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

August 8, 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:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 3 – AGREEMENT 2480
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Mountains Recreation and 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 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 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. This agreement is with the Mountains Recreation and Conservation Authority, which intends to utilize these properties for permanent open space and 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 2006/2007 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. These attachments indicate the affected Supervisorial District and the public uses 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 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 Gatzinowich (for)

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD
MD:lpg
X: MRCA2480-081506

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. GATLY
TAX COLLECTOR

W. E. KIDWELL
CHIEF DEPUTY

November 17, 1970

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

LARRY E. MONTEITH
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

THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2480

AGENCY

Mountains Recreation and
Conservation Authority
Public Agency

Selling price of these parcels
shall be $130,438.00

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

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBERS	MINIMUM BID
3rd	CITY OF LOS ANGELES	2428-028-034	$ 1,043.00
3rd	CITY OF LOS ANGELES	4371-039-009	$ 2,037.00
3rd	CITY OF LOS ANGELES	4379-021-023	$ 3,409.00
3rd	CITY OF LOS ANGELES	4379-023-022	$ 1,474.00
3rd	CITY OF LOS ANGELES	4380-017-031	$ 6,939.00
3rd	CITY OF LOS ANGELES	4380-021-008	$ 1,436.00
3rd	CITY OF LOS ANGELES	4380-032-003	$ 7,226.00
3rd	CITY OF LOS ANGELES	4419-015-026	$77,320.00
3rd	CITY OF LOS ANGELES	5556-015-015	$ 814.00
3rd	CITY OF LOS ANGELES	5565-027-040	$28,740.00

AGREEMENT NUMBER 2480

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

THIRD SUPERVISORIAL DISTRICT

18'12

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, CA 90265
Phone (310) 589-3230 Fax (310) 589-3237

December 10, 2004

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

DIST	AGREEMENT
3 City of L.A.	2480*
3 County of L.A.	2481
5 County of L.A.	2482

Reservation of Tax Defaulted Properties for Public Purposes
2005A Public Tax Auction

Dear Ms. Doss:

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	
	2052-011-034	LT
	2052-011-039	LT
	2052-011-041	LT
	2052-012-013	LT
*3	~~2277-018-005~~ R	CITY OF L.A.
	2277-018-010	R
	2277-018-011	R
	2277-018-012	R
	2277-018-013	R
*3	2428-028-034	CITY OF L.A.
5	2821-016-004	County of L.A.
5	2821-016-020	County of L.A.

received
12-13-04
S. Redin

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. Donna Doss
2005A Public Tax Auction Reservation
Treasurer and Tax Collector
December 10, 2004
Page 2

5	2821-016-021	County of L.A.
5	2826-009-034	County of L.A.
	3024-001-020	R
5	3029-017-057	County of L.A.
	3029-020-019	R
5	3029-028-035	County of L.A.
	3033-024-042	R
	3056-018-062	R
5	3064-002-058	County of L.A.
5	3064-002-059	
5	3064-002-060	
5	3079-002-004	
5	3083-011-006	
5	3085-004-003	
5	3085-004-016	
5	3210-019-005	
	3217-012-006	PNF
	3224-033-011	R
	3224-033-012	R
	3275-004-033	R
5	3318-012-013	County of L.A.
	3322-010-002	R
5	3338-004-009	R
5	3338-004-033	County of L.A.
5	3338-018-001	County of L.A.

Ms. Donna Doss
2005A Public Tax Auction Reservation
Treasurer and Tax Collector
December 10, 2004
Page 3

5	3363-004-004	County of L.A.
	4371-020-001	R
	4371-021-024	R
	4371-036-004	R
*3	4371-039-009	City of L.A.
*3	4379-021-023	
	4379-021-032	R
*3	4379-023-022	City of L.A.
*3	4380-017-031	
*3	4380-021-008	
*3	4380-032-003	
*3	4419-015-026	
3	4453-026-043	County of L.A.
3	4471-015-020	
3	4471-015-021	
3	4471-015-022	
3	4471-016-007	
3	4471-016-022	
	5467-025-014	R
*3	5556-015-015	City of L.A.
*3	5565-027-040	
	5567-029-014	R
5	5869-011-011	County of L.A.

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 Poynter, Project Analyst, at ext. 124 regarding this matter. Thank you for your assistance.

