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

December 6, 2005

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

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2412

(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Mountains Recreation & Conservation Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970, as indicated on Attachment "A". Exhibit "A", attached to each agreement, indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreement and copy is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of this agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one public agency. The agreement is with the Mountains Recreation & Conservation Authority, which intends to utilize these properties for permanent open space and public parkland purposes.

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 purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the

Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

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

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

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

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

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD
MD:emc
D: Agree2412-12062005

Attachments

c: Assessor
Auditor-Controller
Chief Administrative Officer
County Counsel

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. T. KIRWEL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

LARRY J. MONTANA
EXECUTIVE OFFICER

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

Gentlemen:

TAX AGREEMENT SALES

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

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

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

tion of tax deeded lands by taxing agencies under the authority of Chapter 6 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the $1 per parcel price has remained constant since October 19, 1943.

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

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

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

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

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2412

AGENCY

Mountains Recreation & Conservation Authority
Public Agency

Selling price of these parcels
shall be $390,542.00

Public Agency intends to utilize these
properties for permanent open space
and public parkland purposes.

SUPERVISORIAL DISTRICT	LOCATIONS	PARCEL NUMBERS	MINIMUM BID
5th	COUNTY OF LOS ANGELES	2813-023-020	$ 2,069.00
5th	COUNTY OF LOS ANGELES	3056-002-066	$ 2,859.00
5th	COUNTY OF LOS ANGELES	3057-008-046	$ 3,852.00
5th	COUNTY OF LOS ANGELES	3057-008-050	$ 3,291.00
5th	COUNTY OF LOS ANGELES	3209-021-018	$ 13,051.00
5th	COUNTY OF LOS ANGELES	3210-002-007	$294,287.00
5th	COUNTY OF LOS ANGELES	3210-002-009	$ 44,596.00
5th	COUNTY OF LOS ANGELES	3223-013-011	$ 4,021.00
5th	COUNTY OF LOS ANGELES	3223-013-012	$ 4,021.00
5th	COUNTY OF LOS ANGELES	3223-013-025	$ 3,661.00
5th	COUNTY OF LOS ANGELES	3223-013-026	$ 3,661.00
5th	COUNTY OF LOS ANGELES	3270-018-008	$ 11,173.00

AGREEMENT NUMBER 2412

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

FIFTH SUPERVISORIAL DISTRICT

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5750 Ramirez Canyon Road
Malibu, CA 90265
Phone (310) 589-3200 Fax (310) 589-3207

DIST	LOCATION	AGREE #
3	CITY OF LA	2410
4	WHITTIER	2411
5	COUNTY OF LA	2412

January 30, 2004

Ms. Sharon Perkins
Los Angeles County Treasurer and Tax Collector
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, California 90051-0102

Reservation of Tax Defaulted Properties for Public Purposes
2004A Public Tax Auction

AGREEMENT # 2412

* see parcels

Dear Ms. Perkins:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The MRCA officially elects to reserve from sale the following parcels under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space and public parkland purposes.

	APN	Item Number	DIST	LOCATION
BK	~~2072-030-011~~	83		
A#2402	~~2072-030-016~~	~~84~~		
A#2403	~~2075-037-003~~	88		
R	~~2172-026-039~~	~~144~~		
A#2403	~~2291-004-021~~	~~187~~		
R	~~2377-015-003~~	~~218~~		
✓	2526-025-023	310	5	COUNTY OF LA.
*✓	2813-023-020	541	5	"
✓	2826-018-066	549	5	
R	~~2840-016-002~~	~~580~~		
✓	3054-023-041	871	5	"
*✓	3056-002-066	874	5	"

RECEIVED
31 JAN 2004

A public entity of the State of California exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District pursuant to Section 6500 et seq. of the Government Code

Ms. Sharon Perkins
2004A Public Tax Auction Reservation
Treasurer and Tax Collector
January 30, 2004
Page 2

			DIST.	LOCATION
✓	3056-025-031	878	5	COUNTY
* ✓	3057-008-046	881	5	"
* ✓	3057-008-050	882	5	"
✓	3061-011-037	923	5	"
✓	3061-012-035	925	5	"
✓	3066-019-002	955	5	"
*	3209-021-018	1330	5	"
* ✓	3210-002-007	1332	5	"
* ✓	3210-002-009	1333	5	"
R	~~3210-005-026~~	~~1334~~		
✓	3212-001-033	1339	5	"
✓	3223-004-024	1372	5	"
* ✓	3223-013-011	1373	5	"
* ✓	3223-013-012	1374	5	"
* ✓	3223-013-025	1376	5	"
* ✓	3223-013-026	1377	5	"
MH	~~3247-033-006~~	~~1462~~		
* ✓	3270-018-008	1606	5	"
✓	4355-009-016	2295	3	L.A. CITY
✓	4379-021-033	2308	3	"
✓	5556-008-019	3129	3	"
R	~~5556-021-003~~	~~3131~~		
✓	5556-022-032	3132	3	"
R	~~5562-007-013~~	~~3136~~		
R	~~5562-007-014~~	~~3137~~	IMP	

Ms. Sharon Perkins
2004A Public Tax Auction Reservation
Treasurer and Tax Collector
January 30, 2004
Page 3

			DIST.	LOCATION
R	~~5562-007-020~~	~~3139~~		
✓	5567-018-026	3145	3	L.A. CITY
✓	5567-018-052	3146	3	"
A#2393	~~5577-030-009~~	~~3155~~		
✓	5580-002-013	3164	3	"
R	~~5581-010-003~~	~~3169~~		
✓	5583-007-019	3171	3	"
	8125-024-026	4557	4	WHITTIER
R	~~8126-018-003~~	4560		
R	~~8221-026-010~~	4615		
A#2394	~~8239-036-007~~	~~4629~~		

All of the above acquisitions are for park and open space purposes. We understand that the cost of acquisition is the minimum bid amount plus costs. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Susan Shanks, Project Analyst, at ext. 124 regarding this matter. Thank you for your assistance.

Sincerely,

Paul Edelman
Deputy Director

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: Mountains Recreation & Conservation Authority
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: (check one)

X Objection to a Current Pending Chapter 7 Sale

____ Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring the Property: All properties are being acquired for permanent open space and public parkland purposes.

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

2813-023-020; 2826-018-066; 3054-023-041; 3056-002-066; 3056-025-031; 3057-008-046; 3057-008-050 - 3061-011-037; 3066-~~[illegible]~~ 019-002; 3209-021-018; 3210-002-007; 3210-002-009; 3212-001-033; 3223-013-011; 3223-013-012; 3223-013-025; 3223-013-026; 3270-018-008

Authorized Signature: [signature]

Title: Chief Deputy Executive Officer

Date: April 22, 2005

Agreement Number: **2412**

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

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

March 2, 2005; Agenda Item No. X

Resolution No. 05-19

RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AUTHORIZING ACQUISITION OF TAX DEFAULTED PROPERTIES IN LOS ANGELES COUNTY PURSUANT TO DIVISION 1, PART 6, CHAPTER 8 OF THE REVENUE AND TAXATION CODE THAT ARE CONTAINED WITHIN CHAPTER 8 AGREEMENT NOS. 2361, 2364, 2367, AND 2412 AND AUTHORIZING ACCEPTANCE OF DONATIONS AND PUBLIC FUNDING TO ACQUIRE SAID PROPERTIES

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the subject properties are integral to achieving the objectives of the Santa Monica Mountains Comprehensive Plan and the Rim of the Valley Trail Corridor Master Plan; and

2. FINDS that the staff report dated March 2, 2005 further describes the tax defaulted properties and various Chapter 8 Agreements; and

3. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act; and

4. ADOPTS the staff report and recommendation dated March 2, 2005; and

5. AUTHORIZES the acquisition of the following tax defaulted parcels in Los Angeles County that are contained within Chapter 8 Agreement Nos. 2361, 2364, 2367, and 2412, pursuant to Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code:

2813-022-008;	2848-026-012;	3056-002-049;	3056-002-064;
3211-017-049;	3217-006-016;	3223-016-007;	3223-016-015;
3271-009-010;	3271-012-018;	3271-015-027;	2543-021-013;
4455-007-006;	2813-023-020;	2826-018-066;	3054-023-041;
3056-002-066;	3056-025-031;	3057-008-046;	3057-008-050;
3061-011-037;	3066-019-002;	3209-021-018;	3210-002-007;
3210-002-009;	3212-001-033;	3223-013-011;	3223-013-012;
3223-013-025;	3223-013-026;	3270-018-008; and	

6. AUTHORIZES the acceptance of donations and public funding to acquire said properties; and

7. AUTHORIZES such budget amendments as may be necessary to implement this action; and

8. AUTHORIZES the Executive Officer to perform any and all acts necessary to carry out this resolution; and

9. AUTHORIZES the use of the Pardee-Fair Oaks mitigation fund to acquire all properties in Chapter 8 Agreement Nos. 2361 and 2412.

Chair

AYES: Hayduk, Daniel, Lange, Berger

NOS: none

ABSTAIN: none

ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Mountains Recreation and Conservation Authority, regularly noticed and held according to law, on the 2nd day of March, 2005

Dated: 3-2-05

Executive Officer

MISSION STATEMENT

The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.

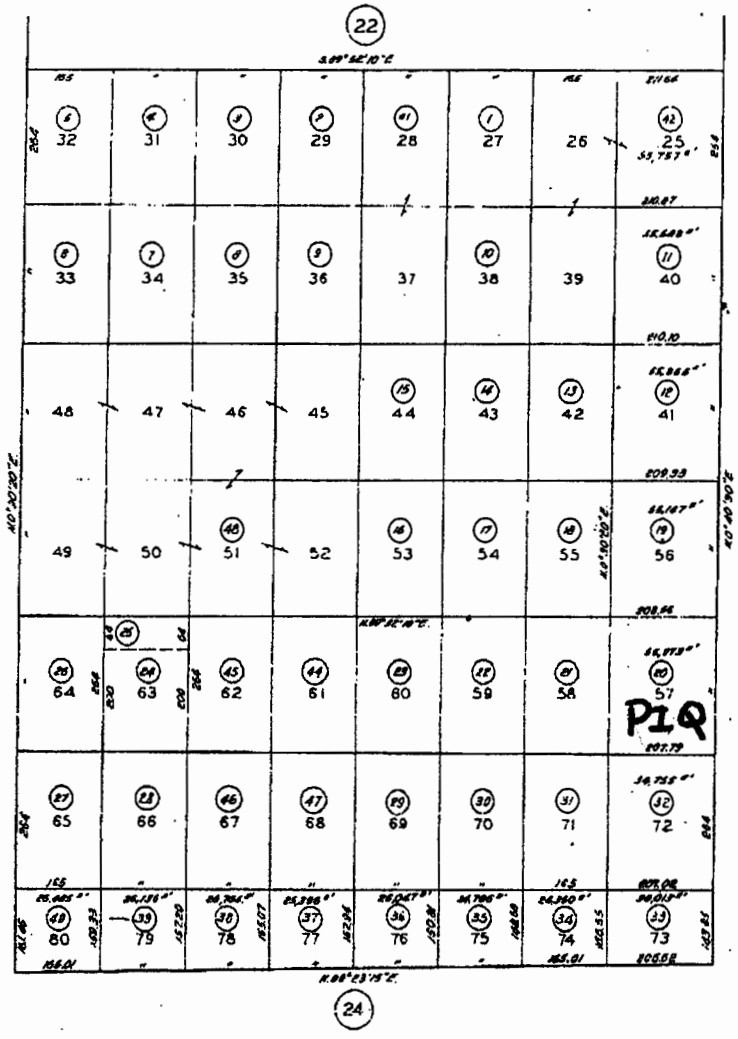
2813-023-020

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

2813	23
SCALE 1" = 200'	

1987



CODE 9150

FOR PREV. ASSM'T SEE: 3230 - 047

LICENSED SURVEYOR'S MAP L.S.-14-37

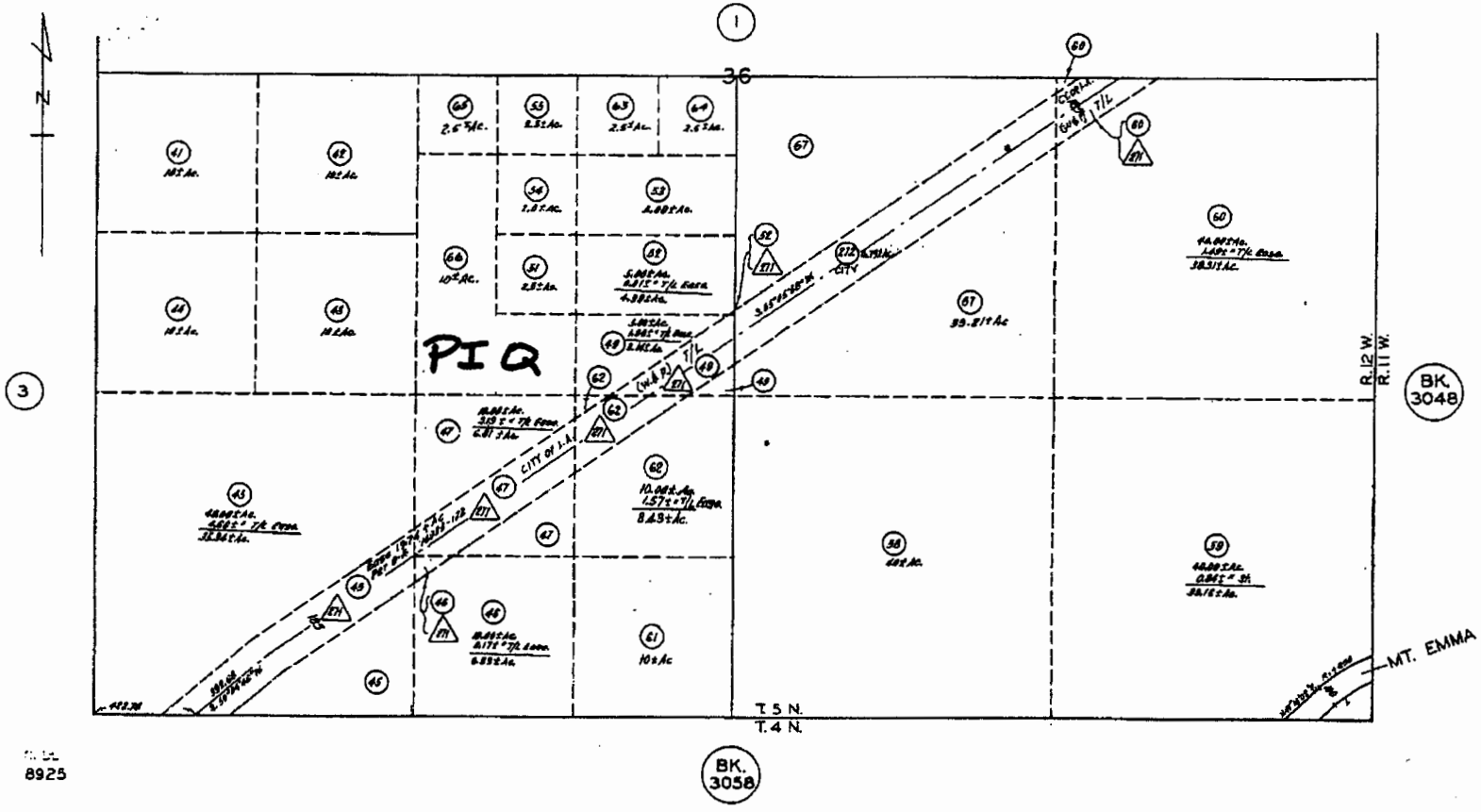
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3056-002-064

