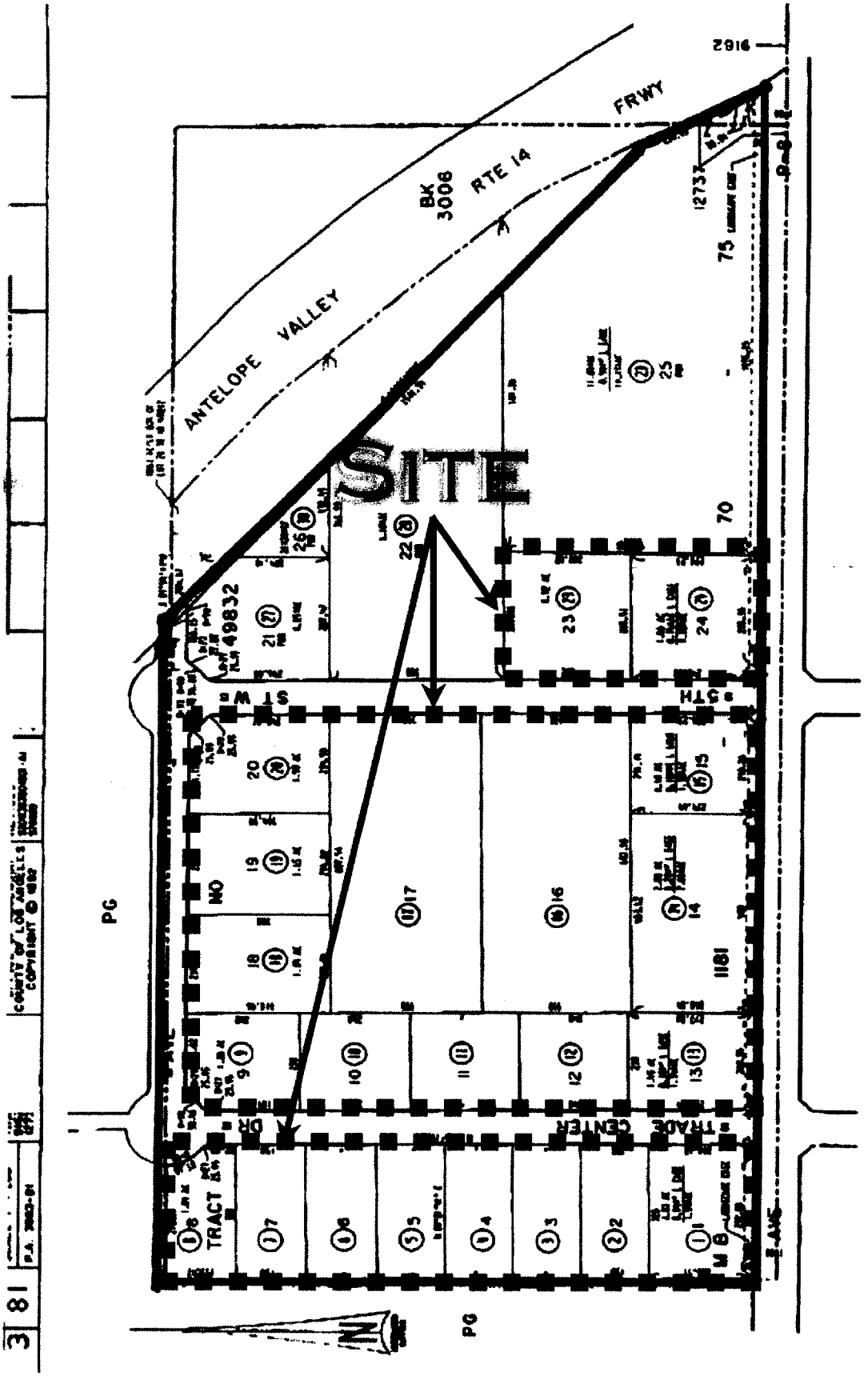
1) Immediate restoration of the Site to the performing tax roll;
2) Near-term resolution of the default in at least one of the two Assessment District bonds and improved prospects for resolving the second bond default if the real estate market remains healthy. Resolution of the bond defaults could also reduce the City's interest cost on future bond issues;
3) Ultimate development of the Site as real estate market conditions permit with the associated creation of jobs and production of higher tax revenues for the City, County and other public agencies in the area.

Attachment 1 [redacted]

Aerial Outline of Assessment Districts and "Site"



Attachment 1 [redacted]



PALMDALE

a place to call home

JAMES C. LEDFORD, JR.
Mayor

JAMES A. "JIM" ROOT
Mayor Pro Tem

MIKE DISPENZA
Councilmember

STEVEN D. HOFBAUER
Councilmember

RICHARD J. LOA
Councilmember

38300 Sierra Highway

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

CITY COUNCIL

CLERK'S CERTIFICATE

I, Victoria L. Hancock, CMC, City Clerk of the City of Palmdale, State of California, do hereby certify as follows:

The attached is a full, true and correct copy of Resolution No. CC 2004-033 adopted at the Regular Meeting of the City Council of the City of Palmdale duly held at the regular meeting place thereof, on February 25, 2004, at which meeting all of the members of said City Council had due notice and at which a majority thereof was present.

I further certify that I have carefully compared the same with the original Resolution No. CC 2004-033 on file and of record in my office and that said Resolution CC 2004-033 is a full, true, and correct copy of the original Resolution No. CC 2004-033 adopted at said meeting.

At said meeting, Resolution No. CC 2004-033 was adopted by the following vote:

AYES: Mayor Ledford and Councilmembers Loa, Root, Hofbauer, and Dispenza

NOES: None

ABSENT: None

ABSTAIN: None

WITNESS my hand and the seal of the City of Palmdale this 26th day of February 2004.

Victoria L. Hancock

Victoria L. Hancock, CMC
City Clerk

Auxiliary aids provided for communication accessibility upon 72 hours' notice and request.

CITY OF PALMDALE

COUNTY OF LOS ANGELES, CALIFORNIA

RESOLUTION NO. CC 2004-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE SUBMITTAL TO THE COUNTY OF LOS ANGELES OF AN APPLICATION TO PURCHASE TAX DEFAULTED SUBJECT TO SELL PROPERTY

WHEREAS, on November 12, 2003, the City Council of the City of Palmdale approved that certain agreement entitled "Agreement to Resolve Tax and Assessment Liens on Specified Property within the Palmdale Trade and Commerce Center Specific Plan Area" Agreement No. A-0409 (the "Lien Resolution Agreement") with S&Y Capital Group LLC ("SYCG") to resolve the economic and legal burdens on the development of certain land in the City of Palmdale, including but not limited to the 22 parcels comprising approximately 39.4 acres of land which are listed in Exhibit A to this Resolution (the "Site"); and

WHEREAS, as anticipated in the Lien Resolution Agreement, foreclosure under a deed of trust purchased from Antelope Valley Project, a California general partnership ("AVP") was completed by Palmdale T&C Partners LLC ("PTCP"), an entity established by SYCG to which its rights and obligations under the Lien Resolution Agreement had been assigned; and

WHEREAS, the other actions anticipated by the Lien Resolution Agreement upon the completion of the foreclosure have also occurred, including payment to AVP, by cash and issuance of a promissory note from the City and PTCP, and the receipt from AVP of a release of rights against the City under the "Agreement for Sale of Real Property to Cal Trans" which will assist the City in addressing assessment district bond liens on the Site; and

WHEREAS, the foreclosure and release have eliminated some of the bars to economic development of the Site, but there still remain substantial liens from unpaid property taxes and assessments, which the City desires to address to the maximum extent possible so that the Site may produce economic benefit to both the public and private sectors; and

WHEREAS, the prior owner of the Site had failed to pay ad valorem property taxes on the Site since Fiscal Year 1991-1992, and although the County of Los Angeles ("County") exercised the power to sell property for delinquent taxes provided in the California Revenue and Taxation Code, no bids were received when the lots within the Site were offered for sale on August 11 and 12, 2003; and

WHEREAS, the Lien Resolution Agreement requires the City to make application to the County for reduction of the property taxes on the Site, as permitted by State law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palmdale that:

Section 1. Approval of the Application to Purchase Tax Defaulted Subject to Power to Sell Property. The submittal to the County of an Application to Purchase Tax Defaulted Subject to Power to Sell Property pursuant to Chapter 8 of Part 6 of Division 1 of the California Revenue and Taxation Code ("Chapter 8") to purchase the Site is

hereby approved, provided that the purchase price shall be an amount intended to reimburse the County for the cost of processing the Chapter 8 sale, and the Chapter 8 agreement shall be structured, whether through an option or other arrangement satisfactory to the City and the County, so that the sale of the Site shall not close until the City is reasonably satisfied that a workout of the assessment district liens burdening the Site has been completed or will be completed within a time after closing of the Chapter 8 sale such that the City will not be obligated to make payment to bondholders of past due assessments, unless the prior consent of the City to waive such terms is first obtained.

Section 2. Official Actions. The Mayor, the City Manager, the Treasurer, the City Clerk, and any and all other officers of the City, are hereby authorized and directed, for and in the name and on behalf of the City, to do any and all things and take any and all actions, including execution and delivery of any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents which they, or any of them, may deem necessary or advisable in order to consummate the purchase of the Site as authorized in this Resolution. The City Manager is authorized to consent to waiver of the terms restricting purchase set forth in Section 1 hereof, provided he has determined that the requirements of the Lien Resolution Agreement are otherwise met. Whenever in this Resolution any officer of the City is authorized to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person designated by such officer to act on his or her behalf in the case such officer shall be absent or unavailable.

Section 3. Effective Date. The City Clerk shall certify to the passage and adoption of this Resolution, which shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED this 25th day of February, 2004 by the following vote:

AYES: Mayor Ledford and Councilmembers Loa, Root, Hofbauer and Dispenza

NOES: NONE

ABSTAIN: NONE ABSENT: NONE

James C. Ledford, Jr., Mayor

ATTEST:

Victoria L. Hancock, CMC, City Clerk

Approved as to form:

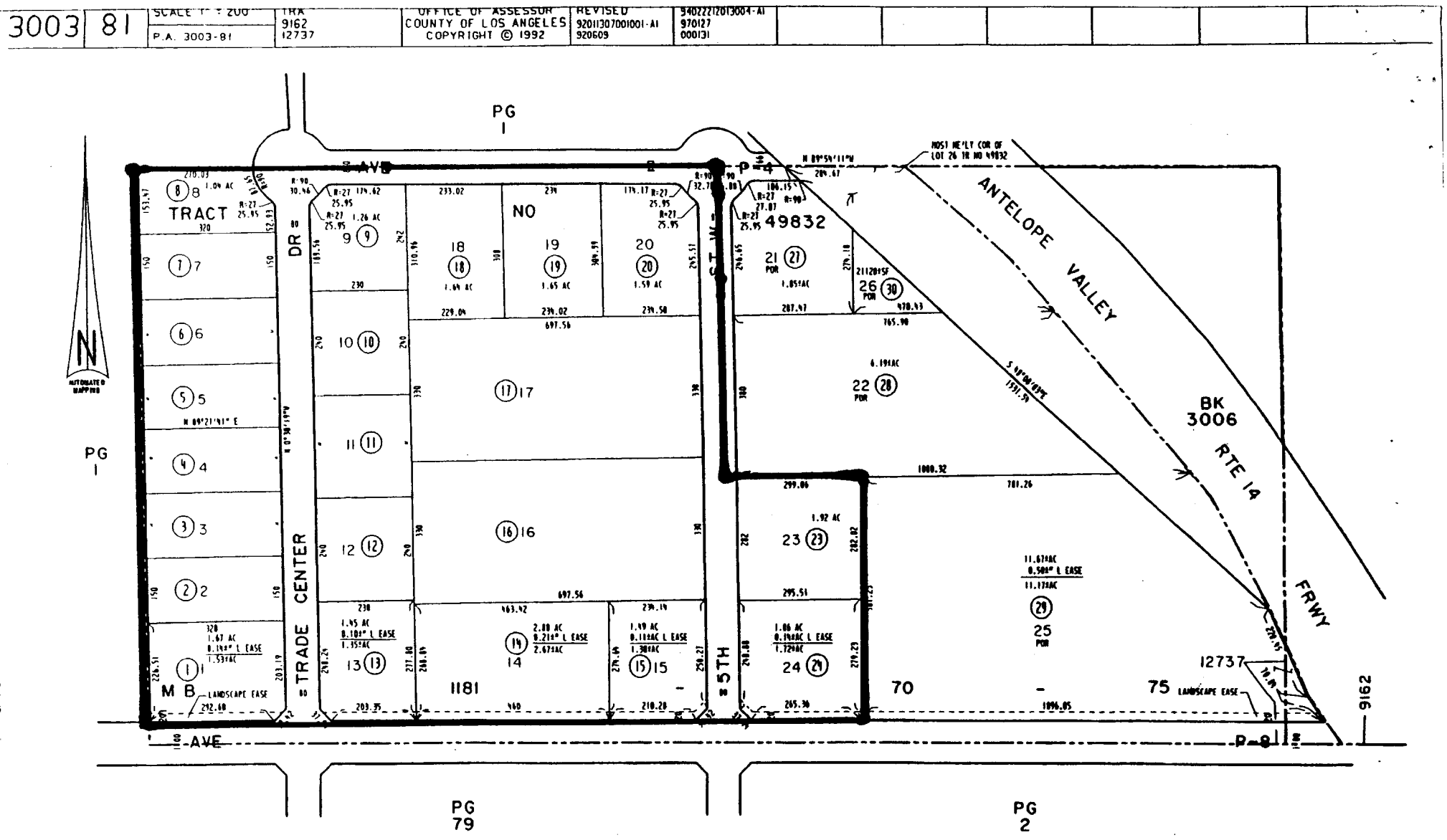
Wm. Matthew Ditzhazy, City Attorney

EXHIBIT A

THE SITE

Lots 1 through 20, 23 and 24 of Tract 49832, in the City of Palmdale, as per map recorded in book 1181 pages 70 to 75 inclusive of maps, in the Office of the County Recorder of Los Angeles County. Each lot is presently also known by the following Assessors Parcel Numbers ("APN").

