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

September 6, 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 2476
(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, of 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 agreement 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; and
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, of 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 2005/2006 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. The attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. Moreover, we have included 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 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 form, the Department of the Treasurer and Tax Collector 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

By Anthony Yakimowich

ANTHONY YAKIMOWICH
Chief Deputy

MJS:DJD:MD:lpg
BOS-LTR Agreement 2476 Palmdale-090605.doc

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. OATLY
TAX COLLECTOR

November 17, 1970

W. T. KIRWEL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

J. J. Mortkill
LARRY J. MORTKILL
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

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2476

AGENCY

City of Palmdale
Public Agency

Selling price of these parcels shall be $ 6,800.00

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 NUMBERS	MINIMUM BID
5TH	CITY OF PALMDALE	3003-002-055	$ 400.00
5TH	CITY OF PALMDALE	3003-002-056	$ 400.00
5TH	CITY OF PALMDALE	3003-079-005	$ 400.00
5TH	CITY OF PALMDALE	3003-079-006	$ 400.00
5TH	CITY OF PALMDALE	3003-079-007	$ 400.00
5TH	CITY OF PALMDALE	3003-079-010	$ 400.00
5TH	CITY OF PALMDALE	3003-080-004	$ 400/00
5TH	CITY OF PALMDALE	3003-080-005	$ 400.00
5TH	CITY OF PALMDALE	3003-080-010	$ 400.00
5TH	CITY OF PALMDALE	3003-080-011	$ 400.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2476

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBERS	MINIMUM BID
5TH	CITY OF PALMDALE	3003-080-013	$ 400.00
5TH	CITY OF PALMDALE	3003-080-014	$ 400.00
5TH	CITY OF PALMDALE	3003-080-015	$ 400.00
5TH	CITY OF PALMDALE	3003-080-016	$ 400.00
5TH	CITY OF PALMDALE	3003-080-017	$ 400.00
5TH	CITY OF PALMDALE	3003-080-018	$ 400.00
5TH	CITY OF PALMDALE	3003-080-019	$ 400.00

AGREEMENT NUMBER 2476

CITY OF PALMDALE

FIFTH SUPERVISORIAL DISTRICT

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

November 3, 2004

Mark J. Saladino
Treasurer and Tax Collector
County of Los Angeles
500 West Temple Street
437 Kenneth Hahn Hall of Administration
Los Angeles, CA 90012
Via Certified Mail

Re: Chapter 8 Application for 18 "FFI" Parcels located in the Palmdale Trade & Commerce Center

Dear Mr. Saladino:

Thank you for agreeing to work with the City of Palmdale to resolve the long-standing tax delinquencies of the Palmdale Trade & Commerce Center. As we discussed in our meeting on September 2, 2004, there are some 50 delinquent parcels within the Trade & Commerce Center, most of which became delinquent in 1991. The combined assessment district and County tax debt on the property far exceeds the value of the property resulting in unproductive vacant land that generates no revenue to the County, the City or the bondowners. The City has been working hard to resolve these problems, and is in the final stages of a workout on the assessment bonds. In order to be successful, however, the City is seeking cooperation from the County to reduce the delinquent County taxes through the Chapter 8 process.

On October 25, 2004 we submitted an amended Chapter 8 application for a group of 22 parcels known as Trishul. The focus of this application is a group of 18 parcels, known as FFI, generally bounded by Avenue P-8, Avenue Q, 10th Street West and 5th Street West. The Trishul and FFI parcels were transferred to a new owner, Palmdale T&C Partners, LLC, on

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

received
11-10-04
S. Ledford

January 29, 2004 and August 6, 2004, respectively. The County offered the FFI parcels at Chapter 7 tax sales, most recently in August 2004 and August 2003.

In accordance with your suggestion, the City Council has directed City staff to make application to acquire these 18 parcels through the Chapter 8 process. **The City hereby requests that the County process the application as quickly as possible and allow the City to purchase these parcels from the County for the public purposes detailed in the attached application.**

Enclosed herewith the formal Chapter 8 application and Public Agency – Non-Objection Checklist, please consider the following:

1. City of Palmdale Written Request to Purchase 18 Parcels (this letter and **Attachment 1**)
   - Chapter 8 Request – Statement of Public Purpose
   - Mark J. Saladino Correspondence Suggesting the Chapter 8 Process (dated 7/10/02)
   - Correspondence from Robert Toone: Expression of Interest in the Chapter 8 Process (dated 5/15/03)
   - Parcel Map and Aerial Map of the 18 Parcels – "Site"
2. Resolution Authorizing the Sale (**Attachment 2**)
3. City of Palmdale Mission Statement (**Attachment 3**)
4. Signed Purchase Application Form (**Attachment 4**)
   - Enclosed are three (3) original Agreement to Purchase Tax Defaulted Property. **Once approved by the County and the State, please retain one for your records and return the one marked "City Clerk Original" to the City.**

We are optimistic that this application for the 18 FFI parcels, along with the recently submitted application for 22 Trishul parcels, will systematically address the delinquent parcels within the Palmdale Trade & Commerce Center. We look forward to working with your staff to process this application.

If you have any questions, please contact me at (661) 267-5100, or Danny Roberts, Assistant Executive Director of the Community Redevelopment Agency at (661) 267-5125.

Sincerely,

Robert W. Toone, Jr.
City Manager

Enclosures

C: Mayor and Members of the City Council (w/out enclosures)
Stephen H. Williams, Assistant City Manager (w/out enclosures)
Danny R. Roberts, Asst. Executive Director/CRA
Betsy St. John, Director of Finance
Donna Doss, Assistant Treasurer & Tax Collector (w/out enclosures)
John McKinney, Operations Chief, Secured Tax Division (w/out enclosures)

Projects. Chapter 8
RWT:jkw

Attachment 1

City of Palmdale Written Request to Purchase – Chapter 8 Request – Statement of Public Purpose

Correspondence from Mark J. Saladino Suggesting Utilization of Chapter 8
(dated: July 10, 2002)

Correspondence from Robert Toone: Expression of Interest in the Chapter 8 Process
(dated: May 15, 2003)

Parcel Map & Aerial of "Site"

Chapter 8 Request

Regarding 18 "FFI Parcels" Within the Palmdale Trade and Commerce Center

Statement of Public Purpose for Acquisition by the City of Palmdale

Executive Summary

This request concerns 18 parcels comprising approximately 57.42 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

Several years ago the Site was acquired via a deed in lieu of foreclosure by Financing Facilitators, Inc. ("FFI"). Property taxes on the Site have been delinquent 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 2, 2004 and August 11, 2003).

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.

On behalf of the Assessment Districts, the City has conducted foreclosure proceedings on properties subject to liens securing the bond obligations, including those within the Site. All of the parcels within the Site have been offered at one or more judicial foreclosure sales, but no bids have been received.

As of December 8, 2003, the total tax and assessment liens on the Site totaled nearly $36.2 million (or about $14.44 per square foot). According to a January 2004 appraisal commissioned by the City, the "Bulk Value" of the 18 parcels constituting the Site was approximately $9.4 million or $3.75/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 $26.8 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.

Correspondence from Mark J. Saladino Suggesting Utilization of Chapter 8 (Page 1 of 2)

TREASURER AND TAX COLLECTOR

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

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-210

TELECOPIER
(213) 626-161

8 F-509

RECEIVED

JUL 15 2002

ADMINISTRATION

July 10, 2002

Mr. Robert W. Toone, Jr.
City Manager
City of Palmdale
38300 Sierra Highway
Palmdale, California 93550

Dear Mr. Toone:

Re: **TRADE & COMMERCE CENTER PROPERTIES**

Since I attended the City Council's breakfast meeting on May 29, I have been trying to develop a comprehensive proposal for clearing the delinquent taxes on the Trade & Commerce Center properties. I agree that it is in everyone's interest to get these properties into new hands and restored to the tax roll in current status.

You may recall that I proposed that the City place the direct assessments on the consolidated tax roll so that they could be satisfied or extinguished in my next auction of tax-defaulted property. Unfortunately, I subsequently discovered that the Revenue & Taxation Code has been amended to prevent the extinguishment of certain levies through the auction process, including direct assessments that secure bonds issued under the Improvement Bond Act of 1915. As I recall, the assessments against the Trade & Commerce Center properties secure 1915 Act bonds.

You had previously proposed that the Board of Supervisors cancel the outstanding taxes and penalties under Section 4986.3 of the Revenue & Taxation Code. However, that section requires that the City or another specified public agency (excluding the Redevelopment Agency) have title to the property when the cancellation is effected. As a result, Section 4986.3 is inapplicable because no eligible agency has title to any of the Trade & Commerce Center property.

At this juncture I would like to propose another possible solution that would seem to satisfy the City's concerns, namely (1) that the assessments be left within the control of the City so as to prevent any potential violation of covenants to the

Correspondence from Mark J. Saladino Suggesting Utilization of Chapter 8 (Page 2 of 2)

City's bondholders, and (2) that all other delinquent taxes and charges on the tax roll be eliminated. It requires the Palmdale Redevelopment Agency to temporarily take title to the properties.

Under Sections 3791-3813 of the Revenue & Taxation Code ("Chapter 8"), if a property is offered for sale at my tax-defaulted property auction and fails to attract a bid, it may be sold (subject to approval by the Board of Supervisors and the State Controller) to the Redevelopment Agency for any price deemed appropriate by the Board of Supervisors. This price could be as low as $0, because the property would have failed to attract even the very low minimum bid on re-offers at our public auctions ($400 for most properties).

After acquiring the property, the Redevelopment Agency would have complete control over any future development arrangements because the direct assessments are under the City's control and no new general taxes would be levied unless and until the property (or an assessable interest) passed into private hands.

If you are interested in pursuing this approach, please send me a list of affected parcels. I will then confirm whether they are scheduled to be included in our next auction. If they sell at auction, great. If they don't, we can start processing the Chapter 8 sale agreements right away.

Very truly yours,

MARK J. SALADINO
Treasurer and Tax Collector

c: Supervisor Antonovich

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.
City Manager

Enclosures

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

RWT:jkw
Projects. County Tax

PALMDALE TRADE & COMMERCE CENTER

18 "FFI PARCELS"