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3056 2 400' 1994



8925

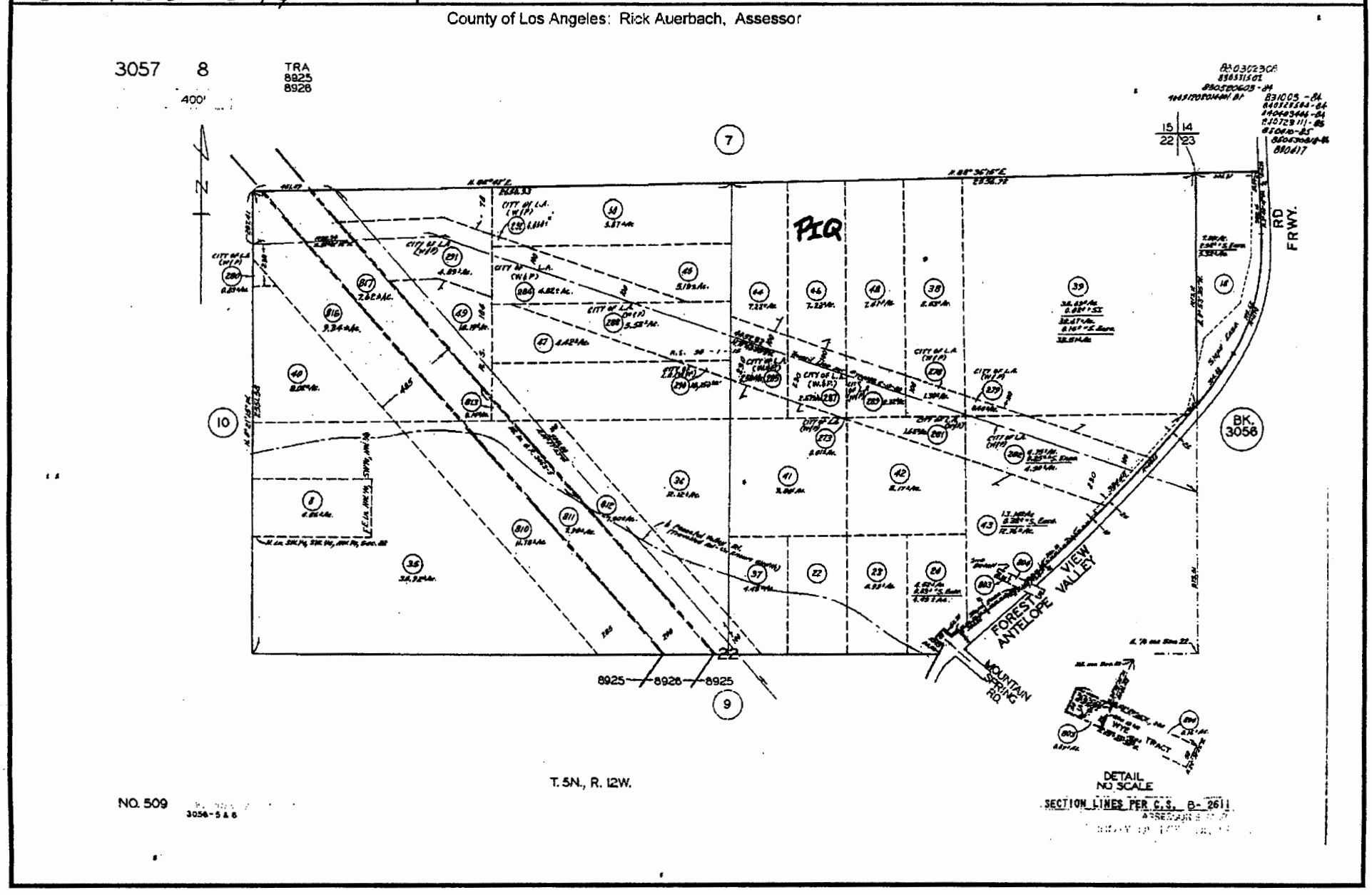
T. 5 N., R. 12 W.

3056-33

3057-008-046

View Enlarged Map | View Printing Instructions

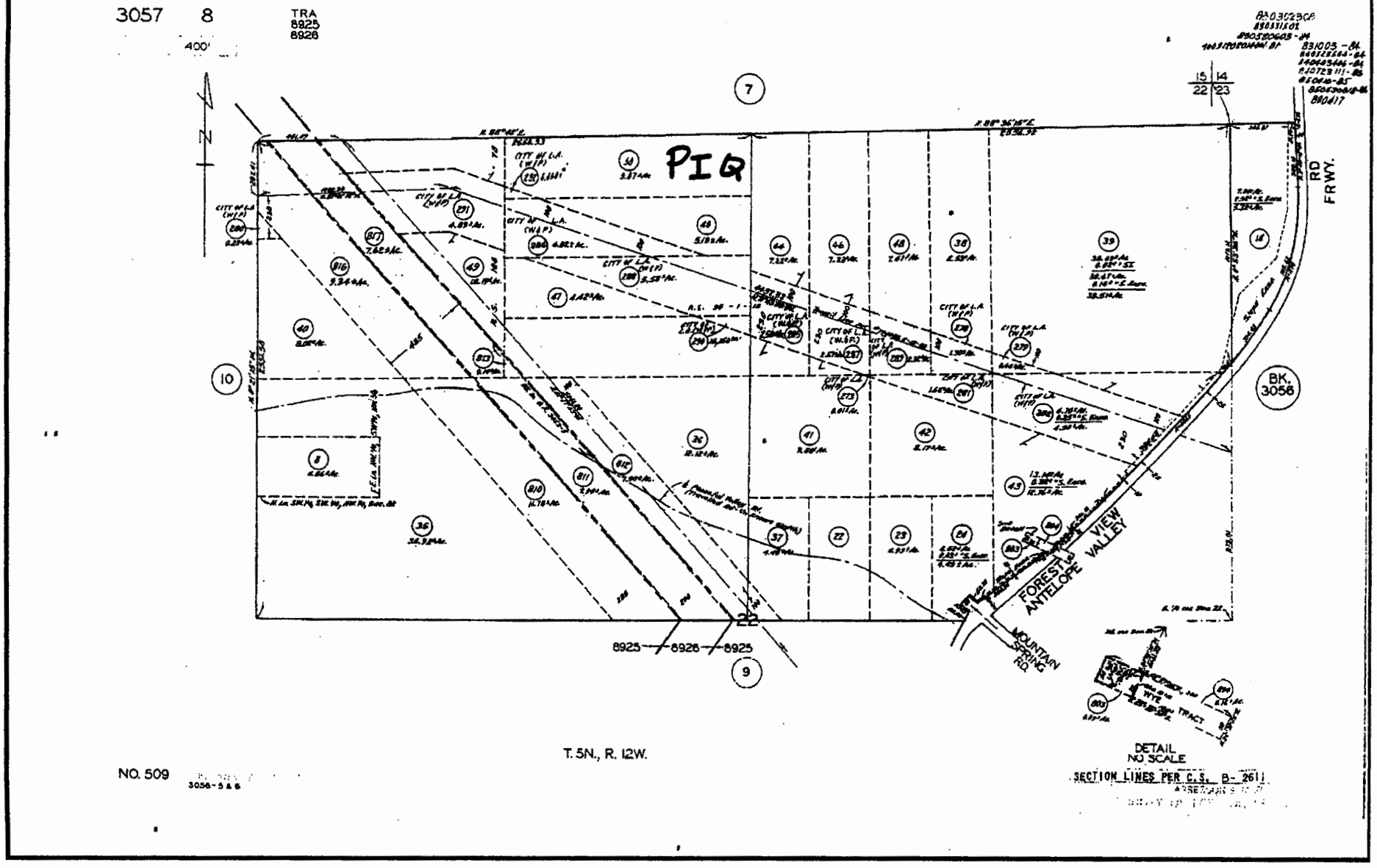
County of Los Angeles: Rick Auerbach, Assessor



