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 13, 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 1-AGREEMENT 2465
(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 the City of Santa Fe Springs Community Development Commission (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, as indicated on Attachment "A". 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 costs are recovered, and limited-use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" 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 Santa Fe Springs Community Development Commission, which intends to utilize these properties for right-of-way, elimination of aesthetic blight, redevelopment, and low-income housing.

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.

Attachment "B" is a summary of the public agency's purchase. This 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
D:/BOS LTR-Agreement 2465 Santa Fe Springs-091305.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. KIDWELL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

LARRY J. MONTANA
EXECUTIVE OFFICER

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:
That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:
This office has recently completed a review of the policies currently in use with regard to the acquisi-

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the $1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIRST SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2465

AGENCY

City of Santa Fe Springs
Community Development Commission
Public Agency

Selling price of these parcels
shall be $ 10,167.00

Public Agency intends to utilize
these properties for right of way,
elimination of aesthetic blight,
redevelopment and low income
housing purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
1ST	CITY OF SANTA FE SPRINGS	8002-015-020	$2,281.00
1ST	CITY OF SANTA FE SPRINGS	8009-002-021	$3,918.00
1ST	CITY OF SANTA FE SPRINGS	8009-002-022	$3,968.00

AGREEMENT NUMBER 2465

CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT COMMISSION

FIRST SUPERVISORIAL DISTRICT

City of Santa Fe Springs

Community Development Commission

11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

June 28, 2004

DISTRICT AGREEMENT
1 2465

RECEIVED
JUN 30 2004
JOHN MCKINNEY
SECURED PROPERTY TAX DIVISION

Mark J. Saladino
Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
500 West Temple, Room 437
Los Angeles, CA 90051-4917

DECLARATION OF INTEREST TO PURCHASE TAX DEFAULTED PROPERTY, (2004B), VIA CHAPTER 8 AGREEMENT, COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS

Dear Mr. Saladino:

Please be advised that the Community Development Commission of the City of Santa Fe Springs (Commission) is interested in purchasing three tax defaulted properties that appear in the Tax Defaulted Property Sale 2004B catalogue. The Commission wishes to acquire these properties in order to further enhance redevelopment activities in the community, with the possibility of providing additional low- and moderate-income dwelling units. In keeping with the published Chapter 8 Agreement Pre-Qualifications Requirements distributed by your office, the following information is submitted:

Mission Statement

The mission of the Commission is to improve the quality of community life in the City of Santa Fe Springs; to foster the public trust through the effective management of public resources; to provide a safe, well-planned, and aesthetically pleasing environment; to encourage personal enrichment through educational, cultural, social and leisure programs; to serve the public in a responsive and courteous manner; and, to promote social harmony in all aspects of community life.

List of Parcels the Commission Desires to Acquire

1 APN 8002 015 020 (vacant industrial property)
1 APN 8009 002 021 (vacant industrial property)
1 APN 8009 002 022 (vacant industrial property)

ENTERED
Rec'd 7-1-04
S. Ledin

RECEIVED
JUN 30 2004
LOS ANGELES COUNTY
TREASURER & TAX COLLECTOR

Intended Purpose and Use of the Tax Defaulted Properties

APN 8002 015 020 This parcel will be used to complete the public right-of-way at the southwest corner of Norwalk Boulevard and Pike Street, enhance the landscaping within the public right-of-way, and eliminate a substandard, remnant parcel.

APN 8009 002 021 This parcel lies within the Santa Fe Springs oil field, an area known to be contaminated by past activities of the petroleum industry. The condition of the property is such that the private sector, acting alone, would be hard pressed to develop the site. Therefore, it is in the public interest for the Commission to take title to the lot. Furthermore, this lot and the adjacent lot are subject to oil leases that permit operators 'surface entry rights'. Under the two lots, there are four (4) known oil wells. The Commission intends to remediate the contaminated soil, re-abandon any wells required by the State Division of Oil, Gas, and Geothermal Resources and combine the lot with adjacent lots already owned by the Commission. The Commission is investigating using the land to provide affordable, for-sale housing.

APN 8009 002 022 This parcel lies within the Santa Fe Springs oil field, an area known to be contaminated by past activities of the petroleum industry. The condition of the property is such that the private sector, acting alone, would be hard pressed to develop the site. Therefore, it is in the public interest for the Commission to take title to the lot. Furthermore, this lot and the adjacent lot are subject to oil leases that permit operators 'surface entry rights'. Under the two lots, there are four (4) known oil wells. The Commission intends to remediate the contaminated soil, re-abandon any wells required by the State Division of Oil, Gas, and Geothermal Resources and combine the lot with adjacent lots already owned by the Commission. The Commission is investigating using the land to provide affordable, for-sale housing.

These three parcels are all within the Consolidated Redevelopment Project Area. A map of the Project Area is enclosed and the approximate location of the three tax defaulted parcels are indicated.