Sincerely,

Paul Edelman
Chief of Natural Resources and Planning

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: Mountains Recreation and Conservation Authority

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

☐ No Purchase – State / county / taxing agency registering objection to preserve lien only

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien

☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit for low-income housing or to preserve open space

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

☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district 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 "Exhibit" document and attach accordingly:

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

2. List each parcel by Assessor's Parcel Number:

2277-018-005	4374-021-023	4380-021-008	5556-015-015
2428-023-034	4379-023-022	4380-032-003	5565-027-040
4371-039-009	4380-027-031	4419-015-026	

3. State the purpose and intended use for each parcel: Permanent Open Space and Parkland

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorized Signature	Title	Date
[signature]	Chief Deputy Executive Officer	6-7-06

AGREEMENT # 2480

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

March 1, 2006 — Agenda Item XI

Resolution No. 06-40

RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AUTHORIZING THE ACQUISITION OF PROPERTIES IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT NO. 2480 USING FUNDS FROM SANTA MONICA MOUNTAINS OPEN SPACE PRESERVATION ASSESSMENT DISTRICT NOS. 1 AND 2, CITY OF LOS ANGELES.

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

1. FINDS that the properties in Los Angeles County Chapter 8 Agreement No. 2480 are important for a combination of ecological, recreational, viewshed, and watershed values.

2. FINDS that the proposed actions are categorically exempt from the provisions of the California Environmental Quality Act.

3. ADOPTS the staff report and recommendation dated March 1, 2006.

4. AUTHORIZES the use of funds from Santa Monica Mountains Open Space Preservation Assessment Districts No. 1 and 2 for to acquire APNs 2277-018-005; 2428-028-034; 4371-039-009; 4379-021-023; 4379-023-022; 4380-017-031; 4380-021-008; 4380-032-003; 4419-015-026; 5556-015-015 and 5565-027-040 in Chapter 8 Agreement 2480.

5. AUTHORIZES the addition of APNs 2428-028-034, 4371-039-009; 4379-021-023; 4379-023-022; 4380-017-031; 4380-021-008; and 4380-032-003 to the Engineer's Report for Santa Monica Mountains Open Space Preservation Assessment District No. 1.

6. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.

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 Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 1st day of March, 2006.

Date: 3/1/06

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.

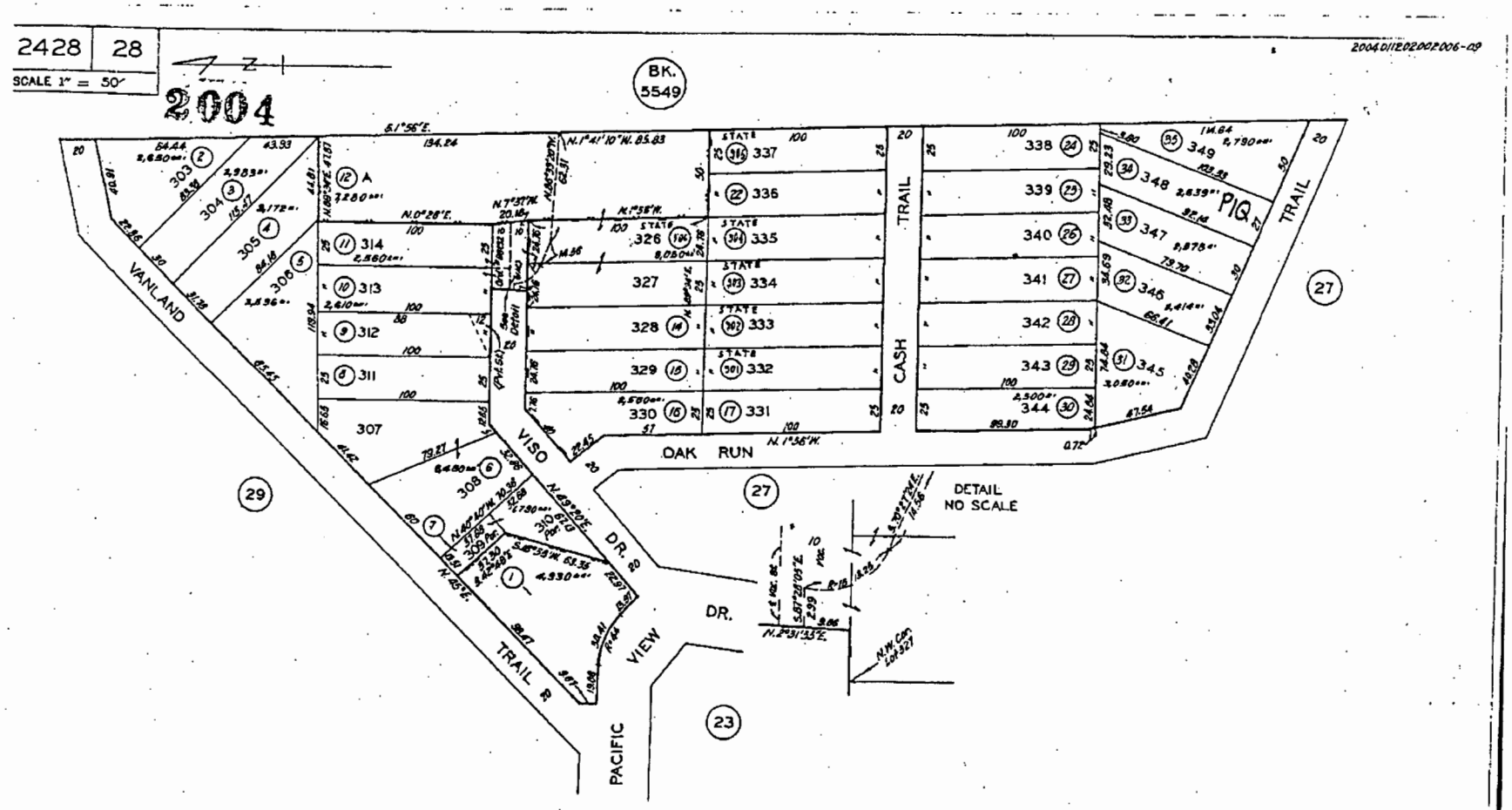
The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy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