3057-008-050

View Enlarged Map | View Printing Instructions

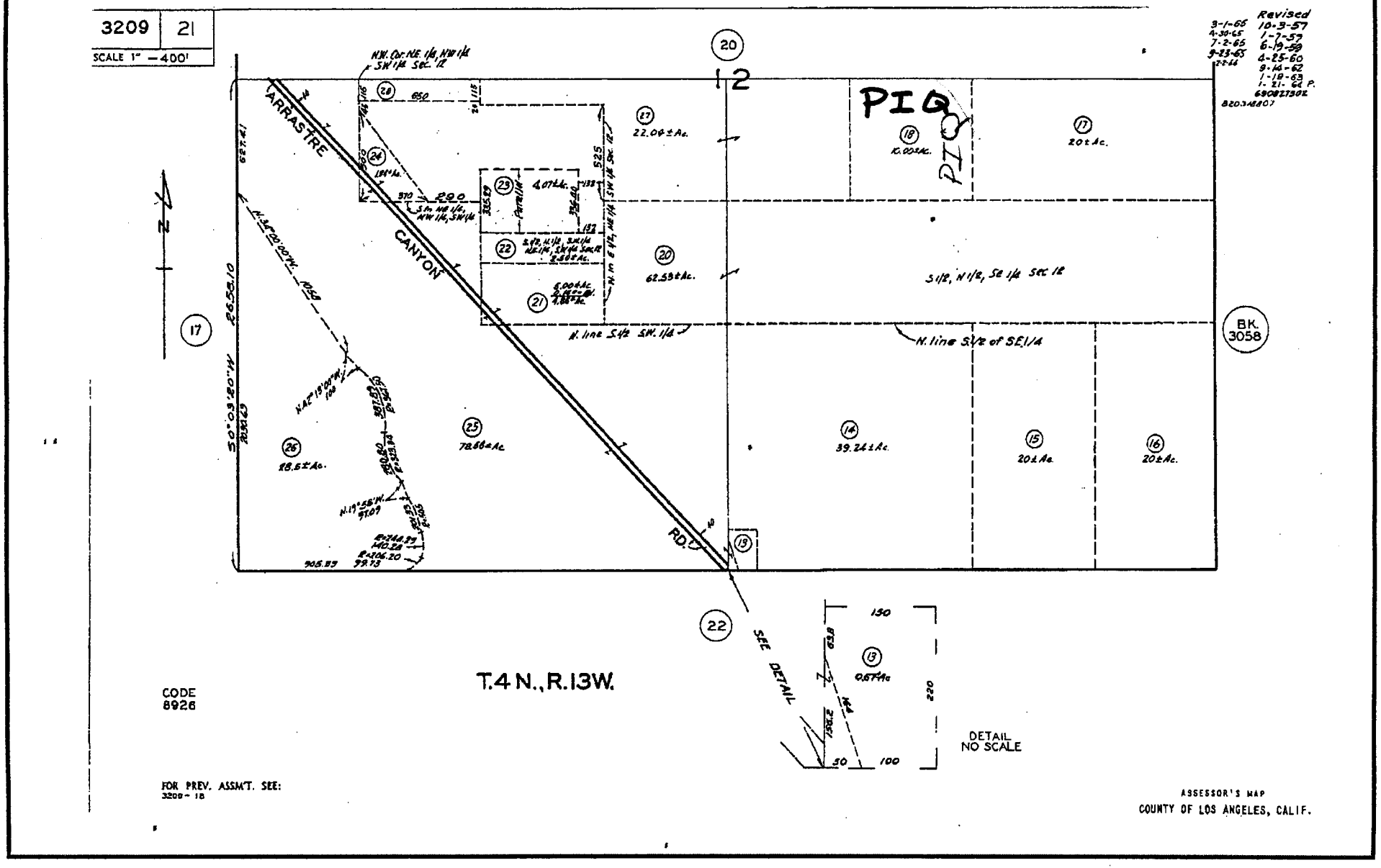
County of Los Angeles: Rick Auerbach, Assessor



3209-021-018

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



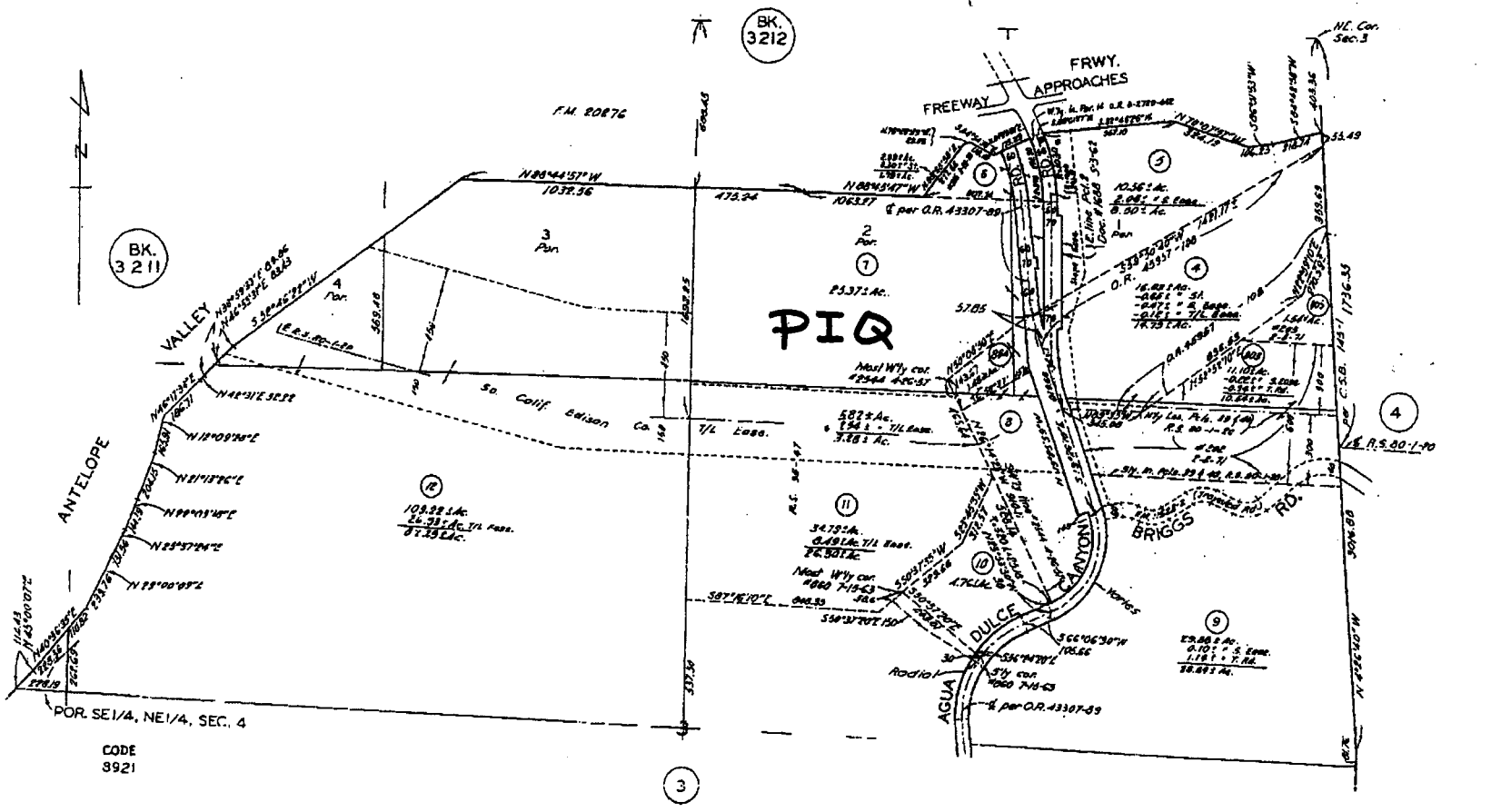
3210-002-007

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3210 | 2 | 1995

SCALE 1" = 400'