Thank you, for your attention to this request. Should you have any questions, or need additional information, please contact me at (562) 868-0511 ext. 7351.

Sincerely,

Robert G. Orpin
Executive Director

CC: Frederick W. Latham, City Manager

City of Santa Fe Springs

Community Development Commission

11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

October 4, 2004

Mr. Mark J. Saladino, Treasurer and Tax Collector
Attn: Martha Duran, Assistant Operations Chief
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
Los Angeles, CA 90051-4917

Dear Mr. Saladino:

Re: CHAPTER 8 AGREEMENT NUMBER 2465
ASSESSOR'S IDENTIFICATION NUMBERS: VARIOUS
OBJECTION LETTER

Pursuant to the Community Development Commission of the City of Santa Fe Springs' submittal of an Application to Purchase Tax Defaulted Properties with Assessor's identification and default numbers:

8002-015-020 (*TR= RANCHO SANTA GERTRUDES*LOT BD NE BY PIKE ST E BY NORWALK BLVD AND SW BY NE LINE OF LOT 1 P M 58-80 POR OF SEC 31 T 2S R 11W)

8009-002-021 (SANTA FE SPRINGS LOT 17 BLK 87)

8009-002-022 (SANTA FE SPRINGS LOT 18 BLK 87)

the Commission herein objects to the public auction of the above listed parcels because the Commission intends to remediate these parcels and adjacent Commission–owned parcels within a Santa Fe Springs oil field, and consider using the land to provide affordable for-sale housing.

The date of this statement of objection to public auction of the above listed parcels is submitted to the Treasurer and Tax Collector on October 4, 2004.

If you have any further questions regarding this statement of objection, please contact Andrew C. Lazzaretto, Department of Planning and Development, at (562) 868-0511, ext 7354.

Sincerely,

Robert G. Orpin
Executive Director

CC: Frederick W. Latham, City Manager

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 Santa Fe Springs Community Development Commission

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 County

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 A

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title	Date
	Executive Director	10/04/04

AGREEMENT # 2465

X:Forms:SCO 8-16

APPLICATION TO PURCHASE TAX-DEFAULTED PROPERTY FROM COUNTY
PROPERTY DETAIL

EXHIBIT A

LIST OF PARCELS
BY ASSESSOR'S PARCEL NUMBER

APN 8002 015 020
APN 8009 002 021
APN 8009 002 022

PURPOSE AND INTENDED USE FOR EACH PARCEL

APN 8002 015 020. This parcel will be used to complete the public right-of-way at the southwest corner of Norwalk Boulevard and Pike Street, enhance the landscaping within the public right-of-way, and eliminate a substandard remnant parcel.

APN 8009 002 021. This parcel lies within the Santa Fe Springs oil field, and area known to be contaminated by past activities of the petroleum industry. The condition of the property is such that the private sector, acting alone, would be hard pressed to develop the site. Therefore, it is in the public interest for the Commission to take title to the lot. Furthermore, this lot and the adjacent lot are subject to oil leases that permit operators "surface entry rights." Under the two lots, there are four (4) known oil wells. The Commission intends to remediate the contaminated soil, re-abandon any wells required by the State Division of Oil, Gas and Geothermal resources and combine the lot with adjacent lots already owned by the Commission. The Commission is investigating using the land to provide affordable, for-sale housing.

APN 8009 002 022. This parcel lies within the Santa Fe Springs oil field, and area known to be contaminated by past activities of the petroleum industry. The condition of the property is such that the private sector, acting alone, would be hard pressed to develop the site. Therefore, it is in the public interest for the Commission to take title to the lot. Furthermore, this lot and the adjacent lot are subject to oil leases that permit operators "surface entry rights." Under the two lots, there are four (4) known oil wells. The Commission intends to remediate the contaminated soil, re-abandon any wells required by the State Division of Oil, Gas and Geothermal resources and combine the lot with adjacent lots already owned by the Commission. The Commission is investigating using the land to provide affordable, for-sale housing.

City of Santa Fe Springs

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State of California)
County of Los Angeles)ss
City of Santa Fe Springs)

I, Marilyn Jannak, City Clerk of the City of Santa Fe Springs, do hereby certify that the attached is a true and accurate copy of the minutes of the Santa Fe Springs Community Development Commission meeting of June 10, 2004. The original document is on file in the Department of Planning and Development, City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670.

Marilyn Jannak
City Clerk

Date: September 17, 2004

(Seal)

MINUTES
REGULAR MEETING OF THE
COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS
JUNE 10, 2004

1. CALL TO ORDER

The Regular Meeting of the Community Development Commission was called to order by Chairperson Velasco at 6:04 p.m.

2. ROLL CALL

Roll call indicated the following: Present: Commissioners Gonzalez, Kernes, Putnam (arrived at 6:12 p.m.), Serrano, Chairperson Velasco. Absent: None. Also present: Robert Orpin, Executive Director; Frederick W. Latham, City Manager; Steve Skolnik, Commission Attorney; and Marilyn Jannak, City Clerk.

