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

January 17, 2006

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 4 – AGREEMENT 2494
SUPERVISORIAL DISTRICT 5 – AGREEMENT 2492
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Long Beach and the County Sanitation District No. 14 of Los Angeles County (public agencies) 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 Mayor 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 two public agencies. The first agreement is with the City of Long Beach, which intends to utilize these properties for open space and for developing and reselling to low/moderate income homebuyers. The second agreement is with the County Sanitation District No. 14 of Los Angeles County, which intends to utilize these properties for water management project 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 agencies' 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 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 enclosed 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,

Anthony Jaszinowich (for)

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD
MD:gh
D:Agree2492&2494-011706

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

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

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

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

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

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FOURTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2494

AGENCY

City of Long Beach
Public Agency

Selling price of these parcels
shall be $248,041.00

Public Agency intends to utilize these
properties for open space and for
developing and reselling to low/moderate
income homebuyers.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBERS	MINIMUM BID
4th	CITY OF LONG BEACH	7207-002-057	$ 2,436.00
4th	CITY OF LONG BEACH	7207-002-058	$ 2,436.00
4th	CITY OF LONG BEACH	7269-017-008	$ 96,452.00
4th	CITY OF LONG BEACH	7269-017-010	$ 100,258.00
4th	CITY OF LONG BEACH	7304-025-021	$ 46,459.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2492

AGENCY

County Sanitation District No.14
of Los Angeles County
Public Agency

Selling price of these parcels
shall be $113,475.00

Public Agency intends to utilize these
properties for water management
project purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBERS	MINIMUM BID
5th	COUNTY OF LOS ANGELES	3302-023-023	$ 73,909.00
5th	COUNTY OF LOS ANGELES	3307-001-007	$ 1,146.00
5th	COUNTY OF LOS ANGELES	3307-001-008	$ 2,700.00
5th	COUNTY OF LOS ANGELES	3307-019-007	$ 35,720.00

AGREEMENT NUMBER 2494

CITY OF LONG BEACH

FOURTH SUPERVISORIAL DISTRICT

CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

July 1, 2005

Donna J. Doss
Assistant Treasurer and Tax Collector
Treasurer and Tax Collector
County of Los Angeles
225 N. Hill St., Room 130
PO Box 512102
Los Angeles, CA 90051-0102

05 7/5/05

DISTRICT #4
AGREEMENT # 2494

Re: 2005B Tax Sale

Dear Ms. Doss:

In accordance with your memo dated June 3, 2005, the City of Long Beach has identified the following tax defaulted properties, within the city of Long Beach, for public acquisition under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code:

Parcel No.	Purpose for Acquisition		Site Address
7207-002-057	Develop as open space		32nd St & Pasadena Ave
7207-002-058	Develop as open space		32nd St & Pasadena Ave
7232-025-014	Rehab & re-sell to low/mod income buyers	R	2237 Josie Avenue
7267-003-004	Rehab & re-sell to low/mod income buyers	R	1248 Orange Ave.
7269-017-008	Develop & sell to low/mod income buyers		225 E. 15th Street
7269-017-010	Develop & sell to low/mod income buyers		227 E. 15th Street
7274-020-028	Rehab & re-sell to low/mod income buyers	R	753 N. Washington Pl.
7304-025-021	Rehab & re-sell to low/mod income buyers		70th & Gale Avenue

Attached as required information are mission statements for the City of Long Beach's Department of Community Development and Department of Parks, Recreation and Marine, as these departments will manage each parcel's development.

If it is determined that the City of Long Beach is eligible to acquire these properties, please provide the Chapter 8 Agreement package and instructions on how to complete the forms. For questions related to this process, please contact Mary Frances Torres at (562) 570-6846.

Sincerely,

MICHAEL P. CONWAY
PROPERTY SERVICES BUREAU MANAGER

received
7-5-05
S. Todini
@ 8:37 AM

RECEIVED
JUL 05 2005
JOHN MCKINNEY
SECURED PROPERTY TAX DIVISION

cc: Barbara Kaiser, Redevelopment Bureau Manager
Barbi Clark, Development Project Manager, Redevelopment Bureau

Application to Purchase Tax-Defaulted Property from County

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

A. Purchaser Information

1. Name of Organization: City of Long Beach

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

APPROVED AS TO FORM
10/13, 20 05
ROBERT E. SHANNON, City Attorney
By _____
HEATHER A. MAHOOD
ASSISTANT CITY ATTORNEY

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: 7207-002-057, 7207-002-058, 7269-017-008, 7269-017-010, and 7304-025-021

3. State the purpose and intended use for *each* parcel:

   Please see attached sheet listing each parcel and intended use.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title	Date
[signature]	City Manager	10.19.05

AGREEMENT # 2494

X:Forms:SCO 8-16

EXHIBIT "A"
CHAPTER 8 LOS ANGELES COUNTY TAX DEFAULTED PROPERTIES 2005B

Assessor Parcel Number	Address	Purchase Price	Approximate Administrative Costs	Total Acquisition Cost	Use of Property
Department of Parks, Recreation and Marine					
7207-002-057	32nd Street & Pasadena Ave	$2,436	$365	$2,801	Open Space
7207-002-058	32nd Street & Pasadena Ave	$2,436	$365	$2,801	Open Space
	Subtotal:	$4,872	$730		
	Total Parks, Recreation and Marine Acquisition Costs:			$5,602	
Long Beach Housing Development Company					
7269-017-008	225 East 15th Street	$96,452	$14,468	$110,920	Develop and resale to Low/Moderate Income homebuyers
7269-017-010	227 East 15th Street	$100,258	$15,039	$115,297	Develop and resale to Low/Moderate Income homebuyers
7304-025-021	70th Street & Gale Avenue	$46,459	$6,969	$53,428	Rehab and resale to Low/Moderate Income homebuyers
	Subtotal:	$243,169	$36,476		
	Total Housing Acquisition Costs:			$279,645	

RESOLUTION NO. RES-05-0116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTION OF A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TO ACQUIRE TAX-DEFAULTED PROPERTY

WHEREAS, the City of Long Beach, California (the "City") is engaged in activities to increase open space; and

WHEREAS, the City has been notified by the County of Los Angeles that certain property described in Exhibit "A" hereto (the "Property") was deemed "Subject to Power to Sell" for default of property taxes and is scheduled to be sold at public auction; and

WHEREAS, Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code permits the City to acquire such Property, prior to a public auction, for an amount equal to the defaulted property taxes; and

WHEREAS, the City has 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 public park objectives and the rehabilitation of dwellings in order to sell them to low- and moderate-income home buyers; the staff report prepared on this matter; and all of the information and evidence presented at the meeting; and

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

NOW, THEREFORE, the City Council of the City of Long Beach, resolves as follows:

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

Section 1. The City finds and determines, based upon substantial evidence provided in the record before it, that the acquisition of the Property will support the City's efforts to acquire and construct open space and dwellings for sale to low- and moderate-income home buyers.

Sec. 2. Pursuant to provisions of the Revenue and Taxation Code, the City Manager is authorized to enter into a Chapter 8 Agreement with the County of Los Angeles, in order to complete the acquisition of the Property for the public park purposes and low- and moderate-income housing.

Sec. 3. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of October 11, 2005, by the following vote:

Ayes: Councilmembers: Lowenthal, Baker, Colonna, Richardson, Reyes Uranga, Gabelich, Lerch, Kell.

Noes: Councilmembers: None.

Absent: Councilmembers: O'Donnell.

CERTIFIED AS A TRUE AND CORRECT COPY

CITY CLERK OF THE CITY OF LONG BEACH

DATE: OCT 12 2005

City Clerk

HAM:fl
9/13/05
L:\APPS\CtyLaw32\WPDOCS\D013\P004\00079469.WPD
#05-04042

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

AN EXCERPT FROM THE MINUTES OF
THE LONG BEACH CITY COUNCIL MEETING
HELD TUESDAY, OCTOBER 11, 2005

CONSENT CALENDAR: (06:29 PM)

Suggested Action: Approve recommendation.