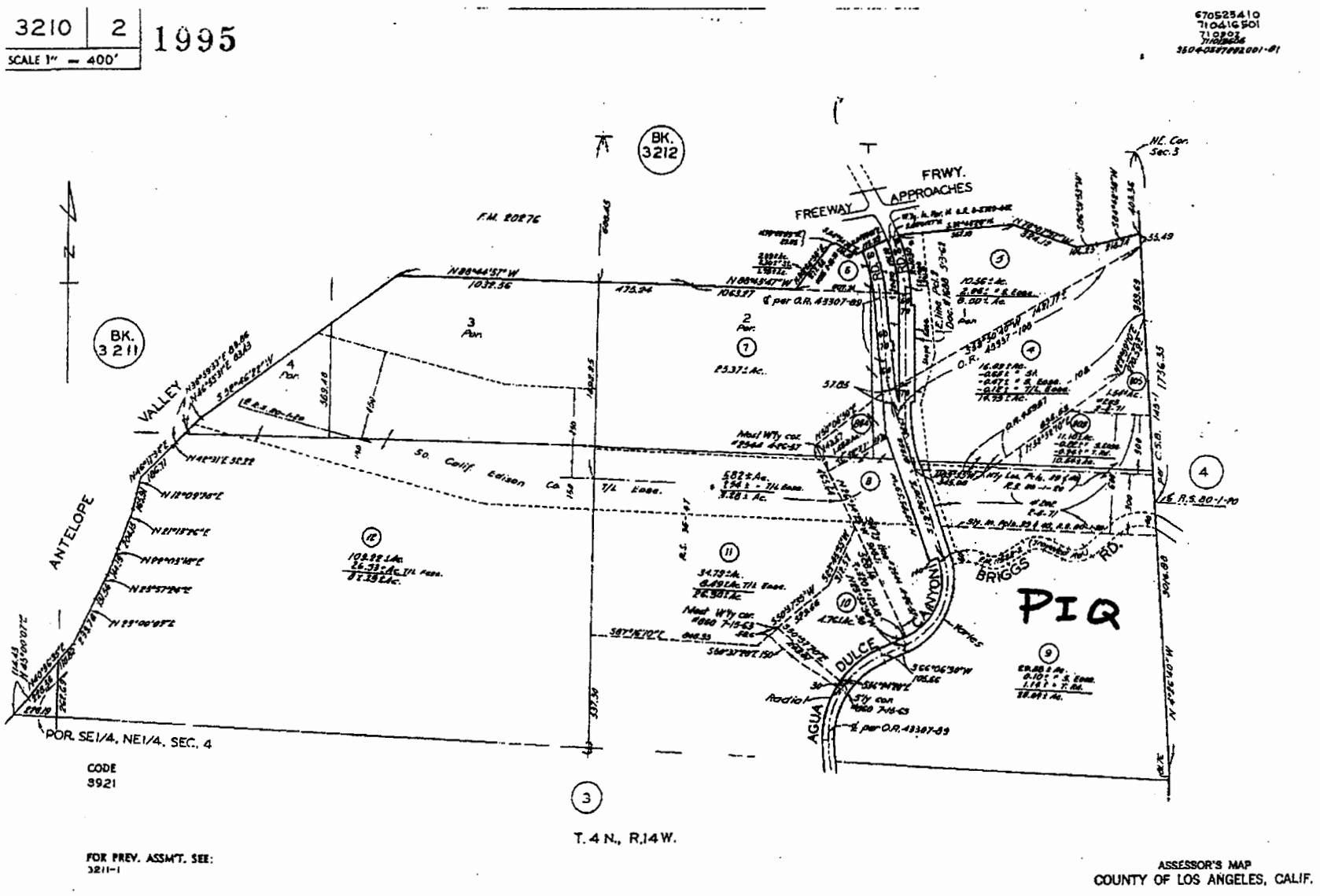
3210-002-009

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3210 | 2 | 1995

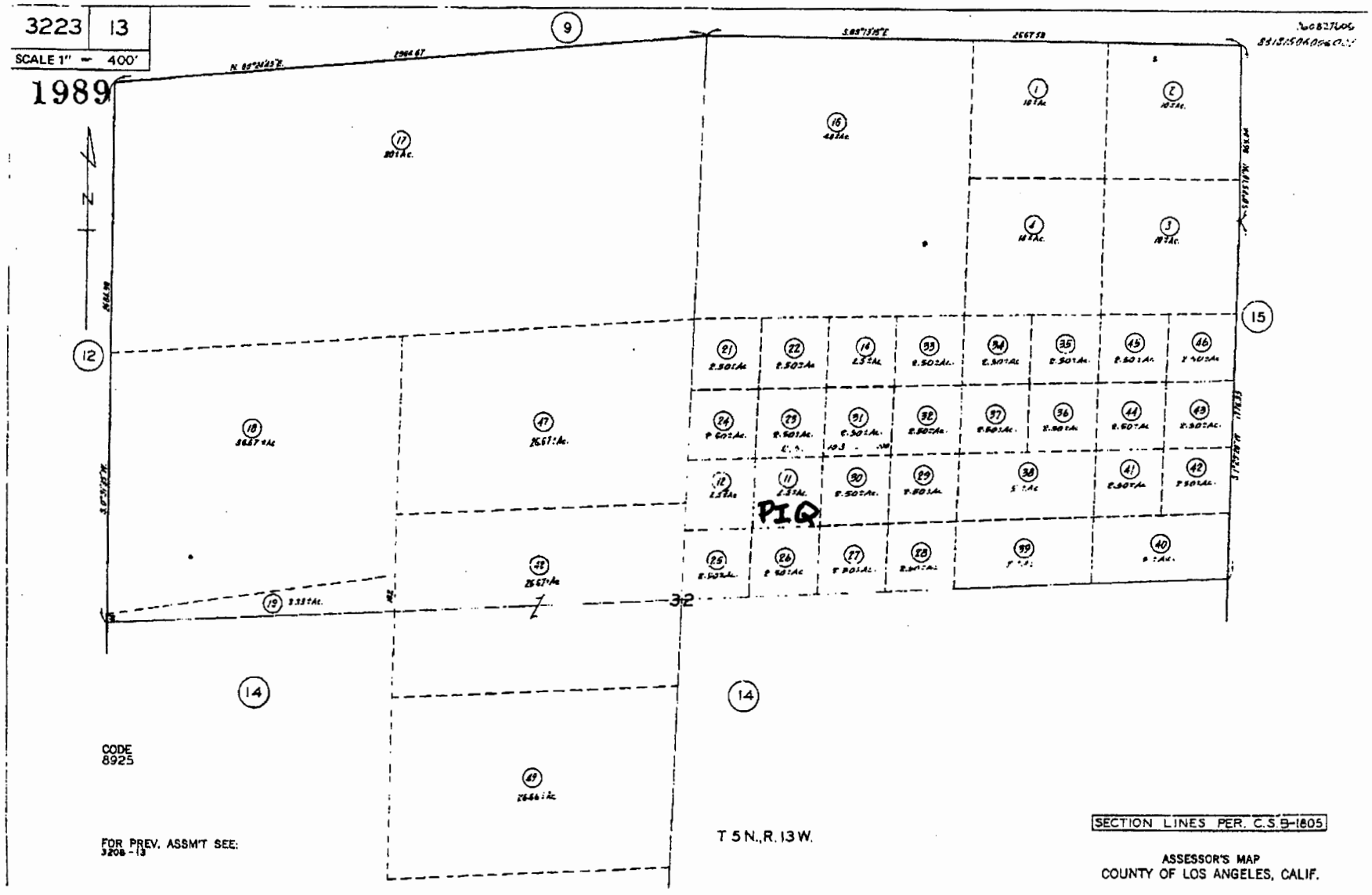
SCALE 1" = 400'