Item #	Lot #	Assessor's Parcel No.	Acreage
1	1	3003-081-001	1.67
2	2	3003-081-002	1.10
3	3	3003-081-003	1.10
4	4	3003-081-004	1.10
5	5	3003-081-005	1.10
6	6	3003-081-006	1.10
7	7	3003-081-007	1.10
8	8	3003-081-008	1.04
9	9	3003-081-009	1.26
10	10	3003-081-010	1.27
11	11	3003-081-011	1.27
12	12	3003-081-012	1.27
13	13	3003-081-013	1.45
14	14	3003-081-014	2.88
15	15	3003-081-015	1.49
16	16	3003-081-016	5.28
17	17	3003-081-017	5.28
18	18	3003-081-018	1.64
19	19	3003-081-019	1.65
20	20	3003-081-020	1.59
21	23	3003-081-023	1.92
22	24	3003-081-024	1.86
		Total Chapter 8 Parcels	39.42



Chapter 8 Parcels

MISSION STATEMENT

CITY OF PALMDALE, CALIFORNIA

The City of Palmdale exists to provide a family-oriented and business-friendly community. It strives to create, enhance and maintain a high quality of life and a healthy environment in which to live, work and play. The City, through its employees, is dedicated to providing the highest quality of public service to the residents, visitors and businesses within the City.

IMPLEMENTATION OF THE CITY'S STRATEGIC PLAN

The City of Palmdale is committed to providing the highest quality public service expected by the community. To achieve this goal, the City has developed a "Strategic Plan" which identifies and addresses critical issues, assesses our organization's capabilities and defines a sense of future direction through an aggressive action plan. Our Strategic Plan is amplified by the following tenets which will identify what we should be doing, where we want to go and what the community expects from us:

Provide open, accessible, and responsive government with a commitment to protect and serve all economic and demographic segments of our population now and in the future.

Dedicate ourselves to the highest possible level of customer service.

Proactively facilitate and manage growth and development of the City in a manner that is fiscally and environmentally responsible and addresses on-going infrastructure and other service needs of the community.

Aggressively pursue opportunities that will preserve our economic stability and enhance our overall economic vitality.

Think creatively and strategically in developing solutions to community issues and challenges and implement them with energy, spirit and sensitivity.

Focus our efforts on the core concerns of public health, safety and welfare with the ultimate goal of continuous improvement in the quality of life for our citizenry.

Robert W. Toone, Jr.

Robert W. Toone, Jr., City Manager

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3003 81 | SCALE 1" = 200' | P.A. 3003-81 | TRA 9162 12737 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1992 | REVISED 9201130700100 1-AI 920609 | 940722 2013004-AI 970127 000131

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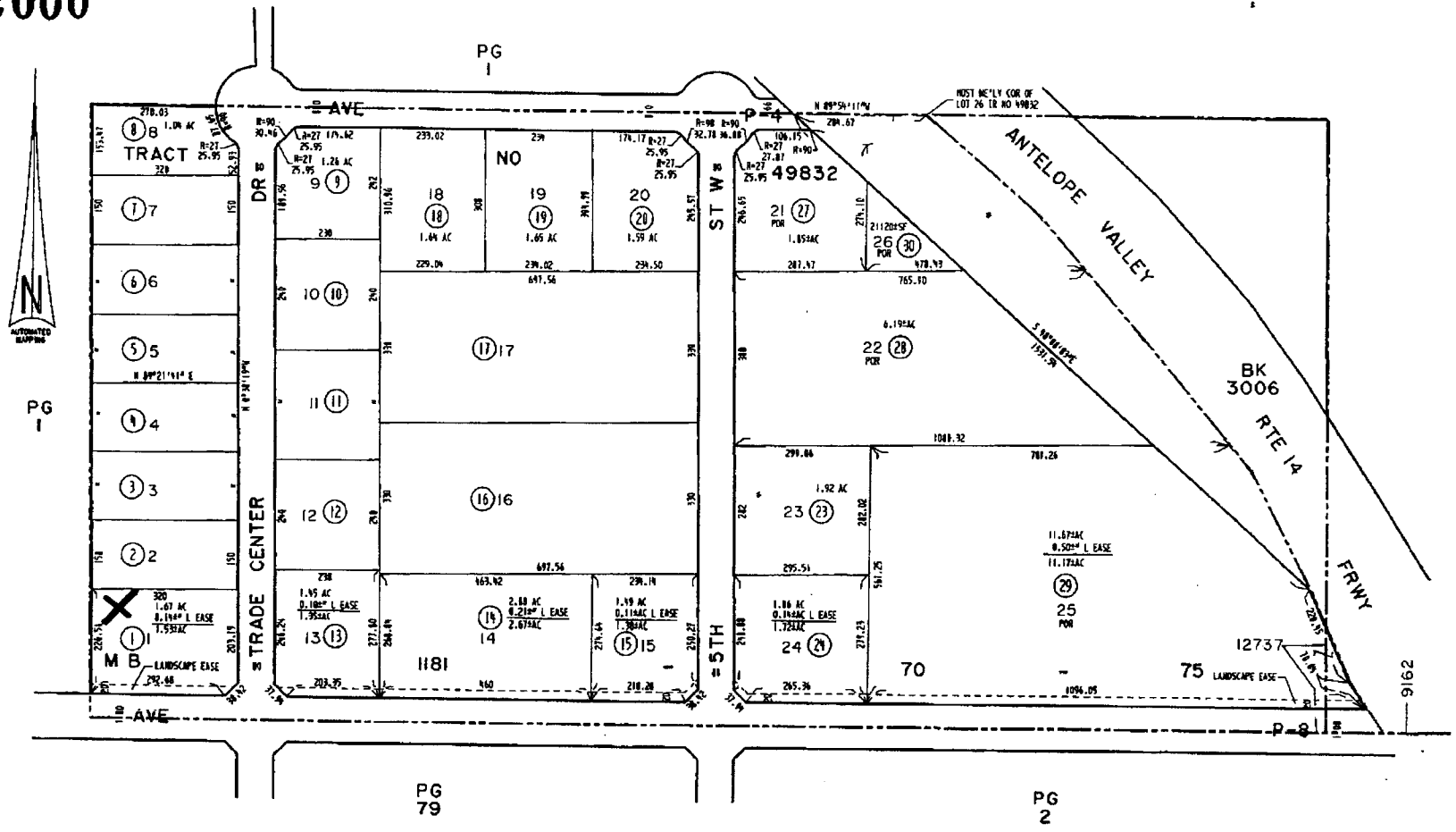

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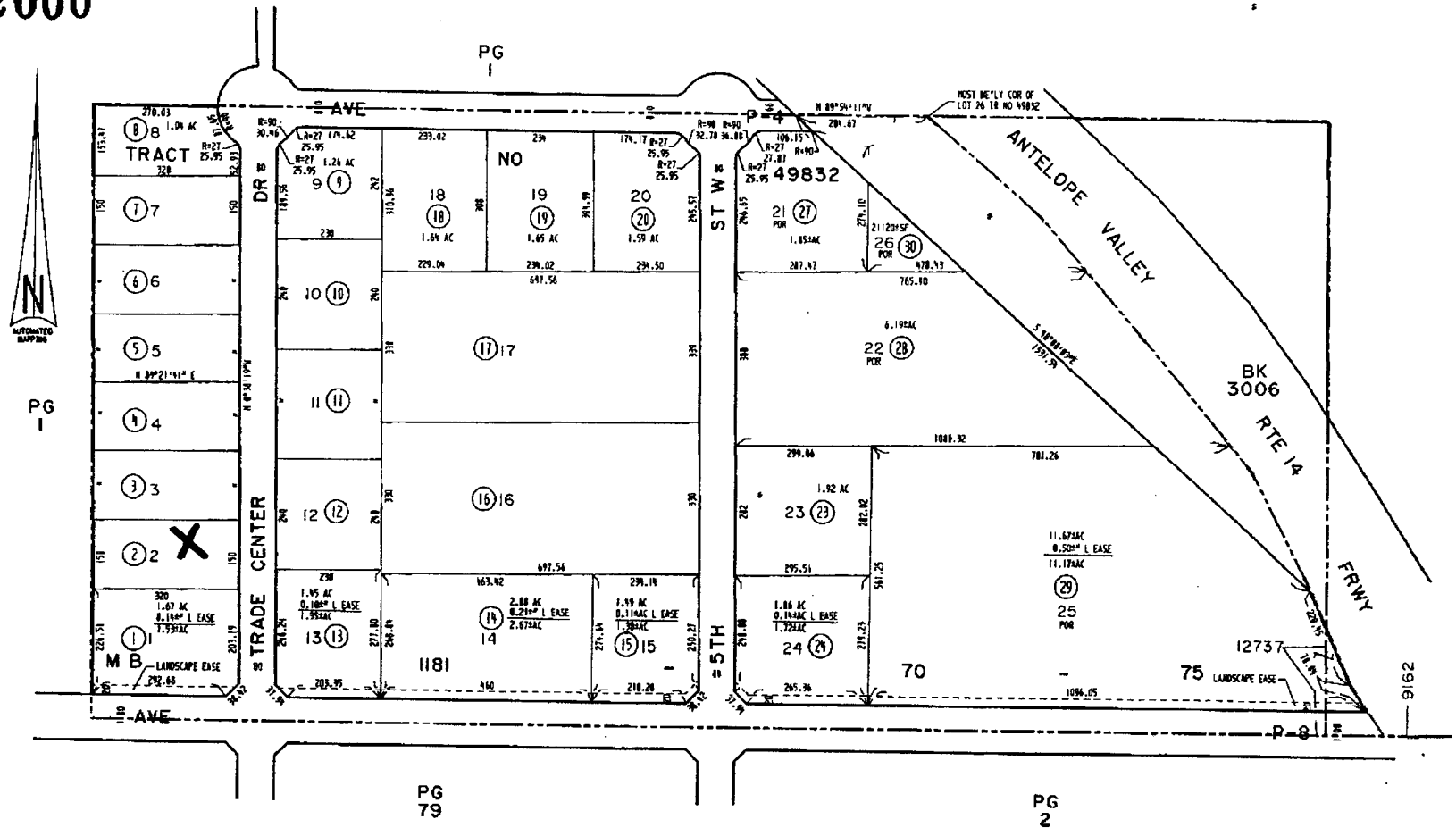