Motion: Approve Consent Calendar Items 5-19, except for Items 7, 11, 12, 13, 14A, 14B, 16, and 17.
Moved by Baker, seconded by Colonna.

Vote: Motion to Approve Consent Calendar Items 5-19, except for Items 7, 11, 12, 13, 14A, 14B, 16, and 17. (Carried 8-0.)
Yes: Lowenthal; Baker; Colonna; Kell; Richardson; Reyes Uranga; Gabelich; Lerch
Absent: O'Donnell

11. (05-3286) Recommendation to adopt resolution authorizing the acquisition of tax-defaulted properties from the County of Los Angeles, consisting of Assessor Parcel Numbers 7207-002-057, 7207-002-058, 7269-017-008, 7269-017-010, and 7304-025-021, in the City of Long Beach; authorize City Manager to execute a Chapter 8 Agreement and any and all documents necessary for the acquisition of these tax-defaulted properties; and authorize City Manager to execute all necessary documents for the conveyance of Assessor Parcel Numbers 7269-014-008, 7269-017-010 and 7304-025-021 to the Long Beach Housing Development Company. (Districts 1,7,9) (06:34 PM)

Suggested Action: Approve recommendation.

Thomas Murphy spoke.

Motion: Approve recommendation and adopt Resolution No. RES-05-0116.
Moved by Lowenthal, seconded by Baker.

Vote: Motion to Approve recommendation and adopt Resolution No. RES-05-0116. (Carried 8-0.)
Yes: Lowenthal; Baker; Colonna; Kell; Richardson; Reyes Uranga; Gabelich; Lerch
Absent: O'Donnell

CERTIFIED AS A TRUE AND CORRECT COPY

Larry G. Hanson

CITY CLERK OF THE CITY OF LONG BEACH

DATE: October 12, 2005 M. Smith

Community Development

Proactively facilitate economic, residential, and physical development and improve the quality of life for the Long Beach community

Lines of Business:

- Housing
- Economic Development
- Development Services
- Community Enhancement

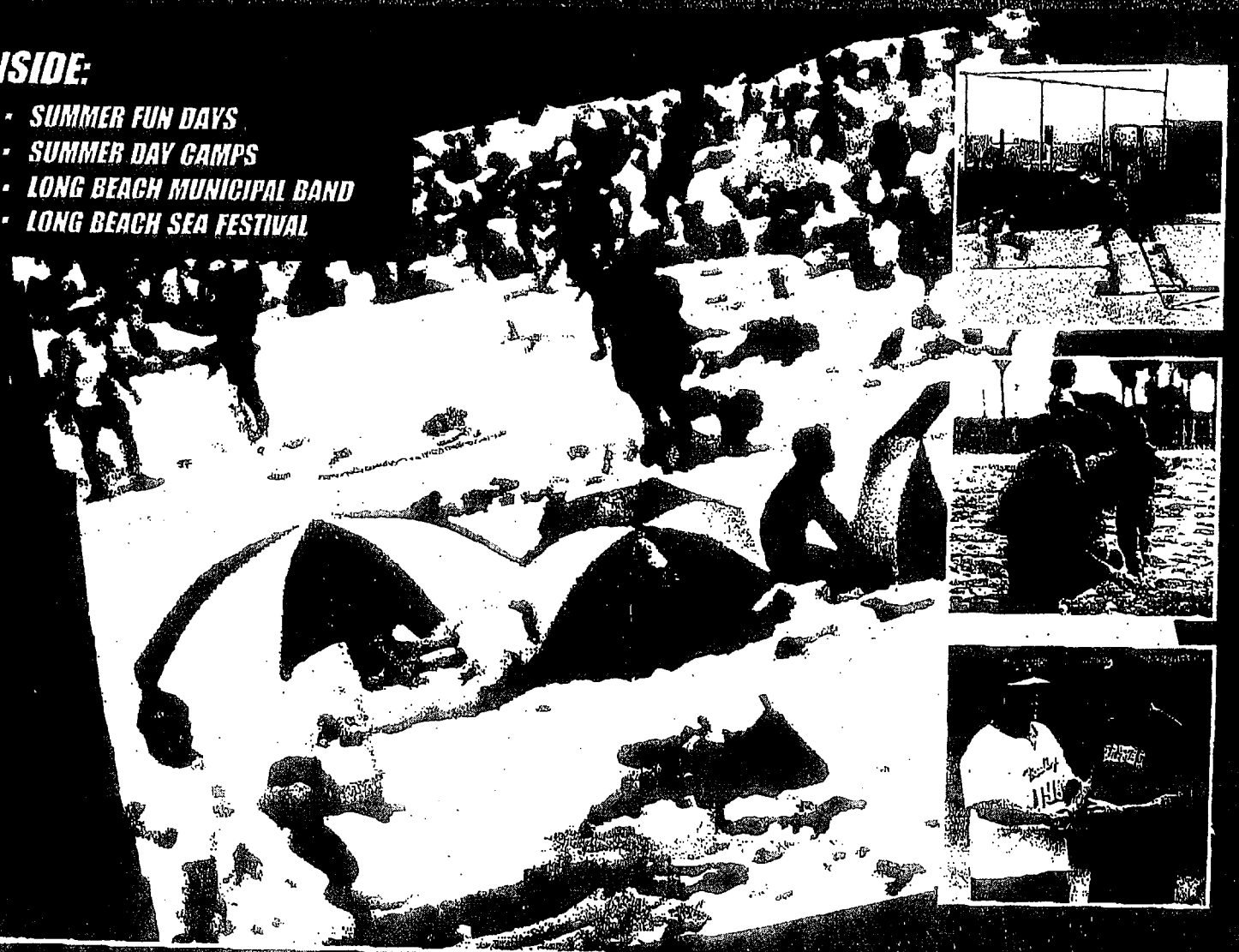
Key Initiatives:

- Housing Action Plan
- Jobs and Business Strategy
- Jobs Initiative
- Code Enforcement

Long Beach
parks, recreation & marine

INSIDE:

- SUMMER FUN DAYS
- SUMMER DAY CAMPS
- LONG BEACH MUNICIPAL BAND
- LONG BEACH SEA FESTIVAL



SUMMER 2005

JUNE TO SEPTEMBER

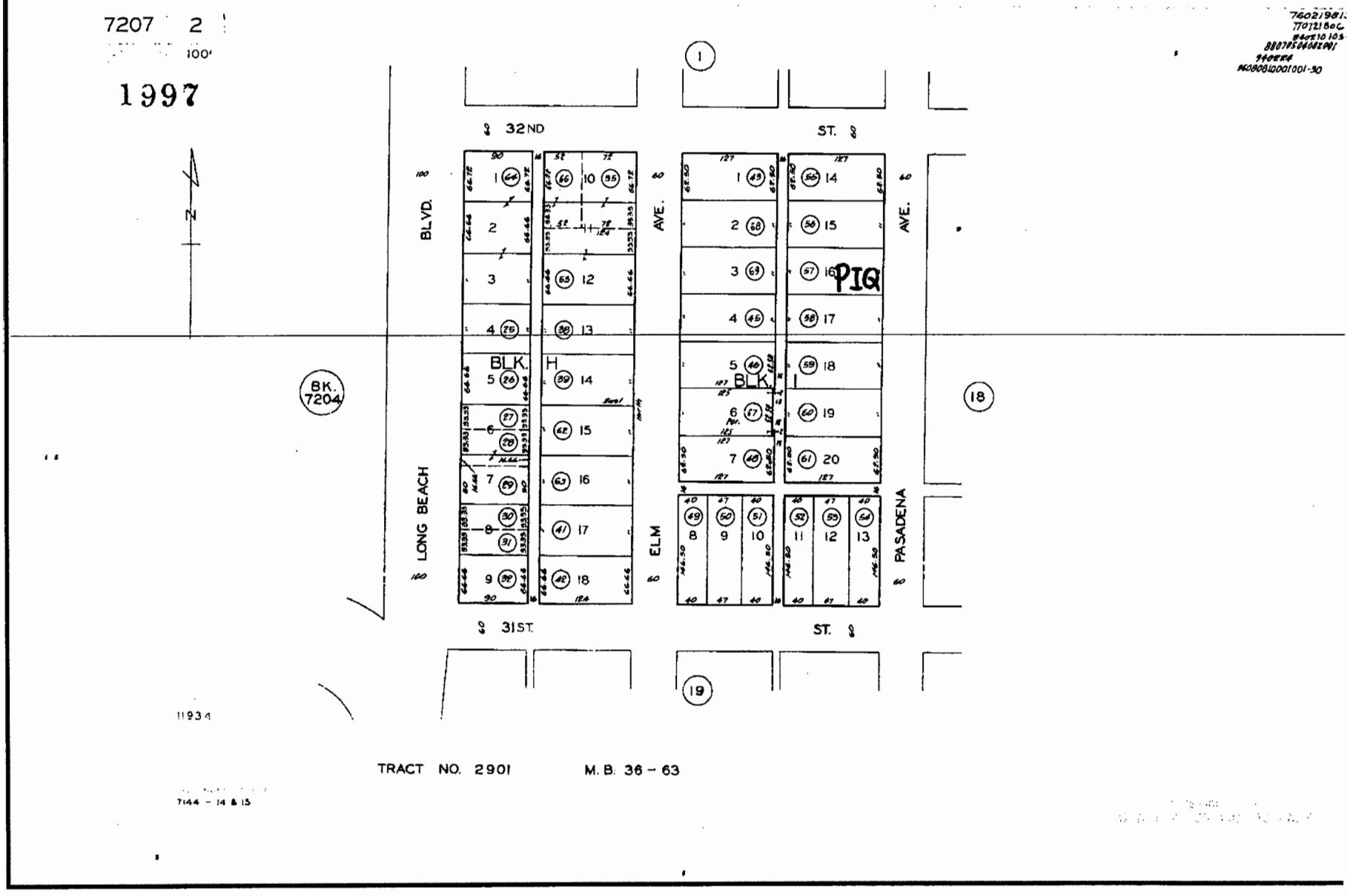
LONG BEACH PARKS • RECREATION • MARINE

WE CREATE COMMUNITY and ENHANCE THE QUALITY OF LIFE IN LONG BEACH THROUGH PEOPLE, PLACES, PROGRAMS AND PARTNERSHIPS

MISSION STATEMENT 2

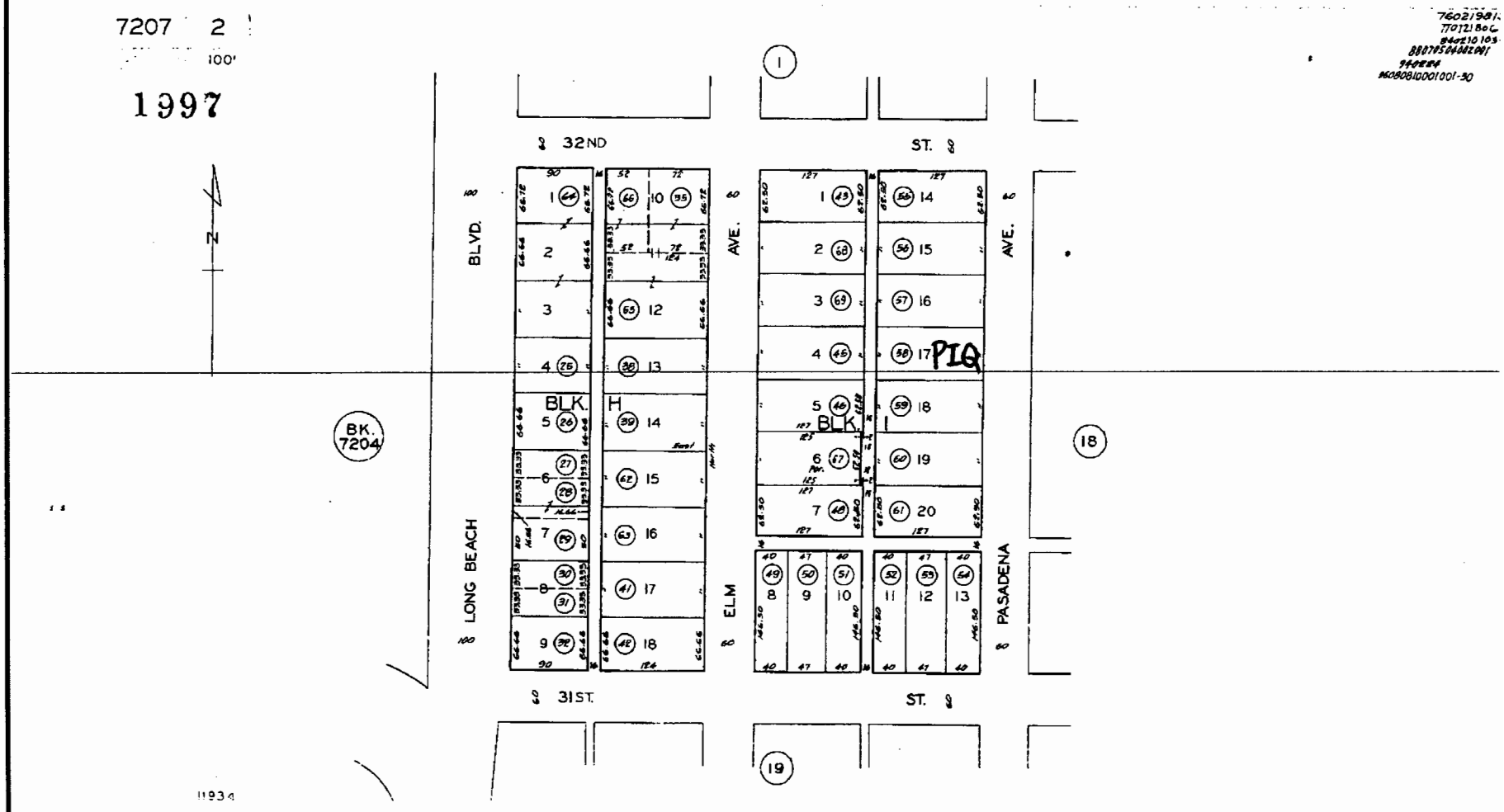
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