3223-013-011

View Enlarged Map | View Printing Instructions

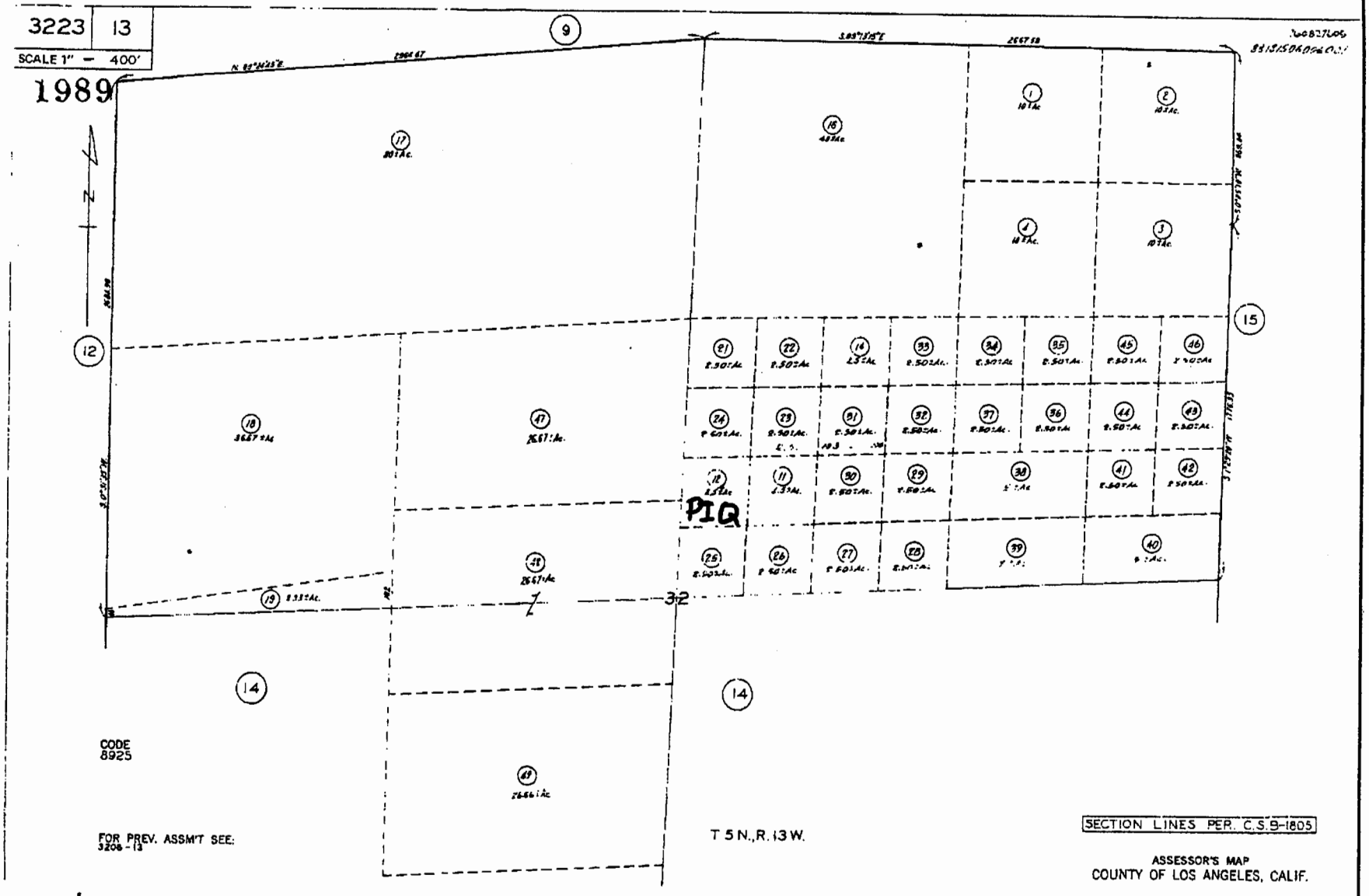
County of Los Angeles: Rick Auerbach, Assessor



3223-013-012

View Enlarged Map | View Printing Instructions

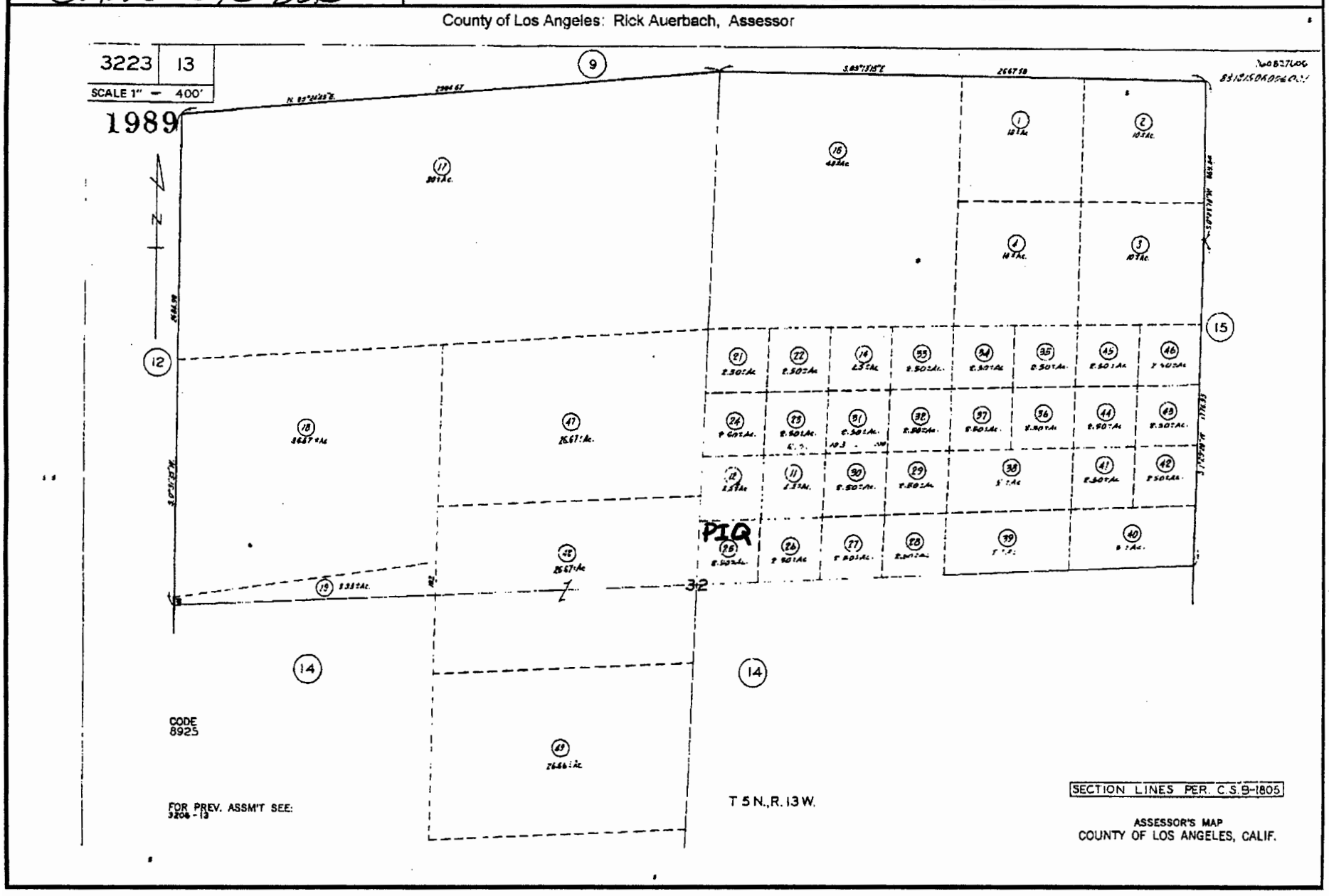
County of Los Angeles: Rick Auerbach, Assessor



