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

October 11, 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:

AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5-AGREEMENT 2436
SUPERVISORIAL DISTRICT 5-AGREEMENT 2437
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Redevelopment Agency of the City of Duarte (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 Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements 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 agreements and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of these agreements 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 agreements are with the Redevelopment Agency of the City of Duarte, which intends to utilize these properties for the development of a housing project and the elimination of blight.

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 agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached agreement forms, the Department 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

MJS:DJD:MD:sr
D:/ BOS LTR-Agreement2436&2437-10-11-05

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. OSTLY
TAX COLLECTOR

November 17, 1970

W. Y. 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 6 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the $1 per parcel price has remained constant since October 19, 1943.

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

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

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

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

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2436

AGENCY

Redevelopment Agency of the City of Duarte
Public Agency

Selling price of this parcel
shall be $3,538.00

Public Agency intends to utilize this
property for part of a housing project.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER	MINIMUM BID
5th	CITY OF DUARTE	8604-003-040	$ 3,538.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2437

AGENCY

Redevelopment Agency of the City of Duarte
Public Agency

Selling price of this parcel
shall be $5,250.00

Public Agency intends to utilize this
property for the elimination of aesthetic blight.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER	MINIMUM BID
5th	CITY OF DUARTE	8530-004-082	$ 5,250.00

AGREEMENT NUMBER 2436

REDEVELOPMENT AGENCY OF THE CITY OF DUARTE

FIFTH SUPERVISORIAL DISTRICT

Redevelopment Agency of the City of Duarte

1600 Huntington Drive, Duarte, CA 91010 · (626) 357-7931 · Fax (626) 358-0018

DISTRICT # 5

AGREEMENT 2436

June 3, 2004

Donna J. Doss
Assistant Treasurer and Tax Collector
225 N. Hill Street, Room 130
Los Angeles, California

RE: 2004B Tax Sale – Request to Acquire Parcel 8604-003-040

Dear Ms. Doss:

The Redevelopment Agency of the City of Duarte would like to submit a request to acquire Assessor Parcel No. 8604-003-040, currently listed on the Tax Defaulted Property Tax Sale list for 2004. The subject parcel is surrounded by parcels that are currently being assembled for housing and is necessary to complete the proposed project.

The project site is currently vacant and has been for many years. As it is located in a highly visible area of the City, the development of new housing will not only fulfill a large need in the community, but it will also address the economic and aesthetic blight of these vacant parcels.

Please consider this letter the Redevelopment Agency's formal request to acquire APN ~~8506~~ 8604-003-040 for the minimum bid of $3,374, plus any associated costs, as described in the Public Tax Auction list. I have attached the additional information required for your review of this request. Should you need further information, please feel free to call Sandi Shannon, Redevelopment Coordinator, at (626) 357-7931, extension 262, between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday.

Sincerely,

Ed Cox

Ed Cox
Director of Community Development

Sent w/ copy of Ordinance No. 742, pp. 7, 8, 9 of Amended Plan and project area map w/ parcel identified.

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: Redevelopment Agency of the City of Duarte

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: Losa Angeles County

2. List each parcel by Assessor's Parcel Number: 8604-003-040

3. State the purpose and intended use for *each* parcel: Inclusion in housing development

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Ed Cox	Director of Community Development	10/11/04
Authorizing Signature	**Title**	**Date**

AGREEMENT # ~~2437~~
2436

X:Forms:SCO 8-16

RESOLUTION NO. RA-333

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE TO EXECUTE A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TO ACQUIRE PARCEL NO. 8604-003-040 TO BE UTILIZED FOR REDEVELOPMENT PURPOSES

WHEREAS, The Redevelopment Agency ("Agency") of the City of Duarte is engaged in redevelopment activities that will encourage the highest and best land use and foster the economic development and growth of the City; and,

WHEREAS, The Agency has been notified by the County of Los Angeles that Parcel No. 8604-003-040 (the "Property") was deemed "Subject to Power to Sell" for default of property taxes and was scheduled to be sold at public auction on August 2 and 3, 2004; and,

WHEREAS, Division I, Part 6, Chapter 8 of the Revenue and Taxation Code permits the Agency to acquire such Property, prior to a public auction, for an amount equal to the defaulted property taxes; and,

WHEREAS, on September 14, 2004, the Agency Board considered acquiring the Property pursuant to a "Chapter 8 Agreement", with the County of Los Angeles, and reviewed and evaluated the proposed acquisition in relation to the Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project objectives; the staff report prepared on this matter; and all of the information and evidence presented at the meeting; and,

WHEREAS, the Agency Board has determined that the acquisition of the Property is in the best interest of the City of Duarte and its residents;

NOW THEREFORE, the Redevelopment Agency of the City of Duarte, California, does hereby resolve as follows:

Section 1. The Agency Board finds and determines, based upon substantial evidence provided in the record before it, that the acquisition of the Property is in line with the Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project objectives of the City.

Section 2. Pursuant to provisions of the Revenue and Taxation Code, the Agency shall enter a Chapter 8 Agreement with the County of Los Angeles, in order to complete the acquisition of the Property for the public purpose of facilitating the redevelopment of the surrounding parcels for housing.

Section 3. The Agency Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 14th day of September, 2004.

/s/ Tzeitel Paras
Chairperson Tzeitel Paras

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Jesse H. Duff, Secretary of the Redevelopment Agency of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. RA-333 was adopted by the Redevelopment Agency of the City of Duarte at a regular meeting of said Agency held on the 14th day of September, 2004, by the following vote:

AYES: Agency Members: Fasana, Finlay, Gaston, Reyes, Paras

NOES: Agency Members: None

ABSENT: Agency Members: None

/s/ Jesse H. Duff
Secretary Jesse H. Duff

MINUTES

REDEVELOPMENT AGENCY OF THE CITY OF DUARTE
REGULAR MEETING - TUESDAY, SEPTEMBER 14, 2004

The Redevelopment Agency of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Chairperson Paras called the meeting to order at 8:25 p.m.

SECRETARY RECORDATION OF ATTENDANCE

The Secretary recorded the following in attendance:
PRESENT: Fasana, Finlay, Gaston, Reyes, Paras
ABSENT: None
ADMINISTRATIVE STAFF PRESENT: Executive Director Duff, Agency Attorney Slater

ADOPTION OF AGENDA

Finlay moved, Gaston seconded to adopt the Agenda, and carried unanimously.

FISCAL AFFAIRS

It was noted that there were no Southern California Edison Company warrants. Fasana moved, Finlay seconded to approve Fiscal Affairs, and carried unanimously.

JOINT PUBLIC HEARING
D.D.A. – Emporium Family Trust
(Re-scheduled to a future date)

(See City Council Minutes for the Joint Public Hearing to consider a proposed Disposition and Development Agreement between the Redevelopment Agency of the City of Duarte and Parbhubhai J. Patel and Padmaben P. Patel, trustees and/or trustors of the Emporium Family Trust, dated November 2, 1994, and notice of sale of real property.)

Agency Attorney Slater stated this item was continued from the meeting of August 24, 2004, and the recommendation from staff is to re-schedule the Joint Public Hearing to a future date to be determined by staff, with the re-scheduled Joint Public Hearing to be re-noticed/re-advertised.

Finlay moved, Gaston seconded to close the Joint Public Hearing, and to re-schedule this item to a future date to be deter-mined by staff, with the re-scheduled Joint Public Hearing to be re-noticed/re-advertised, and carried unanimously.

PUBLIC HEARINGS
Agency Bill RA-331
2005-2010 Implementation Plan
2004-2014 Ten-Year Housing Plan

Chairperson Paras announced this was the time and place set for a Public Hearing to consider the 2005-2010 Implementation Plan and the 2005-2014 Housing Plan.

Agency Attorney Slater asked City Clerk Akana if notice of the hearing had been given. Akana stated the notice had been given and the affidavit was on file.

Chairperson Paras asked if any written communications had been filed in the matter. Akana stated there were none.

Chairperson Paras read by title Agency Bill RA-331:

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE ADOPTING THE 2005-2010 IMPLEMENTATION PLAN AND 2005-2014 TEN-YEAR HOUSING PLAN

Finlay moved, Fasana seconded to waive further reading, and carried unanimously.

Ed Cox, Director of Community Development, provided a staff report about the Implementation Plan and the Housing Plan, and introduced Art Rangel, Economic Development Specialists, who provided an overview of the Agency's obligations concerning housing, project areas, non-housing preliminary projects, goals, objectives, programs, 10-year housing implementation, expenditures, and timeline.

Chairperson Paras asked if there was anyone in the audience who wished to be heard on this matter. There were none.

Fasana moved, Reyes seconded to close the Public Hearing, and carried unanimously.

Agency members requested a workshop on this item. Cox stated staff's intent is to conduct a workshop to include the Housing Element, General Plan, and Implementation Plan.

RESOLUTION NO. RA-331

Finlay moved, Reyes seconded to adopt Resolution No. RA-331, and carried by the following Roll Call vote:
AYES: Reyes, Gaston, Fasana, Finlay, Paras
NOES: None

Agency Bill RA-332
Necessity – Acquisition of Property
2516, 2520, 2520½ Huntington Dr.

Chairperson Paras announced this was the time and place set for a Public Hearing to consider acquisition of certain property.

Chairperson Paras read by title Agency Bill RA-332:

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUISITION OF PROPERTY LOCATED AT 2516, 2520, AND 2520½ HUNTINGTON DRIVE, DUARTE, CALIFORNIA, FOR THE PURPOSES OF THE EXPANSION OF THE MARYVALE CHILDCARE CENTER

Finlay moved, Gaston seconded to waive further reading, and carried unanimously.