Map No.	APN
21	3003-002-055
22	3003-002-056
53	3003-079-005
54	3003-079-006
55	3003-079-007
56	3003-079-010
60	3003-080-004
61	3003-080-005
66	3003-080-010
67	3003-080-011
68	3003-080-012
69	3003-080-013
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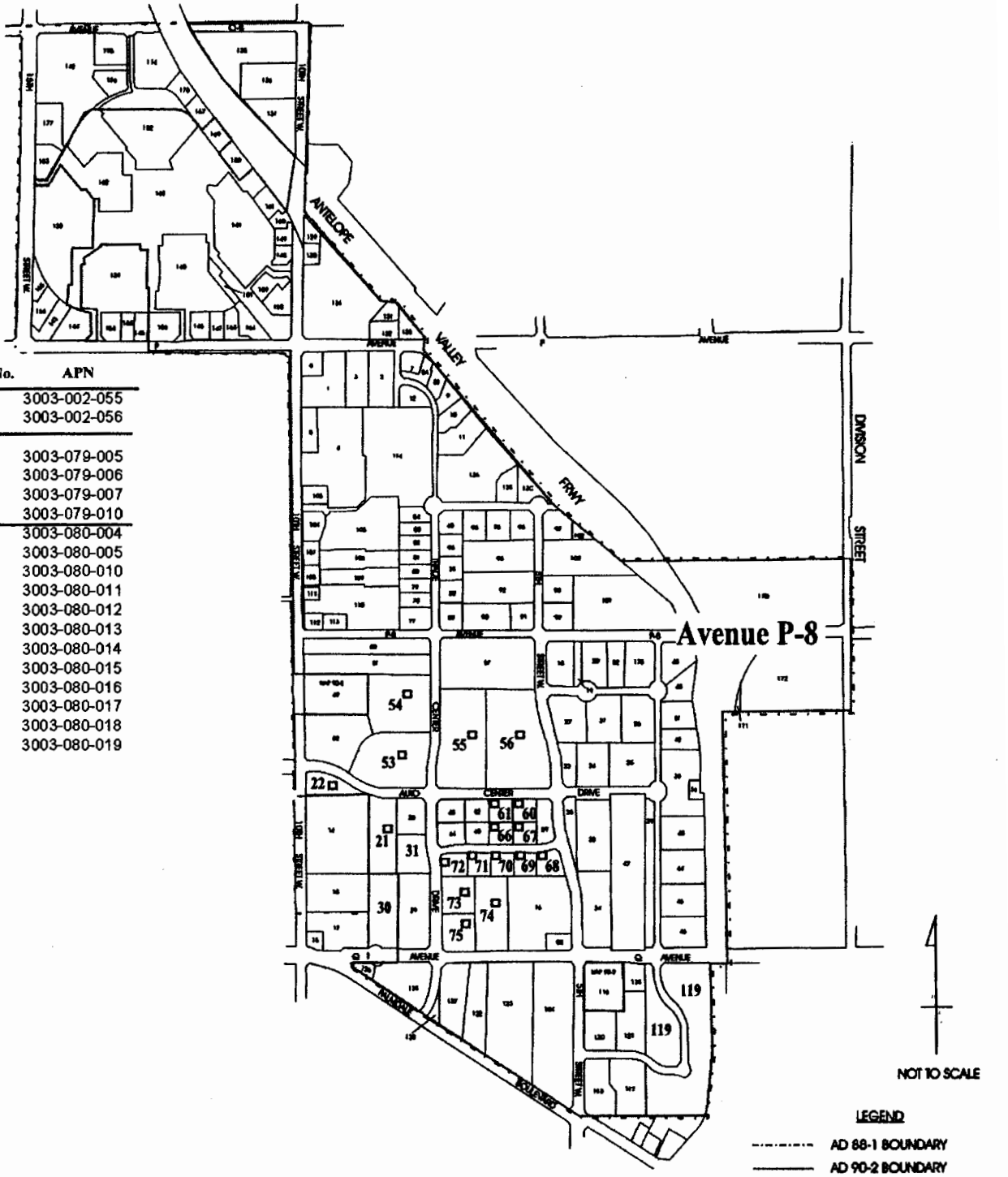
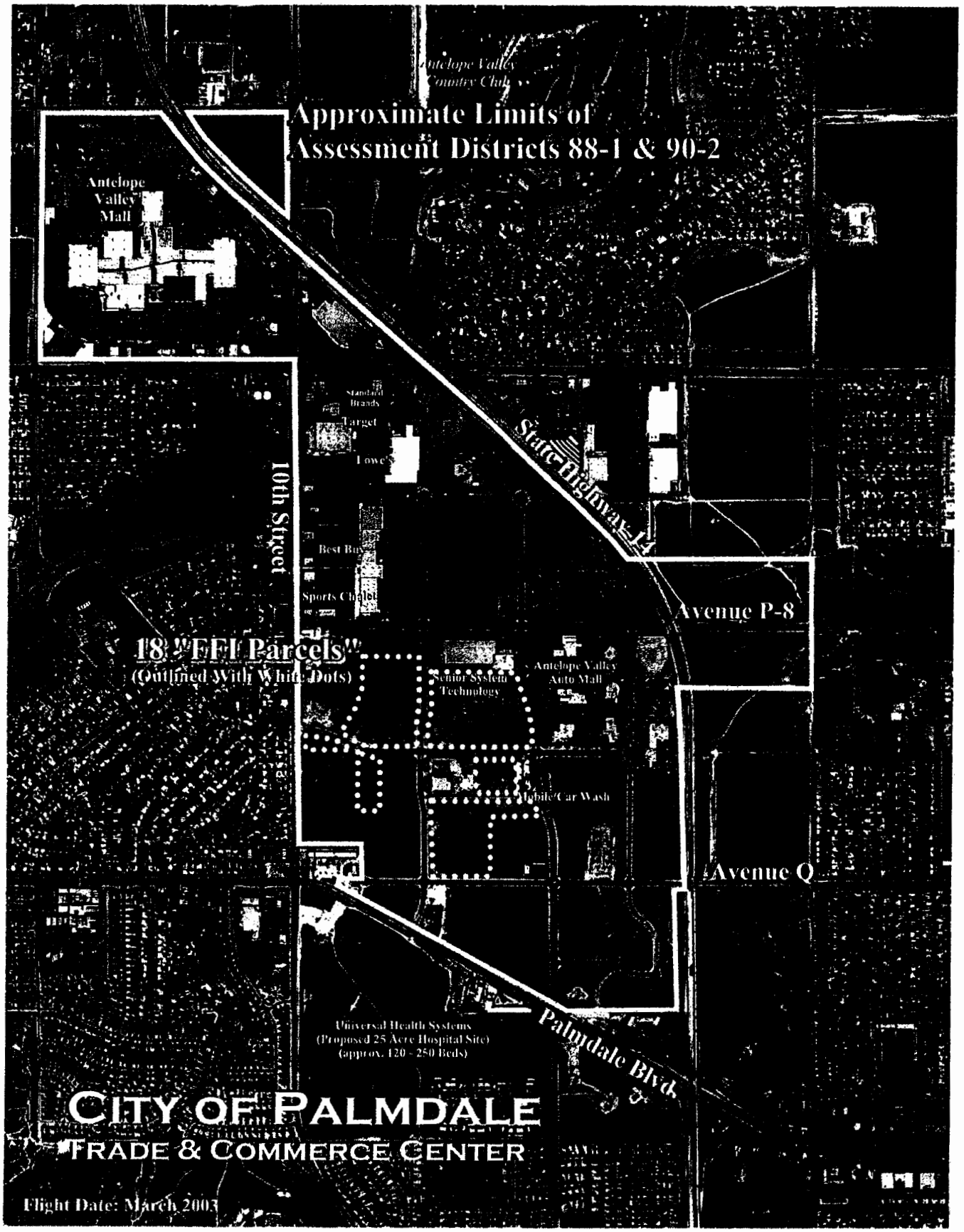
74	3003-080-018
75	3003-080-019



*Acres & SF are approximate


Approximate Limits of
Assessment Districts 88-1 & 90-2
Antelope Valley Mall
Standard Brands
Target
Lowe's
Best Buy
Sports Chalet
10th Street
State Highway 14
Avenue P-8
18 ?EFI Parcels"
(Outlined With White Dots)
Senior System Technology
Antelope Valley Auto Mall
Mobile/Car Wash
Avenue Q
Palmdale Blvd.
Universal Health Systems
(Proposed 25 Acre Hospital Site)
(approx. 120 - 250 Beds)
CITY OF PALMDALE
TRADE & COMMERCE CENTER
Flight Date: March 2003

Attachment 2

City of Palmdale Resolution

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
almdale, 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 2004-269 adopted at the Regular Meeting of the City Council of the City of Palmdale duly held at the regular meeting place thereof, on October 11, 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 2004-269 on file and of record in my office and that said Resolution CC 2004-269 is a full, true, and correct copy of the original Resolution No. CC 2004-269 adopted at said meeting.

At said meeting, Resolution No. CC 2004-269 was adopted by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

WITNESS my hand and the seal of the City of Palmdale this 12 day of October 2004.

Victoria L. Hancock

Victoria L. Hancock, CMC
City Clerk

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

CITY OF PALMDALE

COUNTY OF LOS ANGELES, CALIFORNIA

RESOLUTION NO. CC 2004-269

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 (PALMDALE T&C PARTNERS LLC)

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 "Original 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; and

WHEREAS, in accord with the requirements of the Original Lien Resolution Agreement, on February 25, 2004, the City Council adopted Resolution No. CC 2004-033, authorizing the City to make application to the County for reduction of the property taxes on the property subject to Original Lien Resolution Agreement, as listed in Exhibit A to said Resolution (the "Original Site"); and

WHEREAS, on October 11, 2004, the City Council 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 (Palmdale T&C Partners LLC)" Agreement No. A-0808 (the "Second Lien Resolution Agreement"), to resolve in a similar manner the economic burdens on the development of other land in the City of Palmdale, as described in said Agreement (the "Second Site"), which requires a similar application be made to the County for the reduction of property taxes on such property; and

WHEREAS, for the sake of economy in cost and time of processing the applications, the City Council desires to combine said applications to the extent practicable;

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 Original Site and the Second 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 Sites or any portions thereof shall not close until the City is reasonably satisfied that a workout of the assessment district liens burdening the Sites 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 term 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 Sites or portions thereof as authorized in Resolution No. CC 2004-033 and 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 Original Lien Resolution Agreement and/or Second Lien Resolution Agreement, as appropriate, 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. Form of Agreement. Notwithstanding any provision of Resolution No. CC 2004-033 to the contrary, the form of Agreement which is approved by the City Council for use in such Chapter 8 sale is that attached hereto as Exhibit A.

[Remainder of page intentionally blank]

Section 4. 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 11th day of October, 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

AGREEMENT FORM

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 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

FORM OF AGREEMENT

A-xxxx

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, 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

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 _____

FORM OF Exhibit A

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER _____

EXHIBIT "A"

	LOCATION	FIRST YEAR DELINQUENT	DEFAULT NUMBER	PURCHASE PRICE*	PURPOSE OF ACQUISITION
1.	City of Palmdale	19xx	(Insert Assessor's Parcel No.) 3xxx-xxx-xxx	$xxx.xx	Please Refer to **Attachment A**
2.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
3.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
4.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
5.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
6.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
7.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
8.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
9.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
10.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
11.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
12.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
13.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
14.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
15.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
16.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
17.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	
18.	City of Palmdale	19xx	3xxx-xxx-xxx	$xxx.xx	

Chapter 8 Request
Regarding 18 Parcels Within the Palmdale Trade & Commerce Center

Statement of Public Purpose for Acquiring the Property
City of Palmdale

Executive Summary

This request concerns some 18 parcels comprising approximately 57.42 acres of land within the City of Palmdale's Trade and Commerce Center (the "Site"). The Site has been and is presently still burdened with many liens that are significantly in excess of the value of the land and subject to substantial legal complications relating to their resolution. Taxes, assessments, penalties and interest on the parcels that makeup the Site continue to accrue with no hope that the Site will ever generate property tax or sales tax revenue to the City of Palmdale ("City"), the County of Los Angeles ("County") or any other public or private entity in the absence of an active role and team effort by the County and City to help reduce the liens to a marketable value. Over the past six years, the City has participated and is presently participating in actions to implement a plan aimed at reducing 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.

Property Tax & Assessment Lien Summary

The ad valorem property taxes on the Site have been delinquent since Fiscal Year 1991-1992. The County, under the power to sell property for delinquent taxes provided for in the California Revenue and Taxation Code, has previously offered lots within the Site for sale, but no successful bids were received.

All parcels within the Site are subject to assessment bond liens that are on a parity with County property tax liens, and are not released upon a tax sale for property taxes. All parcels within the Site are 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 an "Assessment District," and collectively the "Assessment Districts"). Each Assessment District has issued Limited Obligation Improvement Bonds payable from assessments levied by the City on behalf of the bond owners on property within the boundaries of that District, which assessments are secured by liens on that property. The proceeds of the Districts' bonds were used for the construction and acquisition of roadway improvements, traffic signals, storm drainage improvements, and sewer and water facilities benefiting the parcels in the District, including but not limited to those parcels within the Site. Although all improvements have been completed, AD 88-1 and AD 90-2 assessments secured by liens on the Site have also been delinquent since Fiscal Year 1991-1992.

In January of 2004, a City commissioned appraisal was completed and has been forwarded to the County. As of the appraised date of value (December 8, 2003), the retail value($)/sf ranged from $4.60 - $5.20/sf. As of that same date, total debt($)/sf ranged from approximately $12.43 to $18.27/sf and continues to accrue. Of this amount, the County's delinquent property tax and penalties ranged from $1.00 - $1.70/sf. This highlights the severity of the total debt that has accrued on the Site. Even if the County and State grant the Chapter 8 Request and reduce the $1.00 - $1.70/sf of County taxes to $0, the remaining assessment liens are still much greater than the December 8, 2003 appraised retail value range. The gap between remaining assessments and appraised value if the bulk sale value is considered.

Summary Request and Public Purpose

The City has entered a Lien Resolution Agreement with the new property owner that requires the City to make application to the County for reduction of the property taxes on the Site. In conjunction with a concentrated effort of the City's finance team to refinance the assessment bond debt, such a reduction a by the County is one of several critical links to help the Site become economically viable. A reduction in the County's interest in the Site is consistent with the reductions borne or to be borne by other affected parties, including the holders of the deeds of trust and bond owners, as well as the monetary commitments made by the City and the future new owner of the Site. Once the reduction of liens and anticipated refinancing is complete, the Site will once again become economically attractive and the City expects all parcels to return to private hands and for development to proceed. Once developed, owners of the parcels are expected to keep current on their property tax payments and generate new tax revenues for the City, County, and State.