3223-013-025

View Enlarged Map | View Printing Instructions

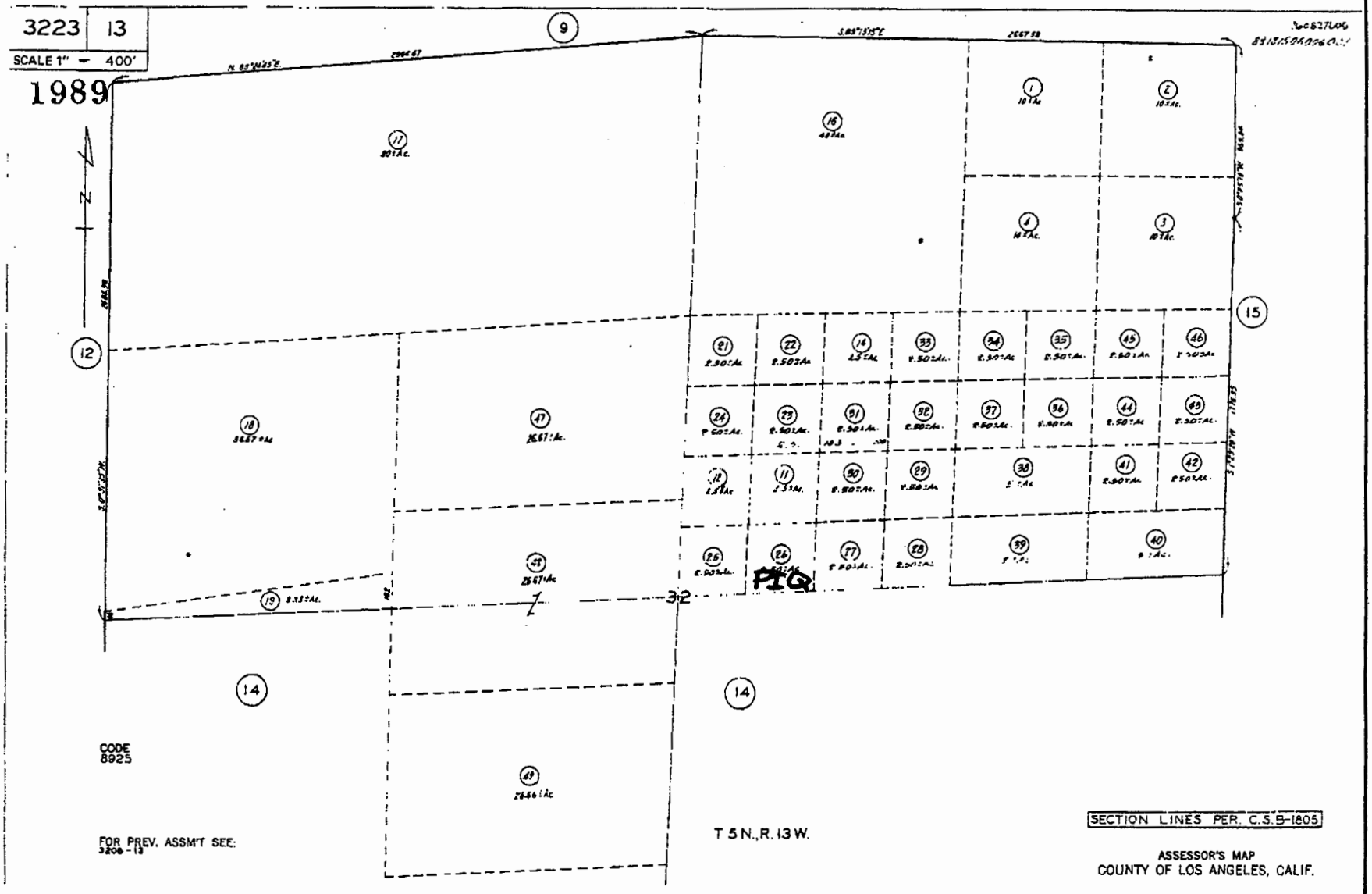
County of Los Angeles: Rick Auerbach, Assessor



3223-013-026

View Enlarged Map | View Printing Instructions

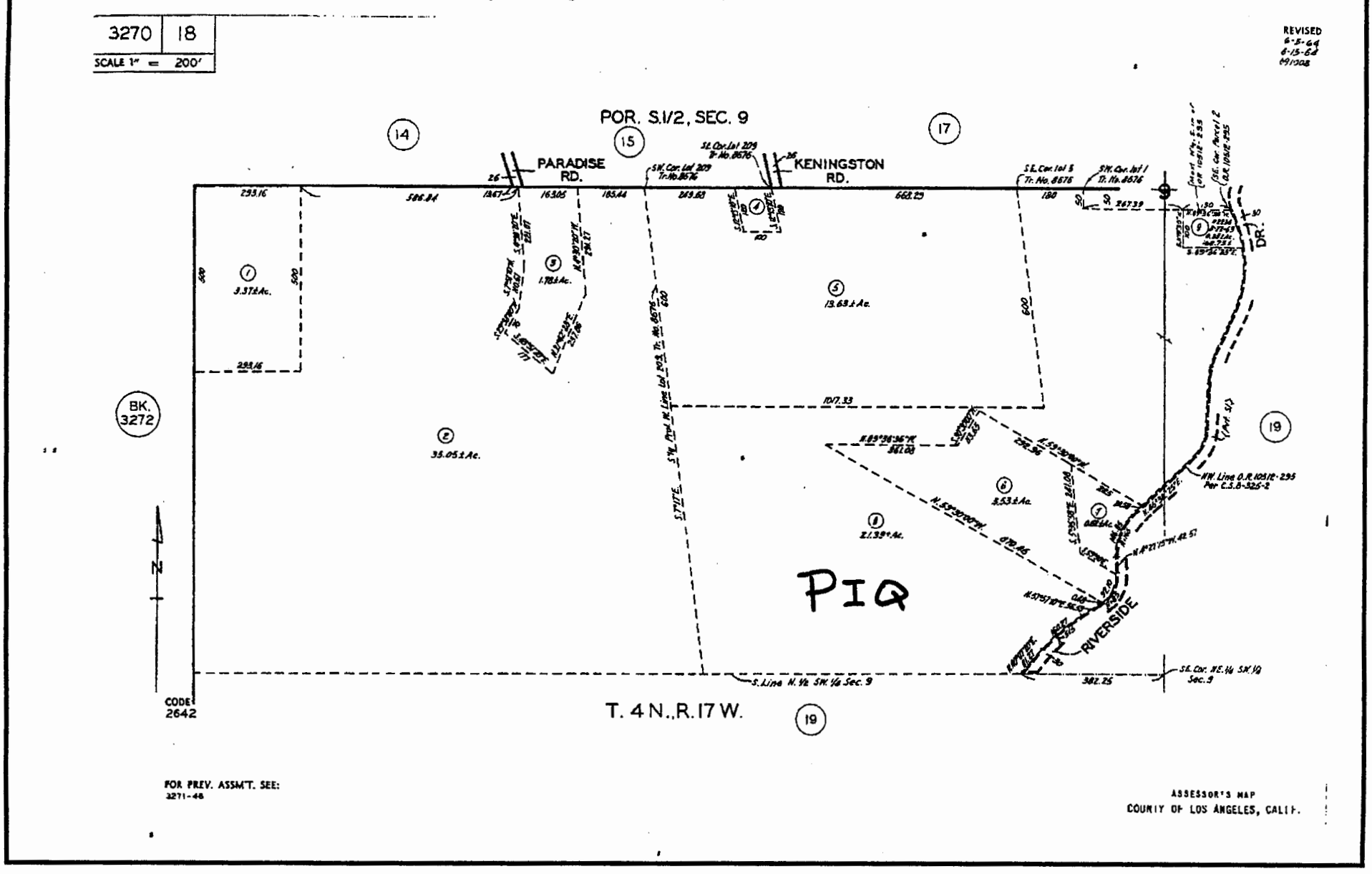
County of Los Angeles: Rick Auerbach, Assessor