Agency Attorney Slater introduced Terence Gallagher, Rutan and Tucker, and stated the purpose of the hearing is to consider whether substantial evidence exists to justify the required findings for the use of eminent domain to acquire the subject property. Slater further stated that the hearing is not about the value of the property, as that has been determined in accordance with the requirements of the California Eminent Domain law, a proper

offer has been made to the property owner, adoption of the Resolution will not preclude additional or further negotiations, the hearing will provide an opportunity for the property owner and the public to offer testimony in regard to the findings that are required in order for the Resolution to be adopted, adoption of the Resolution requires at least four affirmative votes, and the following three findings need to be determined: 1) The public interest and necessity require the project; 2) The project is planned and located in a manner most compatible with the greatest public good and the least private injury; and 3) The property sought to be acquired is necessary for the project. Slater described the contents of the Resolution of Necessity, as well as the exhibits accompanying the staff report.

Cox provided a detailed staff report, including a chronological outline of the order of events from May 2002 to the present, a description of the proposed use, alternatives for the project, indication of a storm drain easement that prevents the building from being shifted to the west, Planning Commission approval of the Conditional Use Permit and recommendation concerning the General Plan Amendment, City Council approval of the General Plan Amendment, and the Disposition and Development Agreement approved by the City Council on August 24, 2004.

Agency Attorney Slater asked City Clerk Akana if notice of the hearing had been given. Akana stated the notice had been given and the affidavit was on file.

Chairperson Paras asked if any written communications had been filed in the matter. Akana stated Susan Holliday provided five copies of documents that were just handed to the Agency Boardmembers.

Chairperson Paras asked if there was anyone in the audience who wished to be heard on the matter.

Susan Holliday, representing property owners Mr. and Mrs. Sam Leong, asked the Board not to adopt the Resolution of Necessity, and stated the criteria has not been met, the owners should not be deprived of the right to develop the property, they did not respond when asked to participate in the childcare center, the purpose of the project does not justify depriving the owners of their dreams, questioned using eminent domain to condemn private property for a private organization, stated the organization being religious-based raises Constitutional issues, the City is partially at fault in the under-utilization of the property, attempts to rent or sell the property have been thwarted by the City, prospective tenants were told by the City that their use would not be permitted, the proposed valuation is below market, her clients have been precluded by the actions of the Board from developing residential, they still desire to have an operating business on the property, and requested the owners be allowed to look further at developing the property consistent with their wishes and the objectives of the City.

Michael Giron, Associate Executive Director, Maryvale, stated there is a need for affordable and quality daycare, Maryvale subsidizes daycare and provides counseling and referrals, with regard to religious affiliation, stated the Daughters of Charity's mission was not monastic, rather it was to serve people's needs, and stated Maryvale has contracts with the County and is licensed by the State of California, and they find no issue with their roots.

Fred Wesley, architect, stated 108 children will be served, the State has requirements for square footage per child, and stated based upon State licensing requirements, adding the Leong's property makes this project viable.

Ms. Silva spoke on behalf of her daughter, parent of a student at Maryvale and teacher at Valley View, and stated she supports the Maryvale facility, it is necessary, and the staff is caring and maintains academic standards

Suzanna Chavez, parent, stated her four-year old daughter likes Maryvale, and she supports Maryvale, as it is a loving, caring, and nurturing environment.

Cathy Sanchez Fitzgerald, parent, stated as a homeowner, she takes pride in her property, for four years, she has not seen any improvements to the Leong's property, there are pieces of furniture in the alley, it appears nothing has been done to entice tenants, and stated the surrounding properties are very well maintained.

Dr. Trisha Hassle, parent and psychologist, stated there is a lack of mental health facilities for early intervention, agencies for mental health are closing, Maryvale offers those vital services, the quality of education is great, and stated it is affordable.

Brian Lister, Duarte, stated the furniture could come from somewhere else, he thinks the City is taking over the property without consideration for the homeowner, and inquired about the setback in the alley, mental health issue, and if Maryvale is a religious organization.

Terry Kaveldo, Program Coordinator, Maryvale, stated Maryvale has served 3,000 families and provided tuition assistance for 24 years, it has worked with the School District, provided mental health care, and taken children from gangs, there is a need for quality and affordable child care, and stated the Leong's have been operating a hunting gun repair shop for years without a business license.

Charles Gwyn, Duarte, stated his children attended Land of Oz over 10 years ago, the staff and teachers are excellent, he supports the Maryvale project, and stated it is a great institution and learning center.

Chris Russo, Duarte, stated the Constitution protects personal property, there are empty properties and lots in Duarte that could be utilized, the Leong's have paid property taxes for many years, and stated it does not seem fair.

Micaela Flores, Maryvale, stated she owns property and cares for it, in 30 years, nothing has been done to the Leong's property, asked that the Board look at the entire City as opposed to one property owner, and stated the Maryvale project is best for the community at large.

Ken Leong, son of the property owners, stated eminent domain is the last effort, asked that the Board look to see how this will impact the City, the cost to purchase the property will be passed on to families, if his parents worked with Maryvale, the land could be leased, there are benefits to leasing rather than purchasing, next year or the year after, the property will not be blighted, and stated whoever develops the property will benefit the City.

Amelia Stobart, Site Director, Maryvale, stated for 15 years, she has seen no improvements to the Leong's property, the front property is a business, the house in back is divided in two, renters are being taken advantage of, and stated property owners who rent property should not be slum lords.

Mr. Sam Leong, property owner, stated letters he received from the City said he did not need to respond, he keeps his property clean, it is not blighted, there is trash in the backyard of Maryvale, property owners do not want to give their house away for a low price, suggested that Maryvale shift the project 75 feet to the west and make the parking lot smaller or make an upper parking lot, stated what was said about his tenants is not true, and asked for help to stop the expansion, as he would like to keep his property.

Julie Ressler, Duarte, stated she works at City of Hope, her three children went to Maryvale, it prepares them well for school, it does an excellent job of educating her children, and without it, she could not have her career.

Susan Holliday stated alternatives have not been looked at that would save the Leong's ownership of their property, the entire area was blighted, it is now turning into a nice area, her client has not been able to develop the property, and asked the Board to look at alternatives that would not cause the Leong's to lose the property before taking the property over her client's objection.

Fasana moved, Finlay seconded to close the Public Hearing, and carried unanimously.

Slater stated since 1954, the U. S. Supreme Court and California courts have held that redevelopment is a public purpose justifying the use of eminent domain, the Redevelopment Agency is not "taking" the Leong's property without compensation but rather the 5th Amendment to the U. S. Constitution says that private property shall not be taken without payment of just compensation, the Leong's have been offered an appraised fair market value for their property in compliance with the California Eminent Domain Law, the alternative project location not utilizing the Leong property was rejected after being explored and analyzed by both

Maryvale and independently by the City Planning Department, the letter from the City to the Leong's stated no response was required if they were not interested in participating, and if they were interested, the statement of interest needed to be returned, in follow-up meetings the Leong's indicated they would respond, and after being given another opportunity, nothing was forthcoming, City actions did not prevent development of the property, and stated if the Agency takes action, the residential occupant will be provided with relocation benefits and assistance.

Terence Gallagher addressed the assertion about the use of eminent domain to acquire property to benefit a religious based institution. Gallagher stated the U.S. Constitution and California Constitution require: 1) That there to be a secular legislative purpose, and stated the elimination of blight and the public benefit of alleviating the shortage of child care are secular legislative purposes; 2) That the principal effect neither advance nor inhibit religion, and stated this is a secular program, the ownership is associated with the Catholic church but there are no religious training programs conditioned as part of the provided childcare, there is no mandatory membership, affiliation, or belief that must be held, and it is a non-sectarian childcare program; and 3) That it not foster an excessive entanglement between the government and religions, and stated there is not involvement beyond the Disposition and Development Agreement, the project is funded by Maryvale, there is no possibility of implicating an improper use of public funds in aid of a religious charity, Redevelopment Law requires that fair market value be received by the Agency, that has been complied with, there may be incidental and indirect benefits that flow to religious organizations, but a governmental action is the primary secular purpose and otherwise adheres to the standards, and there is no implication of a constitutional prohibition against the establishment of religion.

Fasana moved, Reyes seconded to make the findings that the public interest and necessity require the project, the project is planned and located in a manner most compatible with the greatest public good and the least private injury, and the property sought to be acquired is necessary for the project, and to waive further reading and adopt Resolution No. RA-332.

There was further discussion about potential tenants, relocation of gunsmith, parking ratio requirements, vehicles on vacant lot, history of the City justly compensating property owners, need for this project, residents' concerns about how Huntington Drive looks, and Mr. and Mrs. Leong's letter asking for an offer of the fair market price.

RESOLUTION NO. RA-332

The motion to adopt Resolution No. RA-332 carried by the following Roll Call vote:
AYES: Reyes, Gaston, Fasana, Finlay, Paras,
NOES: None

CONSENT CALENDAR	Fasana moved, Finlay seconded to approve Item A (Minutes) on the Consent Calendar, and carried unanimously.
EXECUTIVE DIRECTOR Agency Bill RA-333 * Agreement with L. A. County to acquire parcel	Duff provided a staff report about the Agency's opportunity to acquire property necessary for public purposes prior to its being auctioned off to the general public, and stated Agency Bill RA-333 makes a finding of necessity for the acquisition of an 800 square foot parcel located within the proposed Capri Motel housing project, and authorizes the execution of an agreement with Los Angeles County for its purchase. * RA-333 A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE TO EXECUTE A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TO ACQUIRE PARCEL NO. 8604-003-040 TO BE UTILIZED FOR REDEVELOPMENT PURPOSES
RESOLUTION NO. RA-333	Fasana moved, Finlay seconded to waive any reading and approve Resolution No. RA-333, and carried unanimously.
Notice of Completion Site Clearance – 2400-2404 Hunt. Dr. Viking Equipment Corporation	Finlay moved, Reyes seconded to accept the Site Clearance at 2400-2404 Huntington Drive project, per staff recommendation, authorize the City Clerk to file the necessary Notice of Completion together with release of bonds, and carried unanimously.
ORAL COMMUNICATIONS	The following spoke about items not on the Agenda: Jack Collins – Festival of Authors. Mary Barrow – Route 66 Parade, Hats Off.
ADJOURNMENT	Finlay moved, Reyes seconded to adjourn the meeting at 10:18 p.m., and carried unanimously.