Attachment 3

City of Palmdale Mission Statement

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

Attachment 4

Signed Purchase Application Form

Agreement to Purchase Los Angeles County Tax Defaulted Property
(in triplicate original)

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Palmdale

2. Corporate Structure - check the appropriate box below and provide corresponding information:

☐ Nonprofit - provide Articles of Incorporation

☒ Public Agency - provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

☐ Purchase by tax agency/revenue district to preserve its lien

☐ Purchase by tax agency/revenue district to use parcel(s) for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

☒ Purchase by taxing agency for public purpose

☐ Purchase by State, county, revenue district or redevelopment agency for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate document (e.g. Exhibit A) and attach accordingly:

1. County where the parcel(s) is located: Los Angeles

2. List each parcel by Assessor's Parcel Number: See attached Exhibit A

3. State the purpose and intended use for *each* parcel: See attached Exhibit B (same for each parcel)

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title	Date
Robert W. Joone	City Manager	11-03-2004

Exhibit A

List of Parcels in Chapter 8 Application
18 FFI Parcels
City of Palmdale

Item No.	Assessors Parcel No.	Acreage
1	3003- 002- 055	4.32
2	3003- 002- 056	1.75
3	3003- 079- 005	7.20
4	3003- 079- 006	6.89
5	3003- 079- 007	8.48
6	3003- 079- 010	10.51
7	3003- 080- 004	1.01
8	3003- 080- 005	1.01
9	3003- 080- 010	1.00
10	3003- 080- 011	1.01
11	3003- 080- 012	1.12
12	3003- 080- 013	1.00
13	3003- 080- 014	1.00
14	3003- 080- 015	1.00
15	3003- 080- 016	1.12
16	3003- 080- 017	2.28
17	3003- 080- 018	4.50
18	3003- 080- 019	2.24
	Total Acreage	57.42

Chapter 8 Request

Regarding 18 "FFI Parcels" Within the Palmdale Trade and Commerce Center

Statement of Public Purpose for Acquisition by the City of Palmdale

Executive Summary

This request concerns 18 parcels comprising approximately 57.42 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

Several years ago the Site was acquired via a deed in lieu of foreclosure by Financing Facilitators, Inc. ("FFI"). Property taxes on the Site have been delinquent 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 2, 2004 and August 11, 2003).

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.

On behalf of the Assessment Districts, the City has conducted foreclosure proceedings on properties subject to liens securing the bond obligations, including those within the Site. All of the parcels within the Site have been offered at one or more judicial foreclosure sales, but no bids have been received.

As of December 8, 2003, the total tax and assessment liens on the Site totaled nearly $36.2 million (or about $14.44 per square foot). According to a January 2004 appraisal commissioned by the City, the "Bulk Value" of the 18 parcels constituting the Site was approximately $9.4 million or $3.75/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 $26.8 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.

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 are full, true and correct copies of Attachment No. 1, Site Map and Attachment No. 2, legal description, to Agreement No. A-0808 between the City of Palmdale and Palmdale T & C Partners, Agreement To Resolve Tax and Assessment Liens on Specified Property within the Palmdale Trade and Commerce Center Specific Plan area, which attachments were presented to Council and approved at a Regular Meeting of the City Council duly held on October 11, 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 originals on file and of record in my office and that said attachments are full, true, and correct copies of the original attachments to the Agreement approved at said meeting.

Witness my hand and the seal of the City of Palmdale this 17th day of February 2005.

Victoria L. Hancock

Victoria L. Hancock, CMC
City Clerk

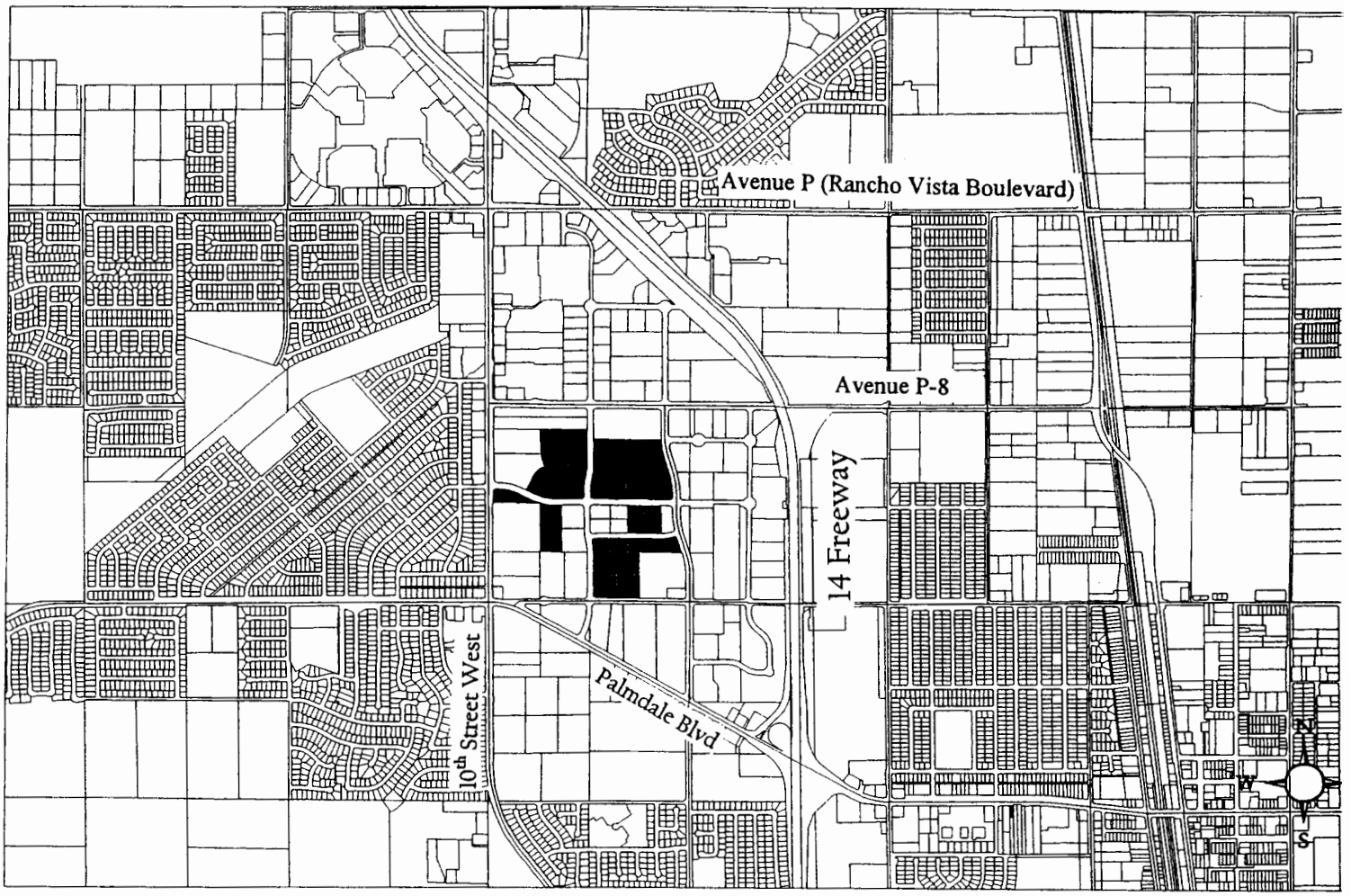
Auxiliary aids provided for communication accessibility upon 72 hours' notice and request.

ATTACHMENT NO. 1

SITE MAP

[TO BE INSERTED]