3270-018-008

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("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

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

ATTEST:
MOUNTAINS RECREATION & CONSERVATION AUTHORITY

By _____
Chief Deputy Executive Offic

(seal)

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 2412

REVISED

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1997	2813-023-020	$2,069.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

LICENSED SURVEYOR'S MAP AS PER BK 14
PG 37 OF L S LOT 57

COUNTY OF LOS ANGELES	1997	3056-002-066	$2,859.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

*FOR LEGAL DESC SEE DOC 0001145,710302
(EX LAND DESC IN DOC 0066340,830614)

COUNTY OF LOS ANGELES	1994	3057-008-046	$3,852.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

FOR DESC SEE ASSESSOR'S MAPS

COUNTY OF LOS ANGELES	1996	3057-008-050	$3,291.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

FOR DESC SEE ASSESSOR'S MAPS POR OF NE
1/4 OF NW 1/4 OF SEC 22 T5N R12W

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SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2412

REVISED

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1995	3209-021-018	$13,051.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 12 T 4N R 13W

COUNTY OF LOS ANGELES	1994	3210-002-007	$294,287.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

LOT COM AT SW COR OF LOT 2 IN SEC 3 T 4N R 14W TH E ON S LINE OF SD LOT TO SW LINE OF LAND DESC IN DOC NO 2544,4-26-57 TO CARLTON HILL TH NW ON SD SW LINE AND NE ON NW LINE OF SD LAND TO W LINE OF AGUA DULCE CANYON RD PER OR 43307-89 TH N ON SD W LINE TO S LINE OF FRWY TH W THEREON TO W LINE OF SD LOT TH S TO BEG PART OF LOTS 1 AND 2 IN SEC 3 T 4N R 14W

COUNTY OF LOS ANGELES	1990	3210-002-009	$44,596.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

LOT COM AT E 1/4 COR OF SEC 3 T 4N R 14W TH N ON E LINE OF SD SEC TO S LINE OF LAND DESC IN DOC NO 202, 2-8-71 TO SO CALIF EDISON CO TH W ON SD S LINE TO NE LINE OF AGUA DULCE CANYON RD TH SE AND FOLLOWING SD RD TO E AND W C/L OF SD SEC TH E THEREON TO BEG PART OF S 1/2 OF NE 1/2 OF SEC 3 T 4N R 14W

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SUPERVISORIAL DISTRICT 5 **REVISED**
AGREEMENT NUMBER 2412

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1997	3223-013-011	$4,021.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

NE 1/4 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SEC 32 T 5N R 13W

COUNTY OF LOS ANGELES	1997	3223-013-012	$4,021.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

NW 1/4 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SEC 32 T 5N R 13W

COUNTY OF LOS ANGELES	1997	3223-013-025	$3,661.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

*SW 1/4 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SEC 32 T 5N R 13W

COUNTY OF LOS ANGELES	1997	3223-013-026	$3,661.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

*SE 1/4 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SEC 32 T 5N R 13W

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SUPERVISORIAL DISTRICT 5 **REVISED**
AGREEMENT NUMBER 2412

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1992	3270-018-008	$11,173.00*	OPEN SPACE/ PARKLAND PURPOSES

LEGAL DESCRIPTION

21.39 MORE OR LESS ACS COM S 7°17' E 600 FT FROM SW COR OF LOT 209 TRACT NO 8676 TH S 7°17' E TO S LINE OF N 1/2 OF SW 1/4 OF SEC 9 T 4N R 17W TH E THEREON TO NW LINE OF LAND DESC IN OR10512-295 TO L A COUNTY TH NE ON SD NW LINE 298.55 FT TH N 59°30' W 870.46 FT TH S 89°36'36" E 361.08 FT TH N 30°30' E 113.65 FT TH S 59°30' E TO SD NW LINE TH NE THEREON TO S LINE OF LAND DESC IN DOC NO 2236 8-22-63 TO NORMAN MEARSE JR TH N 89°36'35" W TO W LINE OF SD LAND DESC IN DOC NO 2236 TH N 0°19'30" E 100 FT TH N 89°36'35" W 267.39 FT TH N 50 FT TO SW COR OF LOT 1 SD TR TH W 180 FT TO SE COR OF LOT 5 SD TR TH SE 600 FT TO A PT E 1017.33 FT FROM BEG TH W TO BEG PART OF N 1/2 OF S 1/2 OF SEC 9 T 4N R 17W

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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 **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("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

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

ATTEST:
MOUNTAINS RECREATION & CONSERVATION AUTHORITY

By_____
Chief Deputy Executive Officer

(seal)

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 **REVISED**
AGREEMENT NUMBER 2412

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
COUNTY OF LOS ANGELES	1997	2813-023-020	$2,069.00*	OPEN SPACE/ PARKLAND PURPOSES
LEGAL DESCRIPTION				
LICENSED SURVEYOR'S MAP AS PER BK 14 PG 37 OF L S LOT 57				
COUNTY OF LOS ANGELES	1997	3056-002-066	$2,859.00*	OPEN SPACE/ PARKLAND PURPOSES
LEGAL DESCRIPTION				
*FOR LEGAL DESC SEE DOC 0001145,710302 (EX LAND DESC IN DOC 0066340,830614)				
COUNTY OF LOS ANGELES	1994	3057-008-046	$3,852.00*	OPEN SPACE/ PARKLAND PURPOSES
LEGAL DESCRIPTION				
FOR DESC SEE ASSESSOR'S MAPS				
COUNTY OF LOS ANGELES	1996	3057-008-050	$3,291.00*	OPEN SPACE/ PARKLAND PURPOSES
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FOR DESC SEE ASSESSOR'S MAPS POR OF NE 1/4 OF NW 1/4 OF SEC 22 T5N R12W				

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