/s/ Tzeitel Paras
Chairperson Tzeitel Paras

ATTEST:

/s/ Jesse H. Duff
Secretary Jesse H. Duff

ORDINANCE NO. 742

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF DUARTE APPROVING AND ADOPTING THE AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE DUARTE MERGED REDEVELOPMENT PLAN, AMENDMENT NO. 1

WHEREAS, the City Council of the City of Duarte (the "City Council") authorized the Redevelopment Agency of the City of Duarte (the "Agency") to commence studies for the amendment of the Redevelopment Plan for Merged Redevelopment Project (the "Existing Project Area"), including the addition of territory thereto (the "Amendment Area") (together, the "Project Area") and extension of various time limits; and

WHEREAS, the City Council has received from the Agency the proposed Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1 (the "Redevelopment Plan" or the "Amendment") as approved by the Agency, a copy of which is on file with the Office of the City Clerk, City of Duarte, 1600 Huntington Drive, Duarte, CA 91010, together with the report of the Agency prepared pursuant to Section 33352 of the California Health and Safety Code (the "Report to City Council"), including the reasons for the Amendment including the selection of the Amendment Area, and a discussion of certain other matters as set forth in Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) (the "Code") including an analysis of the physical and economic conditions existing in the Amendment Area, the proposed method of financing the redevelopment of the Amendment Area, a plan for the relocation of business owners and tenants who may be temporarily or permanently displaced under the Plan as amended, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of Duarte (the "Planning Commission"), the minutes of consultations with affected taxing agencies, the Final Environmental Impact Report on the Redevelopment Plan, and an implementation plan; and

WHEREAS, the Planning Commission has submitted to the City Council of the City of Duarte its report and recommendations for approval of the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the City of Duarte General Plan; and

WHEREAS, the Planning Commission and the Redevelopment Agency have recommended that certain territory be removed from the Amendment Area, as described in Planning Commission Resolution 99-1; and,

WHEREAS, the City Council and the Agency held a joint public hearing on June 8, 1999, concerning the adoption of the Redevelopment Plan and the certification of the Final Environmental Impact Report on the Redevelopment Plan; and

WHEREAS, notice of the joint public hearing was duly and regularly published in a newspaper of general circulation in the City of Duarte in accordance with Sections 33361 and 33452 of the California Health and Safety Code, and a copy of said notice and affidavit of publication are on file with the City Clerk of the City of Duarte and Secretary of the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed by first class mail to the last known address of each assessee, as shown on the last equalized assessment roll of the County of Los Angeles, of each parcel of land in the Project Area, to each resident, and to each business as practicable; and

WHEREAS, each addressee in the Amendment Area was sent a statement, attached to the notice of joint public hearing, that properties will be subject to acquisition by condemnation under the provisions of the Redevelopment Plan; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the Agency adopted a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Plan on May 11, 1999, by Resolution No. RA-306; and

WHEREAS, the City Council has knowledge of the continuing conditions in the Existing Project Area and the Amendment Area and of the continuing availability of suitable housing for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation; and

WHEREAS, the time limit for incurring debt in the Las Lomas Component of the Duarte Merged Redevelopment Project and Amendment No. 1 is shorter than that authorized by Health and Safety Code Section 33333.6(a); and

WHEREAS, the time limit for the effectiveness of the Las Lomas Component of the Duarte Merged Redevelopment Project and all amendments thereto is shorter than that authorized by Health and Safety Code Section 33333.6(b); and

WHEREAS, the City Council wishes to extend the time limits described in Health and Safety Code Section 33333.6 for the Las Lomas Component of the Duarte Merged Redevelopment Project and Amendment No. 1 thereto pursuant to the procedure described in Health and Safety Code Section 33333.6(f)(2); and

WHEREAS, the City Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, and has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, the Agency and the City Council have reviewed and considered the Final Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and Health & Safety Code Section 33352, and certified the completion of said Environmental Impact Report on June 22, 1999, by City Council Resolution No. 99-25.

NOW, THEREFORE, the City Council of the City of Duarte does ordain as follows:

Section 1: The overriding objective of the Redevelopment Plan is to continue efforts at eliminating or alleviating conditions of blight by providing needed public improvements, assistance for the development and rehabilitation of existing properties, the provision of low- and moderate-income housing and other activities authorized by the CRL. In doing such, the Agency intends to mitigate the effects of inadequate or obsolete design, irregularly shaped and inadequately sized lots, declining property values, and economic maladjustment in the Existing Project Area and the Amendment Area. In eliminating these blighting conditions, this Redevelopment Plan will facilitate development as contemplated in the City of Duarte General Plan.

The extension of time limits in the Existing Project Area for the incurring of debt, and for commencing eminent domain proceedings will allow the Agency to continue the redevelopment activities that it has actively pursued since the adoption of each component of the Existing Project Area.

The selection of the Amendment Area was generally based upon a desire to eliminate the conditions of blight caused by a number of different physical and economic factors in the Amendment Area. The following objectives are intended to achieve the Redevelopment Plan's overall goals for the Amendment Area.

1. Eliminate blighting influences in the Amendment Area including deteriorating buildings, obsolete structures and other environmental, economic, and social deficiencies; improve the overall appearance of buildings, streets, parking areas, and other facilities, public and private.

2. Provide adequate streets, curbs, gutters, and street lights, and permit improved pedestrian and/or vehicular circulation in the Amendment Area.
3. Strengthen retail and other commercial functions throughout the Amendment Area.
4. Change the pattern of land use Amendment Area by creating and encouraging a desirable setting for residential development as well as sub-regionally oriented retail/commercial uses.
5. Provide adequate land for parking and open spaces.
6. Provide street furniture (benches, trash receptacles, etc.), landscaping, public plazas, and thematic crosswalks to improve the aesthetic environment of the project area.
7. Preserve artistically, architecturally, and historically worthwhile structures and sites.
8. Establish and implement criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire project.
9. Cause the undergrounding of unsightly overhead utility lines.

Through this amendment, additional Agency goals are to:

1. Implement the land uses and concepts of the City of Duarte General Plan, and the Zoning Ordinance as may be amended from time to time.
2. Provide adequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
3. Assure that buildings are safe for persons and businesses to occupy.
4. Encourage cooperation and participation of residents, businesspersons, public agencies and community organizations in revitalizing the area.
5. Encourage private sector investment in development of the area.
6. Promote the economic well being of the area by encouraging diversification of its commercial base.
7. Promote development of local job opportunities.
8. Provide for relocation assistance and benefits to area businesses and residences, which may be displaced, in accordance with the provisions of Redevelopment Law and the Government Code of the State of California.
9. Make provision for housing as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing opportunity for individual choice.
10. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.

Section 2: The City Council hereby finds and determines that:

(a) Significant blight remains within the Existing Project Area and that such blight cannot be eliminated without the establishment of additional debt. The Amendment Area is a blighted area pursuant to Section 33030 of the Community Redevelopment Law. The redevelopment of the Existing Project Area and the Amendment Area are necessary to effectuate the public purposes declared in the Code. These findings are based on the substantial evidence set forth in the Report to City Council.

(b) The Amendment Area is a predominately urbanized area. As demonstrated in the Agency's Report to City Council, not less than eighty percent (80%) of the property in the Amendment Area is urbanized.

(c) The Redevelopment Plan will assist in continuing Agency efforts to redevelop the Existing Project Area in conformity with the Community Redevelopment Law and in the interests of the public health, safety and welfare, and the Redevelopment Plan will assist in new Agency efforts to redevelop the

Amendment Area in conformity with the Community Redevelopment Law and in the interests of the public health, safety and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.

(d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to City Council further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.

(e) The Redevelopment Plan conforms to the City of Duarte General Plan, including, but not limited to, the Housing Element thereof. This finding is based in part on the finding of the Planning Commission of the City of Duarte that the Redevelopment Plan conforms to the City of Duarte General Plan.

(f) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Duarte and will effectuate the purposes and policies of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area and the community by correcting conditions of blight and by coordinating public and private actions to stimulate development, contribute toward needed public improvements and improve the economic, and physical conditions of the Existing Project Area, the Amendment Area and the community.

(g) The condemnation of real property to the extent provided for in the Redevelopment Plan is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for payment for property to be acquired as provided by law. This finding is based in part upon the need to assemble sites for development which will result in new economic activity in the Project Area and to prevent the recurrence of blight and upon the fact that no condemnation shall occur pursuant to the Redevelopment Plan unless the Agency has adequate funds for payment.

(h) The Agency has a feasible method for the relocation of families and persons displaced from the Project Area. On May 11, 1999, the Agency adopted a relocation method for the Merged Project Area and the Amendment Area, entitled "Rules and Regulations Implementing the California Relocation Assistance Law" (the "Relocation Method"). The City Council and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable to any relocation that would occur due an acquisition by the Agency under the Redevelopment Plan. The City Council finds and determines that the provision of relocation assistance according to law constitutes a feasible method for relocation.

(i) There shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons, and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Health and Safety Code Sections 33334.5, 33413, and 33413.5. This finding is based upon the Rules, Regulations for Implementation of the California Relocation Assistance Law,

which was adopted by reference as the relocation method for the Amendment Area pursuant to Agency Resolution No. RA-306, and the Housing Element of the City of Duarte General Plan.

(j) Both non-contiguous areas in the Amendment Area contain a prevalence of blight consistent with the Code and are necessary for effective redevelopment. Neither non-contiguous area was included solely for the purpose of obtaining the allocation of taxes from the area pursuant to Code Section 33670.

(k) The elimination of blight and the redevelopment of the Amendment Area, and the continuing elimination of blight in the Existing Project Area, would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of blighting influences in the Amendment Area and the on-going existence of blight in the Existing Project Area, including, without limitation, the demonstrated lack of private sector interest in redeveloping properties in the Project Area, structural deficiencies and other indications of blight more fully enumerated in the Agency's Report to Council, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.

(l) The Redevelopment Plan, as amended, contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the City Council deems necessary to effectuate the purposes of the Community Redevelopment Law.