18 Site Parcels

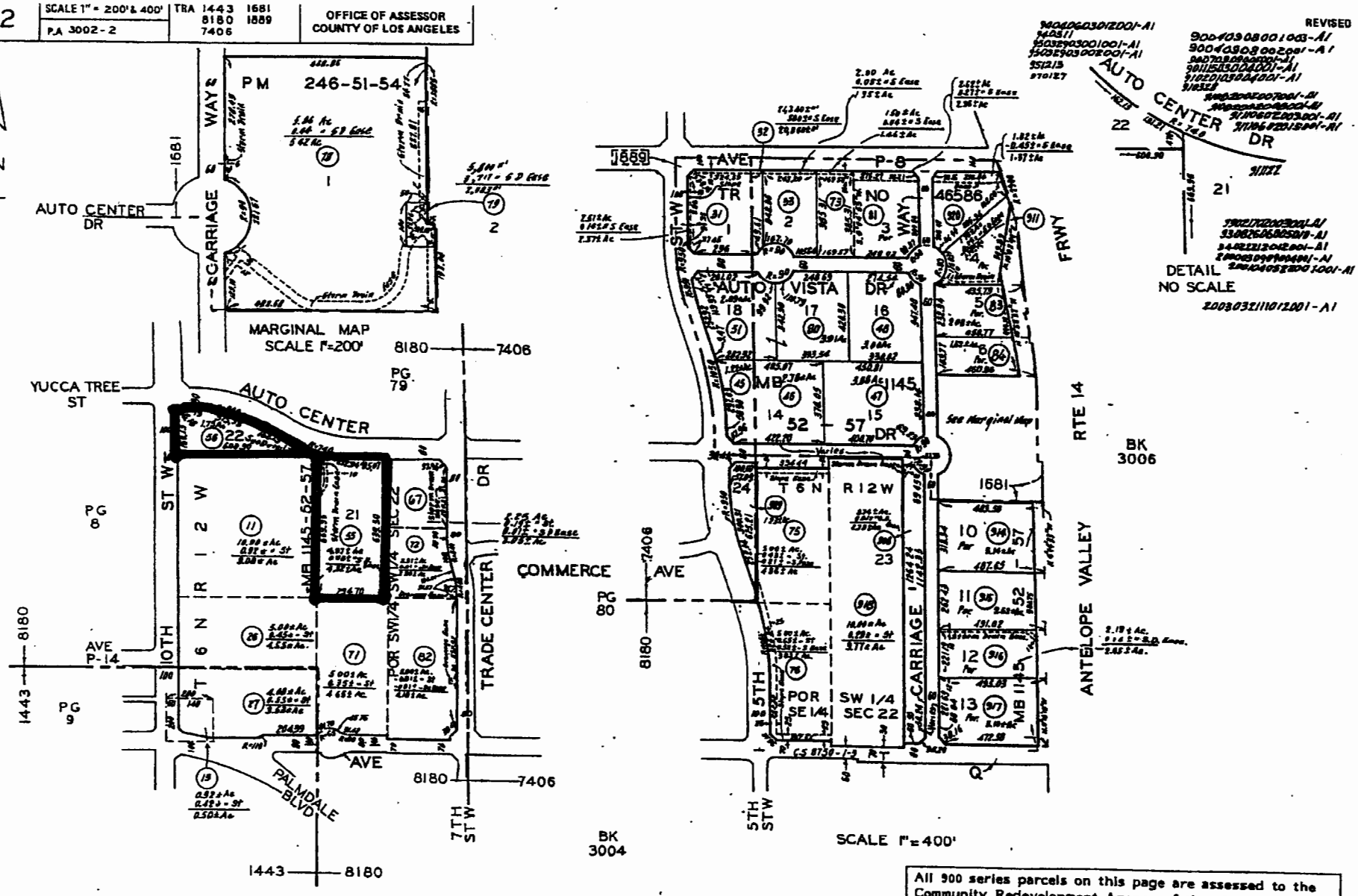


SCALE 1 : 27,754

2,000 0 2,000 4,000 6,000

FEET

N



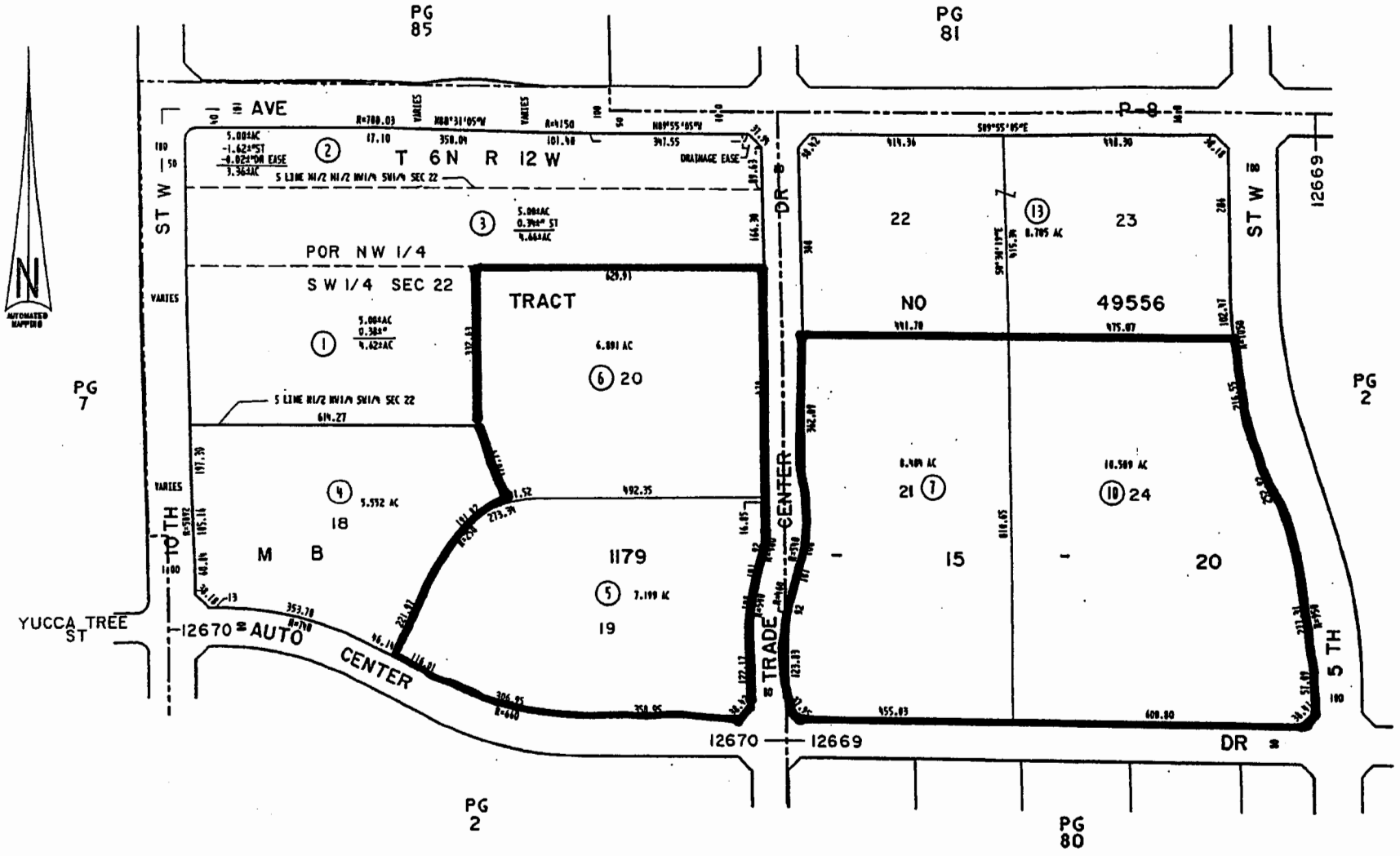
2 of 18 Site Parcels

1-800-345-7334

SCALE IN 1/10 OF AN INCH

3003	79	SCALE 1" = 200'	TRA	OFFICE OF ASSESSOR	REVISED						
		P.A. 3003-79	12669 12670	COUNTY OF LOS ANGELES COPYRIGHT © 1993	91106020130O1-AI 950450500500I-AI	9505310700300I-AI 950927 970127	9709050300300Z-AI I999040502004001-A 991105				

2000



4 of 18 Site Parcels

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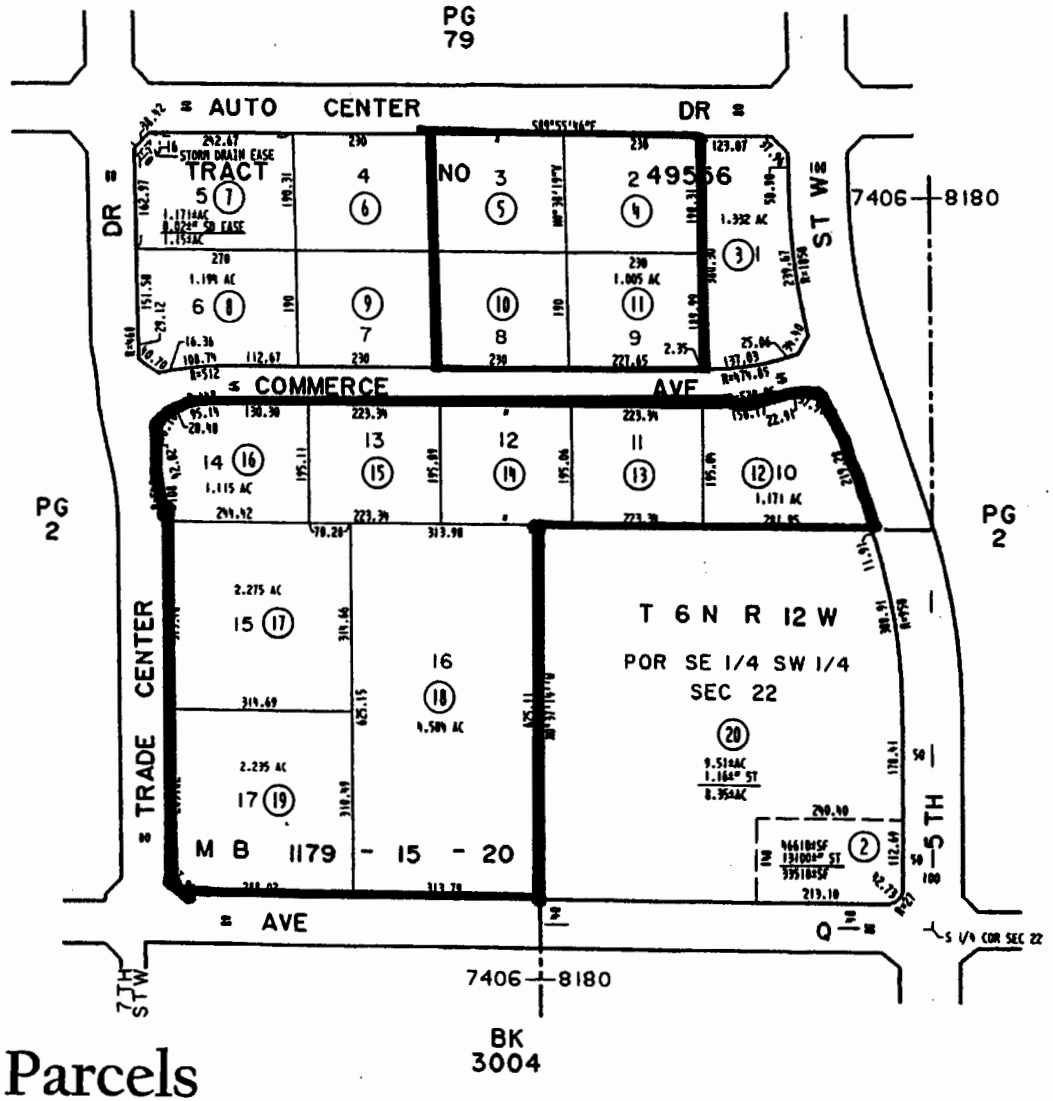


12 of 18 Site Parcels

ATTACHMENT NO. 2

LEGAL DESCRIPTION

Lots 2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21 and 24 of Tract 49556, in the City of Palmdale, as per map recorded in book 1179 pages 15 through 20 inclusive of maps; and Lots 21 and 22 of Tract 46586, in the City of Palmdale, as per map recorded in book 1145 pages 52 through 57 inclusive of maps in the Office of the County Recorder of Los Angeles County.

For reference, the lots are also commonly known as the following Assessors Parcel Numbers:

Tract 49556

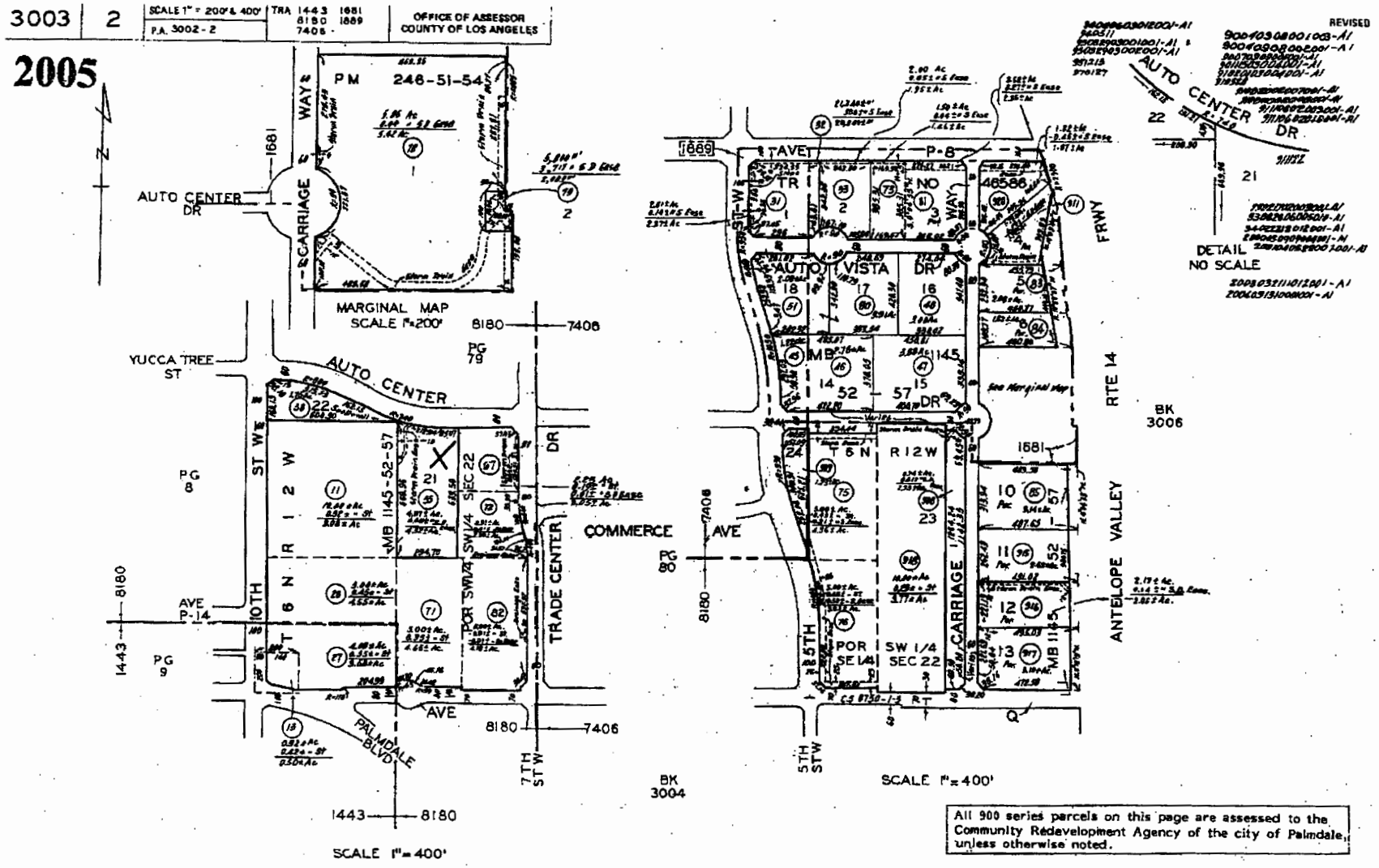
Lot #	Assessors Parcel No.	Acres
2	3003-080-004	1.01
3	3003-080-005	1.01
8	3003-080-010	1.00
9	3003-080-011	1.01
10	3003-080-012	1.12
11	3003-080-013	1.00
12	3003-080-014	1.00
13	3003-080-015	1.00
14	3003-080-016	1.12
15	3003-080-017	2.28
16	3003-080-018	4.50
17	3003-080-019	2.24
19	3003-079-005	7.20
20	3003-079-006	6.89
21	3003-079-007	8.48
24	3003-079-010	10.51

Tract 46586

Lot #	Assessors Parcel No.	Acres
21	3003-002-055	4.32
22	3003-002-056	1.75
	TOTAL	57.42