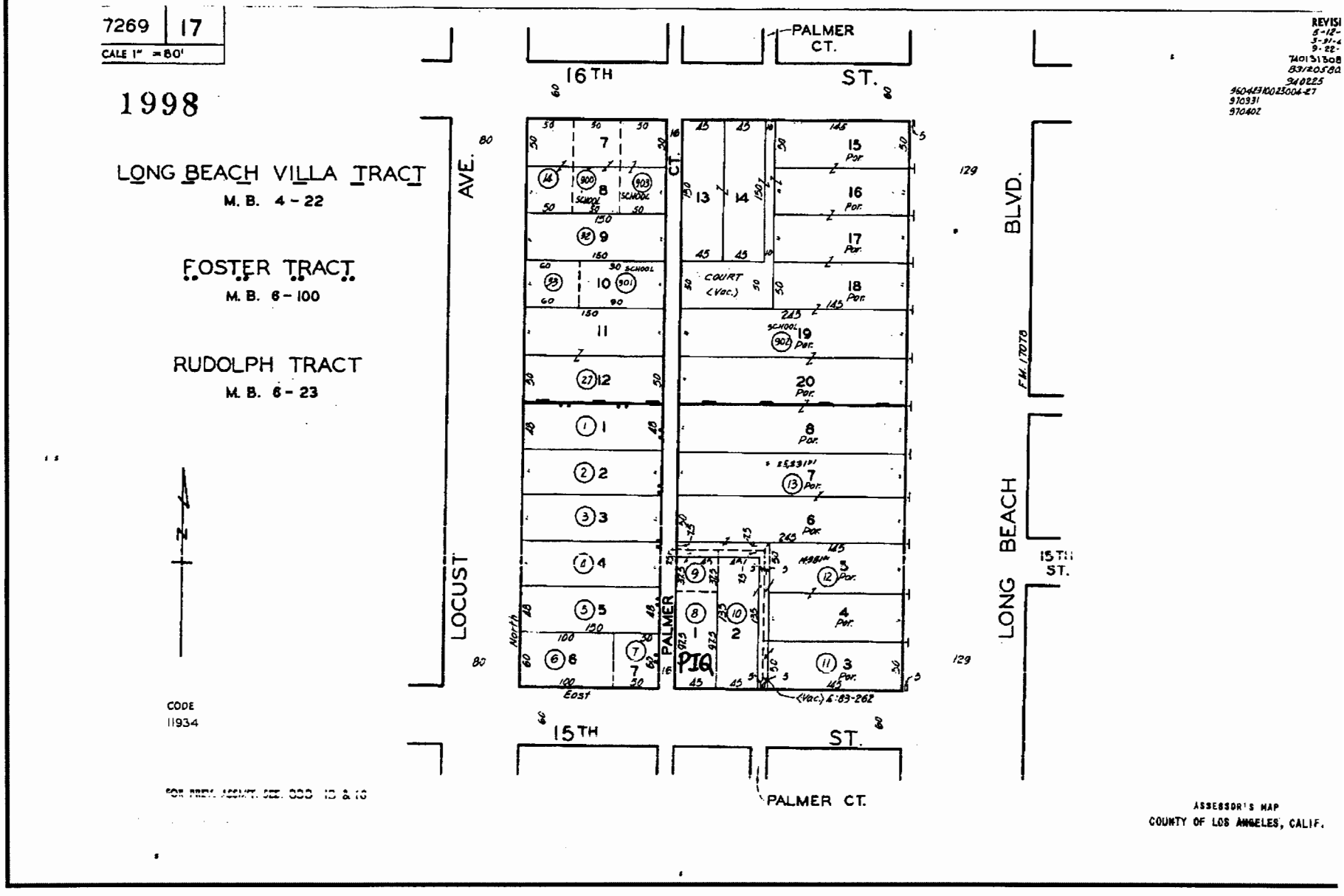
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



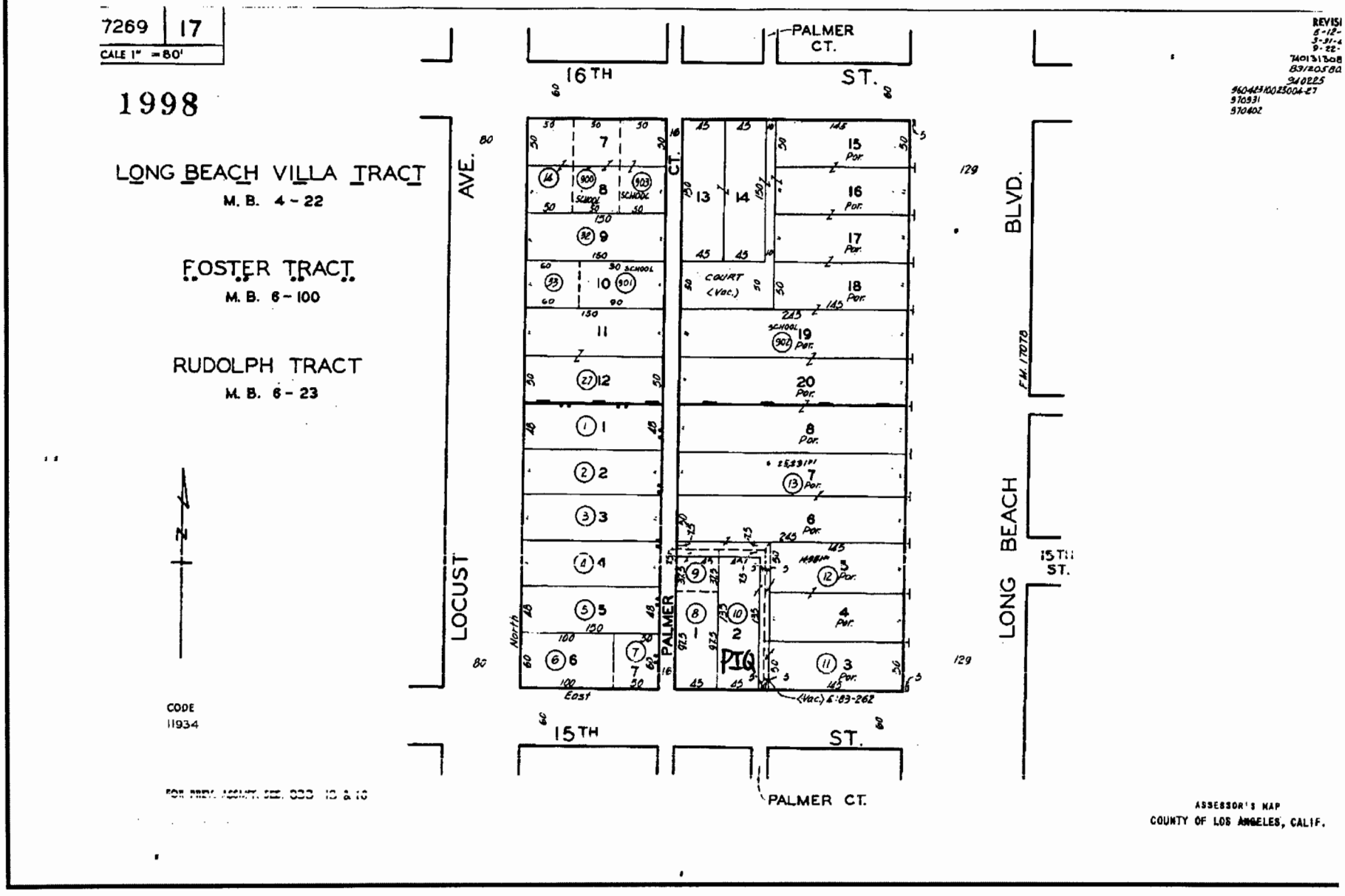
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



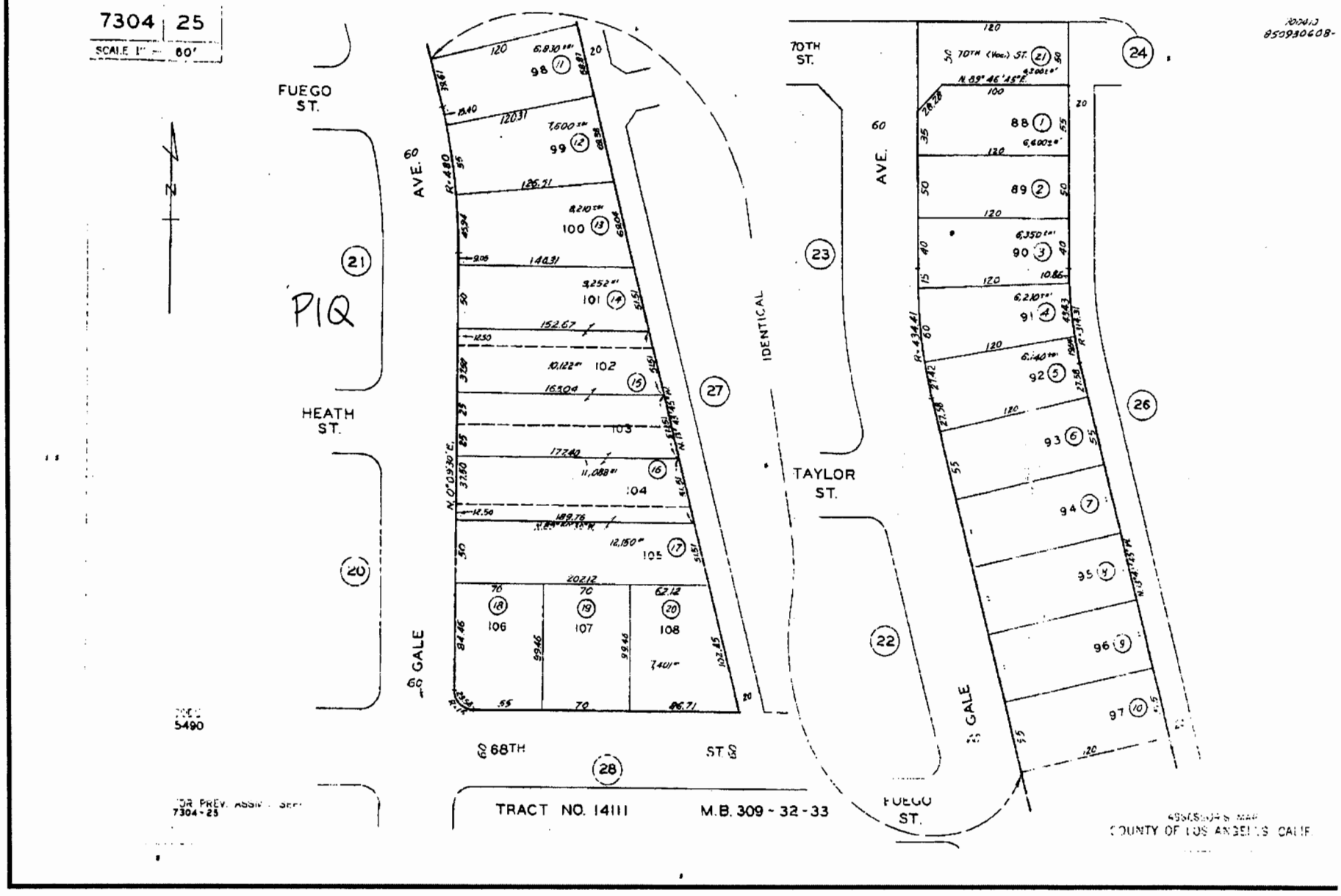
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LONG BEACH** ("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