(m) The time limitations and financial limitations established for the Amendment Area are reasonably related to the projects proposed in the Redevelopment Plan and to the ability of the Agency to eliminate blight within the Project Area.

Section 3: All findings and determinations required to be made with respect to the Existing Project Area not made herein were made when the respective redevelopment plans for the component plans comprising the Duarte Merged Redevelopment Project were adopted, and such findings are not required to be re-made or re-considered and are deemed final and conclusive.

Section 4: The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Amendment Area, if any, are displaced, and that pending the development of such permanent facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of Duarte at the time of their displacement.

Section 5: The City Council has considered all oral and written objections, if any, to the Redevelopment Plan and all evidence and testimony for and against the adoption of the Redevelopment Plan. All oral and written objections, if any, have been overruled.

Section 6: That territory described as the Deletion Area on Exhibit "A" attached hereto and made part hereof by this reference, shall be removed from the Amendment Area consistent with the recommendations of the Planning Commission and the Redevelopment Agency.

Section 7: The time limit for establishing loans, advances, and indebtedness in the Las Lomas Component of the Duarte Merged Redevelopment Project is hereby extended as described in the "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1" in accordance with Health and Safety Code Section 33333.6(a) pursuant to the procedure set forth in Health and Safety Code Section 33333.6(f)(2), and is further extended as provided in Health and Safety Code Section

33333.6(a)(2). The time limit for the effectiveness of the redevelopment plan pursuant to Health and Safety Code Section 33333.6(b) in the Las Lomas Component of the Duarte Merged Redevelopment Project is hereby extended as described in the "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1" in accordance with Health and Safety Code Section 33333.6(b) pursuant to the procedure set forth in Health and Safety Code Section 33333.6(f)(2). The time limit for payment of indebtedness and receipt of tax increment applicable to the Las Lomas Component of the Duarte Merged Redevelopment Project shall be as set forth in the "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1" pursuant to Health and Safety Code Section 33333.6(c).

Section 8: That certain document entitled "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1", the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the City Clerk of the City of Duarte, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof. The Redevelopment Plan is hereby designated, approved and adopted as the official "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project Area".

Section 9: In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby approved, the City Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City of Duarte having administrative responsibilities in the Amendment Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment of the Amendment Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Duarte under the provisions of the Redevelopment Plan.

Section 10: The City Clerk of the City of Duarte is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 11: The City Clerk of the City of Duarte is hereby directed to record with the County Recorder of County of Los Angeles a description of the land within the Amendment Area and a statement that proceedings for the redevelopment of the Amendment Area have been instituted under the Community Redevelopment Law.

Section 12: The City Clerk is hereby directed to transmit a copy of the description and statement to be recorded by the City Clerk of the City of Duarte pursuant to Section 8 of this Ordinance, a copy of this Ordinance and a map or plat indicating the boundaries of the Project Area, to the auditor and tax assessor of the County of Los Angeles, to the governing body of each of the taxing agencies which receives taxes from property in the Amendment Area and to the State Board of Equalization.

Section 13: The Building Department of the City of Duarte is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Amendment Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 14: This Ordinance shall be in full force and effect thirty (30) days from and after the date of final passage.

Section 15: If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, or the Redevelopment Plan for the Duarte Merged Redevelopment Project as it existed prior to adoption of this Ordinance, and the City Council hereby declares it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 16: This Ordinance shall be introduced at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. The full text of this Ordinance shall be published and/or be posted as required by law in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 13th day of July, 1999.

/s/ Robert F. Davey
Mayor Robert F. Davey

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. 742 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 13th day of July, 1999, by the following Roll Call vote:

AYES: Councilmembers: Kirchner, Reyes, Fasana, Davey

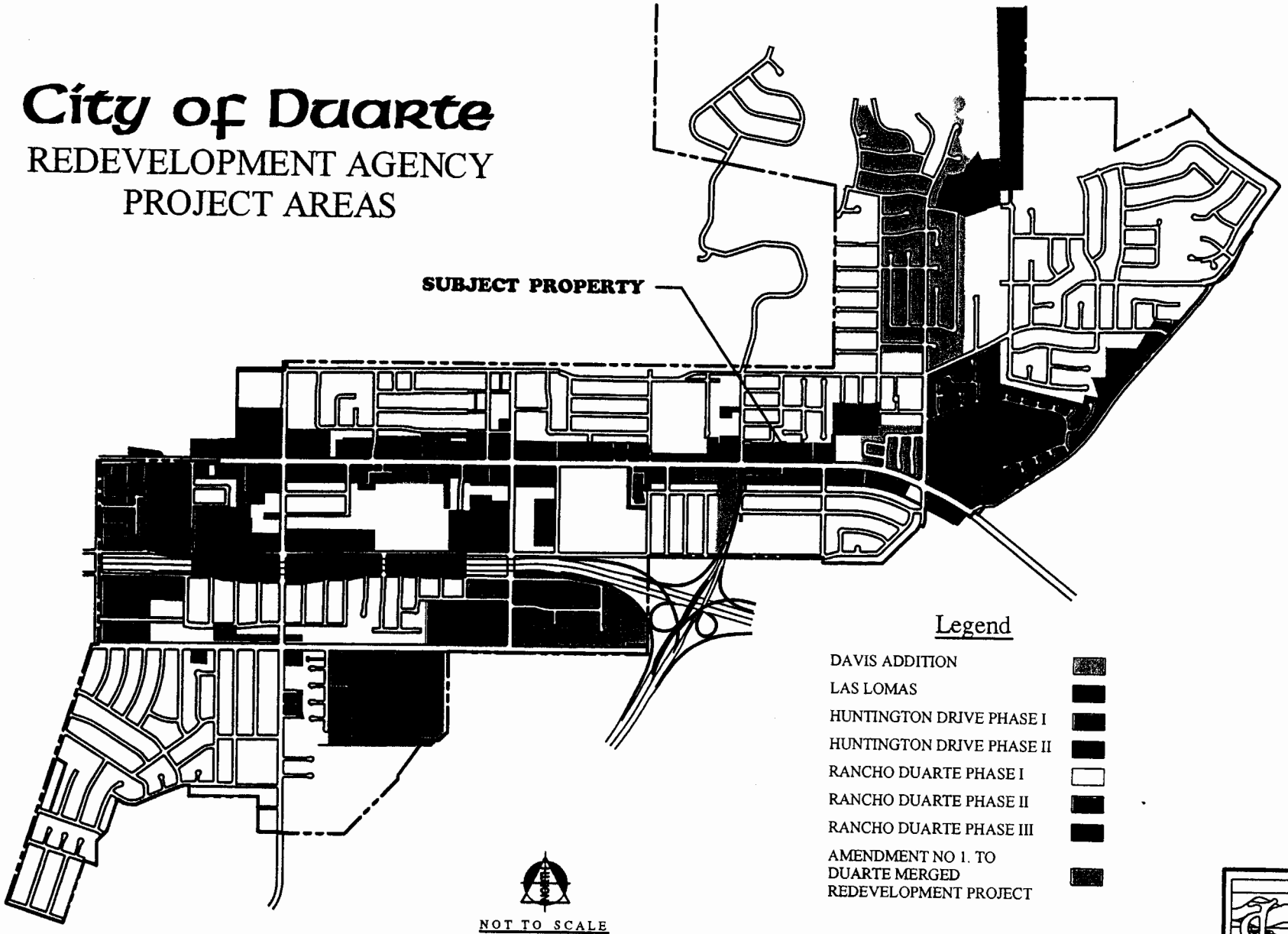
NOES: Councilmembers: Finlay

ABSENT: Councilmembers: None

/s/ Marla Akana
City Clerk Marla Akana
City of Duarte, California

City of Duarte

REDEVELOPMENT AGENCY PROJECT AREAS



City of Duarte
1600 HUNTINGTON DR
DUARTE, CA 91010
PH: (626) 357-7931

June 2003

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

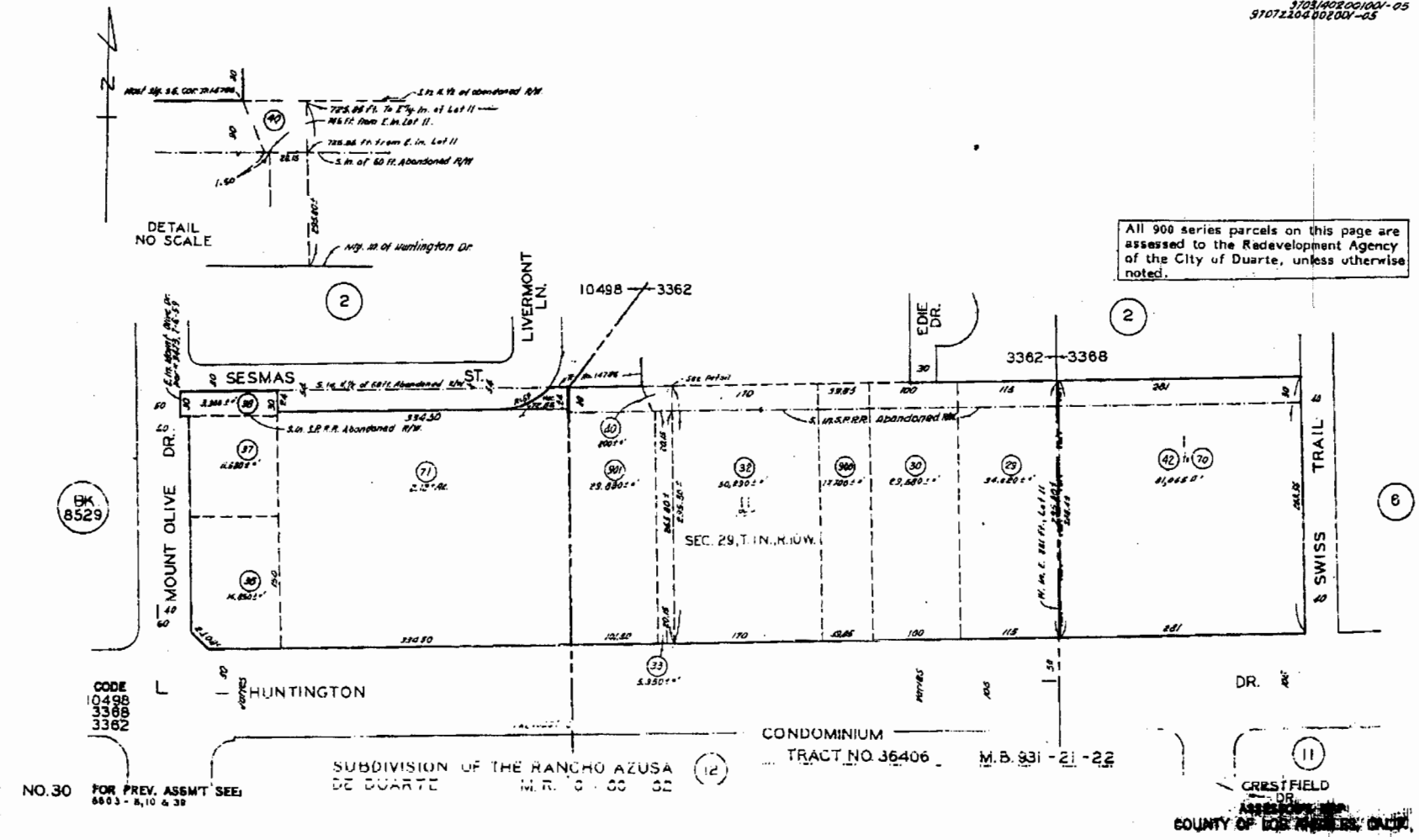
8604 | 3 SHEET 1

SCALE 1" = 100'

1998

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference		Common Area			Subdivision of Airspace
		Tract No.	Lots	Units	
7726052	7-30-80	36406	1	--	Sheet 2



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 **REDEVELOPMENT AGENCY OF THE CITY OF DUARTE** ("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

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

REDEVELOPMENT AGENCY OF THE CITY OF DUARTE

By _____
Chairperson

ATTEST:
_____
Secretary

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

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

ATTEST:

City of N/A

By _____
Mayor

(seal)

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

_____
Los Angeles County Tax Collector

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

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2436

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF DUARTE	1991	8604-003-040	$3,538.00*	PART OF HOUSING PROJECT

LEGAL DESCRIPTION

TR=SUB OF THE RANCHO AZUSA DE DUARTE LOT COM W ON S LINE OF S P R R ABANDONED R/W 725.85 FT FROM E LINE OF LOT 11 IN SEC 29 T 1N R 10W TH W ON SD S LINE 20.15 FT TH NW TO MOST S,SE COR OF TR NO 14786 TH E ON S LINE OF N 1/2 OF SD ABANDONED R/W TO A PT W THEREON 725.85 FT FROM SD E LINE TH S TO BEG POR OF LOT 11 IN SEC 29 T 1N R 10W

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.

original

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 **REDEVELOPMENT AGENCY OF THE CITY OF DUARTE** ("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 2436

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

REDEVELOPMENT AGENCY OF THE CITY OF DUARTE

By _____
Chairperson

ATTEST:
_____
Secretary

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

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

ATTEST:

City of N/A

By _____
Mayor

(seal)

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

_____
Los Angeles County Tax Collector

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

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2436

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF DUARTE	1991	8604-003-040	$3,538.00*	PART OF HOUSING PROJECT

LEGAL DESCRIPTION

TR=SUB OF THE RANCHO AZUSA DE DUARTE LOT COM W ON S LINE OF S P R R ABANDONED R/W 725.85 FT FROM E LINE OF LOT 11 IN SEC 29 T 1N R 10W TH W ON SD S LINE 20.15 FT TH NW TO MOST S,SE COR OF TR NO 14786 TH E ON S LINE OF N 1/2 OF SD ABANDONED R/W TO A PT W THEREON 725.85 FT FROM SD E LINE TH S TO BEG POR OF LOT 11 IN SEC 29 T 1N R 10W

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 NUMBER 2437

REDEVELOPMENT AGENCY OF THE CITY OF DUARTE

FIFTH SUPERVISORIAL DISTRICT

RECEIVED

JUN 14 2004

JOHN MCKINNEY
SECURED PROPERTY TAX DIVISION

Redevelopment Agency of the City of Duarte

1600 Huntington Drive, Duarte, CA 91010 · (626) 357-7931 · Fax (626) 358-0018

To: John McKinney

June 7, 2004

Donna J. Doss
Assistant Treasurer and Tax Collector
225 N. Hill Street, Room 130
Los Angeles, California

DISTRICT # 5

Agreement # 2437

RE: 2004B Tax Sale – Request to Acquire Parcel 8530-004-082

Dear Ms. Doss:

The Redevelopment Agency of the City of Duarte would like to submit a request to acquire Assessor Parcel No. 8530-004-082, currently listed on the Tax Defaulted Property Tax Sale list for 2004. The subject parcel is currently surrounded by parcels that are targeted for commercial redevelopment, and will be necessary to complete a project, as it would be necessary for public parking.

The subject parcel is part of an aging shopping center, located at a very busy intersection of the City. Redevelopment of the entire property has long been an objective of the Agency, and would address economic and aesthetic blight. The subject parcel is just over 1 foot wide, 216 feet long, and is located in an existing public parking area. This parcel could not be developed independently.

Please consider this letter the Redevelopment Agency's formal request to acquire APN 8530-004-082 for the minimum bid of $5,034, plus any associated costs, as described in the Public Tax Auction list. I have attached additional required information for your review of this request. Should you need further information, please feel free to call Sandi Shannon, Redevelopment Coordinator, at (626) 357-7931, extension 262, between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday.

Sincerely,

Ed Cox

Ed Cox
Director of Community Development

received
6-17-04
S. Redus

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: Redevelopment Agency of the City of Duarte

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: 8530-004-082

3. State the purpose and intended use for *each* parcel: Public access & parking area

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Ed Cox	Director of Community Development	11/2/04
Authorizing Signature	**Title**	**Date**

X:Forms:SCO 8-16

AGREEMENT # ~~2436~~ 2437

RESOLUTION NO. RA-334

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE TO EXECUTE A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TO ACQUIRE PARCEL NO. 8530-004-082 TO BE UTILIZED FOR REDEVELOPMENT PURPOSES

WHEREAS, The Redevelopment Agency ("Agency") of the City of Duarte is engaged in redevelopment activities that will encourage the highest and best land use and foster the economic development and growth of the City; and,

WHEREAS, The Agency has been notified by the County of Los Angeles that Parcel No. 8530-004-082 (the "Property") was deemed "Subject to Power to Sell" for default of property taxes and was scheduled to be sold at public auction on August 2 and 3, 2004; and,

WHEREAS, Division I, Part 6, Chapter 8 of the Revenue and Taxation Code permits the Agency to acquire such Property, prior to a public auction, for an amount equal to the defaulted property taxes; and,

WHEREAS, on October 26, 2004, the Agency Board considered acquiring the Property pursuant to a "Chapter 8 Agreement", with the County of Los Angeles, and reviewed and evaluated the proposed acquisition in relation to the Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project objectives; the staff report prepared on this matter; and all of the information and evidence presented at the meeting; and,

WHEREAS, the Agency Board has determined that the acquisition of the Property is in the best interest of the City of Duarte and its residents;

NOW THEREFORE, the Redevelopment Agency of the City of Duarte, California, does hereby resolve as follows:

Section 1. The Agency Board finds and determines, based upon substantial evidence provided in the record before it, that the acquisition of the Property is in line with the Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project objectives of the City.

Section 2. Pursuant to provisions of the Revenue and Taxation Code, the Agency shall enter a Chapter 8 Agreement with the County of Los Angeles, in order to complete the acquisition of the Property for the public purpose of facilitating the redevelopment of the surrounding parcels.

Section 3. The Agency Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 26th day of October, 2004.

/s/ Tzeitel Paras
Chairperson Tzeitel Paras

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Darrell J. George, Secretary of the Redevelopment Agency of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. RA-334 was adopted by the Redevelopment Agency of the City of Duarte at a regular meeting of said Agency held on the 26th day of October, 2004, by the following vote:

AYES:	Agency Members:	Fasana, Finlay, Gaston, Reyes, Paras
NOES:	Agency Members:	None
ABSENT:	Agency Members:	None

/s/ Darrell J. George
Secretary Darrell J. George

MINUTES

REDEVELOPMENT AGENCY OF THE CITY OF DUARTE
REGULAR MEETING - TUESDAY, OCTOBER 26, 2004

The Redevelopment Agency of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Chairperson Paras called the meeting to order at 8:40 p.m.

SECRETARY RECORDATION OF ATTENDANCE

The Secretary recorded the following in attendance:
PRESENT: Fasana, Finlay, Gaston, Reyes, Paras
ABSENT: None
ADMINISTRATIVE STAFF PRESENT: Executive Director George, Agency Attorney Marticorena

ADOPTION OF AGENDA

Fasana moved, Reyes seconded to adopt the Agenda, and carried unanimously.

FISCAL AFFAIRS

It was noted that there were no Southern California Edison Company warrants. Finlay moved, Fasana seconded to approve Fiscal Affairs, and carried unanimously.

CONSENT CALENDAR

Finlay moved, Fasana seconded to approve Item A (Minutes) on the Consent Calendar, and carried unanimously.

EXECUTIVE DIRECTOR
Agency Bill RA-334
Agreement with L. A. County to acquire parcel

Paras read by title Agency Bill RA-334:

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE TO EXECUTE A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TO ACQUIRE PARCEL NO. 8530-004-082 TO BE UTILIZED FOR REDEVELOPMENT PURPOSES

Ed Cox, Director of Community Development, provided a staff report about the Agency's opportunity to acquire property necessary for public purposes prior to its being auctioned off to the general public, and answered questions from Agency members concerning the parcel located in the southeast portion of the Big Lots Shopping Center parking lot.