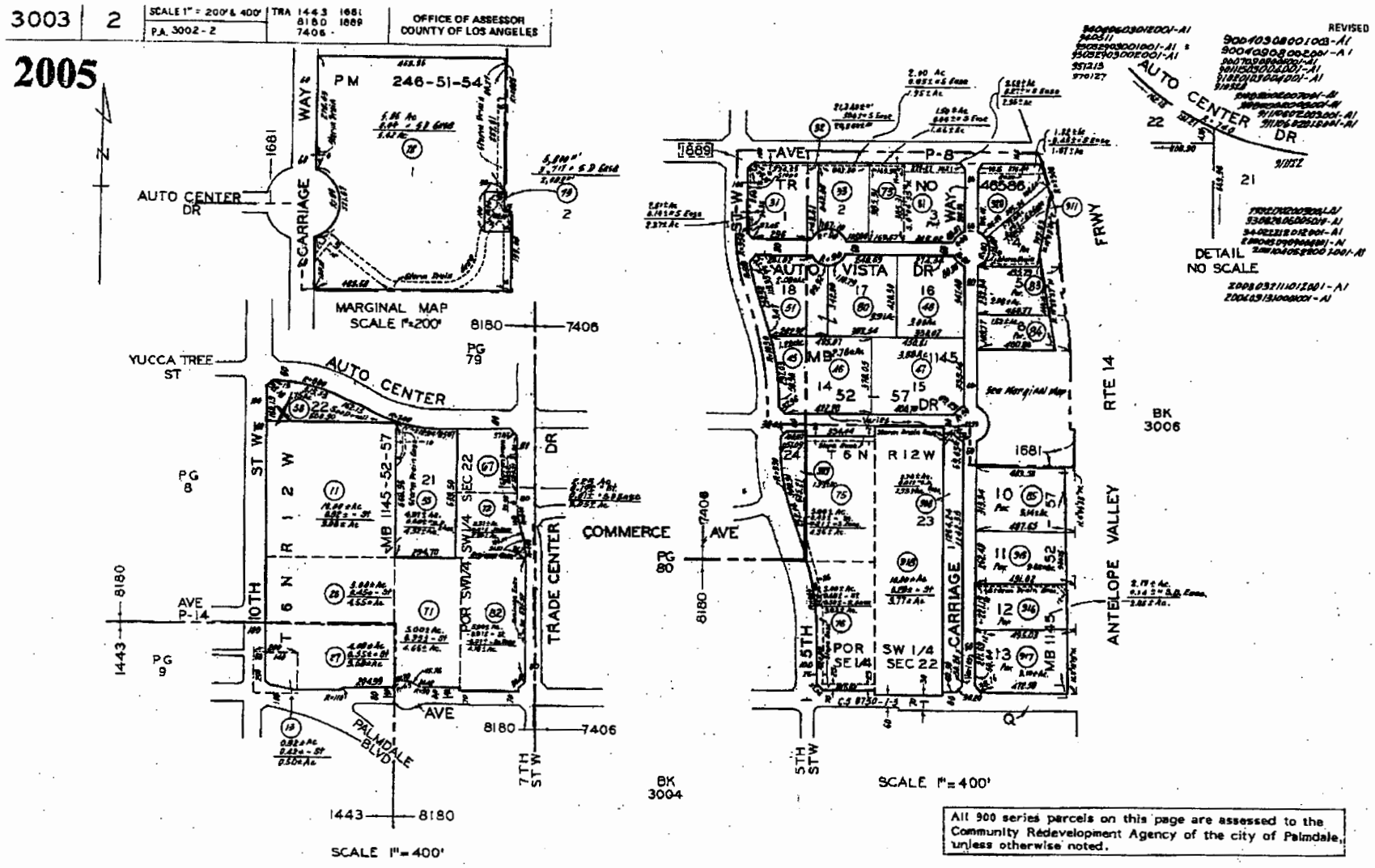
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3003	79	SCALE 1" = 200'	TRA 12669 12670	OFFICE OF ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1993	REVISED 9110602013001-AI 9504505005001-AI	9505310700300I-AI 950927 970127	9709050300300Z-AI 1999040502004001-AI 991105
		P.A. 3003-79					

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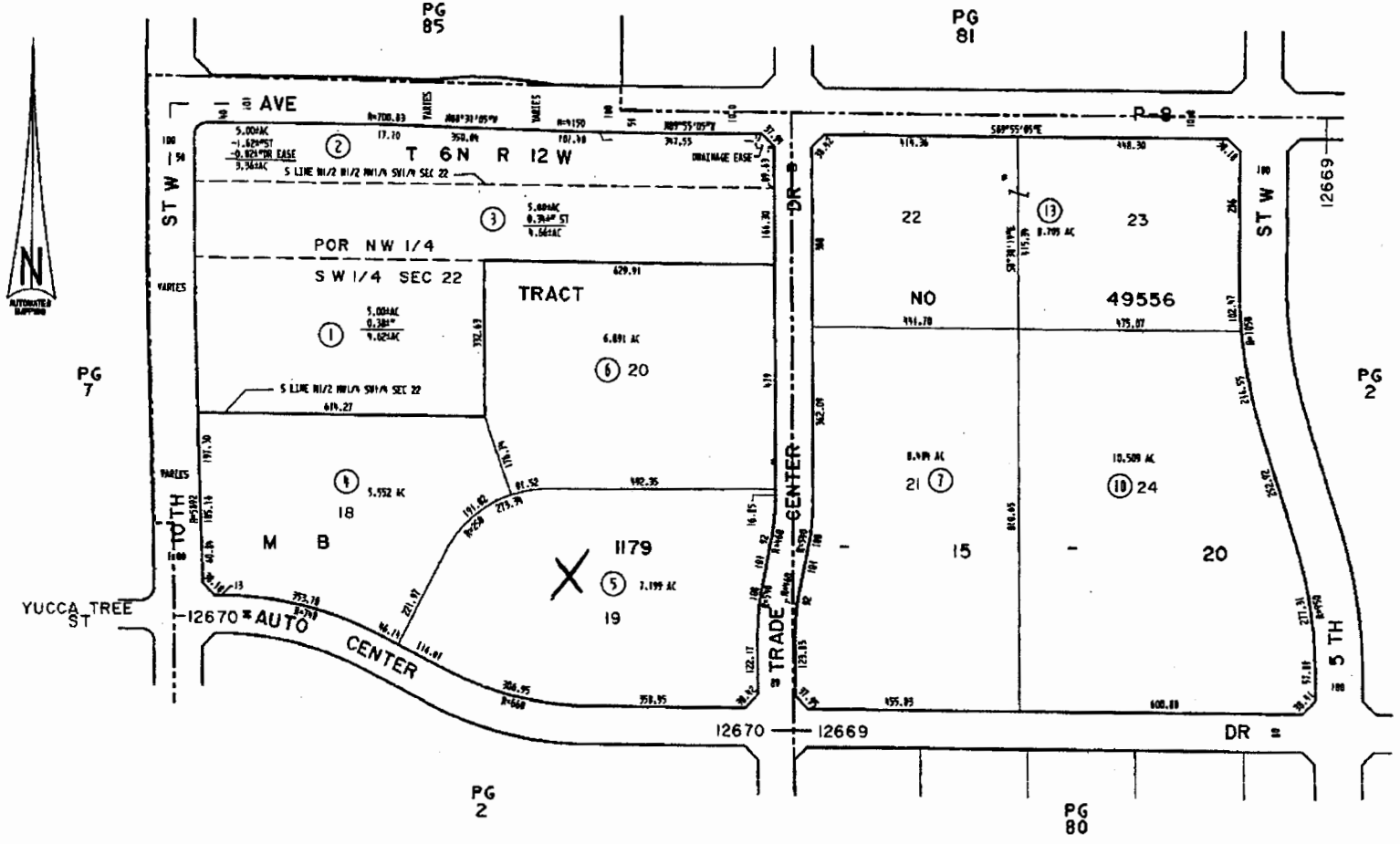

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3003	79	SCALE 1" = 200'	TRA 12669 12670	OFFICE OF ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1993	REVISED 9110602013001-AI 9504505005001-AI	9505310700300I-AI 950927 970127	9709050300300 2-AI 1999040502004001-AI 991105
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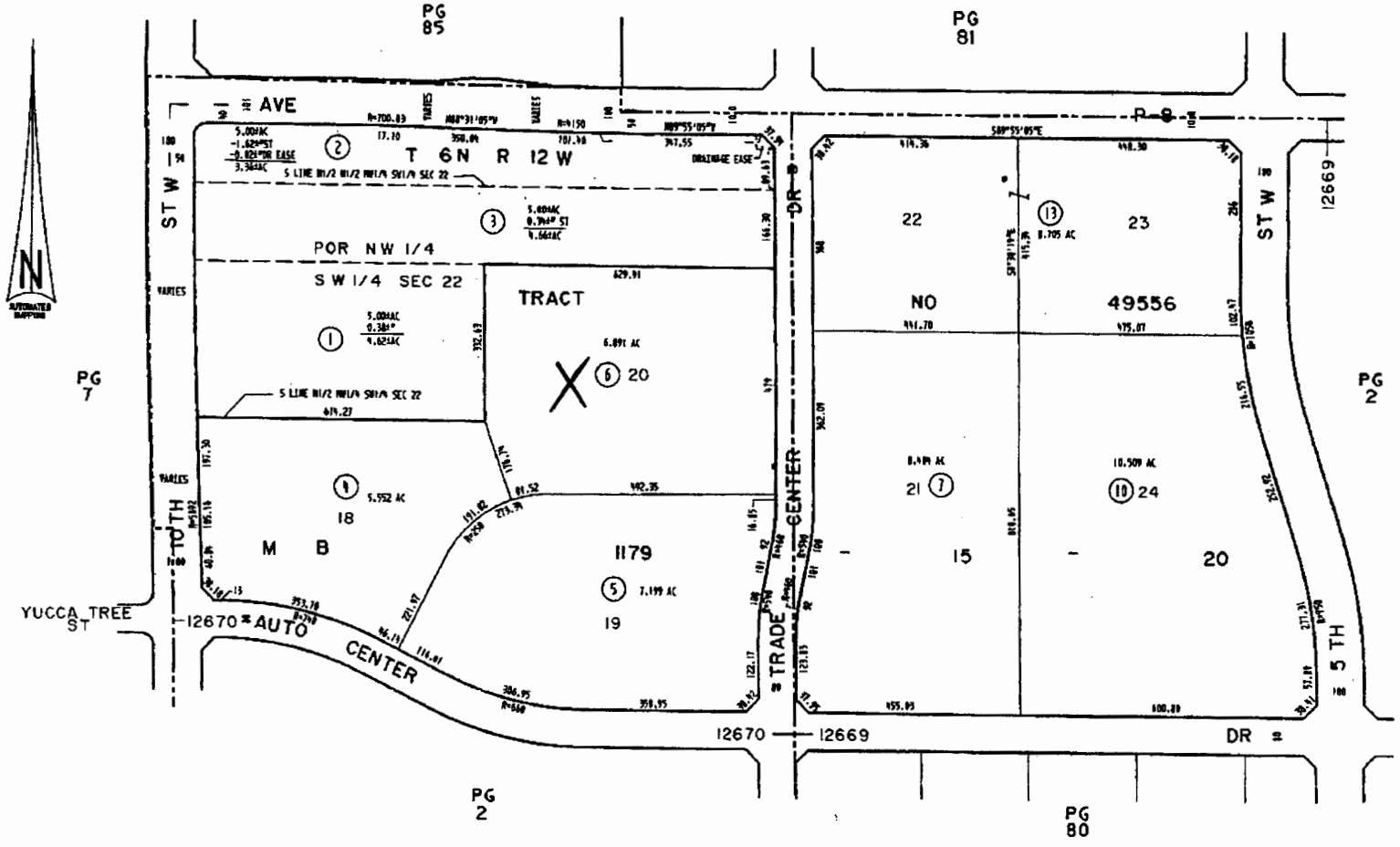

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County of Los Angeles: Rick Auerbach, Assessor

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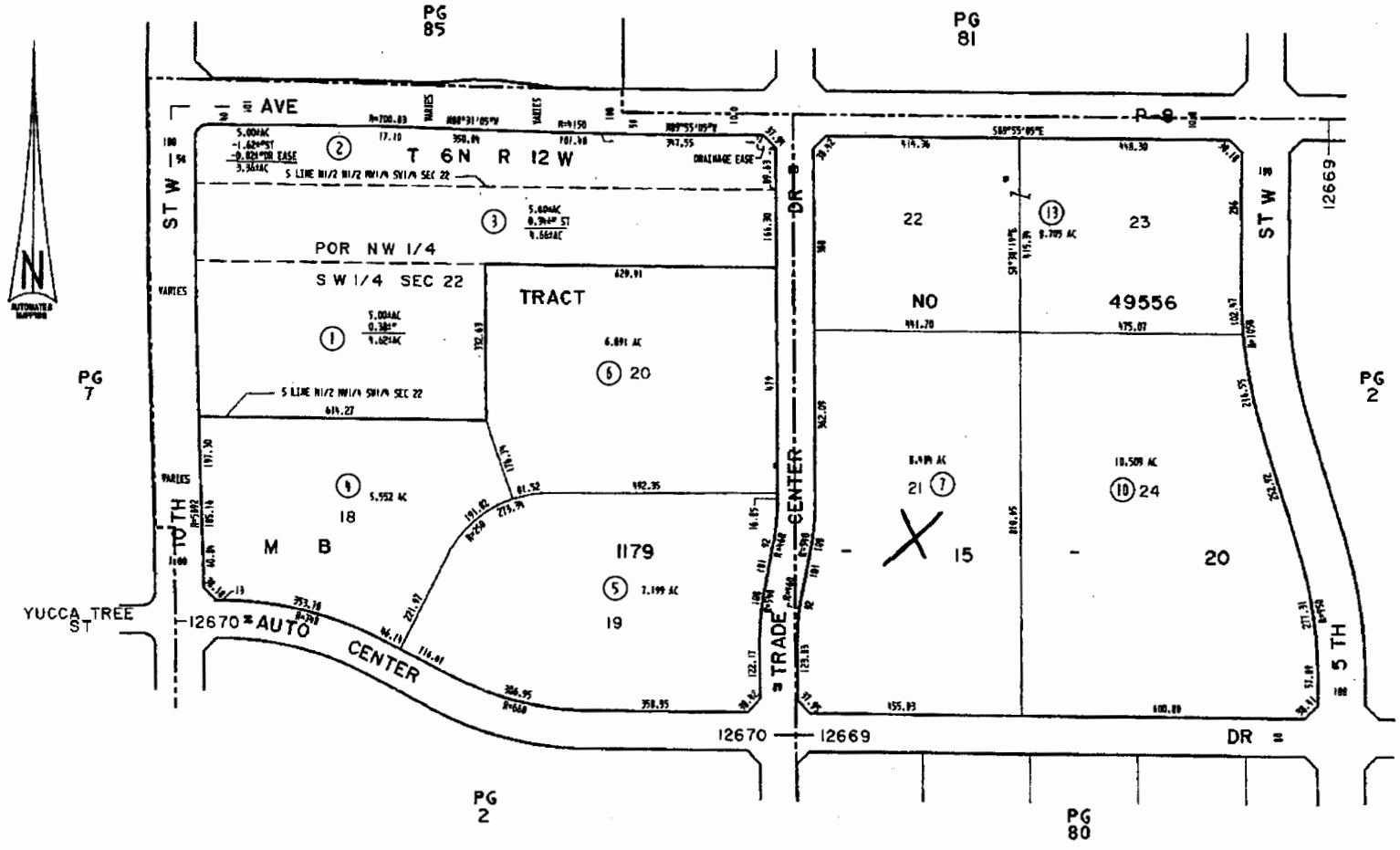