3. ORAL COMMUNICATIONS

Chairperson Velasco announced that this is the time for public comment on any Community Development matter which is not on tonight's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Community Development Commission. There being no one wishing to address the Community Development Commission, Oral Communications were declared closed.

4. REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

The City Manager had nothing to report.

The Executive Director had no report.

5. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Commission.

A. APPROVAL OF MINUTES

Minutes of the Regular Community Development Commission meeting of May 27, 2004.

Commissioner Serrano moved approval of the minutes. Commissioner Kernes seconded the motion, which carried unanimously, with Commissioner Gonzalez abstaining.

B. Authorization to Advertise for Construction Bids for Town Center Hall Refurbishment - Phase II.

Recommendation: That the Community Development Commission authorize the City Engineer to advertise for construction bids for the Town Center Hall Refurbishment – Phase II project and authorize the Purchasing Officer to purchase the concrete block for the project.

C. Payment of Commission Bills.

Consideration of Resolution No. 68-04 authorizing the payment of claims and demands. (The listing of the claims and demands is within the warrant list included in the City Council packet.)

RESOLUTION NO. 68-04

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS AUTHORIZING THE USE OF MONIES TO FUND THE CLAIMS AND DEMANDS IDENTIFIED AS CDC ON THE LIST OF CLAIMS AND DEMANDS PRESENTED TO THE CITY COUNCIL UNDER RESOLUTION NO. 6979

D. Cancellation of Warrants.

Consideration of Resolution No. 69-04 authorizing the cancellation of certain warrants.

RESOLUTION NO. 69-04

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS CANCELING CERTAIN WARRANTS PRESENTED TO THE CITY COUNCIL UNDER RESOLUTION NO. 6978

Commissioner Serrano moved approval of Consent Agenda Items 5-B, 5-C, and 5-D, including the adoption of Resolution Nos. 68-04 and 69-04. Commissioner Kernes seconded the motion, which carried unanimously.

6. NEW BUSINESS

E. Authorizing the City Manager to Vote Yes on Behalf of the Community Development Commission for all Proposition 218 Ballots Involving Commission-owned Parcels Within the Boundaries of Lighting District No. 1.

Recommendation: That the Community Development Commission authorize the City Manager to vote yes on behalf of the Community Development Commission on all ballots involving City-owned or Commission-owned parcels within the boundaries of Lighting District No. 1.

Commissioner Serrano moved approval of the recommendation. Commissioner Kernes seconded the motion, which carried unanimously.

F. Approval to Purchase Six Lots in the Town Lots Area, Owned by Mr. and Mrs. Kent Bewley.

Recommendation: That the Community Development Commission approve the purchase of Assessor's Parcel Nos. 8009-002-011, 8009-002-012, 8009-002-013, 8009-002-014, 8009-002-023, and 8009-002-024 at a cost of $282,000.

Commissioner Serrano moved approval of the recommendation. Commissioner Kernes seconded the motion, which carried by the following roll call vote:

AYES:	Commissioners Gonzalez, Kernes, Serrano, Chairperson Velasco
NOES:	None
ABSENT:	Commissioner Putnam

G. **Approval to Purchase Tax-Defaulted Town Lot Properties on Gardner Avenue, Sackett-Manley Trust.**

Recommendation: That the Community Development Commission approve the purchase of tax-defaulted properties, Assessor's Parcel Nos. 8009-002-021 and 8009-002-022, at a cost of $7,547, and authorize the Executive Director to sign the necessary acquisition documents.

Commissioner Serrano moved approval of the recommendation. Commissioner Kernes seconded the motion, which carried by the following roll call vote:

AYES:	Commissioners Gonzalez, Kernes, Serrano, Chairperson Velasco
NOES:	None
ABSENT:	Commissioner Putnam

H. **Introduction of the City's Budget for Fiscal Year 2004-05.**

Recommendation: That the Community Development Commission receive the CDC Budget for Fiscal Year 2004-05 and, in so doing, set a Public Hearing for the June 24, 2004 Community Development Commission meeting at which the Commission would receive public questions and comments.

Commissioner Serrano moved approval of the recommendation. Commissioner Kernes seconded the motion, which carried unanimously.

RECESS

Chairperson Velasco, at 6:11 p.m., recessed the Community Development Commission meeting in order to conduct a joint Closed Session with the City Council.

Commissioner Putnam arrived at 6:12 p.m.

7. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property:	Golden Springs, Building H – 13220 Orden Drive
Negotiating Parties:	Staff and Potential Tenant
Under Negotiation:	Terms of Agreement

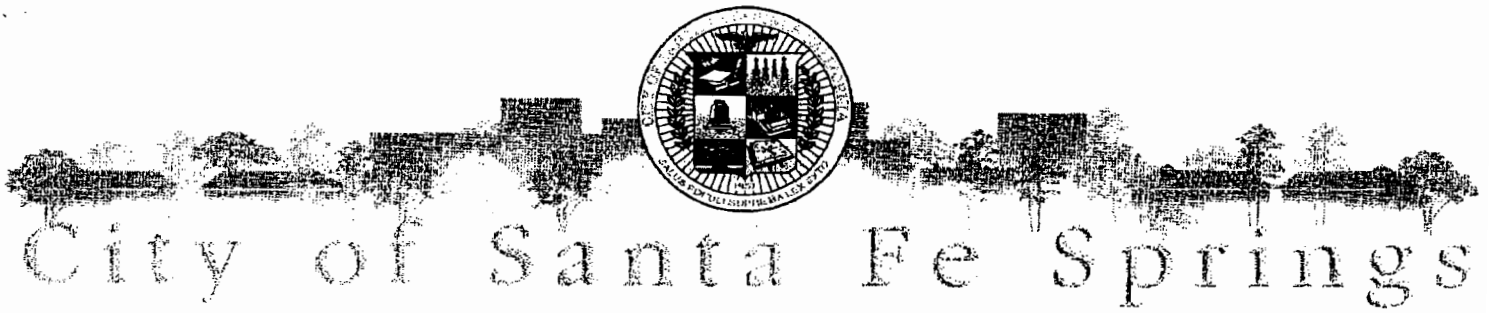
8. RECONVENE/ADJOURNMENT

Chairperson Velasco, at 7:02 p.m., reconvened the Community Development Commission meeting with all Commissioners present, and immediately adjourned the meeting.

Gustavo R. Velasco, Chairperson

ATTEST:

Robert G. Orpin, Secretary



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State of California)
County of Los Angeles)ss.
City of Santa Fe Springs)

I, Marilyn Jannak, City Clerk of the City of Santa Fe Springs, California, do hereby certify that the attached is a full, true, and complete excerpt from the minutes of the meeting of the Community Development Commission of the City of Santa Fe Springs held on the 24th day of June, 2004, concerning item:

NEW BUSINESS

6-D. Approval to Purchase a Tax-Defaulted Parcel on Norwalk Boulevard at Pike Street.

Marilyn Jannak
City Clerk

Date: October 18, 2004

EXCERPT FROM MINUTES OF MEETING OF
THE COMMUNITY DEVELOPMENT COMMISSION
CITY OF SANTA FE SPRINGS
HELD ON
JUNE 24, 2004

NEW BUSINESS

6-D. Approval to Purchase a Tax-Defaulted Parcel on Norwalk Boulevard at Pike Street.

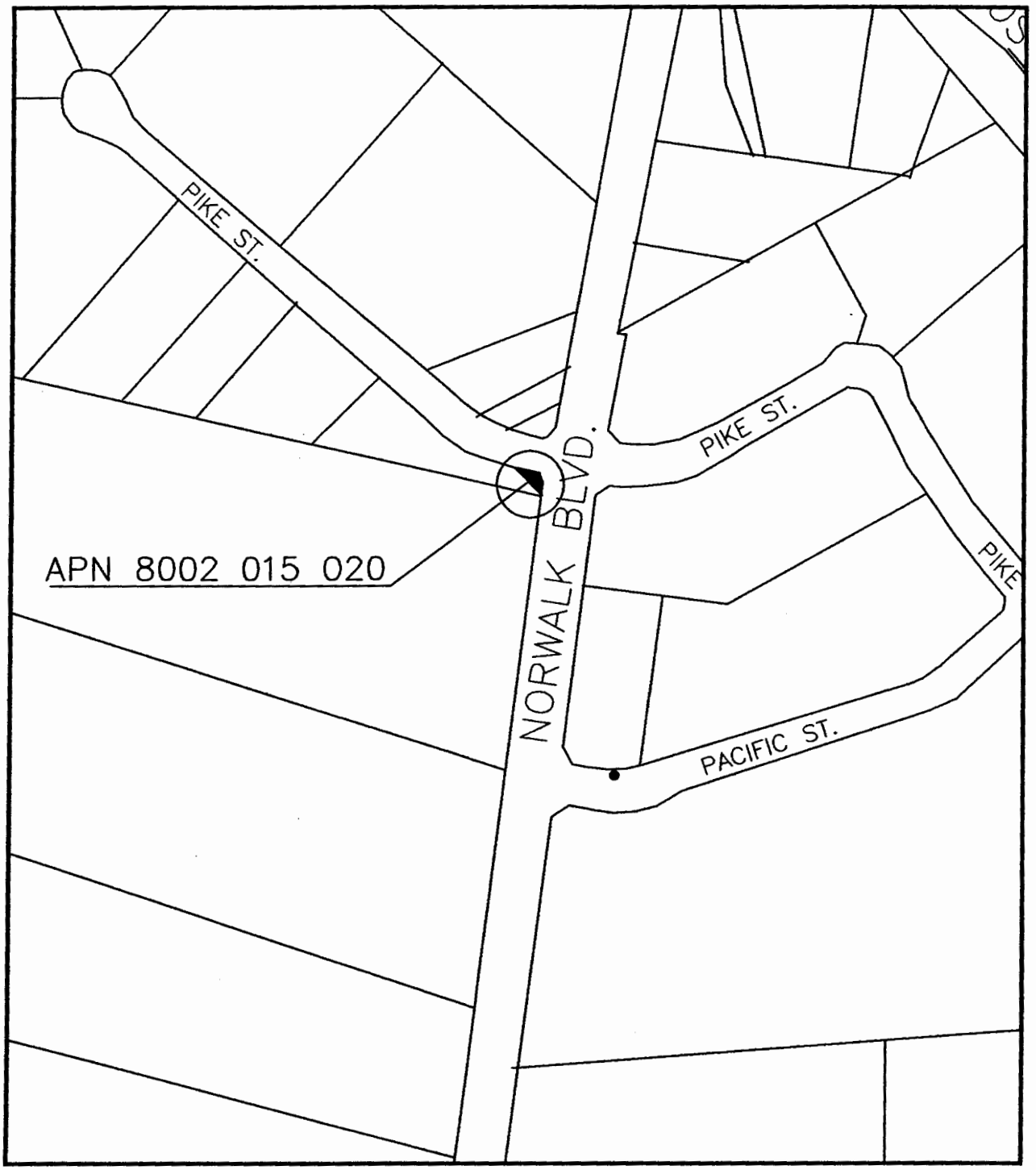
Recommendation: That the Community Development Commission approve the purchase of tax-defaulted property Assessor' s Parcel No. 8002-015-020, at a cost of $2,192, and authorize the Executive Director to sign the necessary acquisition documents.