2428-028-034

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



CODE 67

TRACT NO. 1450 M.B. 20-70-71

TRACT NO. 1450 M.B. 20-146-147

TRACT NO. 4308 M.B. 45-58-59

TRACT NO. 12199 M.B. 253-30

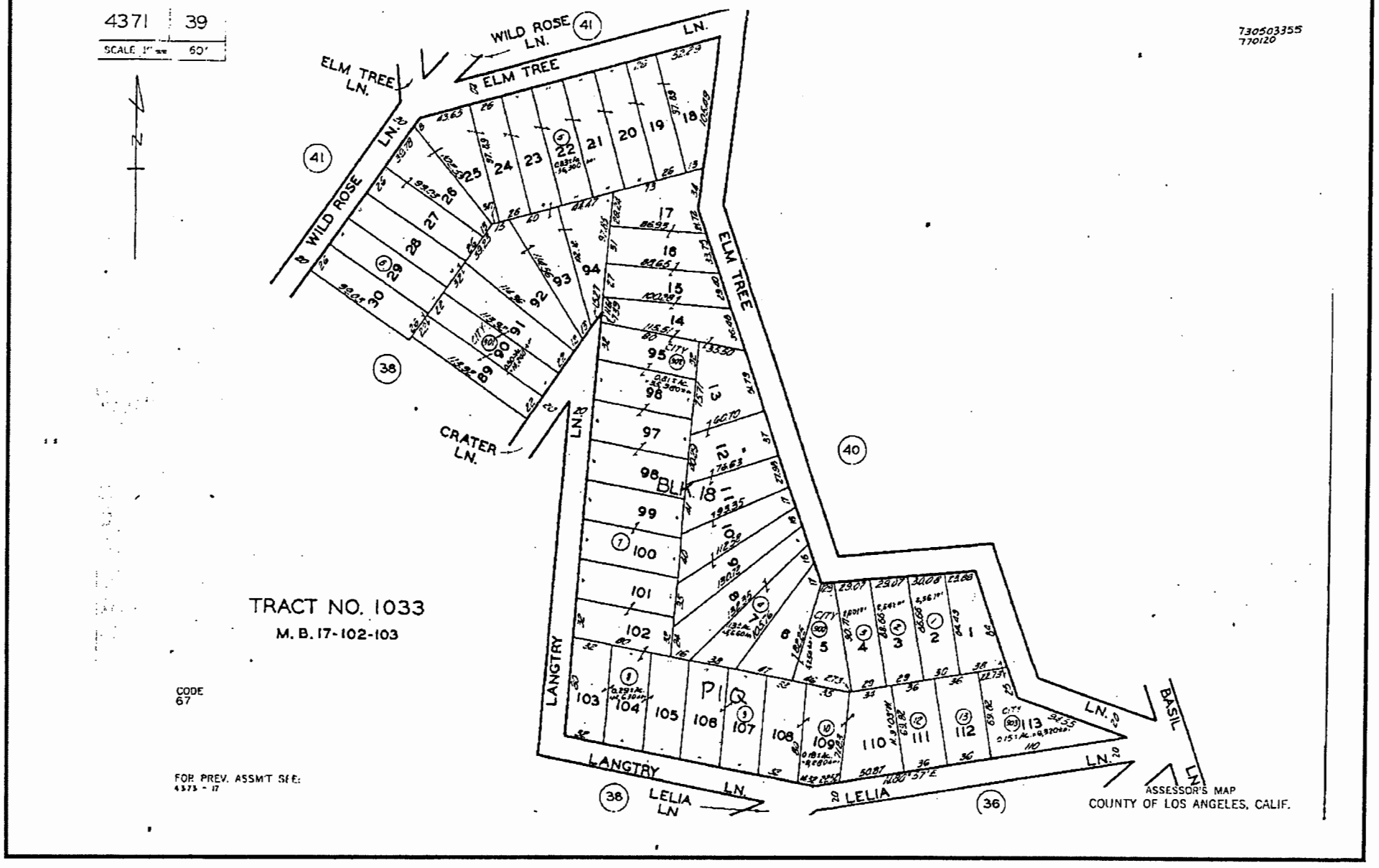
FOR PREV. ASSM'T SEE: 5574-16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