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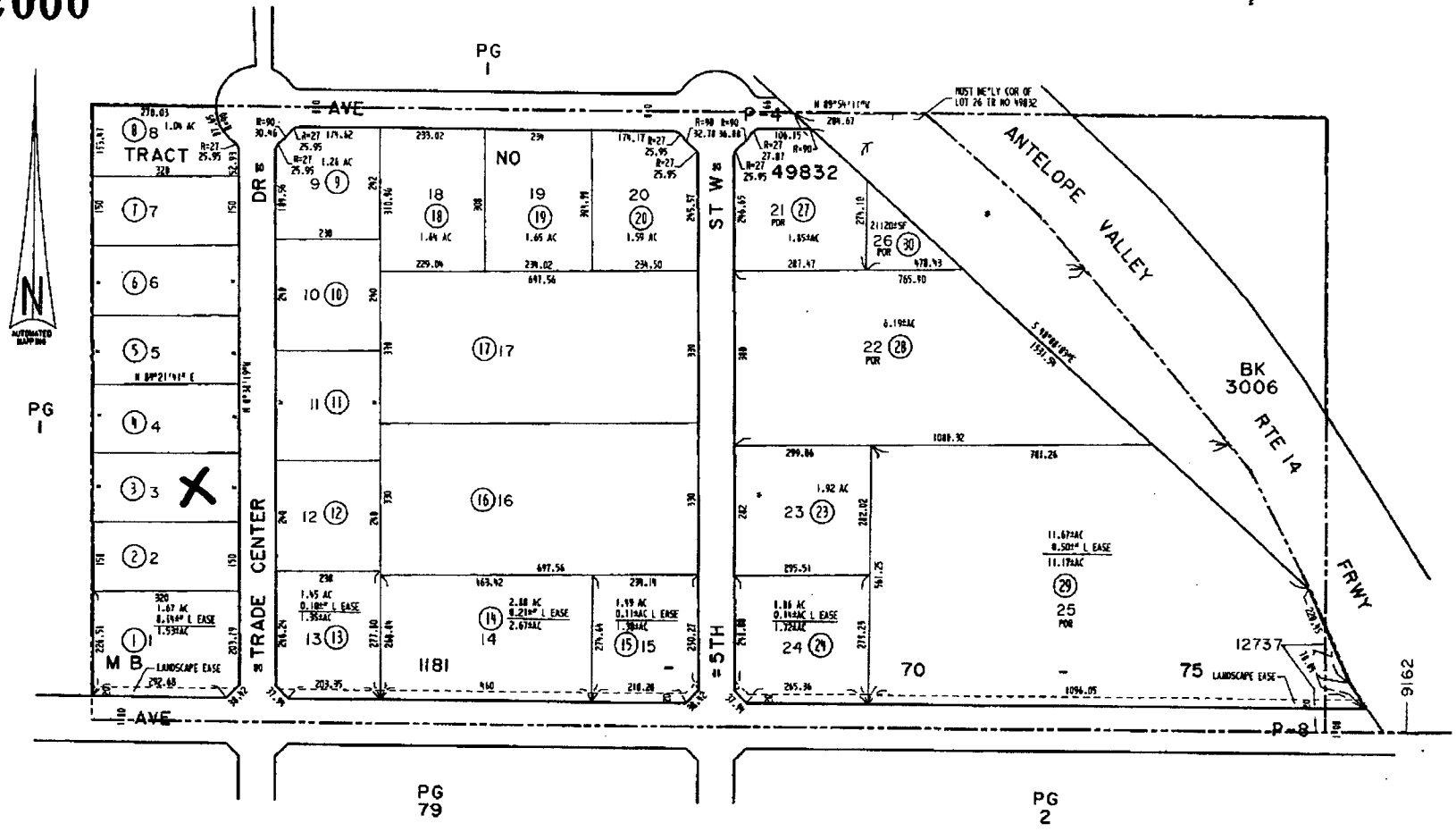

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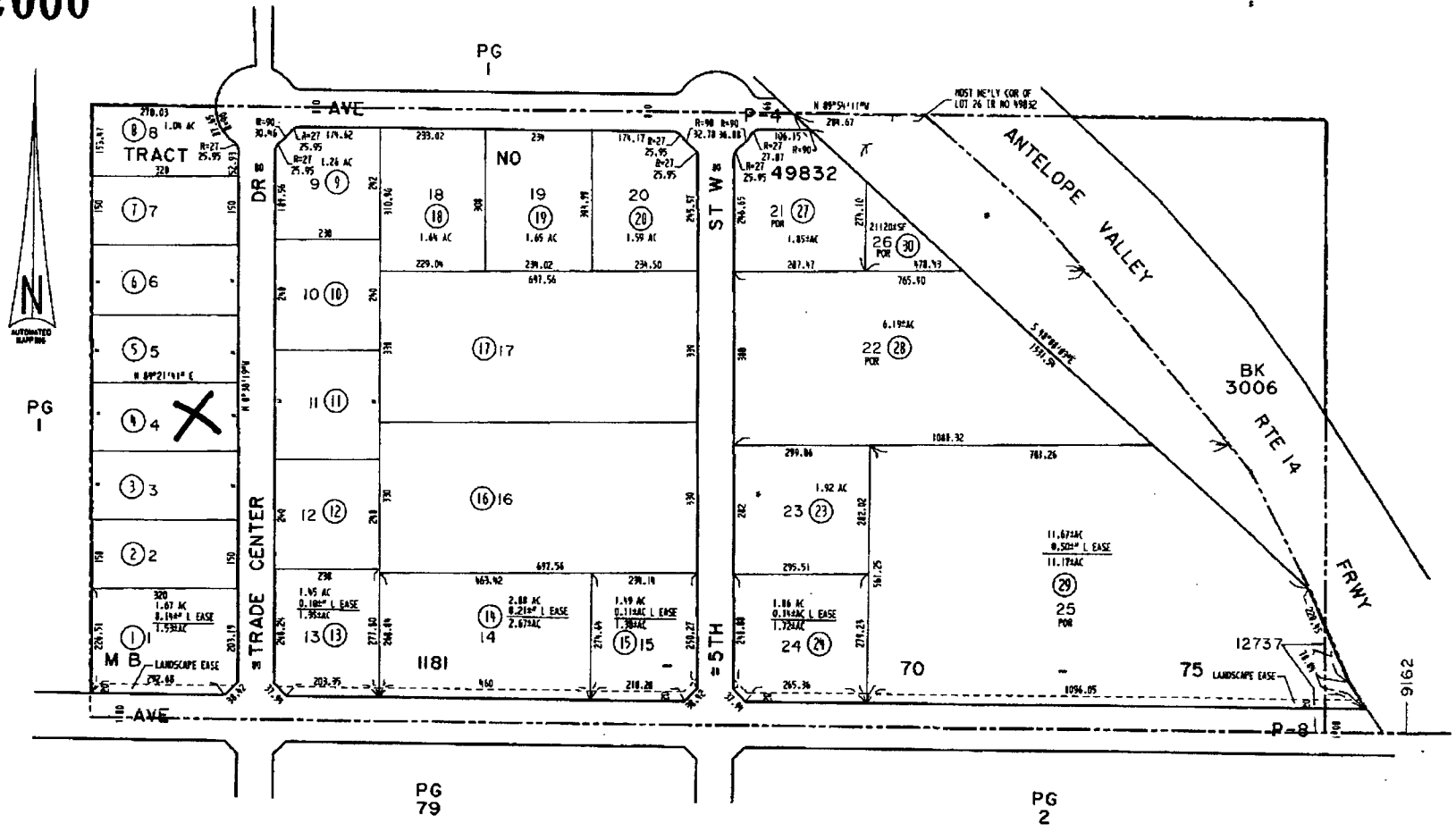

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County of Los Angeles: Rick Auerbach, Assessor

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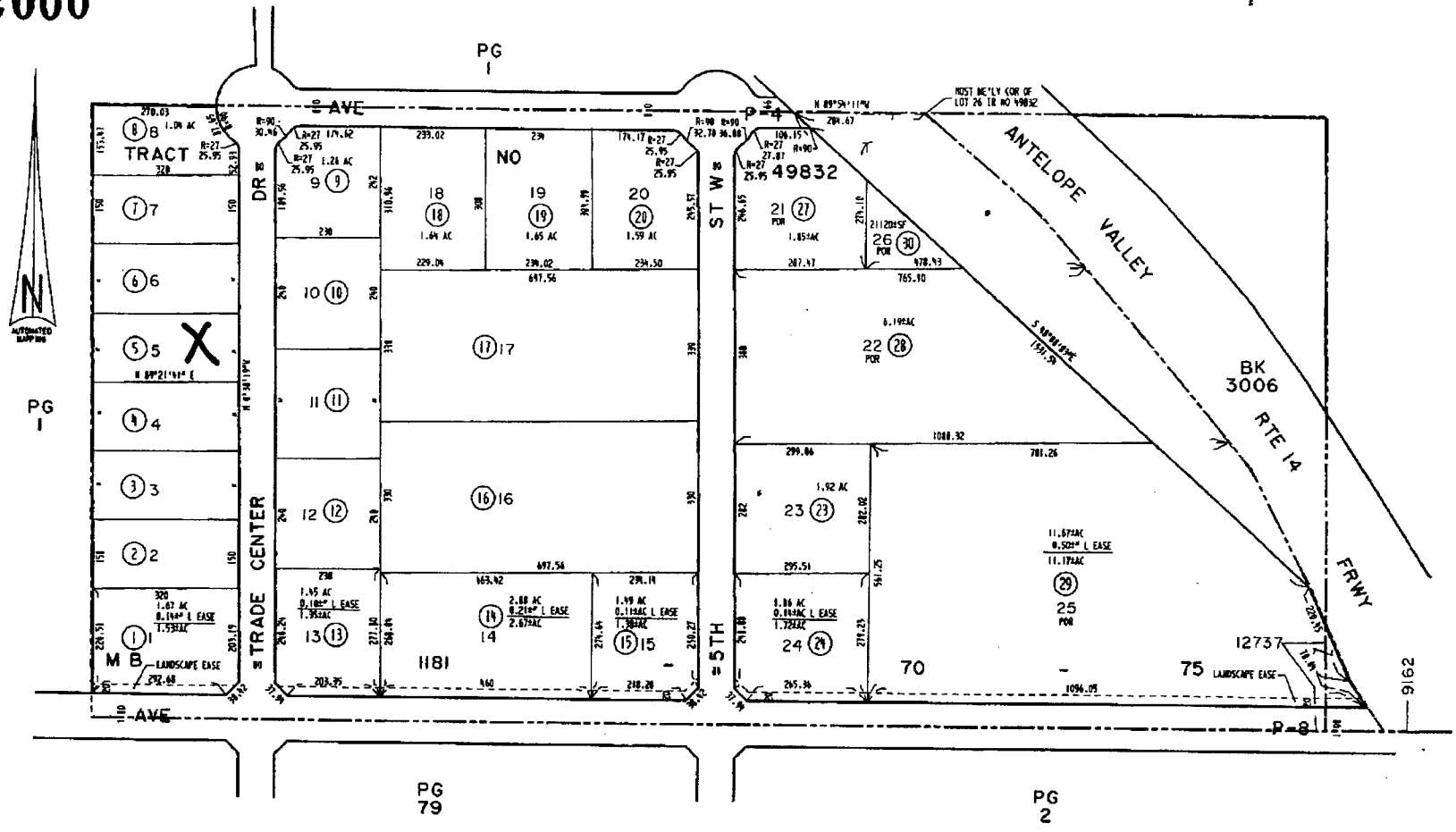

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County of Los Angeles: Rick Auerbach, Assessor

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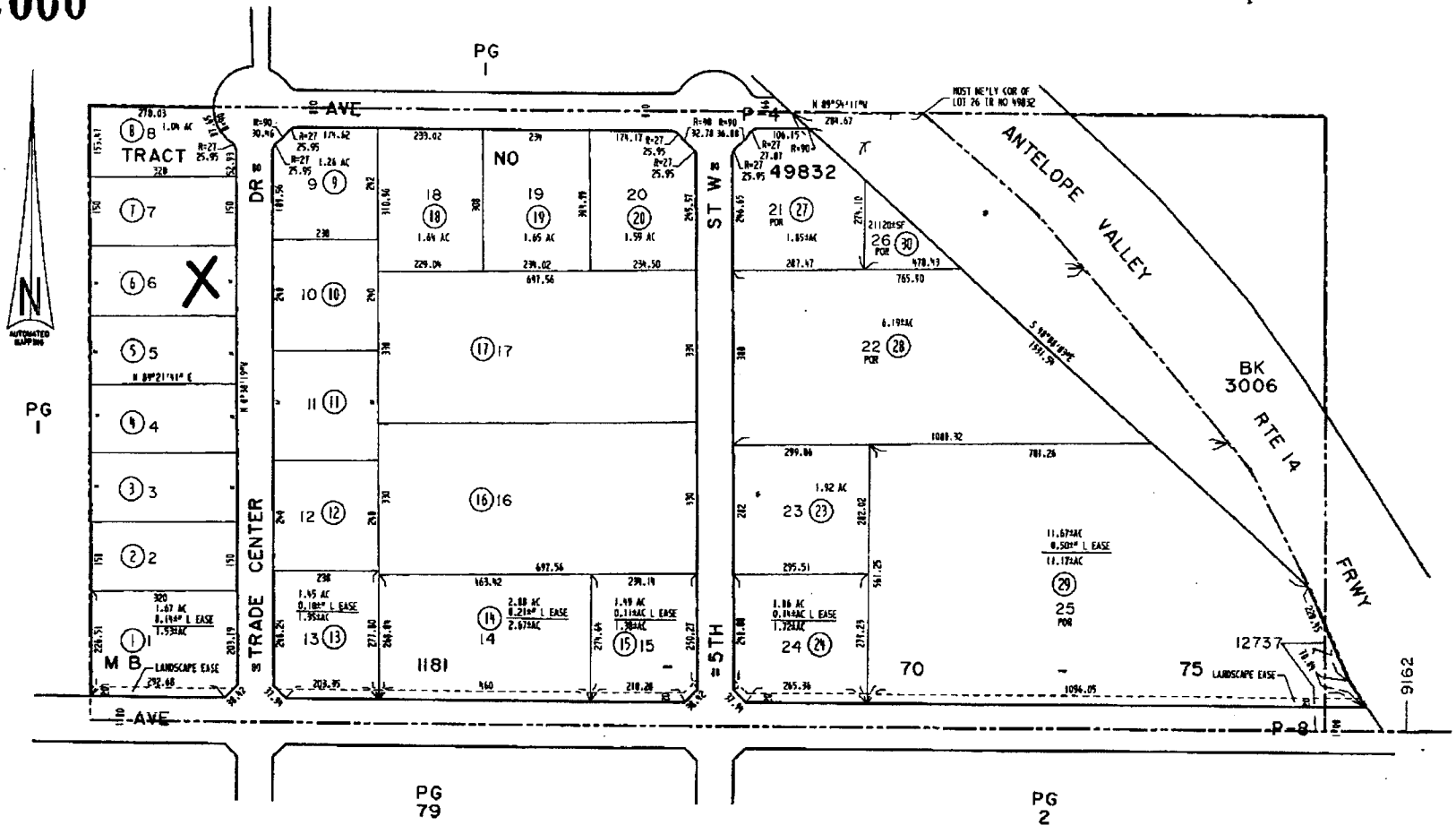