APPROVED AS TO FORM

10/13, 20.05

ROBERT E. SHANNON, City Attorney

By _____

HEATHER A. MAHOOD
ASSISTANT CITY ATTORNEY

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:
CITY OF LONG BEACH

By_____
CITY MANAGER

(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.

(for) Anthony Fitzgerald
Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

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

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LONG BEACH** ("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

APPROVED AS TO FORM

10/13, 2005

ROBERT E. SHANNON, City Attorney

By _____

HEATHER A. MAHOOD
ASSISTANT CITY ATTORNEY

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:
CITY OF LONG BEACH

By_____
CITY MANAGER

(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.

(for) _____
Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

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

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LONG BEACH** ("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

APPROVED AS TO FORM

10/13, 2005

ROBERT E. SHANNON, City Attorney

By _____

HEATHER A. MAHOOD
ASSISTANT CITY ATTORNEY

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:
CITY OF LONG BEACH

By_____
CITY MANAGER

(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.

(for) _____
Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2494

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LONG BEACH	1978	7207-002-057	$ 2,436.00*	DEVELOP AS OPEN SPACE
LEGAL DESCRIPTION				
TRACT # 2901 LOT 16 BLK I				
CITY OF LONG BEACH	1978	7207-002-058	$ 2,436.00*	DEVELOP AS OPEN SPACE
LEGAL DESCRIPTION				
TRACT # 2901 LOT 17 BLK I				
CITY OF LONG BEACH	1989	7269-017-008	$ 96,452.00*	DEVELOP AND RE-SALE TO LOW/ MODERATE INCOME BUYERS
LEGAL DESCRIPTION				
RUDOLPH TRACT S 97.5 FT OF LOT 1				
CITY OF LONG BEACH	1989	7269-017-010	$100,258.00*	DEVELOP AND RE-SALE TO LOW/ MODERATE INCOME BUYERS
LEGAL DESCRIPTION				
RUDOLPH TRACT 1/2 VAC ALLEY ADJ ON N AND E AND LOT 2				
CITY OF LONG BEACH	1986	7304-025-021	$ 46,459.00*	REHABILITATE AND RE-SELL TO LOW/MODERATE BUYERS
LEGAL DESCRIPTION				
VAC ST ADJ LOT 88 TR NO 14111 ON N				

*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 2492

COUNTY SANITATION DISTRICT NO. 14
OF LOS ANGELES COUNTY

FIFTH SUPERVISORIAL DISTRICT

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

JAMES F. STAHL
Chief Engineer and General Manager

June 30, 2005

File No. 14-14.35-00

Los Angeles County Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90012

DISTRICT #5
County of L.A.
Agreement # 2492

Attention: Ms. Martha Duran
Assistant Operations Chief - Tax Sale Unit

Lancaster Water Reclamation Plant 2020 Facilities Plan
Chapter 8 Agreement Sale Properties

Pursuant to your conversation with Jerry Wilson of County Sanitation District No. 14 of Los Angeles County (District) staff, the District hereby request that the seven parcels listed on the table below be removed from the August 8 and 9, 2005, public tax sale and be sold to the District for a public use. The District would like to purchase these seven properties (which are listed in the most recent edition of "Tax Defaulted Property Sale 2005 B"), under the provisions of Division I, Part 6, Chapter 8 of the Revenue and Taxation Code (Chapter 8 Agreement).

LWRP 2020 – PROPERTIES TO BE SOLD FOR TAX DEFAULT

APN No.	Acreage	Minimum Bid
3302-023-023	72.20	$69,670.00
3307-001-007	0.15	$1,096.00
3307-001-008	1.00	$2,558.00
3307-016-012 BK	40.00	$34,261.000
3307-016-013 BK	40.00	$32,853.00
3307-019-007	10.09	$33,646.00
3302-013-004 BK	2.50	$3,360.00

The District provides wastewater conveyance, treatment, and management services to the City of Lancaster as well as portions of the City of Palmdale and adjacent unincorporated areas of Los Angeles County. In order to implement an effluent/reclaimed water management project that was approved by the District's Board of Directors, the District has been in the process of acquiring approximately 5,000 acres of land in the vicinity of the District's Lancaster Water Reclamation Plant. To date, the District has acquired approximately 2,100 acres of the needed land through voluntary sales.

Please inform us as to the remaining steps and timing to acquire the seven parcels. As mentioned to you by Mr. Wilson, the District has initiated eminent domain actions for some of the needed land and has been granted prejudgment possession for many of these parcels, which will take effect no later than

Los Angeles County Treasurer and Tax Collector June 30, 2005

July 18, 2005. The courts granted this prejudgment possession date, so that the District could meet an effluent management project deadline imposed on the District by Lahontan Regional Water Quality Control Board. Thus, the District would appreciate any assistance you could provide in enabling us to expeditiously acquire these parcels through the Chapter 8 Agreement Sale program.

Enclosed is a map showing the project area, the properties acquired to date in green, and the seven parcels of interest, which are on the tax sale list, in yellow. If you have any additional questions regarding this matter, please contact me at (562) 699-7411, extension 2705 or Jerry Wilson at extension 2741. Thank you for your cooperation in this matter.

Very truly yours,

James F. Stahl

Sagar K. Raksit
Supervising Engineer
Finance and Property Management Section

SKR:JRW:ld

Enclosure

cc: J. Wilson

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: County Sanitation District No. 14 of Los Angeles County

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) see attached

B. Purchasing Information

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

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

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

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

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

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

☐ Purchase by taxing agency for public purpose

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

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

C. Property Detail

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

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

2. List each parcel by Assessor's Parcel Number: 3302-023-023; 3307-001-007; 3307-001-008 3307-019-007

3. State the purpose and intended use for *each* parcel: Implementation of the Lancaster Water Reclamation Plant 2020 Facilities Plan involving wastewater management for the Lancaster area (County Sanitation District No. 14)

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title Departmental Engineer	Date 10-12-05

AGREEMENT # 2492

X:Forms:SCO 8-16

AGREEMENT

BETWEEN

COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY

AND

LOS ANGELES COUNTY

* * * * * * * * *

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELI } SS.