4371-039-009

View Enlarged Map | View Printing Instructions

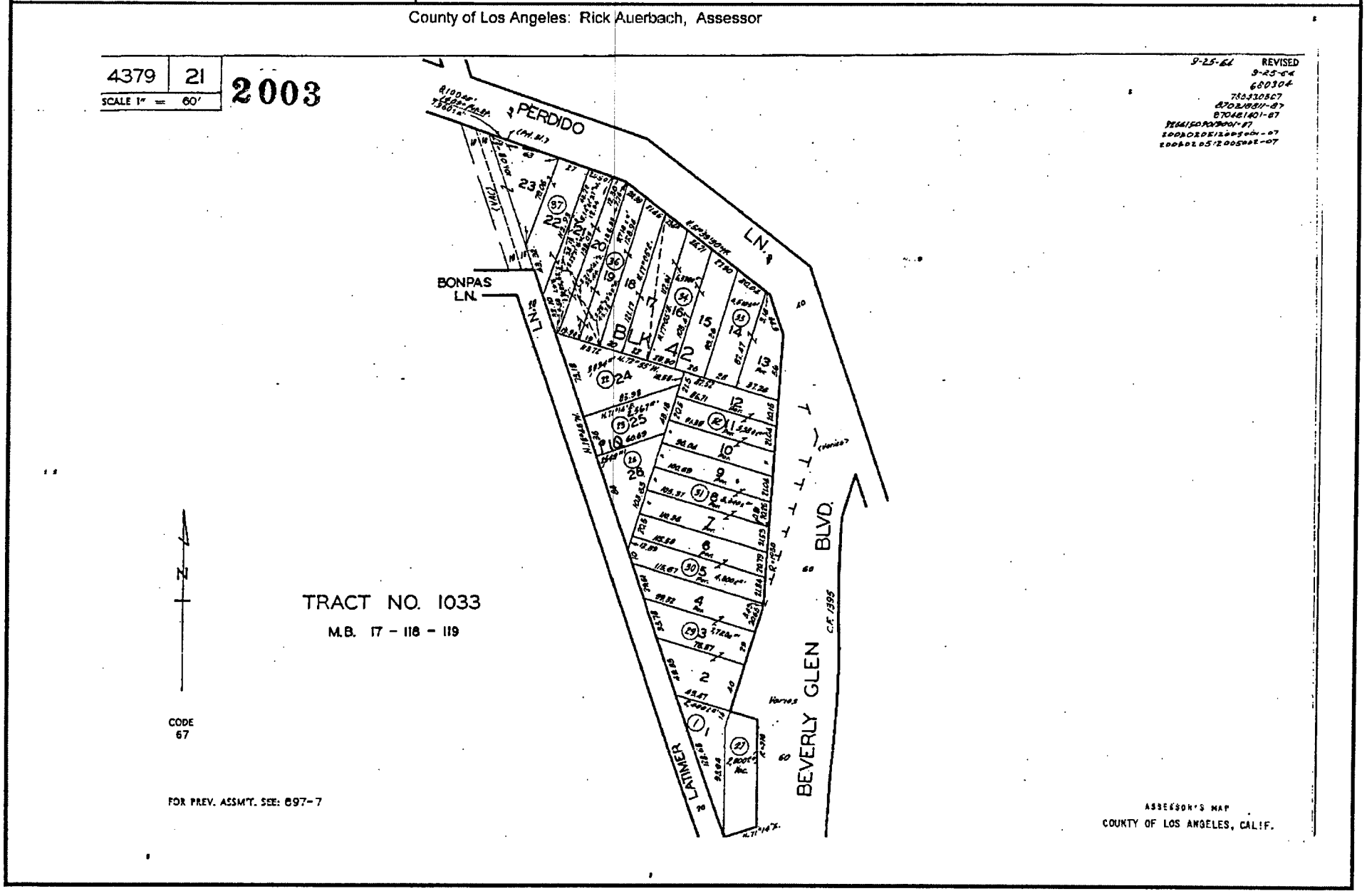
County of Los Angeles: Rick Auerbach, Assessor