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County of Los Angeles: Rick Auerbach, Assessor

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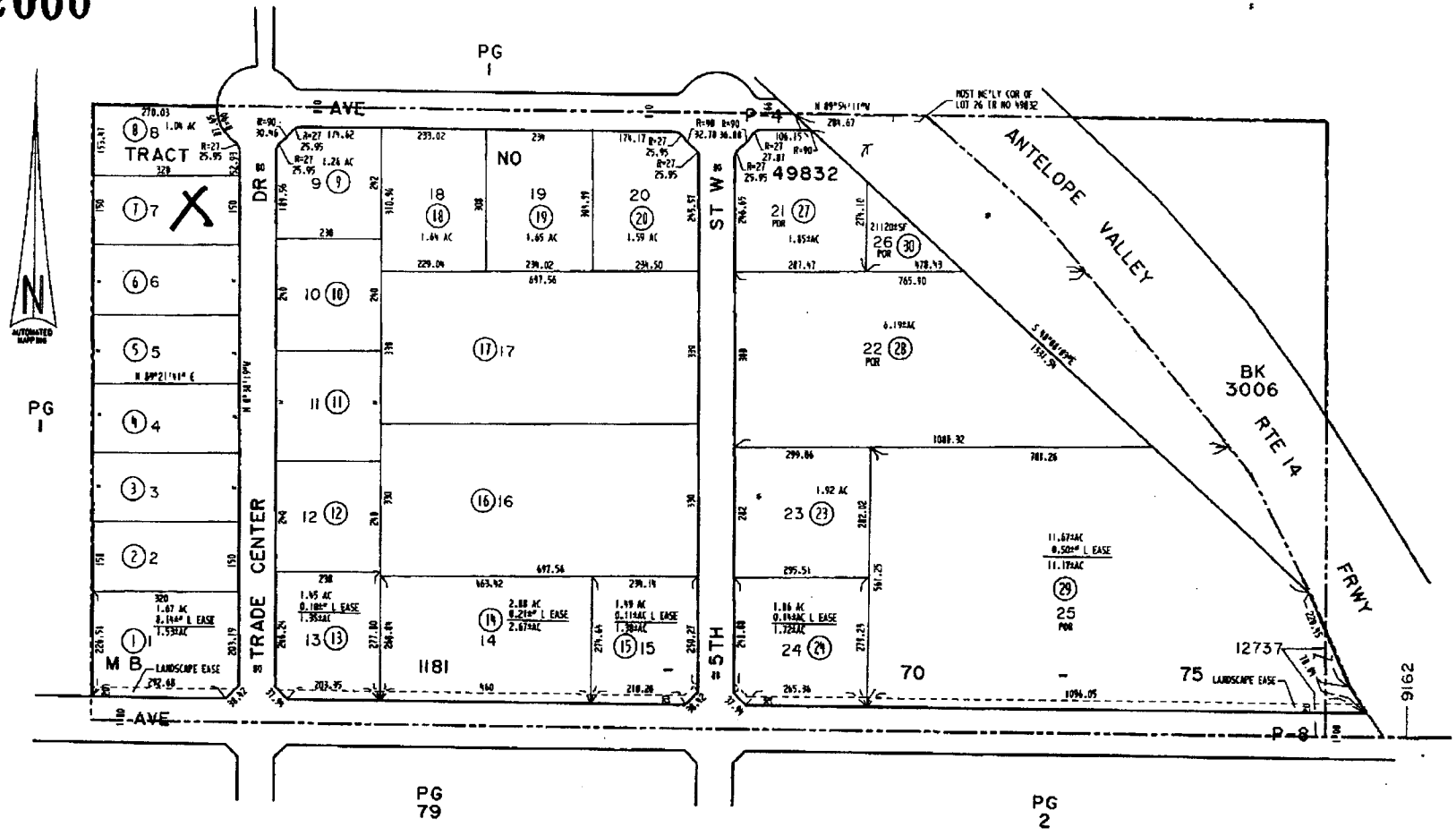

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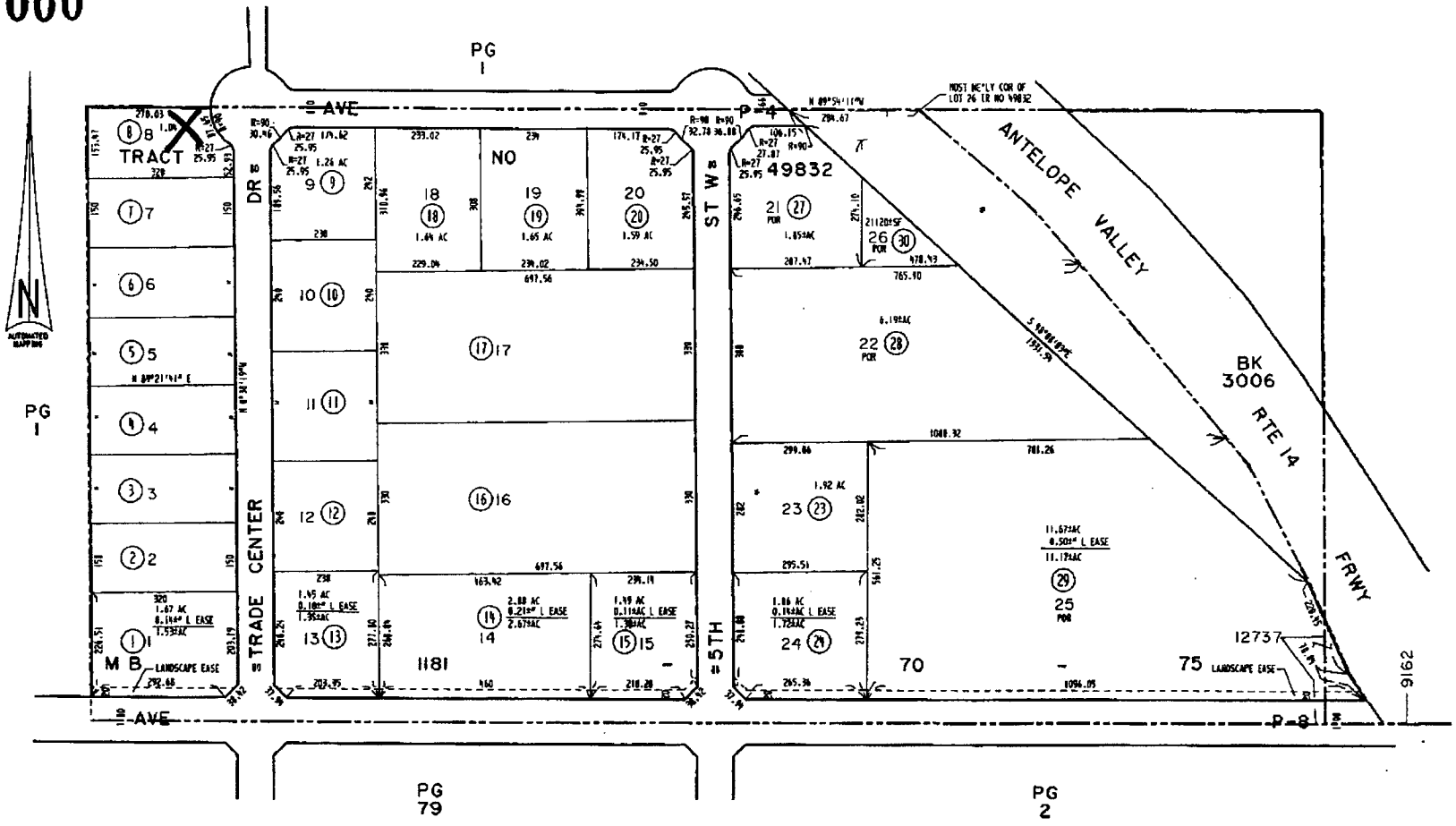

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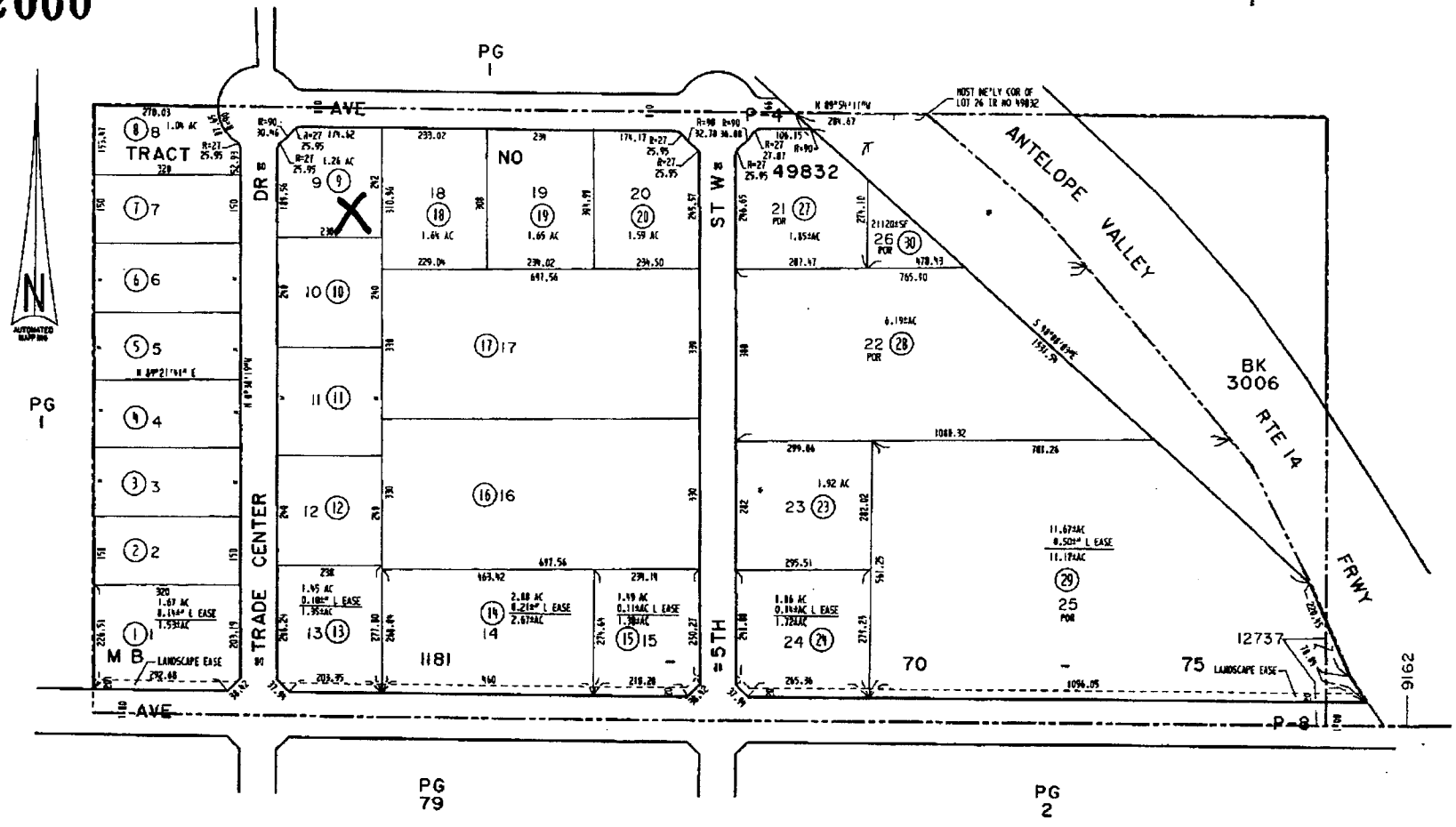