Commissioner Gonzalez moved approval of the recommendation. Commissioner Serrano seconded the motion, which carried by the following roll call vote:

AYES: Commissioners Gonzalez, Serrano, Chairperson Putnam
NOES: None
ABSENT: Commissioners Kernes, Velasco

Marilyn Jannak
City Clerk

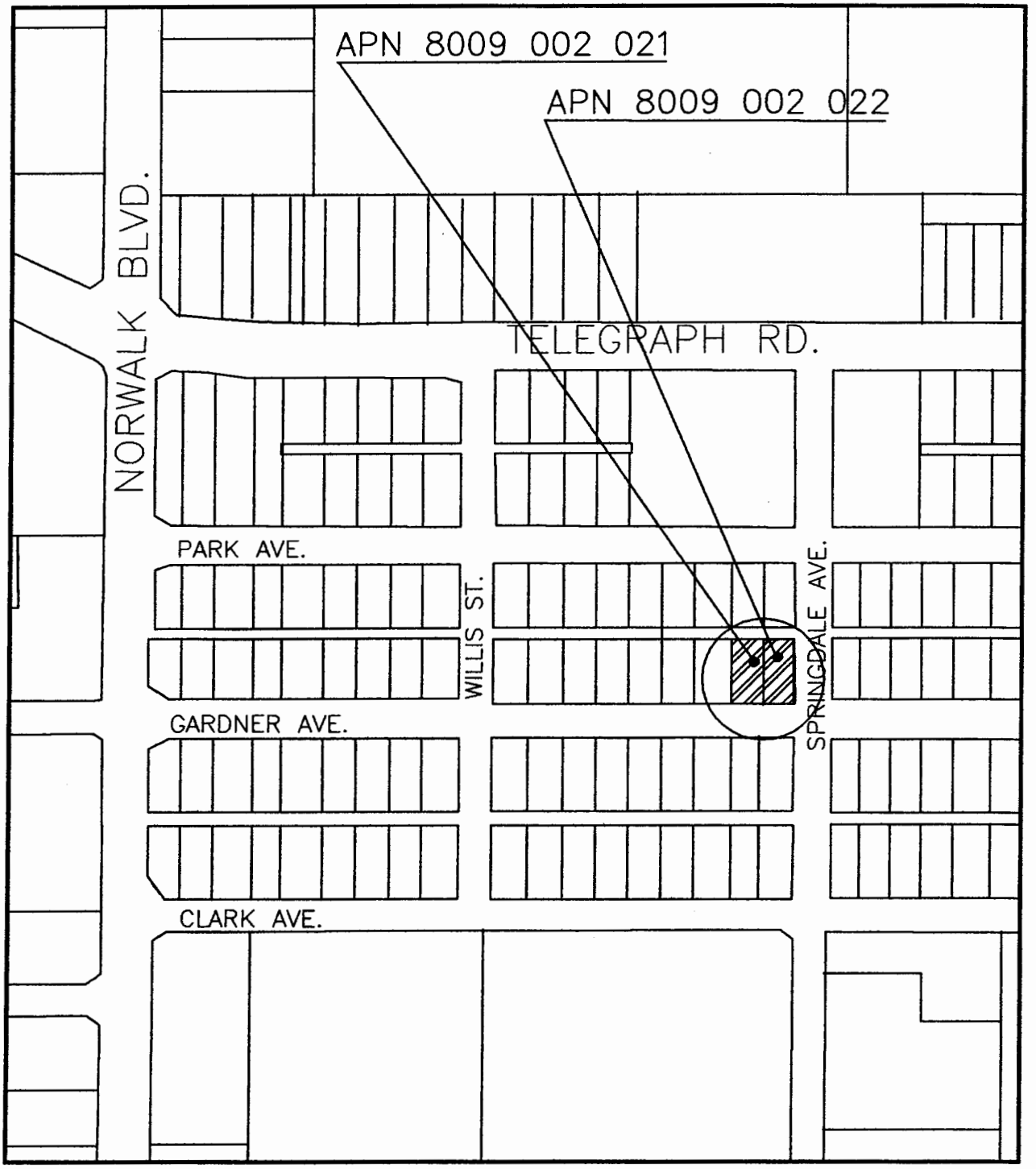
Date: October 18, 2004



CITY OF SANTA FE SPRINGS

CONSOLIDATED REDEVELOPMENT PROJECT AREA

APN 8002 015 020



CITY OF SANTA FE SPRINGS