I, M. ALMA HORVATH, Secretary of the Board of Directors of County Sanitation District No. 14 of Los Angeles County, do hereby certify that the attached are three originals of an *Agreement to Purchase Los Angeles County Tax-Defaulted Property.* The Agreement was considered, approved, and executed by the Chairperson of the Board of Directors at a regular meeting of said District held September 28, 2005.

Dated: October 13, 2005

M. Alma Horvath

M. ALMA HORVATH
Secretary

S E A L

SANITATION DISTRICTS OF LOS ANGELES COUNTY

FACT SHEET

The Sanitation Districts provide environmentally sound, cost effective wastewater and solid waste management for over half the population of Los Angeles County, and in doing so take what others had thought of as waste and turn it into resources such as reclaimed water, energy, and recycled materials.

The Sanitation Districts are a confederation of independent special districts serving about 5.1 million people in Los Angeles County. The Sanitation Districts' service area covers approximately 800 square miles and encompasses 78 cities and unincorporated territory within the County. The Sanitation Districts construct, operate, and maintain facilities to collect, treat, recycle, and dispose of sewage and industrial wastes. The Sanitation Districts also provide for the management of solid wastes including disposal, transfer operations, and materials recovery. Local sewers and laterals that connect to the Sanitation Districts' trunk sewer lines are the responsibility of the local jurisdictions as is the collection of solid wastes.

The agency consists of 25 separate Sanitation Districts working cooperatively under a Joint Administration Agreement with one administrative staff headquartered near the City of Whittier. Each Sanitation District has a separate Board of Directors consisting of the mayor of each city within that District and the Chair of the Board of Supervisors for county unincorporated territory. Each Sanitation District pays its proportionate share of joint administrative costs.

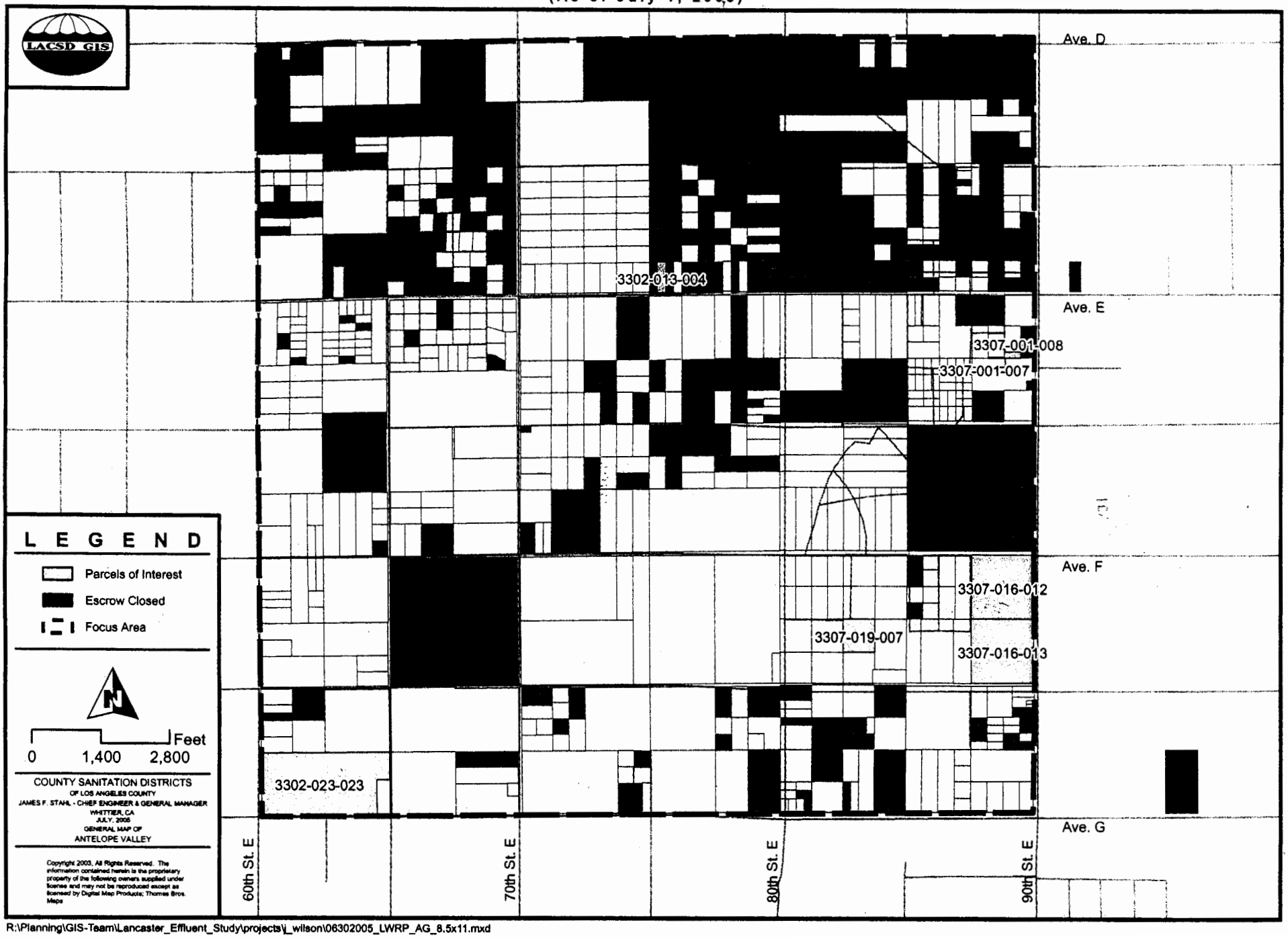
The Sanitation Districts' 1,400 miles of main trunk sewers and 11 wastewater treatment plants convey and treat approximately 510 million gallons per day (mgd), 190 mgd of which are available for reuse in the dry Southern California climate. Three active sanitary landfills handle approximately 19,500 tons per day (tpd), of which 16,000 tpd are disposed (approximately forty percent of the County-wide disposal capacity) and 3,500 tpd are recycled. The agency also operates three landfill gas-to-energy facilities, two recycle centers, and three transfer/materials recovery facilities, and participates in the operation of two refuse-to-energy facilities.

The Sanitation Districts' overall wastewater and solid waste management budgets for 2004-2005 are $594 million and $222 million, respectively. Both systems provide service to the customers at some of the lowest rates in the entire country.

Joint Administration Office of the Sanitation Districts of Los Angeles County

LANCASTER WRP 2020 FACILITIES PLAN

PROPERTY ACQUISITION
AGRICULTURAL SITE
(As of July 1, 2005)