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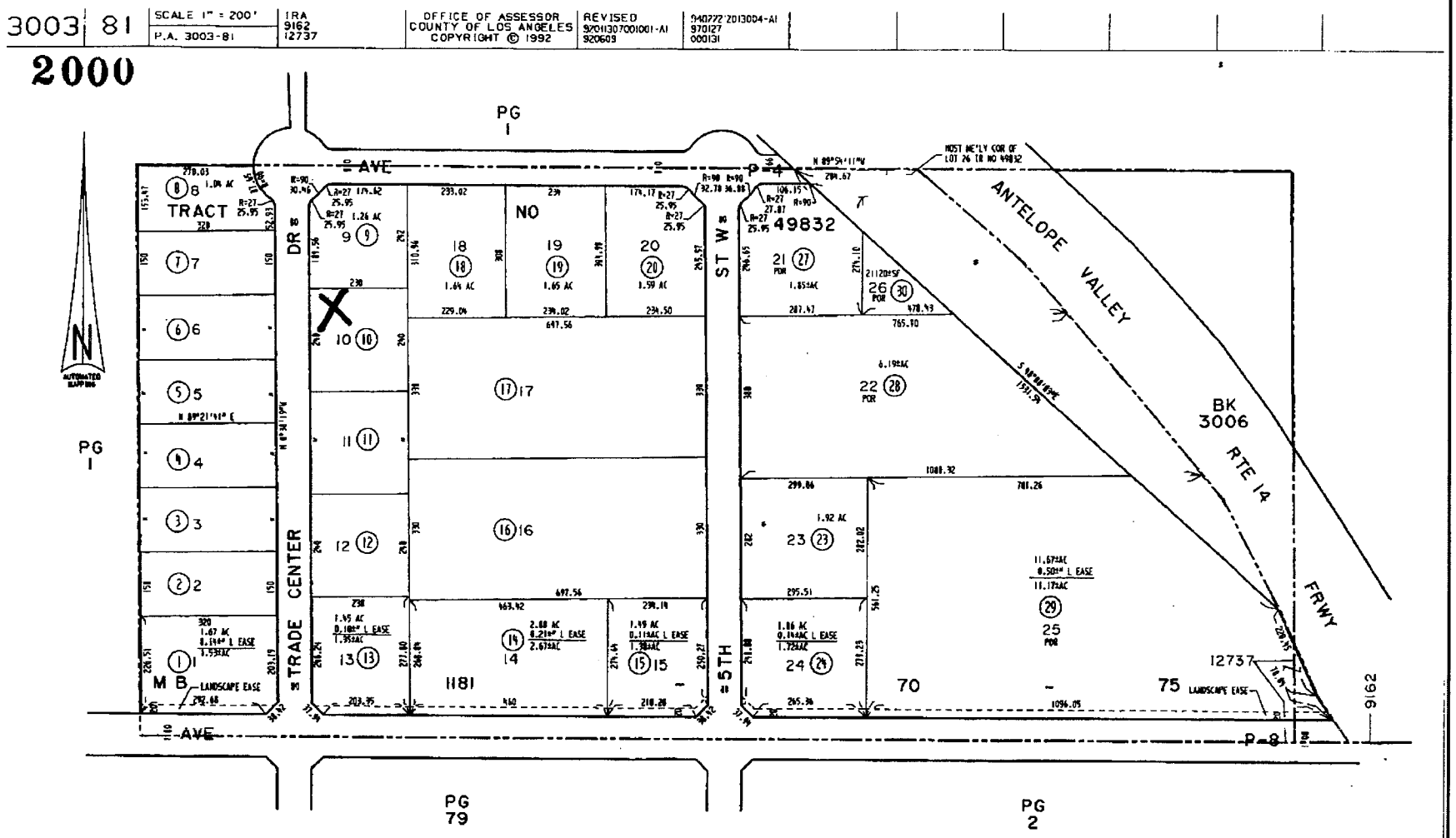

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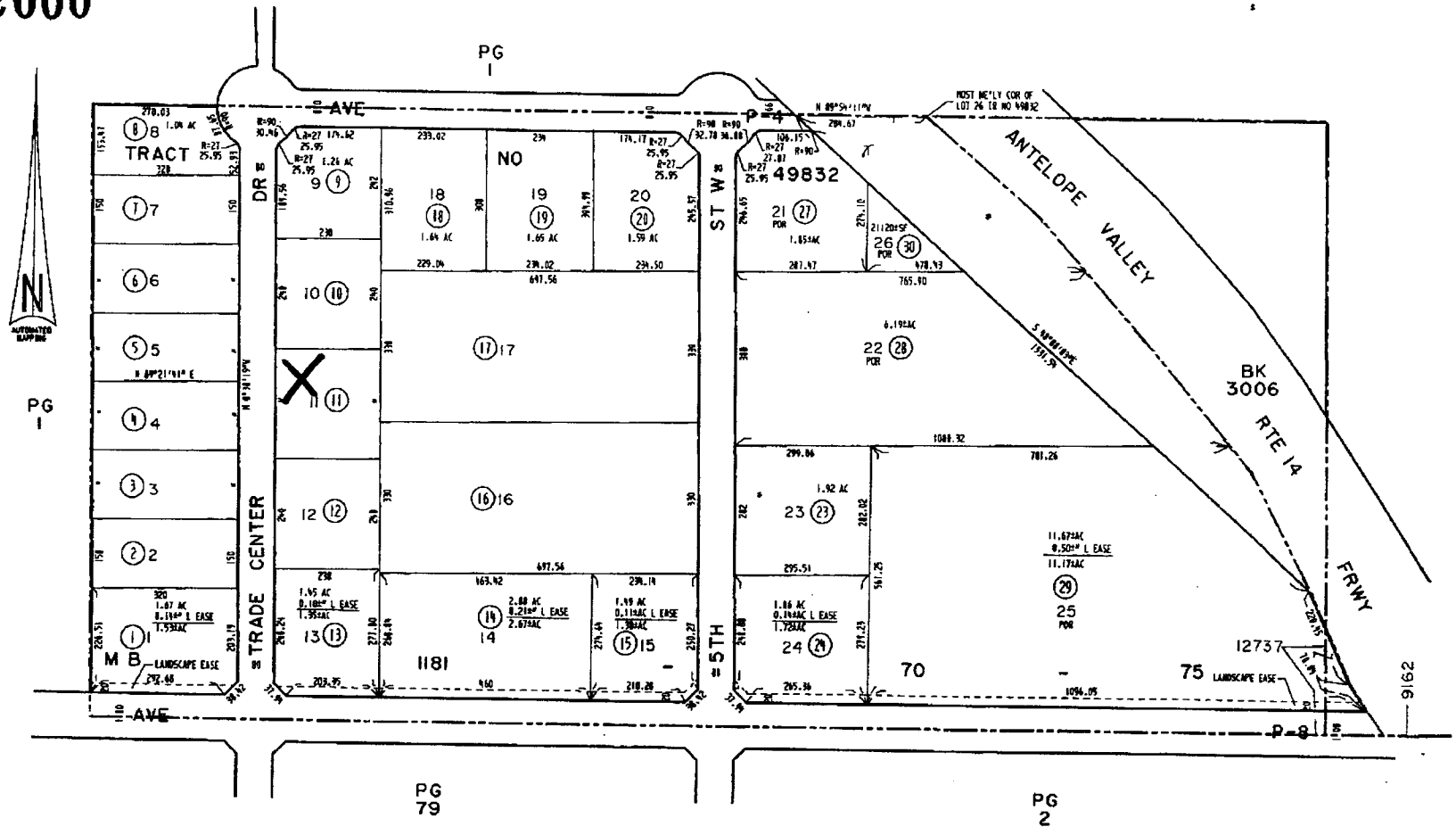

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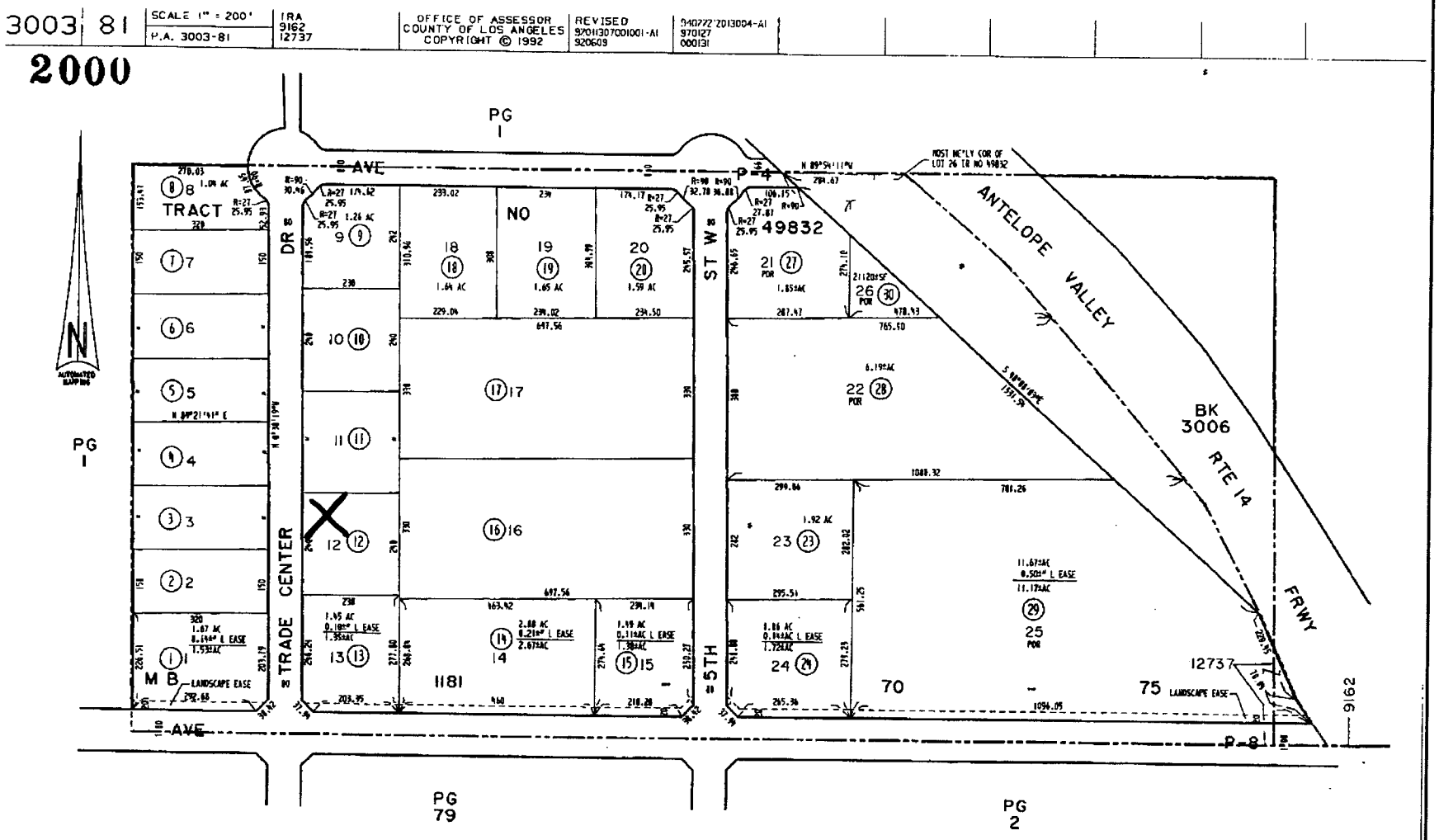

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County of Los Angeles: Rick Auerbach, Assessor

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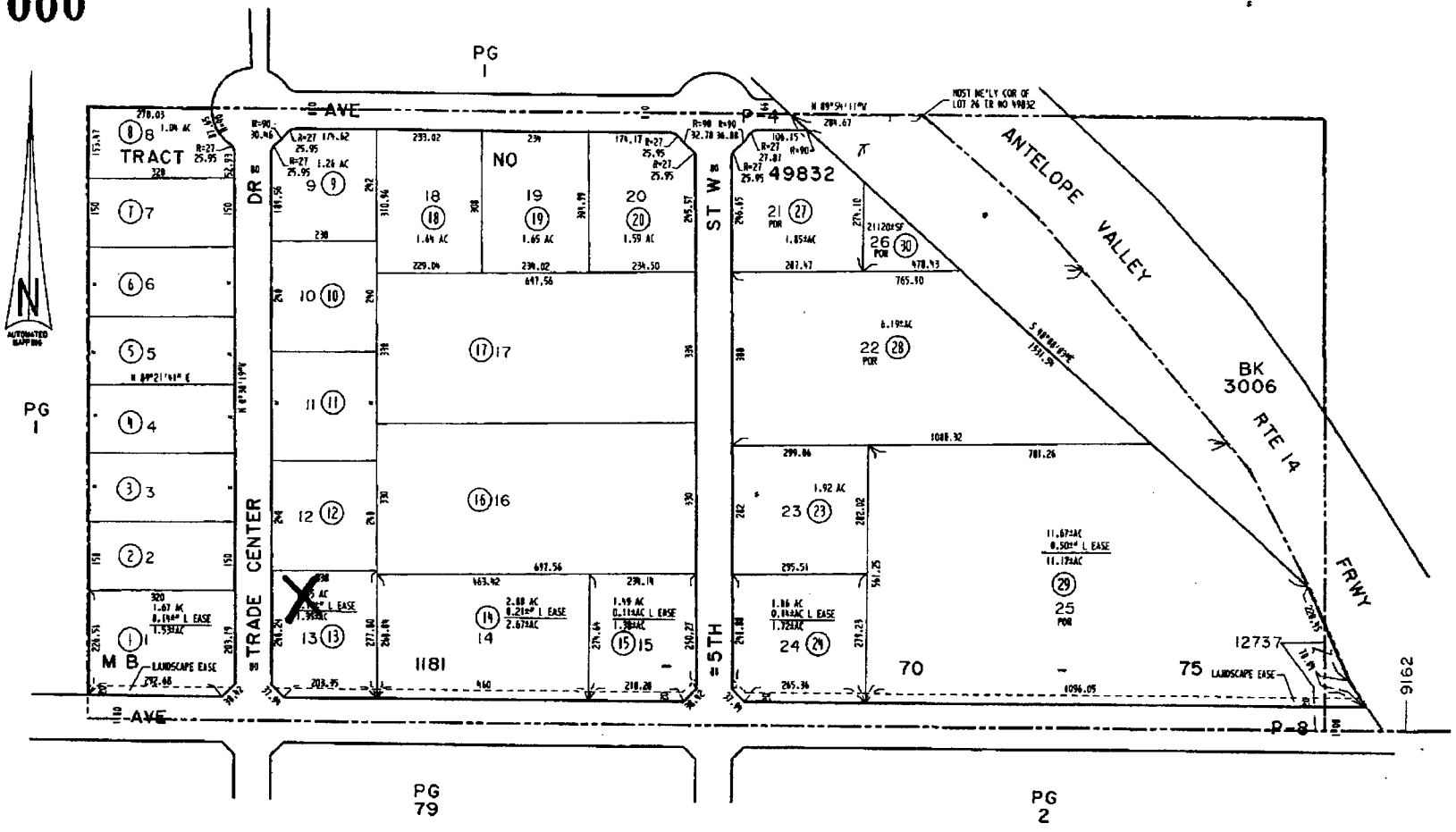