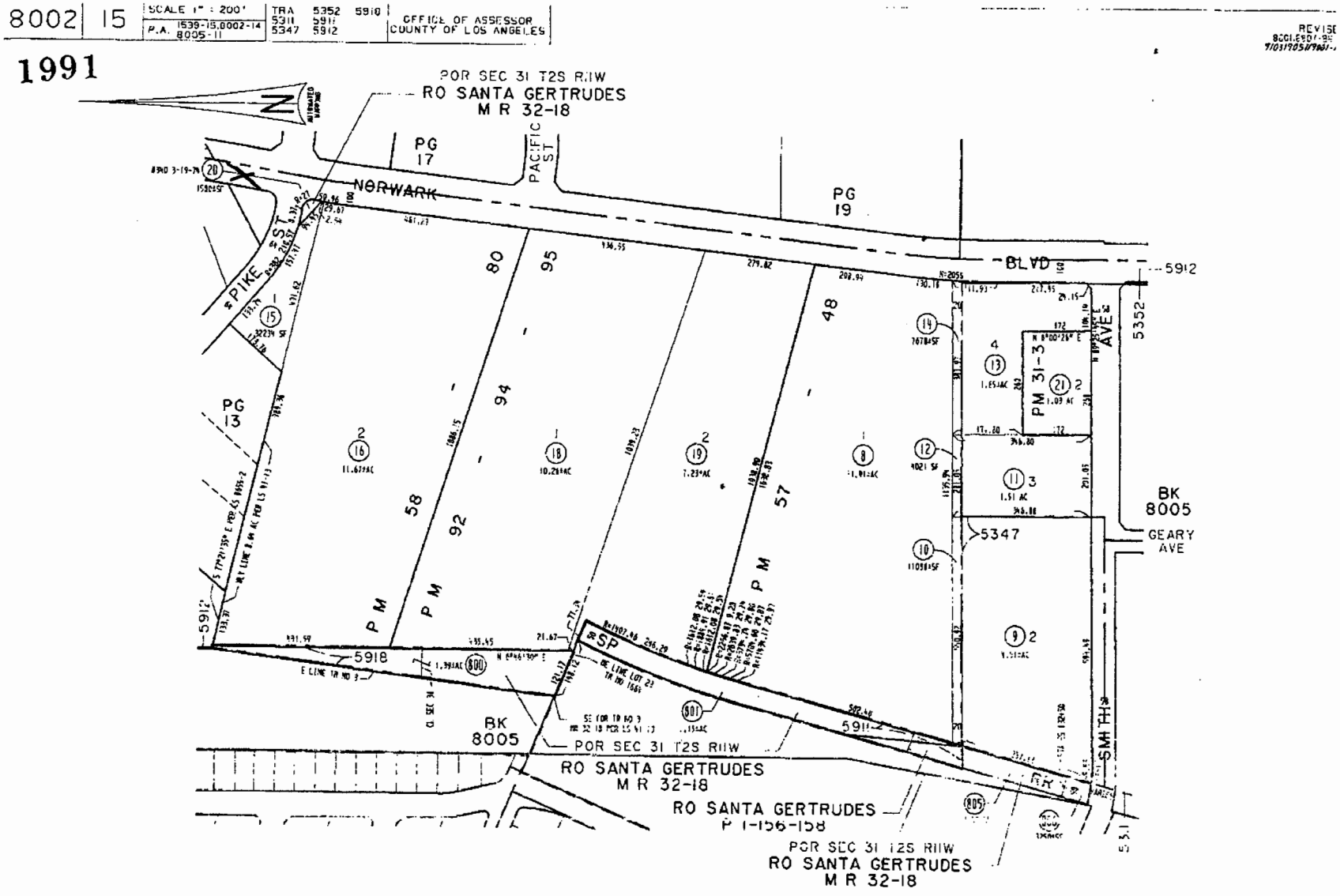
CONSOLIDATED REDEVELOPMENT PROJECT AREA

APN 8009 002 021

APN 8009 002 022

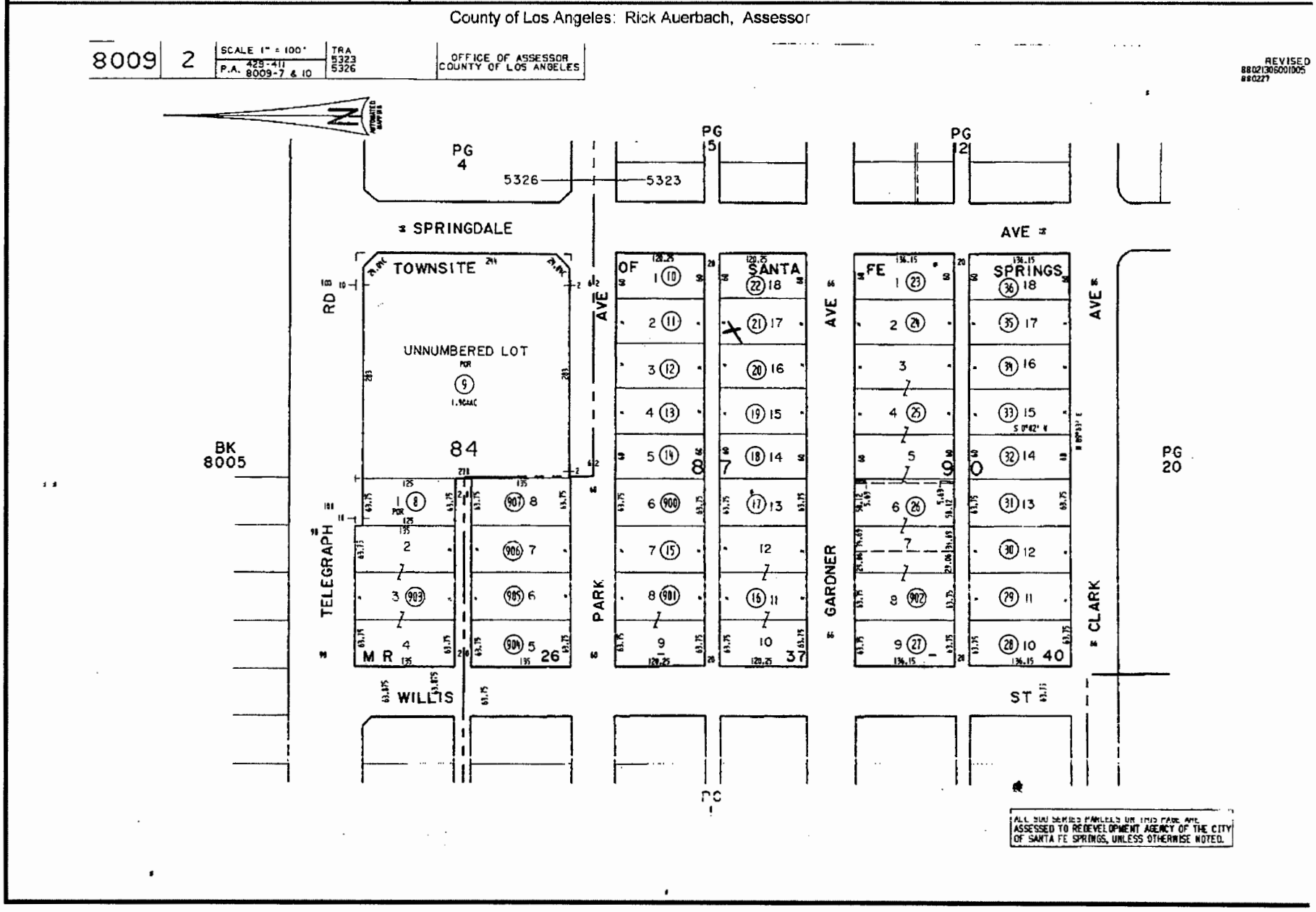
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