4379-021-023

View Enlarged Map | View Printing Instructions

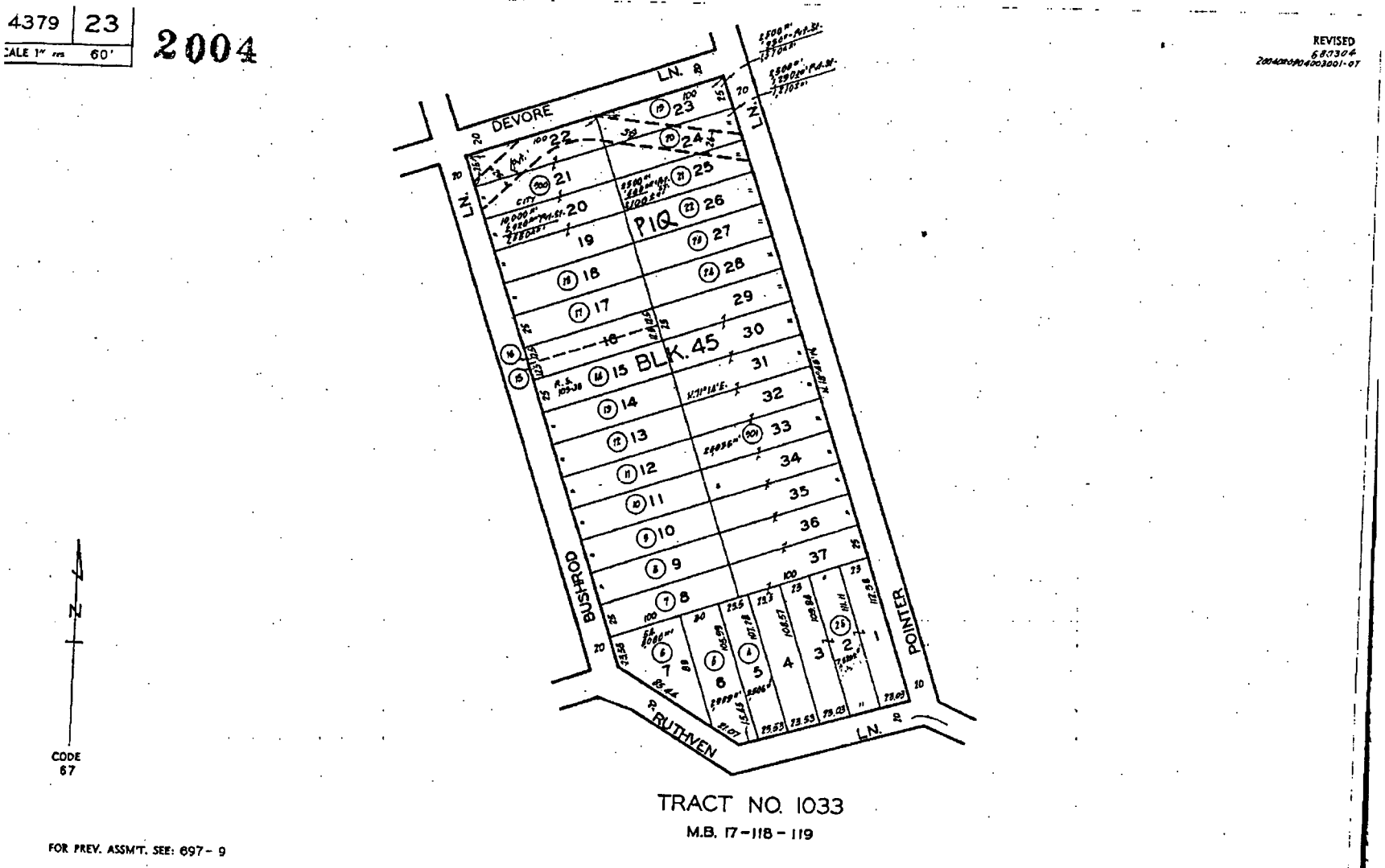
County of Los Angeles: Rick Auerbach, Assessor