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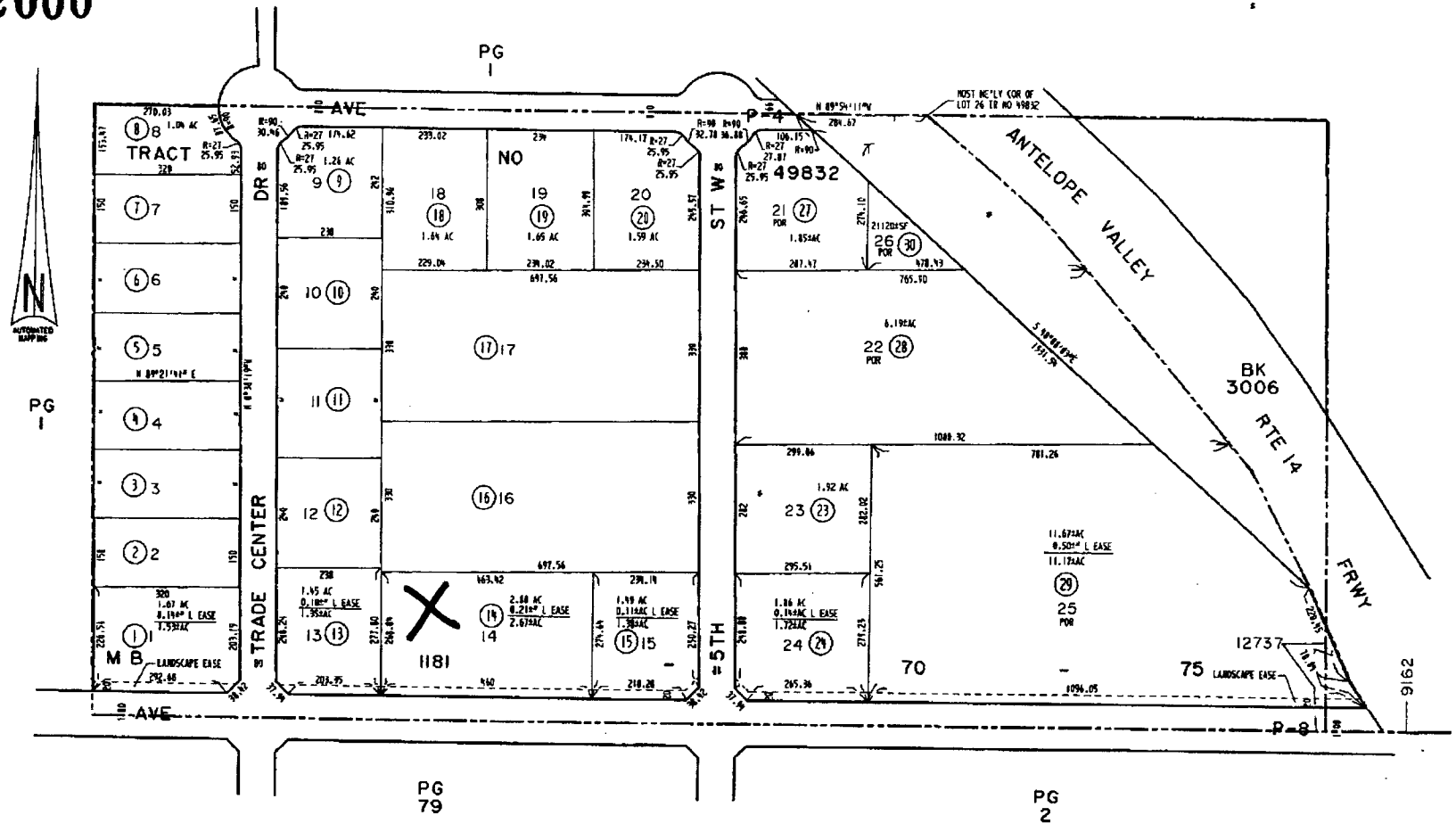

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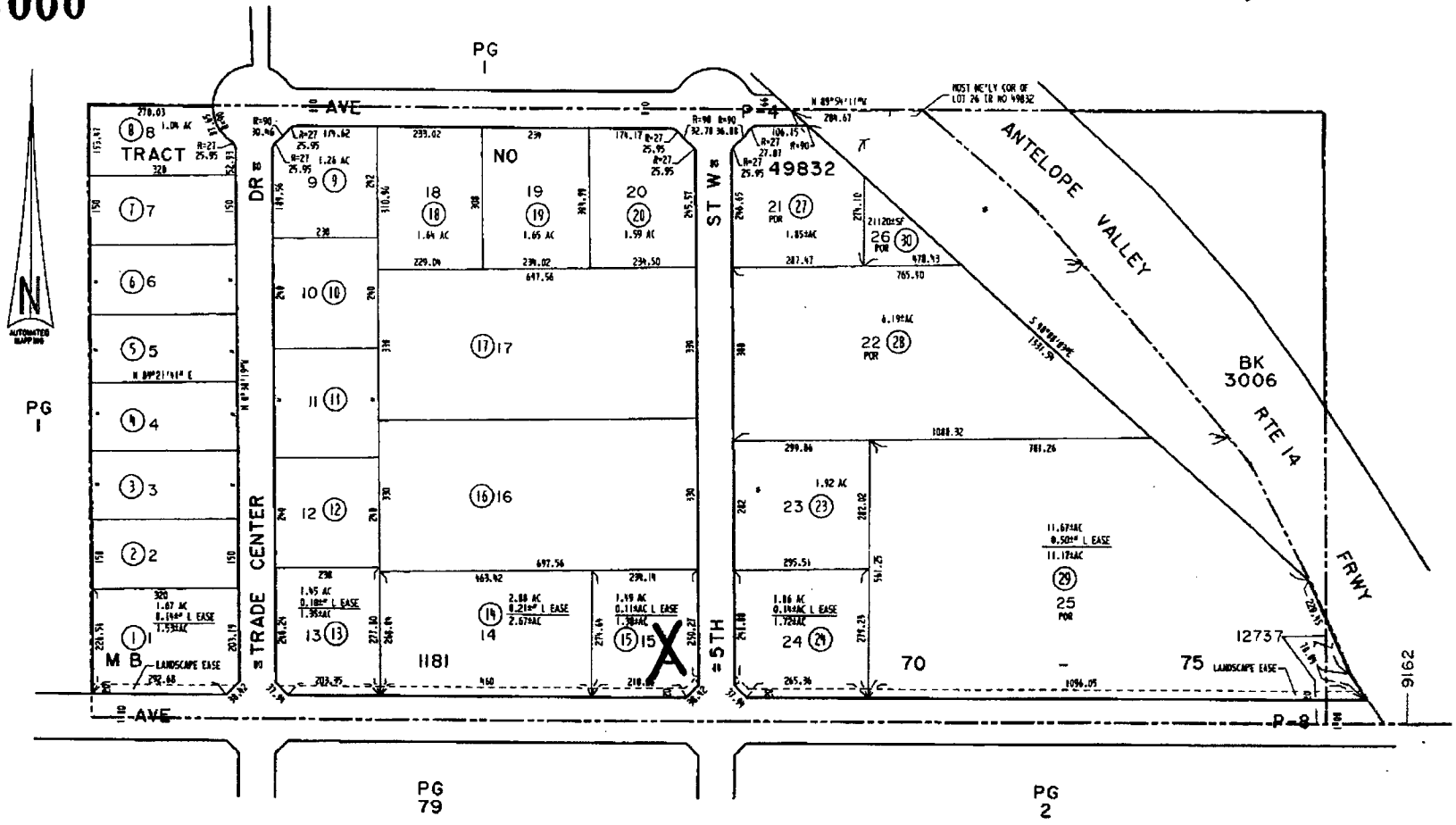

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County of Los Angeles: Rick Auerbach, Assessor

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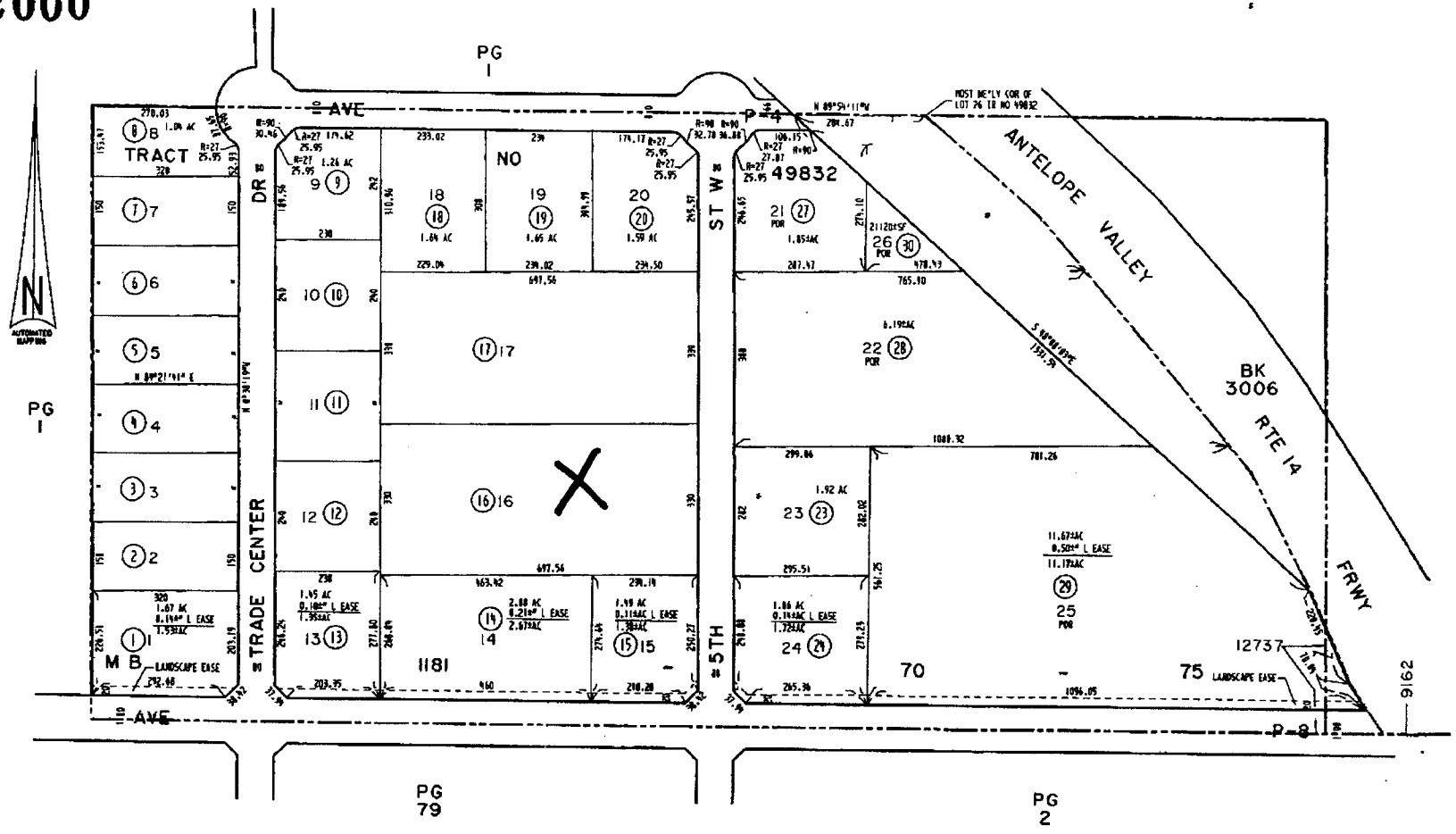