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		P.A. 3003-79					

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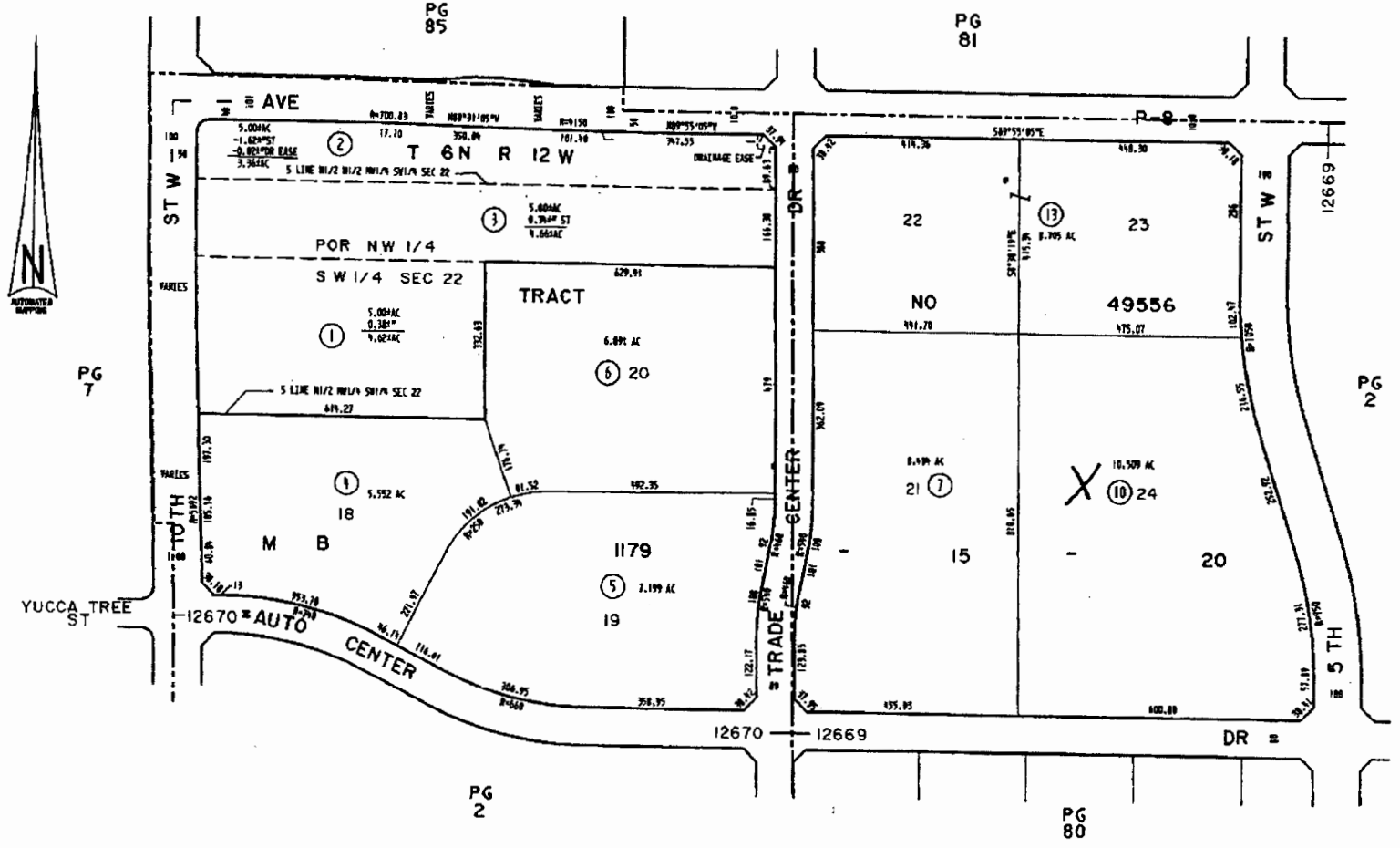
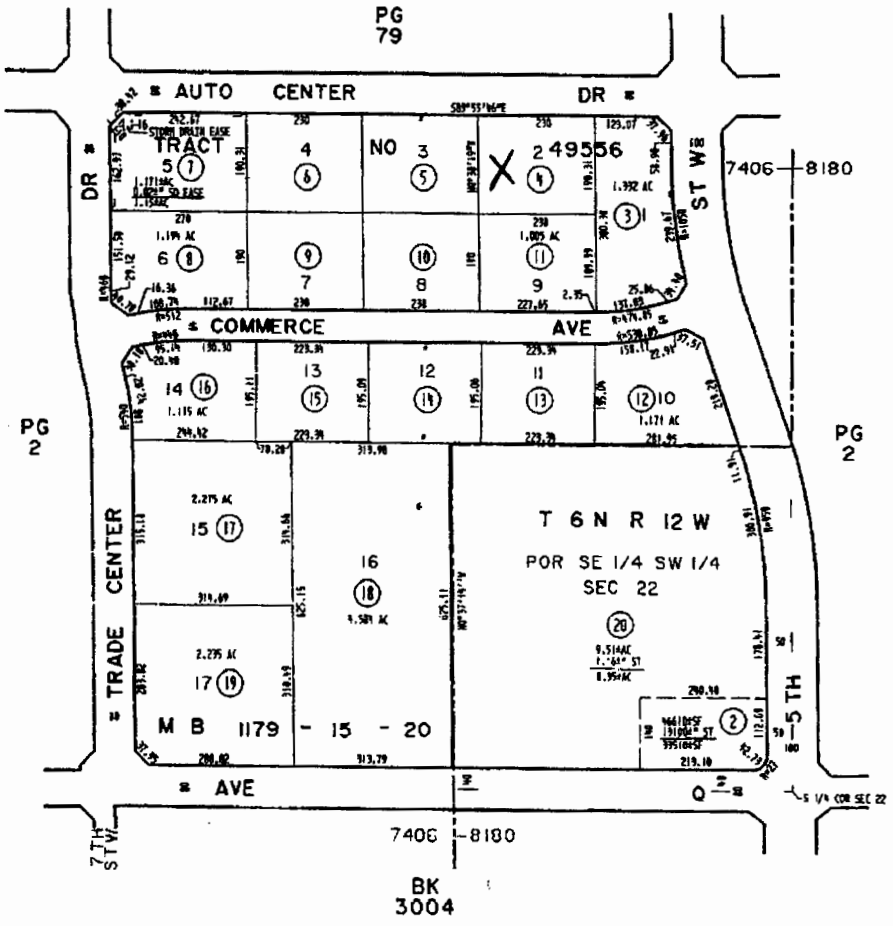


View Enlarged Map | View Printing Instructions

3003 | 80 | SCALE 1" = 200' | P.A. 3003-80 | TRA 7406 8180

County of Los Angeles : Rick Auerbach, Assessor
COUNTY OF LOS ANGELES COPYRIGHT © 1993

1997



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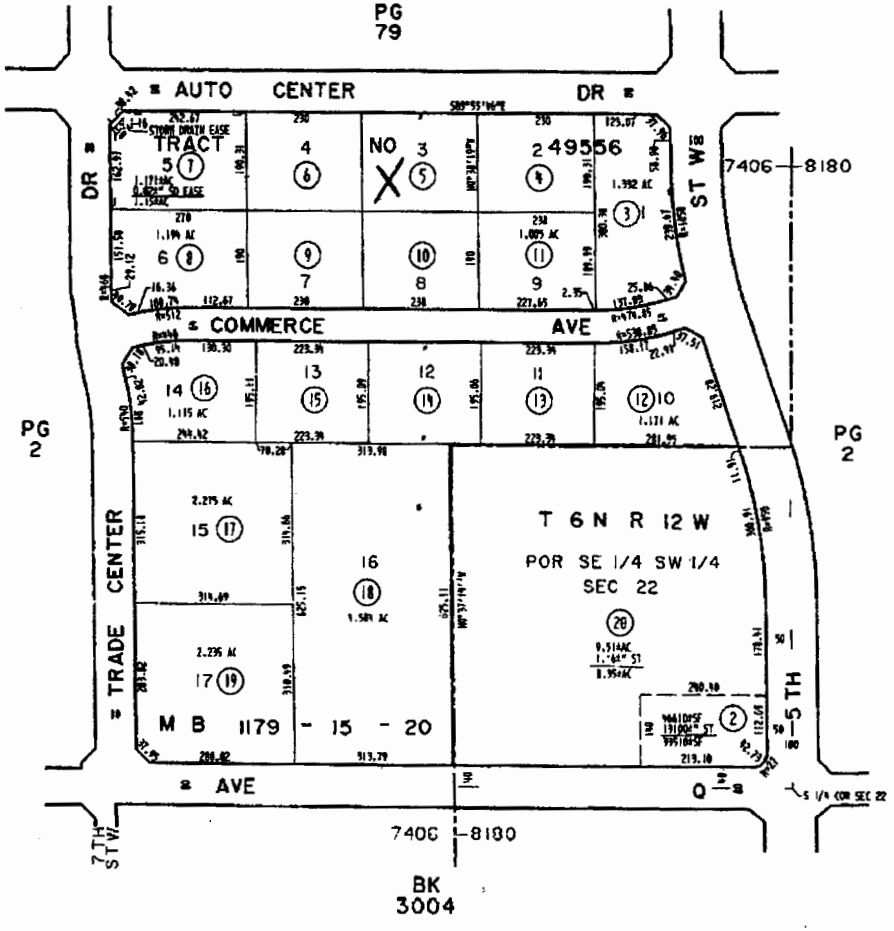
3003 80 | SCALE 1" = 200' | P.A. 3003-80 | TRA 7406 8180

County of Los Angeles | Rick Auerbach, Assessor
COUNTY OF LOS ANGELES COPYRIGHT © 1993

1997



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3003 | 80 | SCALE 1" = 200' | P.A. 3003-80 | TRA 7406 8180

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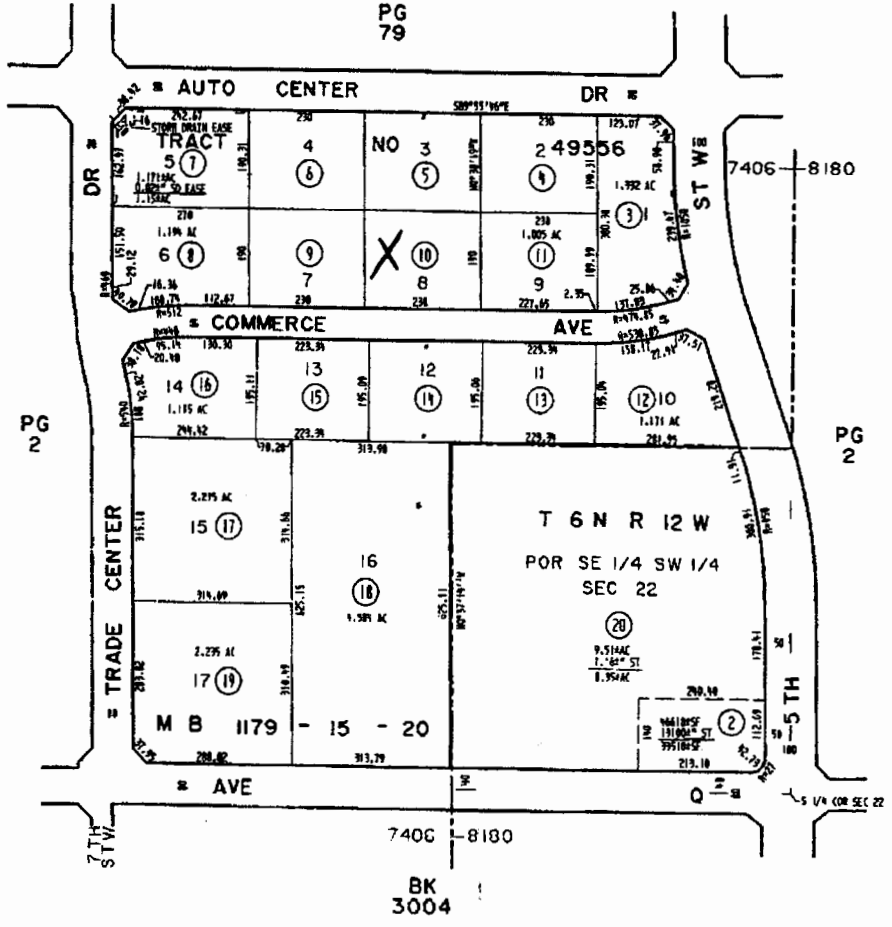
1997