RESOLUTION NO. RA-334

Finlay moved, Fasana seconded to waive further reading and adopt Resolution No. RA-334, and carried unanimously.

ITEMS – AGENCY MEMBERS

Executive Director George thanked City Council, staff, and the community for attending the welcome reception, and stated he looks forward to exciting things ahead.

PARAS: 1) Discussed the possibility of adding a member of the public to the Architectural Review Board, in addition to the current staff; and 2) Suggested there could be an informational pamphlet about rules for the Duarte Skate Park, with the information included in the Duarte View.

FASANA: Stated the owners of the business causing the odor near Andres Duarte School are in the process of moving the business.

FINLAY: Stated youth using the Duarte Skate Park who do not wear helmets will receive citations of $127, and noted bikes and scooters are not allowed, as they damage the concrete.

ADJOURNMENT

Finlay moved, Gaston seconded to adjourn the meeting at 8:50 p.m., and carried unanimously.

/s/ Tzeitel Paras
Chairperson Tzeitel Paras

ATTEST:

/s/ Darrell J. George
Secretary

PARTIAL COPY —
SELECTED EXCERPT

August 11, 1999

Adopted: July 13, 1999
Ordinance No.: 742

Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project Amendment No.1

REDEVELOPMENT AGENCY OF THE CITY OF DUARTE

GRC

GRC REDEVELOPMENT CONSULTANTS, INC.
1340 South Valley Vista Drive
Suite 120
Diamond Bar, California 91765

EXCERPT

Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project Amendment No. 1

CITY COUNCIL

Dr. Robert F. Davey, *Mayor*
James D. Kirchner, *Mayor Pro Tem*
John Fasana, *Councilmember*
Margaret E. Finlay, *Councilmember*
Philip R. Reyes, *Councilmember*

REDEVELOPMENT AGENCY

Philip R. Reyes, *Chair*
John Fasana, *Vice Chair*
Dr. Robert F. Davey, *Member*
Margaret E. Finlay, *Member*
James D. Kirchner, *Vice Chair*

PLANNING COMMISSION

Winston Bautista, *Chair*
Tonette Reyes, *Vice Chair*
Alan Heller, *Commissioner*
Lois Gaston, *Commissioner*
Lynn Glover, *Commissioner*

REDEVELOPMENT AGENCY STAFF

Jesse H. Duff, *Executive Director*
Michael R. Yelton, *Deputy Executive Director and Finance Director*
Jeff Oderman, *Agency General Counsel*
Ed Cox, *Director of Community Development*
Dominic Milano, *Director of Public Works/City Engineer*

EXCERPT

2.0 DEVELOPMENT IN THE PROJECT AREA

A. (§200) PROJECT OBJECTIVES

The Project Area includes a number of conditions that are, or have been, specified in the California Health and Safety Code as characteristic of blight. The overriding objective of this Plan is to provide for the elimination or alleviation of blighting conditions by providing needed public improvements, and mitigating the effects of incompatible land uses, inadequate or obsolete design, irregularly shaped and inadequately sized lots, stagnant property values, and economic maladjustment in the Project Area. In eliminating these blighting conditions, this Plan will facilitate development as contemplated in the General Plan of the City of Duarte.

In pursuing these general objectives, the Agency expects to:

1. Eliminate blighting influences in the Project Area including deteriorating buildings, obsolete structures and other environmental, economic, and social deficiencies; improve the overall appearance of buildings, streets, parking areas, and other facilities, public and private.
2. Provide adequate streets, curbs, gutters, and street lights and permit improved pedestrian and/or vehicular circulation in the Project Area.
3. Strengthen retail and other commercial functions throughout the Project Area.
4. Change the pattern of land use along the Huntington Drive "corridor" area by creating and encouraging a desirable setting for medium density residential development as well as sub-regionally oriented retail/commercial uses.
5. Provide adequate land for parking and open spaces.

EXCERPT

6. Provide street furniture (benches, trash receptacles, etc.), landscaping, public plazas, and thematic crosswalks to improve the aesthetic environment of the project area.
7. Preserve artistically, architecturally, and historically worthwhile structures and sites.
8. Establish and implement criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire project.
9. Strengthen and upgrade existing residential uses.
10. Cause the undergrounding of unsightly overhead utility lines.

Through this amendment, additional Agency goals are to:

1. Implement the land uses and concepts of the General Plan, and the Zoning Ordinance as may be amended from time to time.
2. Provide adequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
3. Assure that buildings are safe for persons and businesses to occupy.
4. Encourage cooperation and participation of residents, businesspersons, public agencies and community organizations in revitalizing the area.
5. Encourage private sector investment in development of the area.
6. Promote the economic well being of the area by encouraging diversification of its commercial base.
7. Promote development of local job opportunities.
8. Provide for relocation assistance and benefits to area businesses and residences, which may be displaced, in accordance with the provisions of Redevelopment Law and the Government Code of the State of California.
9. Make provision for housing as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing opportunity for individual choice.
10. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public

EXCERPT

and private development, redevelopment, revitalization and enhancement of the community.

The overall development objective is to encourage continued building in accordance with the General Plan, and to provide assistance in the following manner:

1. The construction of needed public improvements and facilities including, but not limited to those described below.
2. Various forms of Agency financial assistance, including but not limited to, land write-downs, tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. Entering into participation agreements with qualified owners and tenants.
4. Entering into disposition and development agreements with qualified developers.
5. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.
6. In the event relocation resources are needed, to plan for, locate and/or provide such relocation resources as are needed to facilitate implementation of the Project.

B. (§210) CONFORMANCE TO CITY'S GENERAL PLAN

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the City of Duarte's General Plan as it now exists or may be hereafter amended. Except when inconsistent with this Plan, all requirements of the City's Planning and Zoning Ordinance shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the Project Area which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Project Area. These controls shall be in addition to, and may not relax the requirements of the City of Duarte's Planning and Zoning Ordinance.

ORDINANCE NO. 742

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF DUARTE APPROVING AND ADOPTING THE AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE DUARTE MERGED REDEVELOPMENT PLAN, AMENDMENT NO. 1

WHEREAS, the City Council of the City of Duarte (the "City Council") authorized the Redevelopment Agency of the City of Duarte (the "Agency") to commence studies for the amendment of the Redevelopment Plan for Merged Redevelopment Project (the "Existing Project Area"), including the addition of territory thereto (the "Amendment Area") (together, the "Project Area") and extension of various time limits; and

WHEREAS, the City Council has received from the Agency the proposed Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1 (the "Redevelopment Plan" or the "Amendment") as approved by the Agency, a copy of which is on file with the Office of the City Clerk, City of Duarte, 1600 Huntington Drive, Duarte, CA 91010, together with the report of the Agency prepared pursuant to Section 33352 of the California Health and Safety Code (the "Report to City Council"), including the reasons for the Amendment including the selection of the Amendment Area, and a discussion of certain other matters as set forth in Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) (the "Code") including an analysis of the physical and economic conditions existing in the Amendment Area, the proposed method of financing the redevelopment of the Amendment Area, a plan for the relocation of business owners and tenants who may be temporarily or permanently displaced under the Plan as amended, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of Duarte (the "Planning Commission"), the minutes of consultations with affected taxing agencies, the Final Environmental Impact Report on the Redevelopment Plan, and an implementation plan; and

WHEREAS, the Planning Commission has submitted to the City Council of the City of Duarte its report and recommendations for approval of the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the City of Duarte General Plan; and

WHEREAS, the Planning Commission and the Redevelopment Agency have recommended that certain territory be removed from the Amendment Area, as described in Planning Commission Resolution 99-1; and,

WHEREAS, the City Council and the Agency held a joint public hearing on June 8, 1999, concerning the adoption of the Redevelopment Plan and the certification of the Final Environmental Impact Report on the Redevelopment Plan; and

WHEREAS, notice of the joint public hearing was duly and regularly published in a newspaper of general circulation in the City of Duarte in accordance with Sections 33361 and 33452 of the California Health and Safety Code, and a copy of said notice and affidavit of publication are on file with the City Clerk of the City of Duarte and Secretary of the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed by first class mail to the last known address of each assessee, as shown on the last equalized assessment roll of the County of Los Angeles, of each parcel of land in the Project Area, to each resident, and to each business as practicable; and

WHEREAS, each addressee in the Amendment Area was sent a statement, attached to the notice of joint public hearing, that properties will be subject to acquisition by condemnation under the provisions of the Redevelopment Plan; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the Agency adopted a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Plan on May 11, 1999, by Resolution No. RA-306; and

WHEREAS, the City Council has knowledge of the continuing conditions in the Existing Project Area and the Amendment Area and of the continuing availability of suitable housing for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation; and

WHEREAS, the time limit for incurring debt in the Las Lomas Component of the Duarte Merged Redevelopment Project and Amendment No. 1 is shorter than that authorized by Health and Safety Code Section 33333.6(a); and

WHEREAS, the time limit for the effectiveness of the Las Lomas Component of the Duarte Merged Redevelopment Project and all amendments thereto is shorter than that authorized by Health and Safety Code Section 33333.6(b); and

WHEREAS, the City Council wishes to extend the time limits described in Health and Safety Code Section 33333.6 for the Las Lomas Component of the Duarte Merged Redevelopment Project and Amendment No. 1 thereto pursuant to the procedure described in Health and Safety Code Section 33333.6(f)(2); and

WHEREAS, the City Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, and has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, the Agency and the City Council have reviewed and considered the Final Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and Health & Safety Code Section 33352, and certified the completion of said Environmental Impact Report on June 22, 1999, by City Council Resolution No. 99-25.

NOW, THEREFORE, the City Council of the City of Duarte does ordain as follows:

Section 1: The overriding objective of the Redevelopment Plan is to continue efforts at eliminating or alleviating conditions of blight by providing needed public improvements, assistance for the development and rehabilitation of existing properties, the provision of low- and moderate-income housing and other activities authorized by the CRL. In doing such, the Agency intends to mitigate the effects of inadequate or obsolete design, irregularly shaped and inadequately sized lots, declining property values, and economic maladjustment in the Existing Project Area and the Amendment Area. In eliminating these blighting conditions, this Redevelopment Plan will facilitate development as contemplated in the City of Duarte General Plan.