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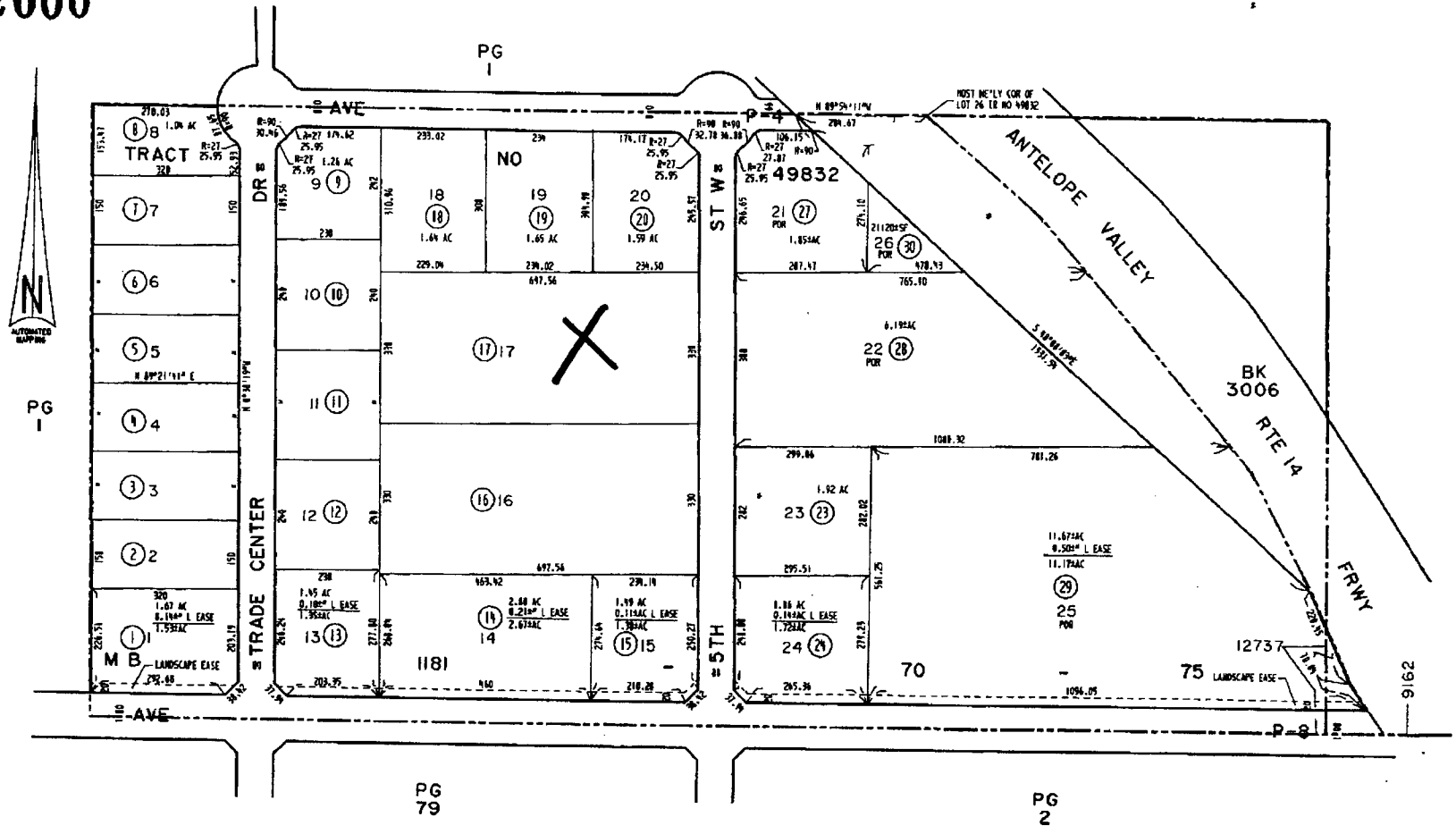

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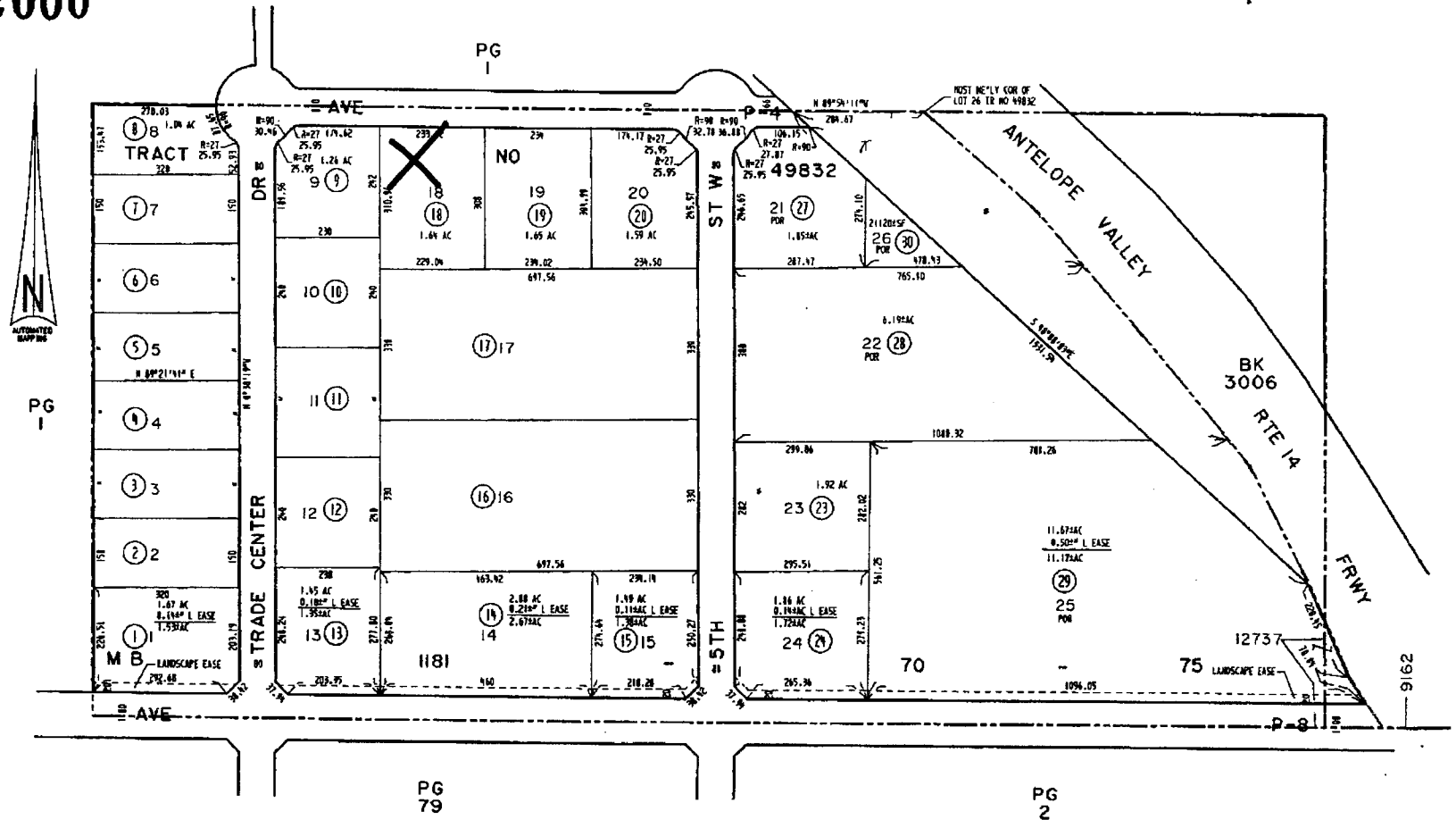

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County of Los Angeles: Rick Auerbach, Assessor

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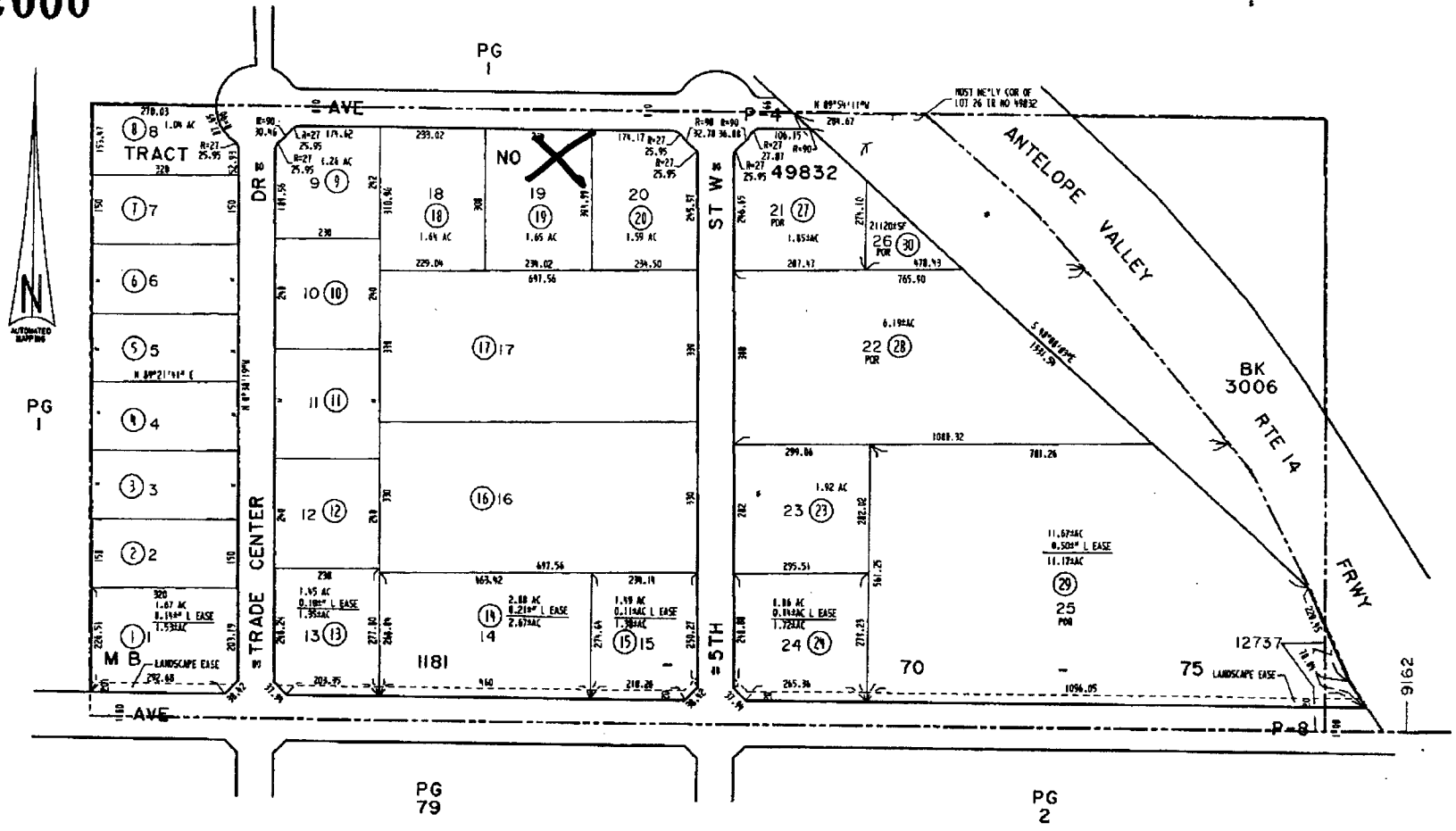

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County of Los Angeles: Rick Auerbach, Assessor