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COUNTY OF LOS ANGELES COPYRIGHT © 1993 | 911106D2015001-AI 970127

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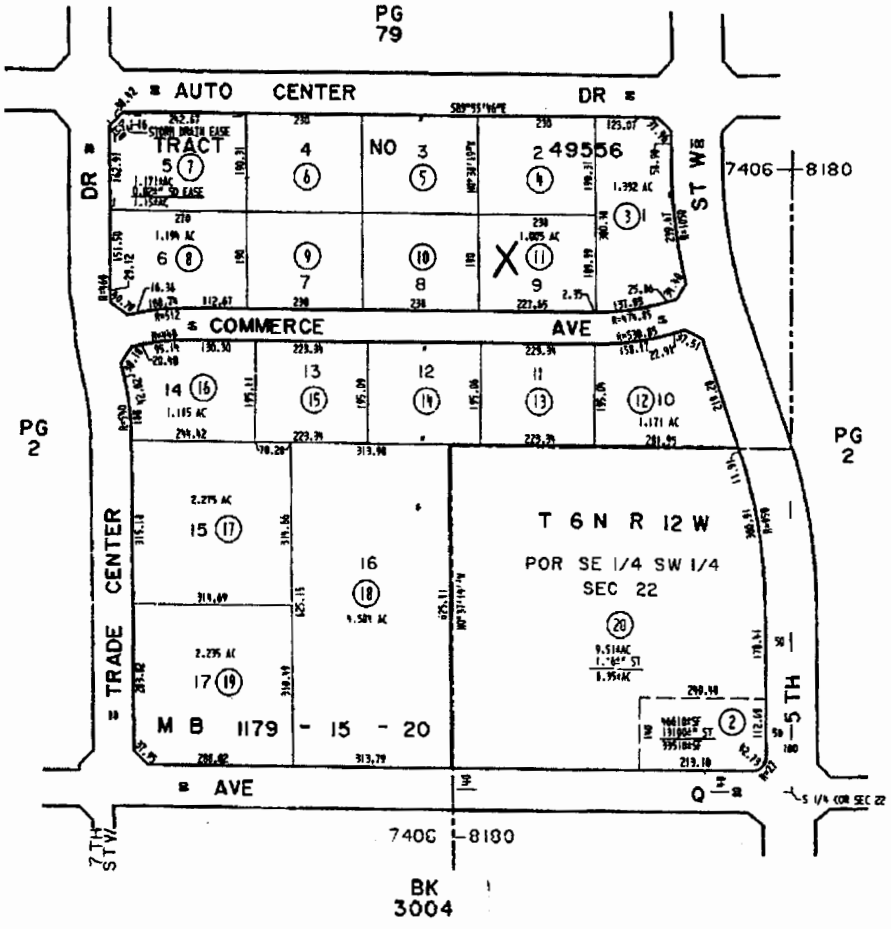

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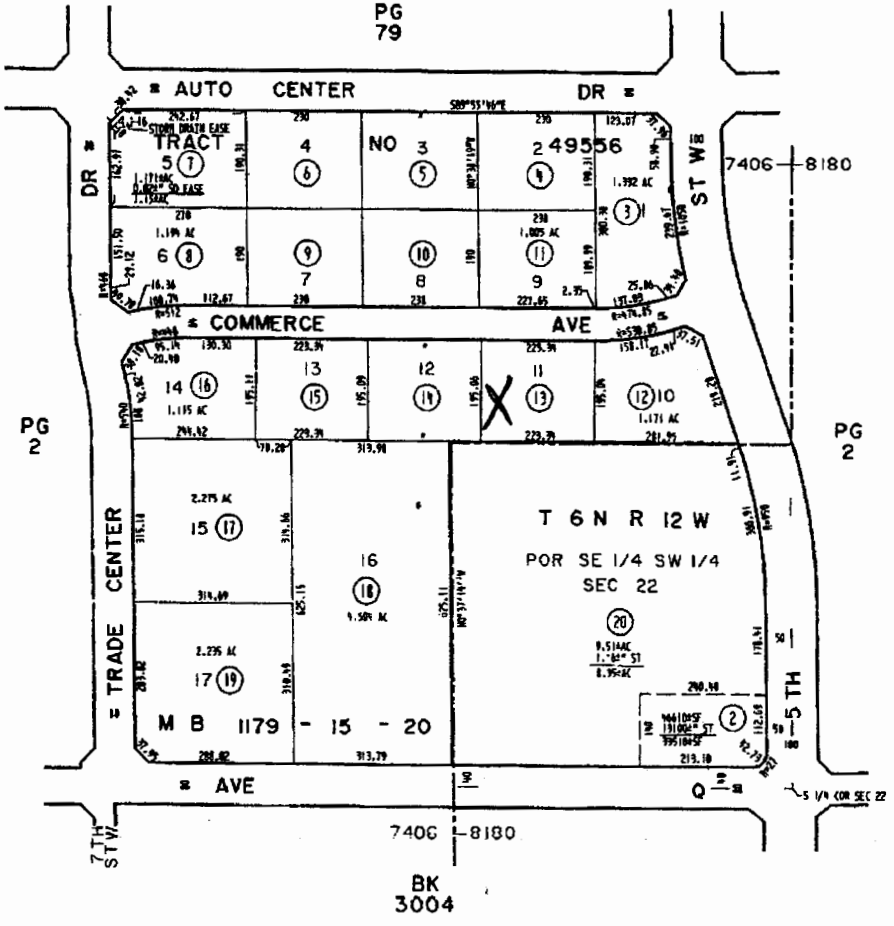

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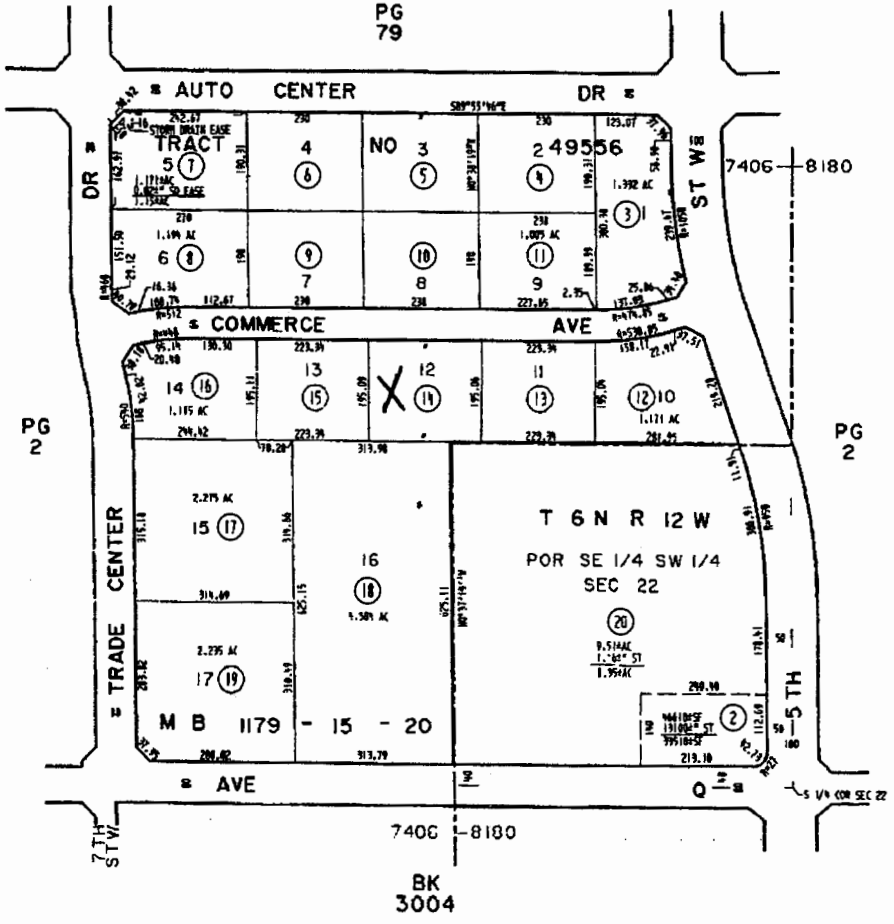

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3003	80	SCALE 1" = 200'	TRA 7406 8180
		P.A. 3003-80	

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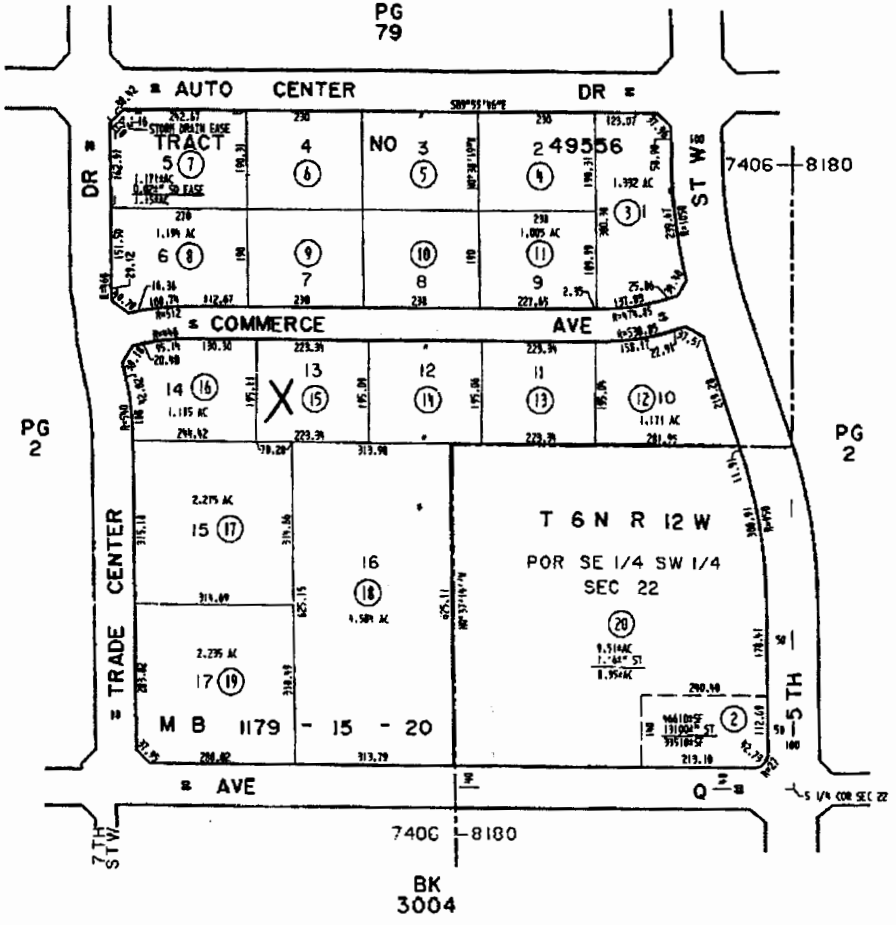

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3003 | 80 | SCALE 1" = 200' | P.A. 3003-80 | TRA 7406 8180