The extension of time limits in the Existing Project Area for the incurring of debt, and for commencing eminent domain proceedings will allow the Agency to continue the redevelopment activities that it has actively pursued since the adoption of each component of the Existing Project Area.

The selection of the Amendment Area was generally based upon a desire to eliminate the conditions of blight caused by a number of different physical and economic factors in the Amendment Area. The following objectives are intended to achieve the Redevelopment Plan's overall goals for the Amendment Area.

1. Eliminate blighting influences in the Amendment Area including deteriorating buildings, obsolete structures and other environmental, economic, and social deficiencies; improve the overall appearance of buildings, streets, parking areas, and other facilities, public and private.

2. Provide adequate streets, curbs, gutters, and street lights, and permit improved pedestrian and/or vehicular circulation in the Amendment Area.
3. Strengthen retail and other commercial functions throughout the Amendment Area.
4. Change the pattern of land use Amendment Area by creating and encouraging a desirable setting for residential development as well as sub-regionally oriented retail/commercial uses.
5. Provide adequate land for parking and open spaces.
6. Provide street furniture (benches, trash receptacles, etc.), landscaping, public plazas, and thematic crosswalks to improve the aesthetic environment of the project area.
7. Preserve artistically, architecturally, and historically worthwhile structures and sites.
8. Establish and implement criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire project.
9. Cause the undergrounding of unsightly overhead utility lines.

Through this amendment, additional Agency goals are to:

1. Implement the land uses and concepts of the City of Duarte General Plan, and the Zoning Ordinance as may be amended from time to time.
2. Provide adequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
3. Assure that buildings are safe for persons and businesses to occupy.
4. Encourage cooperation and participation of residents, businesspersons, public agencies and community organizations in revitalizing the area.
5. Encourage private sector investment in development of the area.
6. Promote the economic well being of the area by encouraging diversification of its commercial base.
7. Promote development of local job opportunities.
8. Provide for relocation assistance and benefits to area businesses and residences, which may be displaced, in accordance with the provisions of Redevelopment Law and the Government Code of the State of California.
9. Make provision for housing as is required to satisfy the needs and desires of various age, income, and ethnic groups of the community, maximizing opportunity for individual choice.
10. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.

Section 2: The City Council hereby finds and determines that:

(a) Significant blight remains within the Existing Project Area and that such blight cannot be eliminated without the establishment of additional debt. The Amendment Area is a blighted area pursuant to Section 33030 of the Community Redevelopment Law. The redevelopment of the Existing Project Area and the Amendment Area are necessary to effectuate the public purposes declared in the Code. These findings are based on the substantial evidence set forth in the Report to City Council.

(b) The Amendment Area is a predominately urbanized area. As demonstrated in the Agency's Report to City Council, not less than eighty percent (80%) of the property in the Amendment Area is urbanized.

(c) The Redevelopment Plan will assist in continuing Agency efforts to redevelop the Existing Project Area in conformity with the Community Redevelopment Law and in the interests of the public health, safety and welfare, and the Redevelopment Plan will assist in new Agency efforts to redevelop the

Amendment Area in conformity with the Community Redevelopment Law and in the interests of the public health, safety and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.

(d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; the Agency's Report to City Council further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.

(e) The Redevelopment Plan conforms to the City of Duarte General Plan, including, but not limited to, the Housing Element thereof. This finding is based in part on the finding of the Planning Commission of the City of Duarte that the Redevelopment Plan conforms to the City of Duarte General Plan.

(f) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Duarte and will effectuate the purposes and policies of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area and the community by correcting conditions of blight and by coordinating public and private actions to stimulate development, contribute toward needed public improvements and improve the economic, and physical conditions of the Existing Project Area, the Amendment Area and the community.

(g) The condemnation of real property to the extent provided for in the Redevelopment Plan is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for payment for property to be acquired as provided by law. This finding is based in part upon the need to assemble sites for development which will result in new economic activity in the Project Area and to prevent the recurrence of blight and upon the fact that no condemnation shall occur pursuant to the Redevelopment Plan unless the Agency has adequate funds for payment.

(h) The Agency has a feasible method for the relocation of families and persons displaced from the Project Area. On May 11, 1999, the Agency adopted a relocation method for the Merged Project Area and the Amendment Area, entitled "Rules and Regulations Implementing the California Relocation Assistance Law" (the "Relocation Method"). The City Council and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable to any relocation that would occur due an acquisition by the Agency under the Redevelopment Plan. The City Council finds and determines that the provision of relocation assistance according to law constitutes a feasible method for relocation.

(i) There shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons, and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Health and Safety Code Sections 33334.5, 33413, and 33413.5. This finding is based upon the Rules, Regulations for Implementation of the California Relocation Assistance Law,

which was adopted by reference as the relocation method for the Amendment Area pursuant to Agency Resolution No. RA-306, and the Housing Element of the City of Duarte General Plan.

(j) Both non-contiguous areas in the Amendment Area contain a prevalence of blight consistent with the Code and are necessary for effective redevelopment. Neither non-contiguous area was included solely for the purpose of obtaining the allocation of taxes from the area pursuant to Code Section 33670.

(k) The elimination of blight and the redevelopment of the Amendment Area, and the continuing elimination of blight in the Existing Project Area, would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of blighting influences in the Amendment Area and the on-going existence of blight in the Existing Project Area, including, without limitation, the demonstrated lack of private sector interest in redeveloping properties in the Project Area, structural deficiencies and other indications of blight more fully enumerated in the Agency's Report to Council, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.

(l) The Redevelopment Plan, as amended, contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the City Council deems necessary to effectuate the purposes of the Community Redevelopment Law.

(m) The time limitations and financial limitations established for the Amendment Area are reasonably related to the projects proposed in the Redevelopment Plan and to the ability of the Agency to eliminate blight within the Project Area.

Section 3: All findings and determinations required to be made with respect to the Existing Project Area not made herein were made when the respective redevelopment plans for the component plans comprising the Duarte Merged Redevelopment Project were adopted, and such findings are not required to be re-made or re-considered and are deemed final and conclusive.

Section 4: The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Amendment Area, if any, are displaced, and that pending the development of such permanent facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of Duarte at the time of their displacement.

Section 5: The City Council has considered all oral and written objections, if any, to the Redevelopment Plan and all evidence and testimony for and against the adoption of the Redevelopment Plan. All oral and written objections, if any, have been overruled.

Section 6: That territory described as the Deletion Area on Exhibit "A" attached hereto and made part hereof by this reference, shall be removed from the Amendment Area consistent with the recommendations of the Planning Commission and the Redevelopment Agency.

Section 7: The time limit for establishing loans, advances, and indebtedness in the Las Lomas Component of the Duarte Merged Redevelopment Project is hereby extended as described in the "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1" in accordance with Health and Safety Code Section 33333.6(a) pursuant to the procedure set forth in Health and Safety Code Section 33333.6(f)(2), and is further extended as provided in Health and Safety Code Section

33333.6(a)(2). The time limit for the effectiveness of the redevelopment plan pursuant to Health and Safety Code Section 33333.6(b) in the Las Lomas Component of the Duarte Merged Redevelopment Project is hereby extended as described in the "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1" in accordance with Health and Safety Code Section 33333.6(b) pursuant to the procedure set forth in Health and Safety Code Section 33333.6(f)(2). The time limit for payment of indebtedness and receipt of tax increment applicable to the Las Lomas Component of the Duarte Merged Redevelopment Project shall be as set forth in the "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1" pursuant to Health and Safety Code Section 33333.6(c).

Section 8: That certain document entitled "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project, Amendment No. 1", the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the City Clerk of the City of Duarte, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof. The Redevelopment Plan is hereby designated, approved and adopted as the official "Amended and Restated Redevelopment Plan for the Duarte Merged Redevelopment Project Area".

Section 9: In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby approved, the City Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City of Duarte having administrative responsibilities in the Amendment Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment of the Amendment Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Duarte under the provisions of the Redevelopment Plan.

Section 10: The City Clerk of the City of Duarte is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 11: The City Clerk of the City of Duarte is hereby directed to record with the County Recorder of County of Los Angeles a description of the land within the Amendment Area and a statement that proceedings for the redevelopment of the Amendment Area have been instituted under the Community Redevelopment Law.

Section 12: The City Clerk is hereby directed to transmit a copy of the description and statement to be recorded by the City Clerk of the City of Duarte pursuant to Section 8 of this Ordinance, a copy of this Ordinance and a map or plat indicating the boundaries of the Project Area, to the auditor and tax assessor of the County of Los Angeles, to the governing body of each of the taxing agencies which receives taxes from property in the Amendment Area and to the State Board of Equalization.

Section 13: The Building Department of the City of Duarte is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Amendment Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 14: This Ordinance shall be in full force and effect thirty (30) days from and after the date of final passage.

Section 15: If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, or the Redevelopment Plan for the Duarte Merged Redevelopment Project as it existed prior to adoption of this Ordinance, and the City Council hereby declares it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 16: This Ordinance shall be introduced at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. The full text of this Ordinance shall be published and/or be posted as required by law in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 13th day of July, 1999.