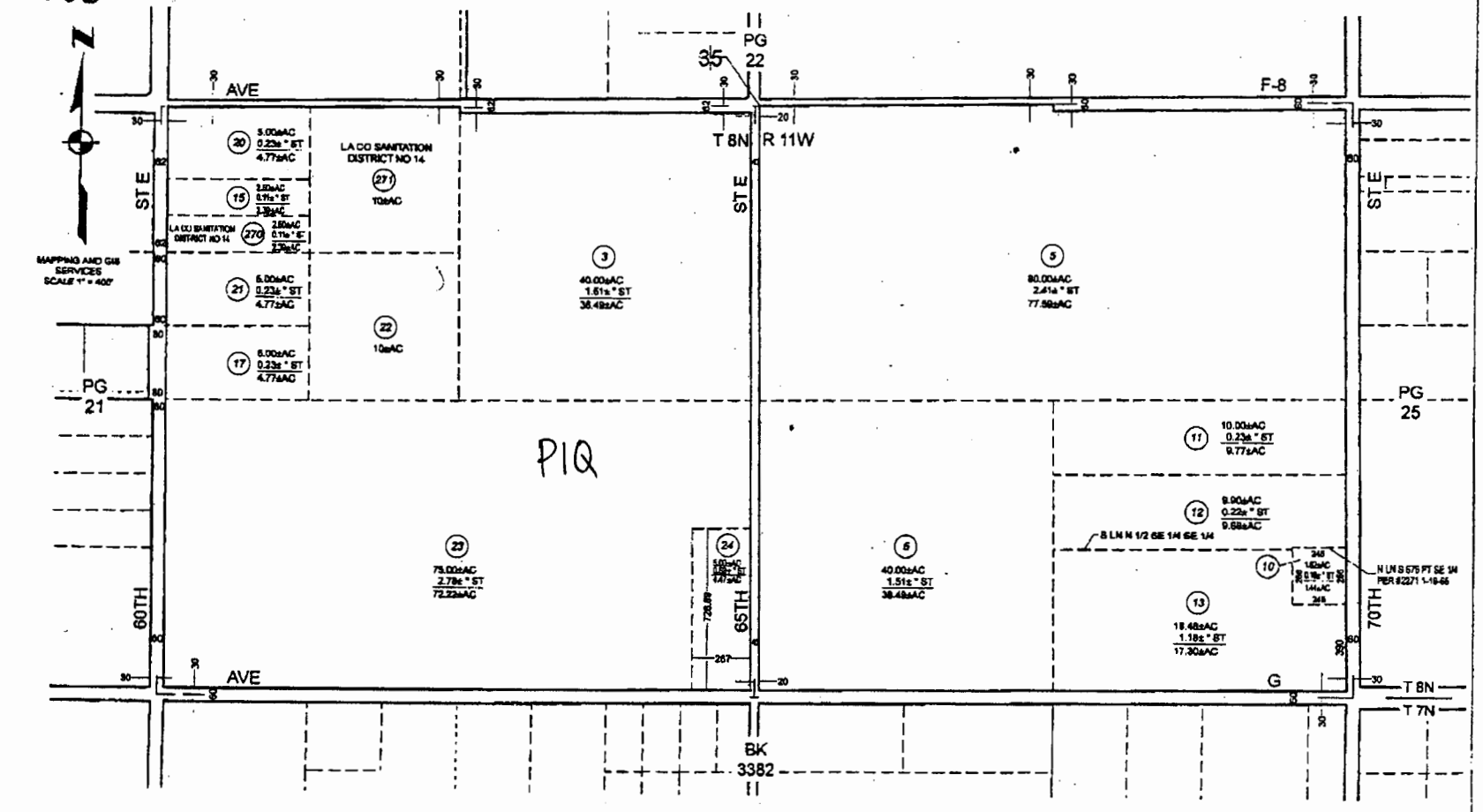
R:\Planning\GIS-Team\Lancaster_Effluent_Study\projects\j_wilson\06302005_LWRP_AG_8.5x11.mxd

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

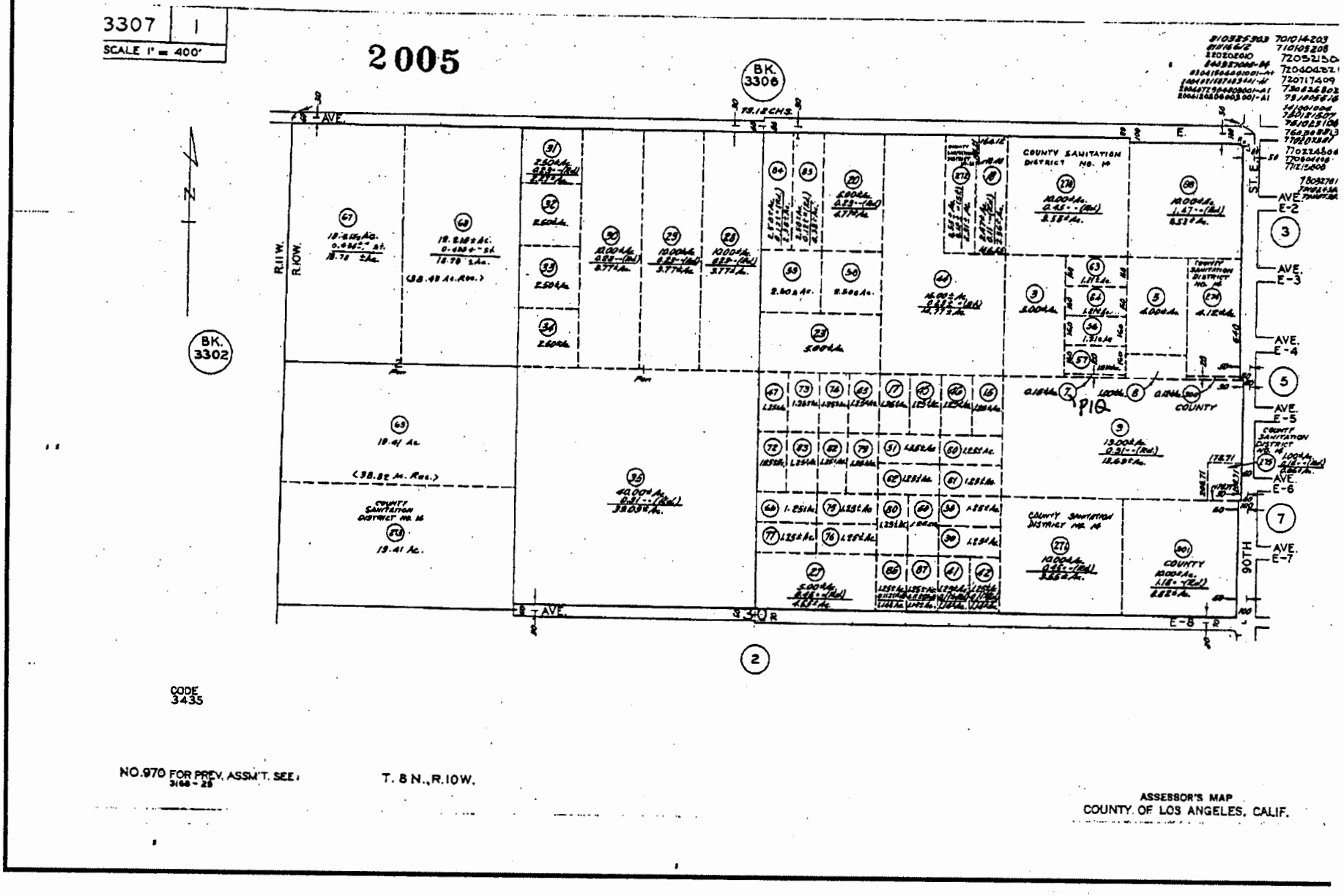
3302	23 SHEET	P. A. 3168-33 & 34	TRA 3435	REVISED 20040811030011001-A1 20050103070220001-A1				SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2005