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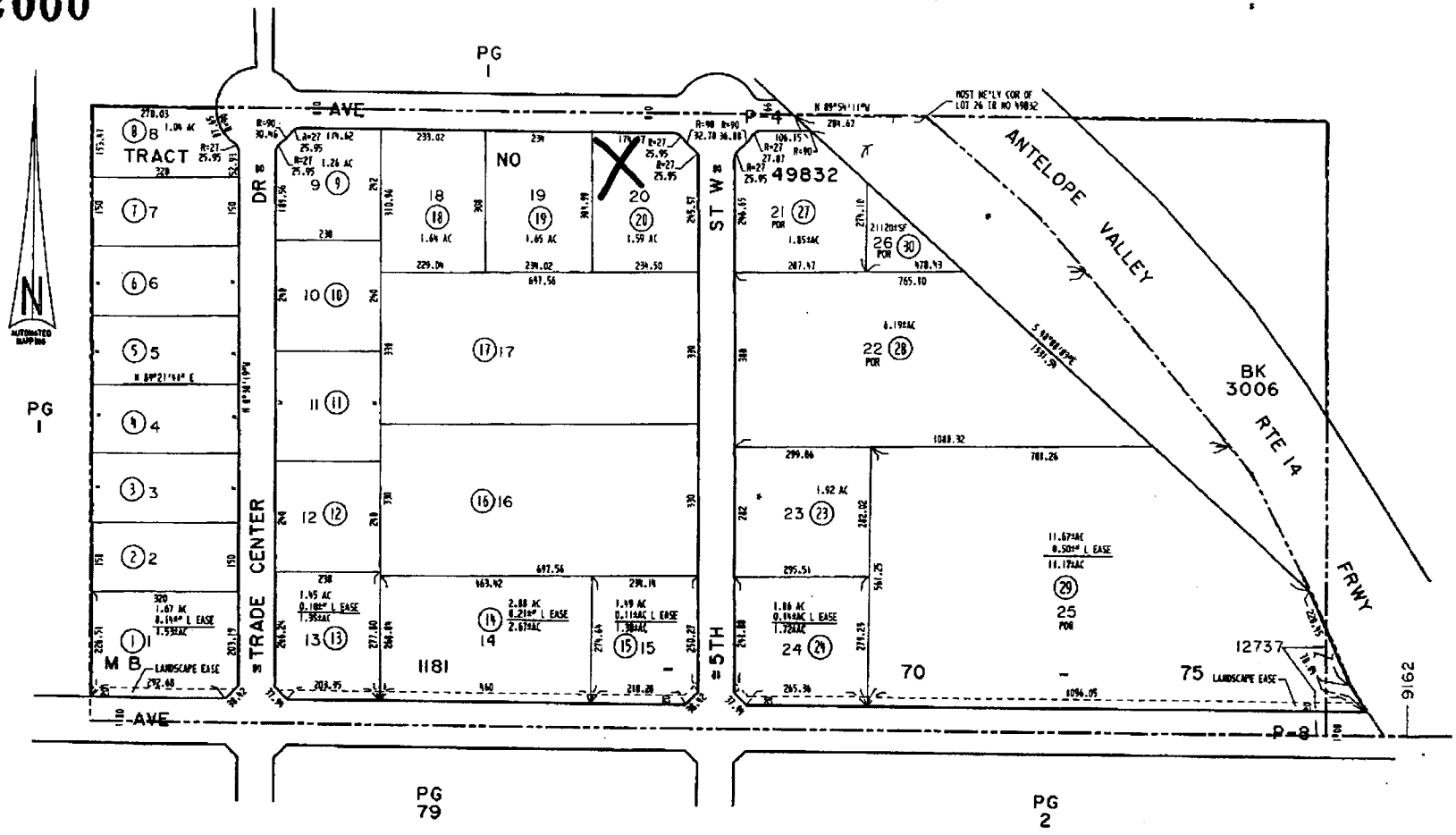

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County of Los Angeles: Rick Auerbach, Assessor

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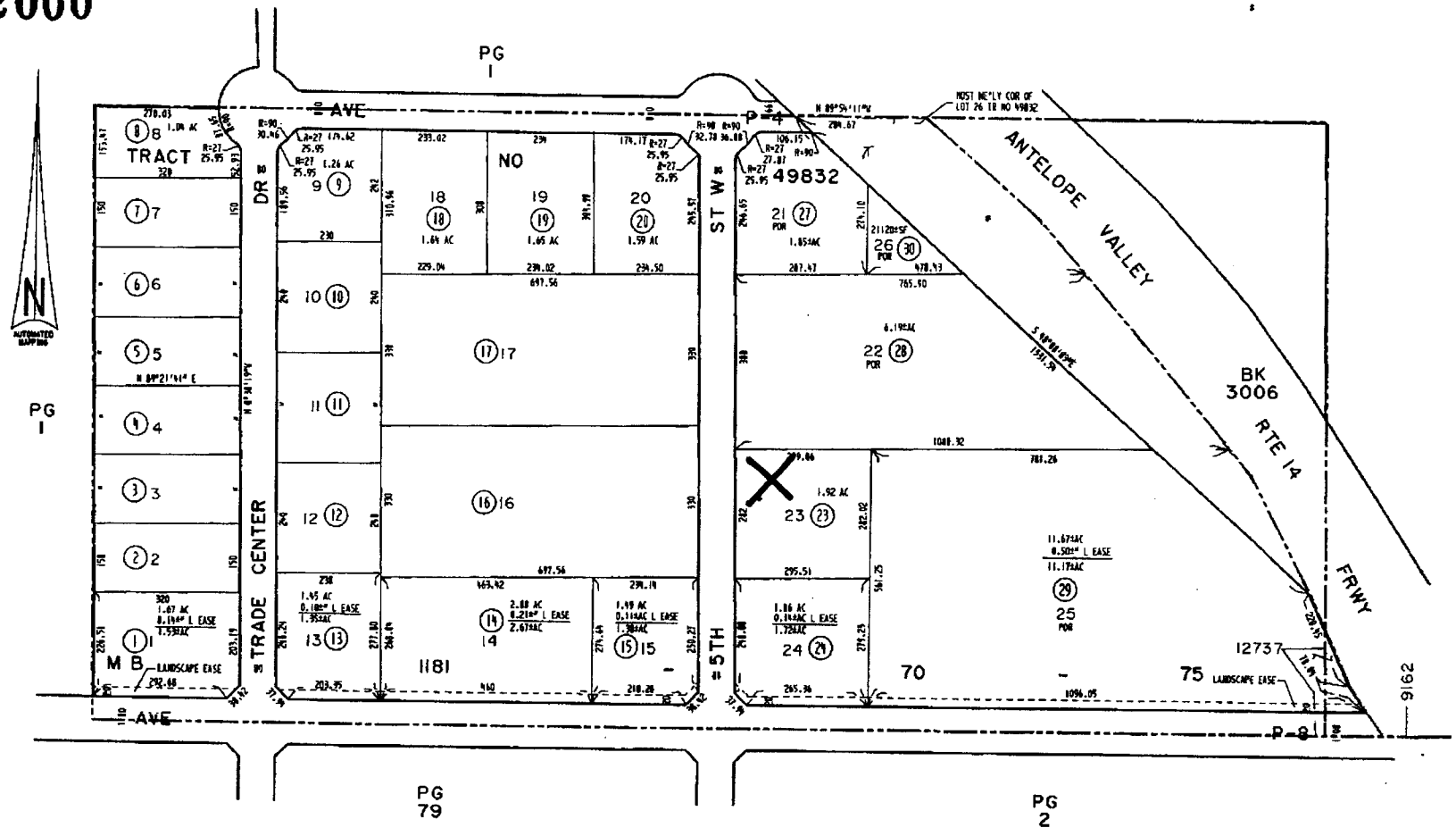

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County of Los Angeles: Rick Auerbach, Assessor

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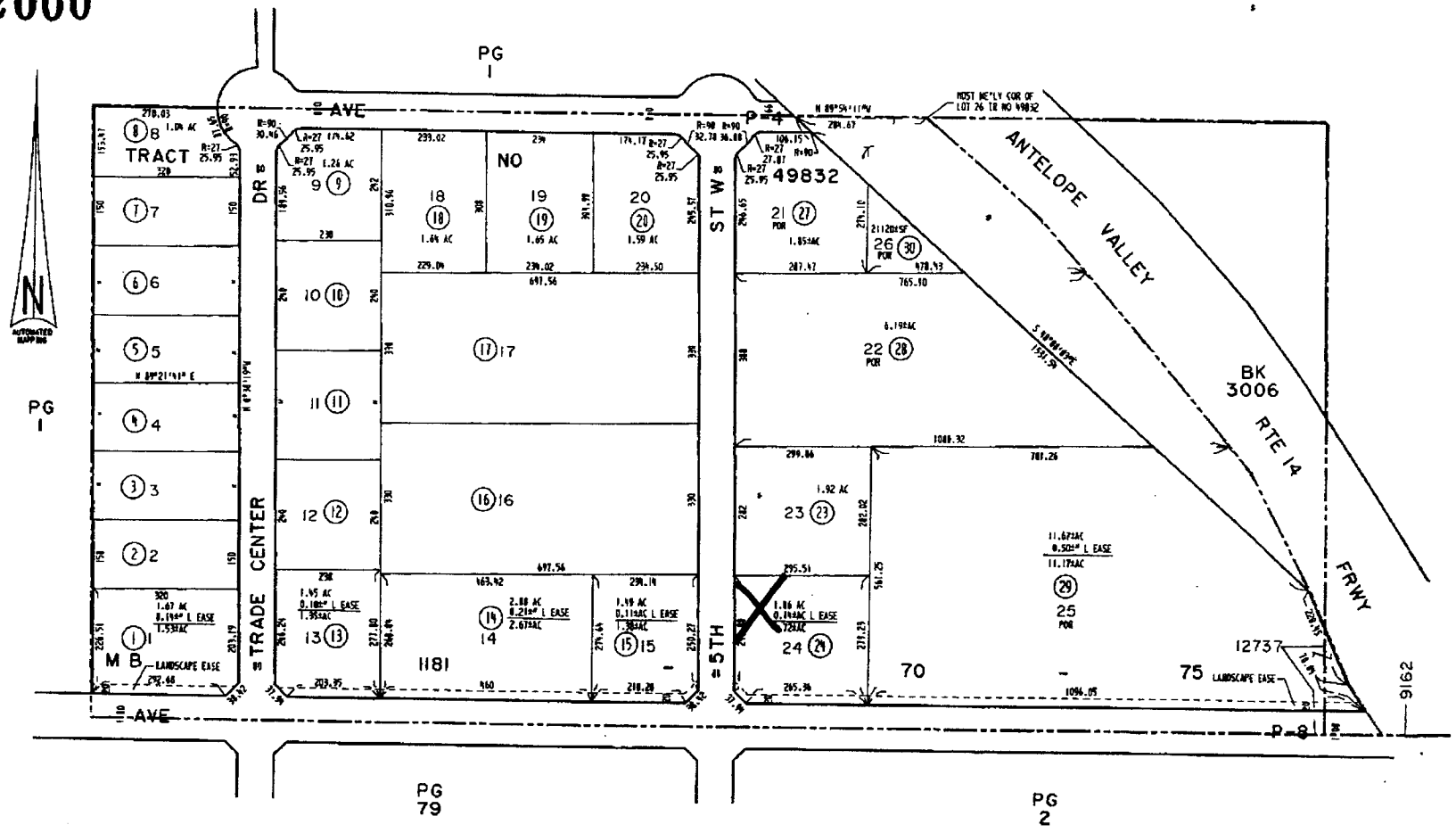

CITY OF PALMDALE
CITY CLERK ORIGINAL

A-0409(b)

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 PALMDALE** ("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:

OFFICE OF 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 ofredemption 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 6/24/03

AGREEMENT NUMBER 2475

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

ATTEST:
CITY OF PALMDALE

By Victoria L. Hancock
Victoria L. Hancock, CMC, City Clerk
(seal)

By
James C. Ledford, Jr., Mayor

Board of Supervisors
Los Angeles County

ATTEST:

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

PALMDALE CITY ATTORNEY
APPROVED AS TO FORM
BY

By_____
Deputy
(seal)

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

ATTEST:

City of **N/A**

By___**N/A**_____
Mayor

(seal)

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

Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

AGREEMENT NUMBER 2475

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF PALMDALE	1991	3003-081-001	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 1				
CITY OF PALMDALE	1991	3003-081-002	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 2				
CITY OF PALMDALE	1991	3003-081-003	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 3				
CITY OF PALMDALE	1991	3003-081-004	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 4				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF PALMDALE	1991	3003-081-005	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 5				
CITY OF PALMDALE	1991	3003-081-006	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 6				
CITY OF PALMDALE	1991	3003-081-007	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 7				
CITY OF PALMDALE	1991	3003-081-008	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 8				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF PALMDALE	1991	3003-081-009	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 9				
CITY OF PALMDALE	1991	3003-081-010	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 10				
CITY OF PALMDALE	1991	3003-081-011	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 11				
CITY OF PALMDALE	1991	3003-081-012	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 12				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF PALMDALE	1991	3003-081-013	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 13				
CITY OF PALMDALE	1991	3003-081-014	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 14				
CITY OF PALMDALE	1991	3003-081-015	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 15				
CITY OF PALMDALE	1991	3003-081-016	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 16				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF PALMDALE	1991	3003-081-017	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 17				
CITY OF PALMDALE	1991	3003-081-018	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 18				
CITY OF PALMDALE	1991	3003-081-019	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 19				
CITY OF PALMDALE	1991	3003-081-020	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 20				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF PALMDALE	1991	3003-081-023	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 23				
CITY OF PALMDALE	1991	3003-081-024	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 24				

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 PALMDALE** ("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:

OFFICE OF COUNTY COUNSEL

By Bree M. Ciello
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 ofredemption 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 6/24/03

AGREEMENT NUMBER 2475

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

ATTEST:
CITY OF PALMDALE

By Victoria L. Hancock
Victoria L. Hancock, CMC, City Clerk
(seal)

By
James C. Ledford, Jr., Mayor

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

By_____
Deputy
(seal)

PALMDALE CITY ATTORNEY
APPROVED AS TO FORM
BY

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

ATTEST:

City of **N/A**

By___**N/A**_____
Mayor

(seal)

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

Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

AGREEMENT NUMBER 2475

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF PALMDALE	1991	3003-081-001	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 1				
CITY OF PALMDALE	1991	3003-081-002	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 2				
CITY OF PALMDALE	1991	3003-081-003	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 3				
CITY OF PALMDALE	1991	3003-081-004	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 4				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2475

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CITY OF PALMDALE	1991	3003-081-005	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 5				
CITY OF PALMDALE	1991	3003-081-006	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 6				
CITY OF PALMDALE	1991	3003-081-007	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 7				
CITY OF PALMDALE	1991	3003-081-008	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49832 LOT 8				

SUPERVISORIAL DISTRICT 5
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LEGAL DESCRIPTION				
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