4379- 023- 022

View Enlarged Map | View Printing Instructions

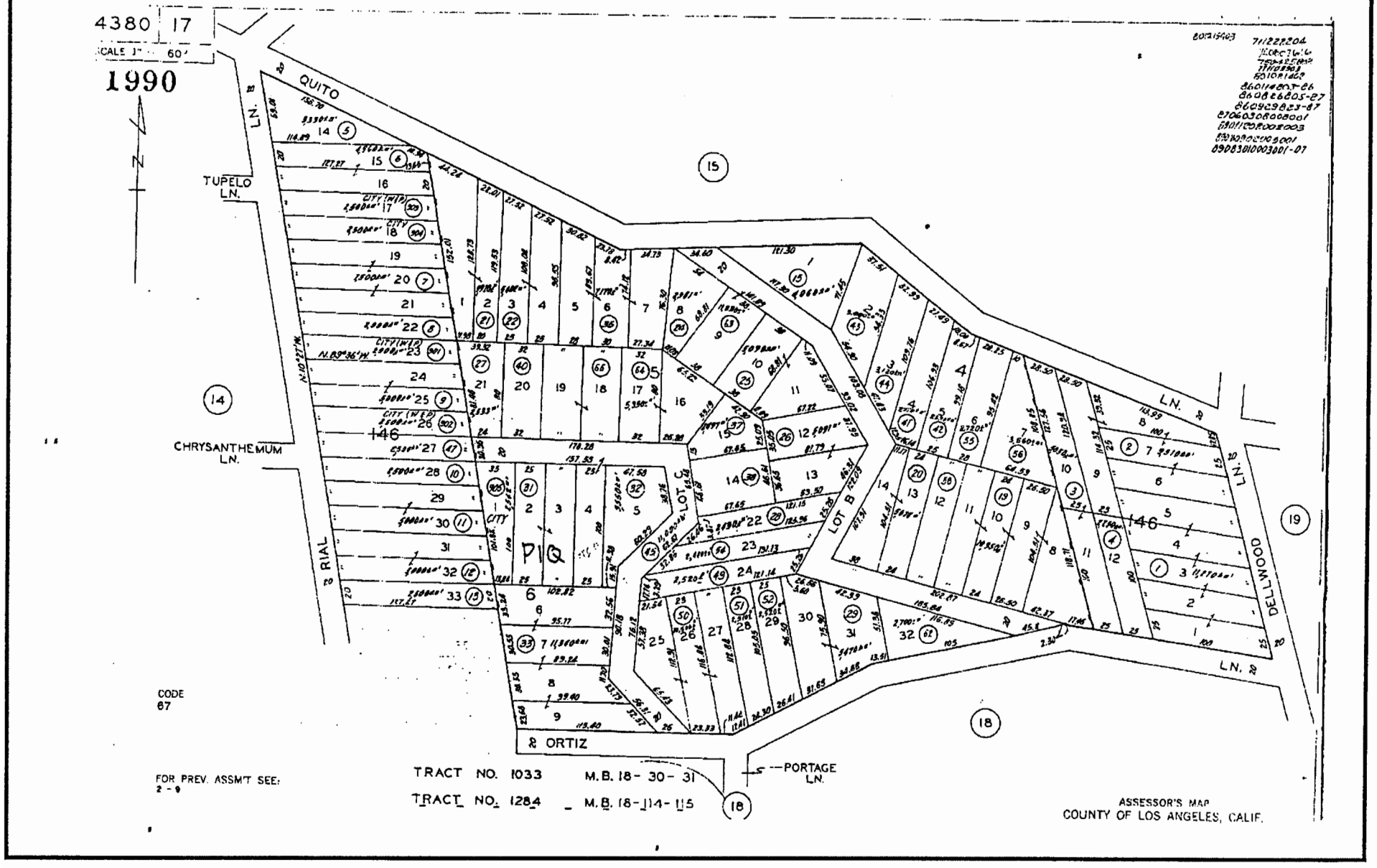
County of Los Angeles: Rick Auerbach, Assessor



4380-017-031

View Enlarged Map | View Printing Instructions

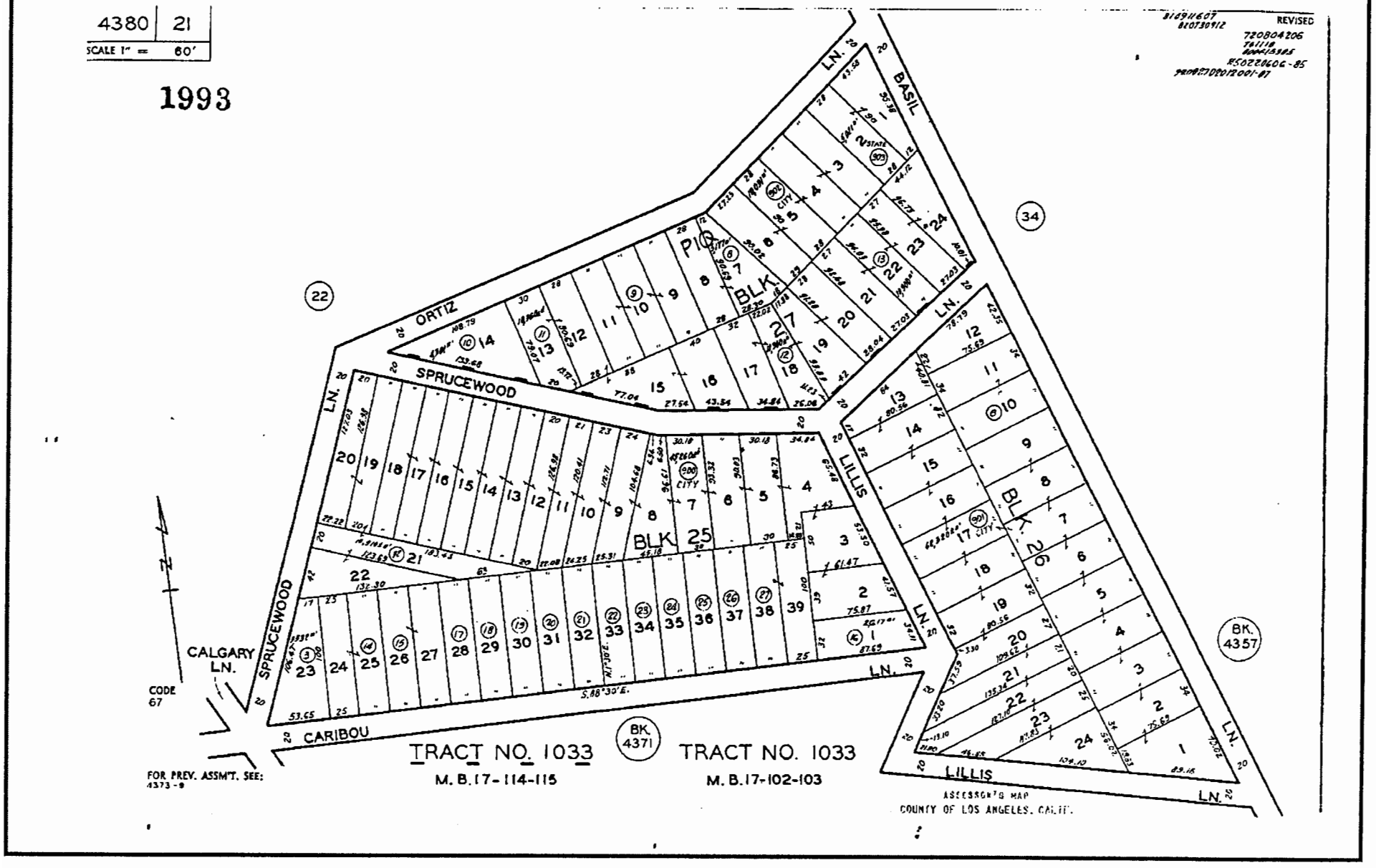
County of Los Angeles: Rick Auerbach, Assessor