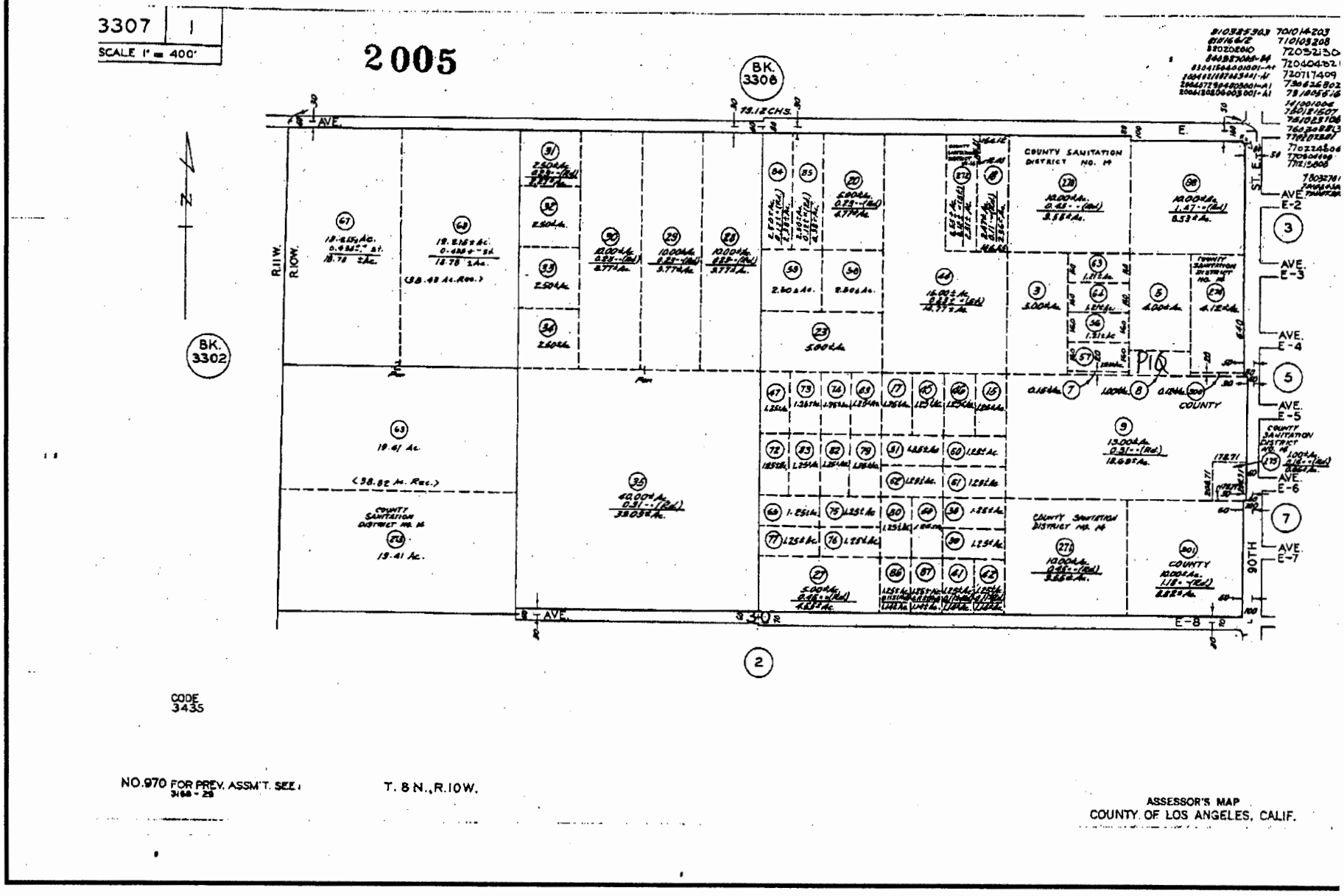
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

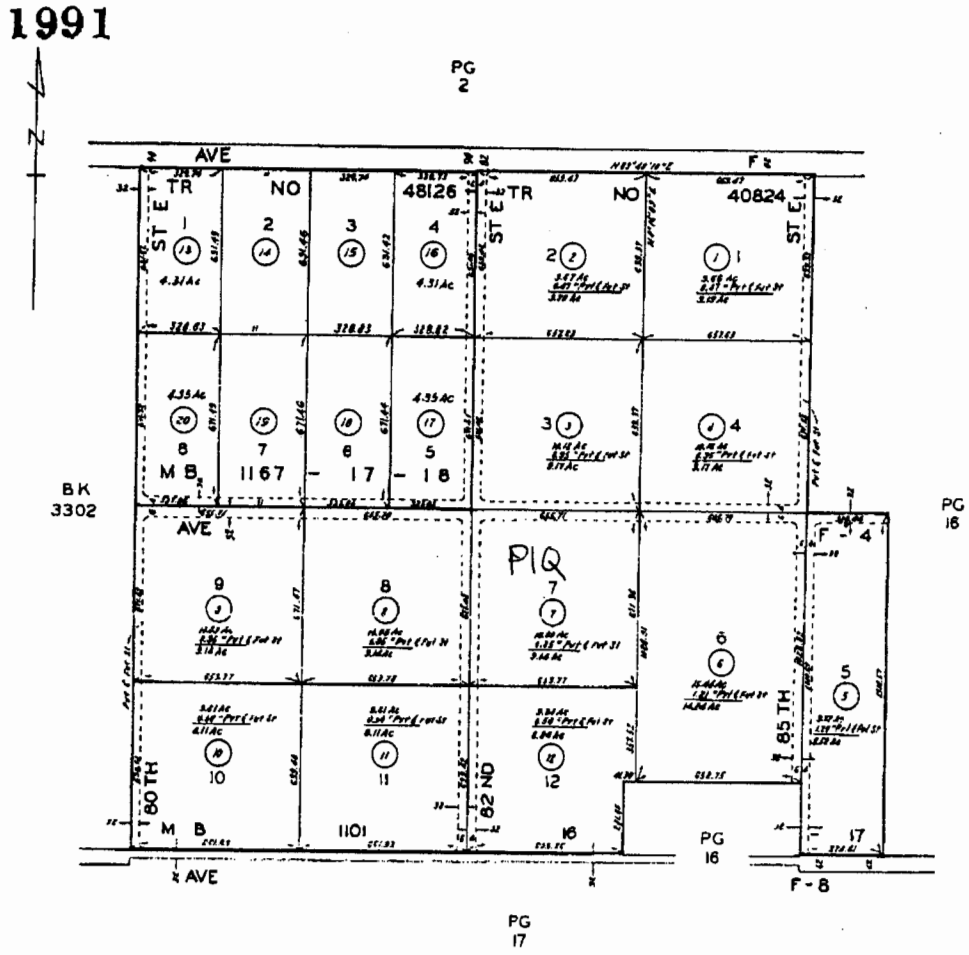
County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3307	19	SCALE 1" = 400' P.A. 3307 - 18	TRA 3435	OFFICE OF ASSESSOR COUNTY OF LOS ANGELES



All areas on this page are net except those tabled.

For dimensions of Private and Future streets see recorded map.

CSD C# 4163

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 **COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY** ("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 Exhibit "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:
COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY
APPROVED AS TO FORM:
District Counsel
(seal)

By_____
Chairperson, Board of Directors
ATTEST:
Secretary

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Mayor of the Board of Supervisors

By_____
Deputy
(seal)

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

ATTEST:

City of N/A

By_____
Mayor

(seal)

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

(for) 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 2492

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
COUNTY OF LOS ANGELES	1989	3302-023-023	$73,909.00*	WATER MANAGEMENT PROJECT

LEGAL DESCRIPTION

*LOT COM AT INTERSECTION OF S LINE OF N 1/2 OF SW 1/4 OF SEC 35 T 8N R 11W WITH W LINE OF 65TH ST E TH S ON SD W LINE TO A LINE PARALLEL WITH AND DIST N AT R/A 728.89 FT FROM N LINE OF AVE G TH W ON SD PARALLEL LINE TO A LINE PARALLEL WITH AND DIST W AT R/A 267 FT FROM SD W LINE TH S THEREON TO SD N LINE TH W THEREON AND N ON E LINE OF 60TH ST E TO SD S LINE TH W TO BEG POR OF S 1/2 OF SW 1/4 OF SEC 35 T 8N R 11W

COUNTY OF LOS ANGELES	1994	3307-001-007	$ 1,146.00*	WATER MANAGEMENT PROJECT

LEGAL DESCRIPTION

0.15 AC S 20 FT OF E 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 30 T 8N R 10W

COUNTY OF LOS ANGELES	1994	3307-001-008	$ 2,700.00*	WATER MANAGEMENT PROJECT

LEGAL DESCRIPTION

S 1 AC OF W 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 30 T 8N R 10W

COUNTY OF LOS ANGELES	1989	3307-019-007	$35,720.00*	WATER MANAGEMENT PROJECT

LEGAL DESCRIPTION

TR=40824 LOT 7

*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.

CSD C # 4163

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 **COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

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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

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ATTEST:
COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY

By_____
Chairperson, Board of Directors

APPROVED AS TO FORM:
_____
District Counsel
(seal)

ATTEST:
_____
Secretary

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Mayor of the Board of Supervisors

By_____
Deputy
(seal)

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City of N/A

By_____
Mayor

(seal)

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(for) _____
Los Angeles County Tax Collector

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By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2492

EXHIBIT "A"

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LEGAL DESCRIPTION

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COUNTY OF LOS ANGELES	1994	3307-001-008	$ 2,700.00*	WATER MANAGEMENT PROJECT

LEGAL DESCRIPTION

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LEGAL DESCRIPTION

TR=40824 LOT 7

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