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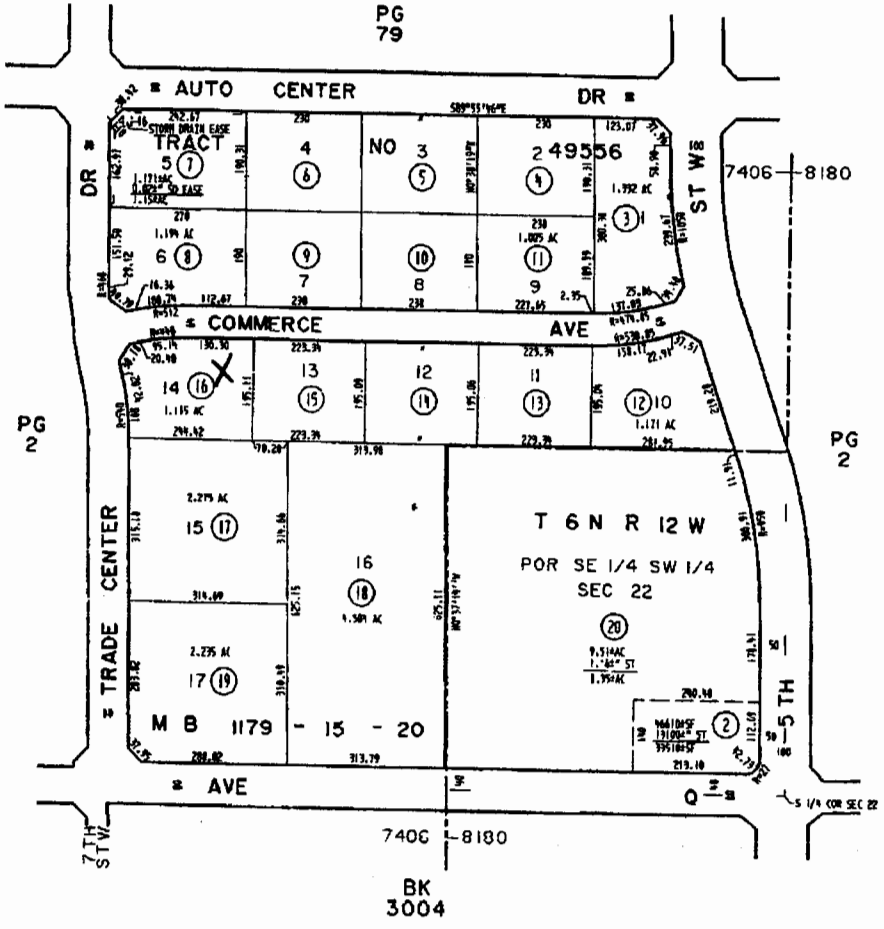

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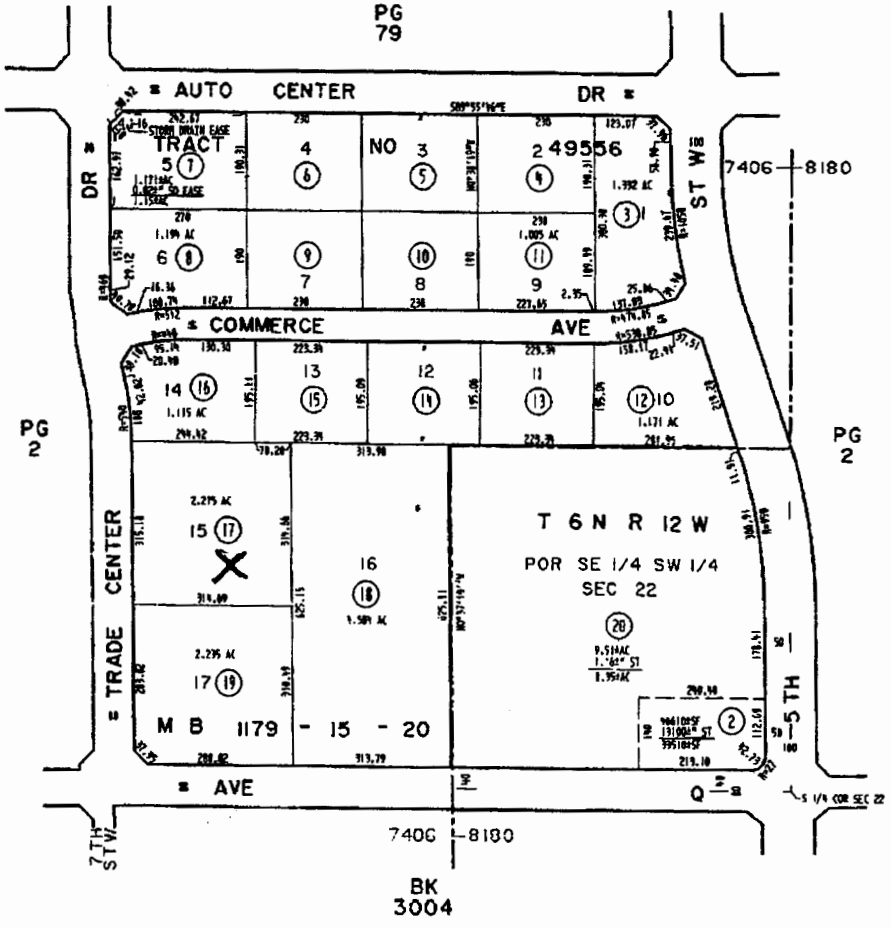

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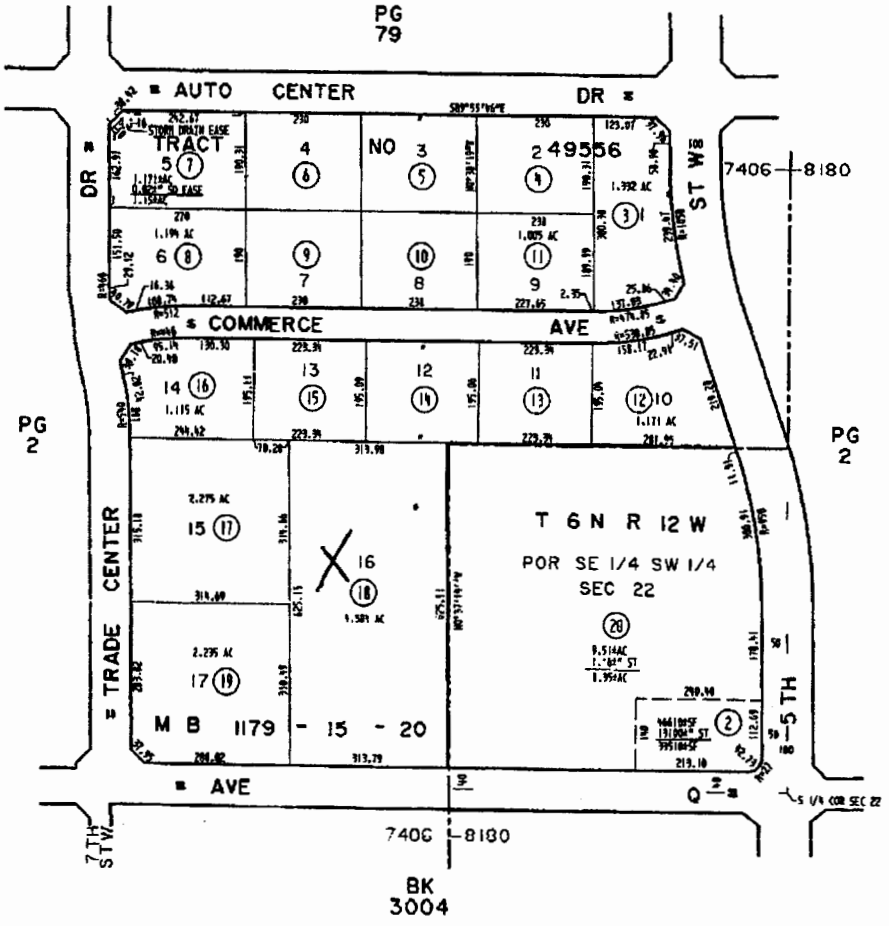

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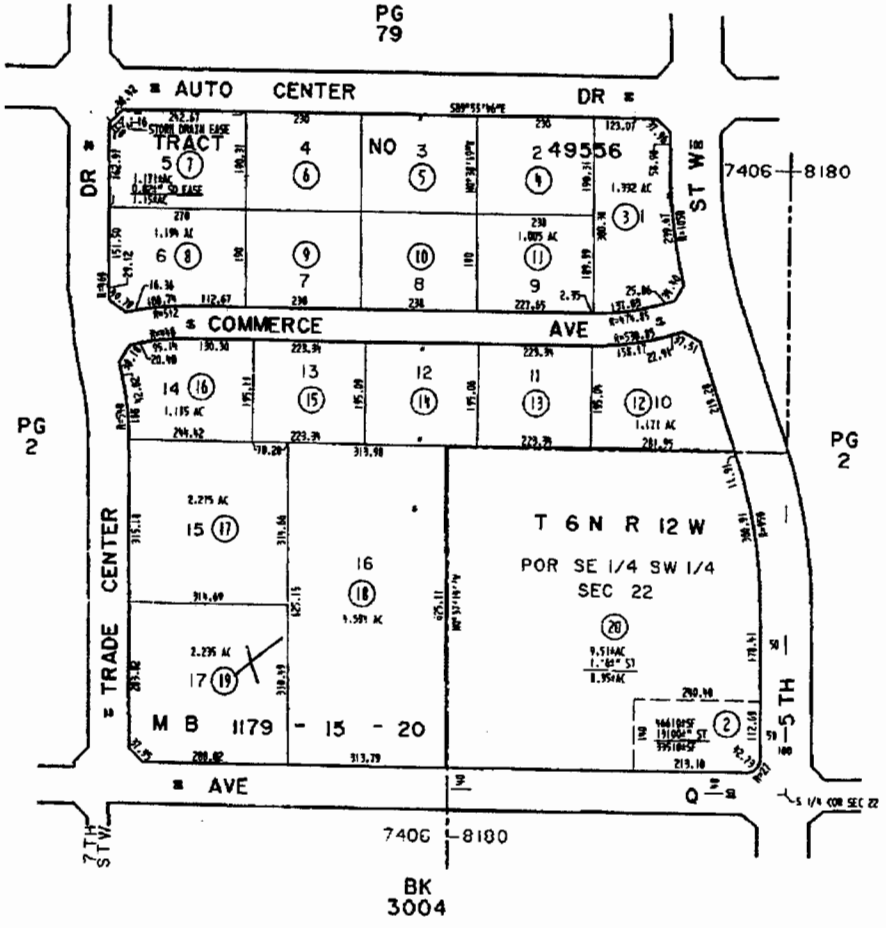

CITY OF PALMDALE
CITY CLERK ORIGINAL

A-0808(a)

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, pursuantto 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 b 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 of redemptionrestored 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 2476

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.

for Anthony Fabrinowich
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 2476

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PALMDALE	1991	3003-002-055	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=46586 LOT 21				
CITY OF PALMDALE	1991	3003-002-056	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=46586 LOT 22				
CITY OF PALMDALE	1991	3003-079-005	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 19				
CITY OF PALMDALE	1991	3003-079-006	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 20				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PALMDALE	1991	3003-079-007	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 21				
CITY OF PALMDALE	1991	3003-079-010	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 24				
CITY OF PALMDALE	1992	3003-080-004	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 2				
CITY OF PALMDALE	1992	3003-080-005	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 3				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PALMDALE	1992	3003-080-010	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 8				
CITY OF PALMDALE	1992	3003-080-011	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 9				
CITY OF PALMDALE	1992	3003-080-013	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 11				
CITY OF PALMDALE	1992	3003-080-014	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 12				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PALMDALE	1992	3003-080-015	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 13				
CITY OF PALMDALE	1992	3003-080-016	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 14				
CITY OF PALMDALE	1992	3003-080-017	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 15				
CITY OF PALMDALE	1992	3003-080-018	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 16				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PALMDALE	1992	3003-080-019	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS

LEGAL DESCRIPTION

TR=49556 LOT 17

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 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

AGREEMENT NUMBER 2476

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.

(for) 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 2476

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
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LEGAL DESCRIPTION				
TR=46586 LOT 21				
CITY OF PALMDALE	1991	3003-002-056	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
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LEGAL DESCRIPTION				
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CITY OF PALMDALE	1991	3003-079-006	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 20				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
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LEGAL DESCRIPTION				
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LEGAL DESCRIPTION				
TR=49556 LOT 24				
CITY OF PALMDALE	1992	3003-080-004	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 2				
CITY OF PALMDALE	1992	3003-080-005	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 3				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
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LEGAL DESCRIPTION				
TR=49556 LOT 8				
CITY OF PALMDALE	1992	3003-080-011	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 9				
CITY OF PALMDALE	1992	3003-080-013	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 11				
CITY OF PALMDALE	1992	3003-080-014	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
LEGAL DESCRIPTION				
TR=49556 LOT 12				

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

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LEGAL DESCRIPTION				
TR=49556 LOT 13				
CITY OF PALMDALE	1992	3003-080-016	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
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TR=49556 LOT 14				
CITY OF PALMDALE	1992	3003-080-017	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS
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SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2476

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PALMDALE	1992	3003-080-019	$400.00	CONVERSION OF RAW LAND IN THE CITY FOR JOB & TAX REVENUE PRODUCING DEVELOPMENTS

LEGAL DESCRIPTION

TR=49556 LOT 17