4380- 021 - 008

View Enlarged Map | View Printing Instructions

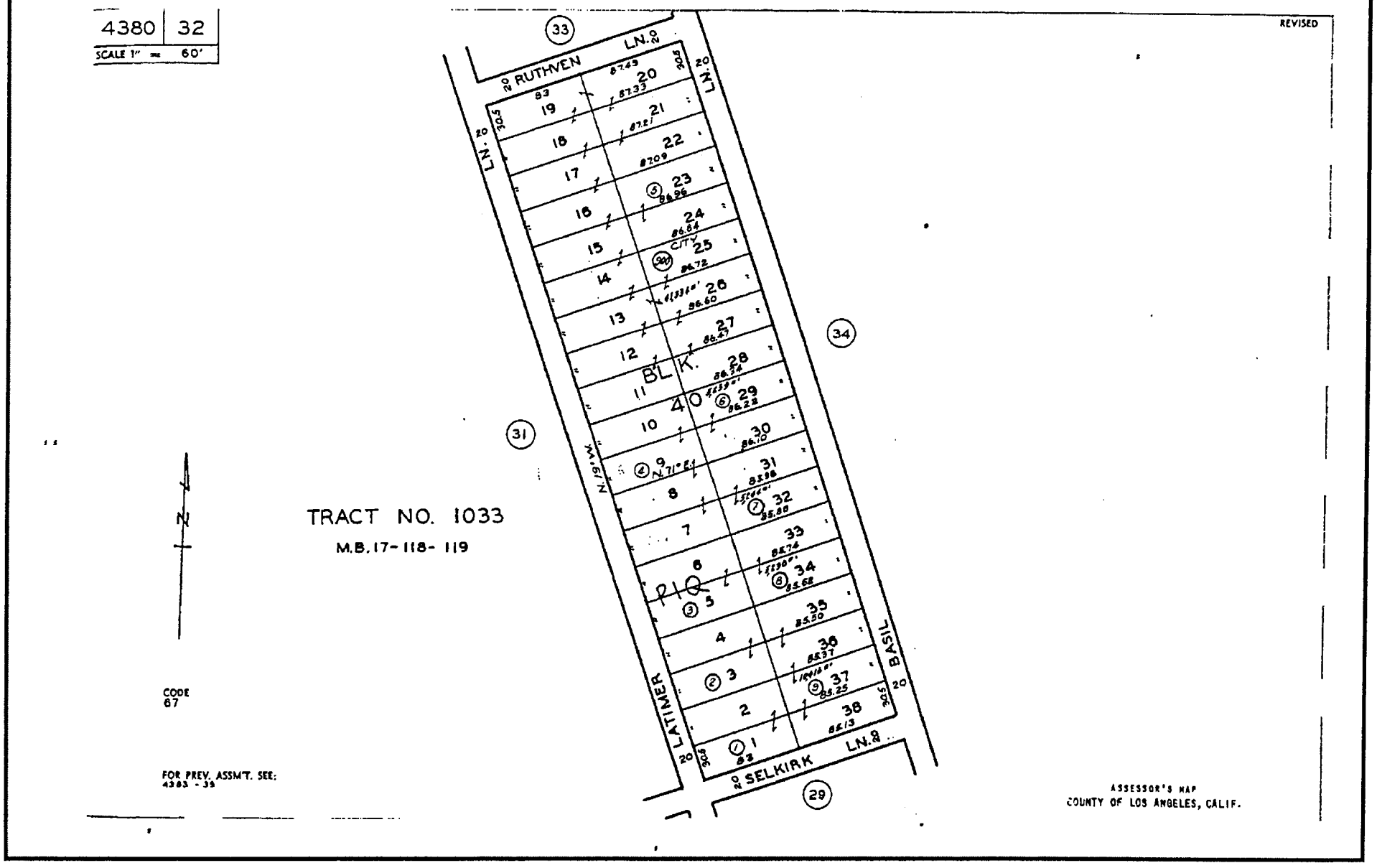
County of Los Angeles: Rick Auerbach, Assessor