/s/ Robert F. Davey
Mayor Robert F. Davey

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. 742 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 13th day of July, 1999, by the following Roll Call vote:

AYES: Councilmembers: Kirchner, Reyes, Fasana, Davey

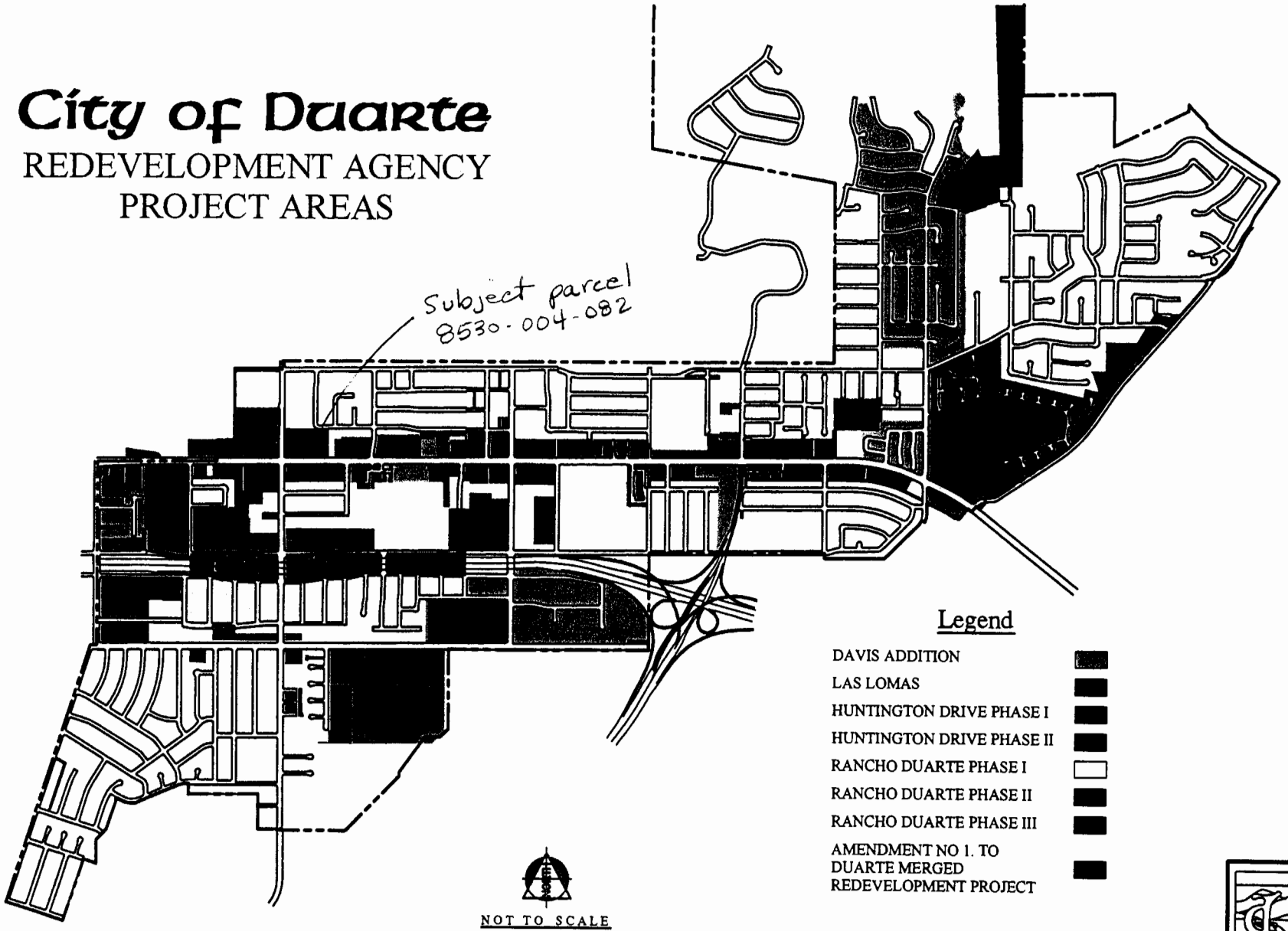
NOES: Councilmembers: Finlay

ABSENT: Councilmembers: None

/s/ Marla Akana
City Clerk Marla Akana
City of Duarte, California

City of Duarte

REDEVELOPMENT AGENCY PROJECT AREAS



City of Duarte
1600 HUNTINGTON DR
DUARTE, CA 91010
PH: (626) 357-7931

June 2003

[redacted]

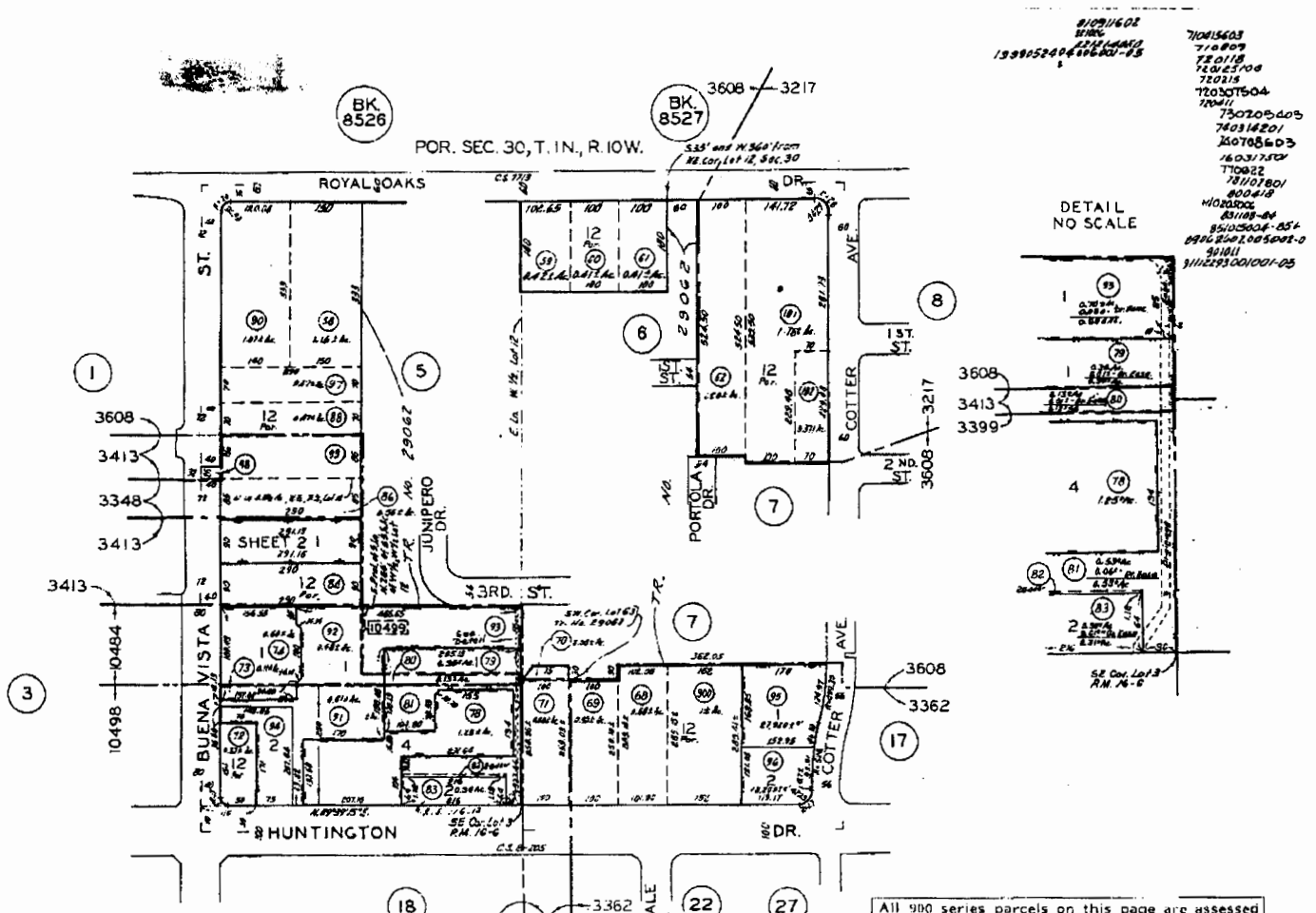
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

8530 | 4 SHEET 1

SCALE 1" = 200'

2000



CODE

3399	10484
3362	10498
3608	10499
3413	
3217	
3348	

FOR PREV. ASSM'T SEE:

NO. 151 8528-13

CONDOMINIUM
TRACT NO. 41426 M. B. 1051-40-41
SUBDIVISION OF THE RANCHO AZUSA DE DUARTE M.R. 6-80-82
PARCEL MAP P.M. 16-6
PARCEL MAP P.M. 37-43
PARCEL MAP P.M. 96-80-81
PARCEL MAP P.M. 134-20-21

All 900 series parcels on this page are assessed to Redevelopment Agency of the City of Duarte, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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 **REDEVELOPMENT AGENCY OF THE CITY OF DUARTE** ("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

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

ATTEST:

Secretary
(seal)

Redevelopment Agency
of the City of Duarte

By
Chairperson

ATTEST:

Board of Supervisors
Los Angeles County

By
Clerk of the Board of Supervisors

By
Chair of the Board of Supervisors

By
Deputy
(seal)

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

ATTEST:

City of N/A

By
Mayor

(seal)

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

Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2437

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF DUARTE	1989	8530-004-082	$5,250.00*	ELIMINATION OF AESTHETIC BLIGHT

LEGAL DESCRIPTION

*TR=PARCEL MAP AS PER BK 37 PG 43 OF P M*LOT COM AT NW COR OF LOT 2 TH N ON N PROLONGATION OF W LINE OF SD LOT 2 TO A LINE PARALLEL WITH AND DIST N AT R/A 1.18 FT FROM N LINE OF SD LOT TH E 216 FT TH S TO NE COR OF SD LOT TH W ON N LINE OF SD LOT TO BEG POR OF LOT 1

* 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 **REDEVELOPMENT AGENCY OF THE CITY OF DUARTE** ("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.

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APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By_____
Principal Deputy County Counsel

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0§§3791, 3791.3 3793 R&T Code

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

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

ATTEST:

Secretary
(seal)

Redevelopment Agency
of the City of Duarte

By
Chairperson

ATTEST:

By
Clerk of the Board of Supervisors

Board of Supervisors
Los Angeles County

By
Chair of the Board of Supervisors

By
Deputy
(seal)

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

ATTEST:

City of N/A

By
Mayor

(seal)

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

Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

SUPERVISORIALDISTRICT 5
AGREEMENT NUMBER 2437

EXHIBIT "A"

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