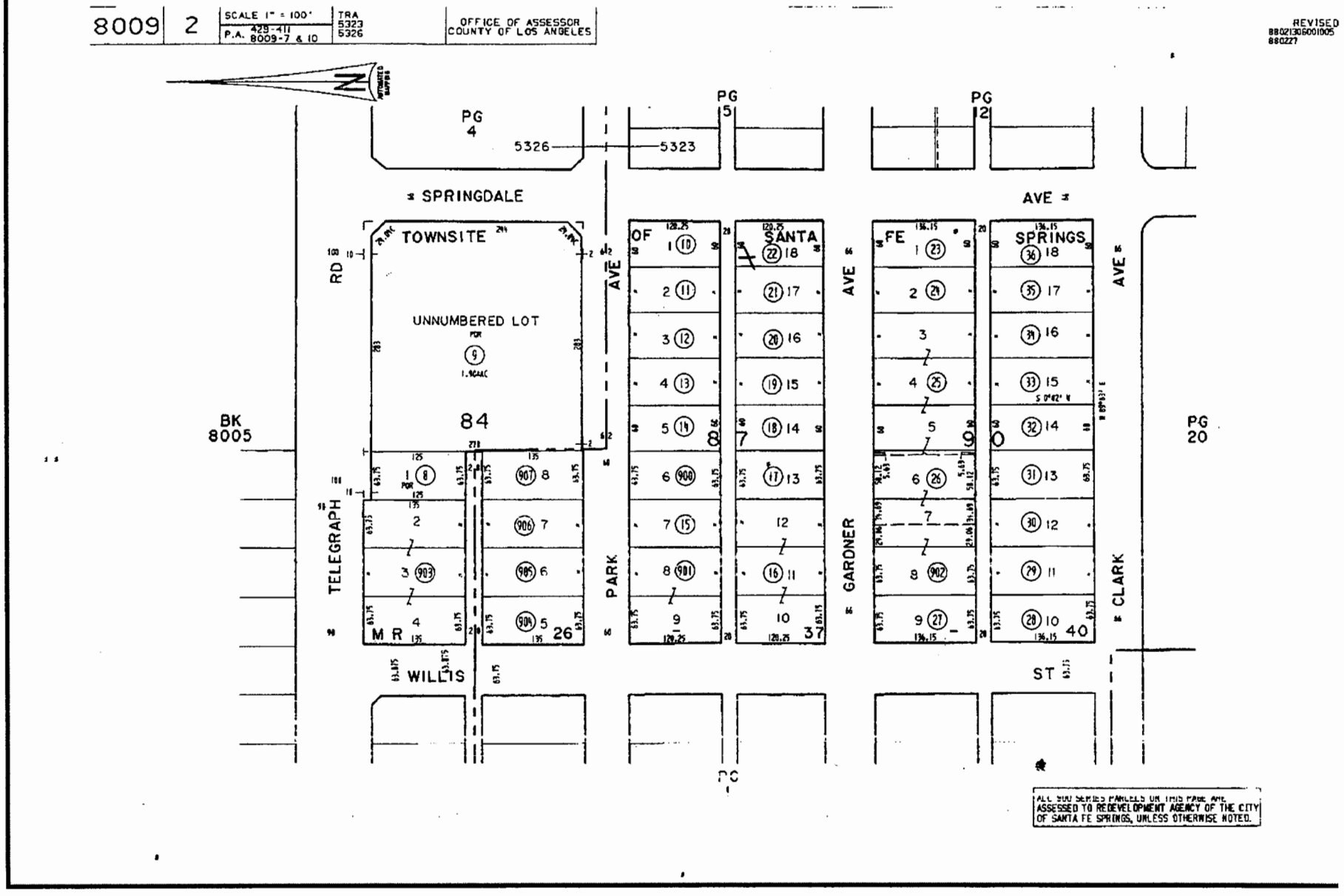
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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 SANTA FE SPRINGS COMMUNITY DEVELOPMENT COMMISSION** ("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 THE 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

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2465

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

ATTEST:
CITY OF SANTA FE SPRINGS COMMUNITY DEVELOPMENT COMMISSION

By_____

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

By_____
Deputy
(seal)

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

ATTEST:

City of N/A

By_____
Mayor

(seal)

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

for Anthony Aghnowich
Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2465

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF SANTA FE SPRINGS	1991	8002-015-020	$ 2,281.00*	RIGHT OF WAY AND ELIMINATION OF AESTHETIC BLIGHT

LEGAL DESCRIPTION

*TR=RANCHO SANTA GERTRUDES*LOT BD NE BY PIKE ST E BY NORWALK BLVD AND SW BY NE LINE OF LOT 1 P M 58-80 POR OF SEC 31 T 2S R 11W

CITY OF SANTA FE SPRINGS	1991	8009-002-021	$ 3,918.00*	REDEVELOPMENT AND LOW INCOME HOUSING

LEGAL DESCRIPTION

*SANTA FE SPRINGS LOT 17 BLK 87

CITY OF SANTA FE SPRINGS	1991	8009-002-022	$ 3,968.00*	REDEVELOPMENT AND LOW INCOME HOUSING

LEGAL DESCRIPTION

*SANTA FE SPRINGS LOT 18 BLK 87

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

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF SANTA FE SPRINGS COMMUNITY DEVELOPMENT COMMISSION** ("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 THE 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.

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

ATTEST:
CITY OF SANTA FE SPRINGS COMMUNITY DEVELOPMENT COMMISSION

By_____

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

By_____
Deputy
(seal)

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

ATTEST:

City of N/A

By_____
Mayor

(seal)

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

for Anthony Zakzmowich
Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2465

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