4380-032-003

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

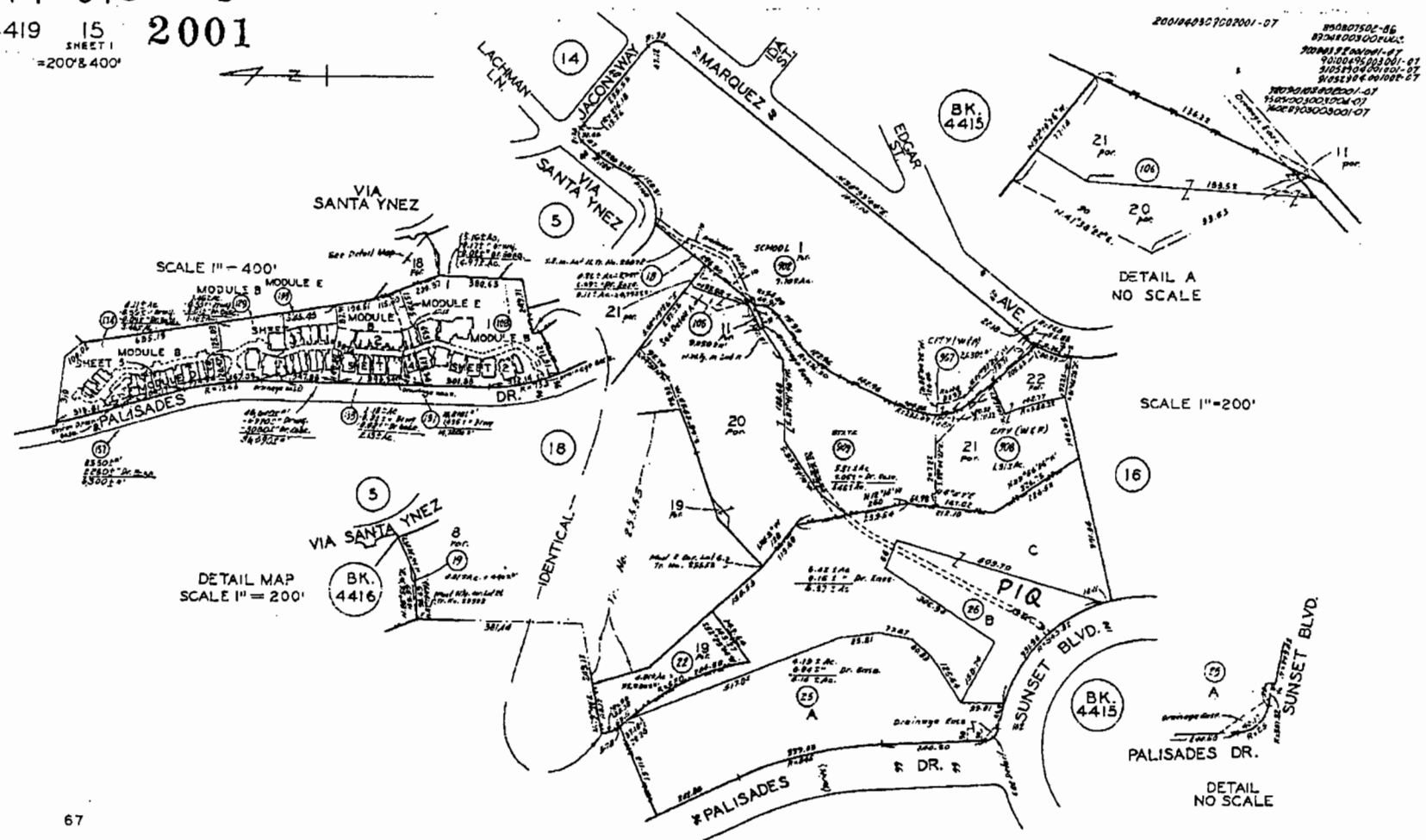


Next >> | View Enlarged Map | View Printing Instructions

4419-015-026

4419 15 SHEET 1 2001

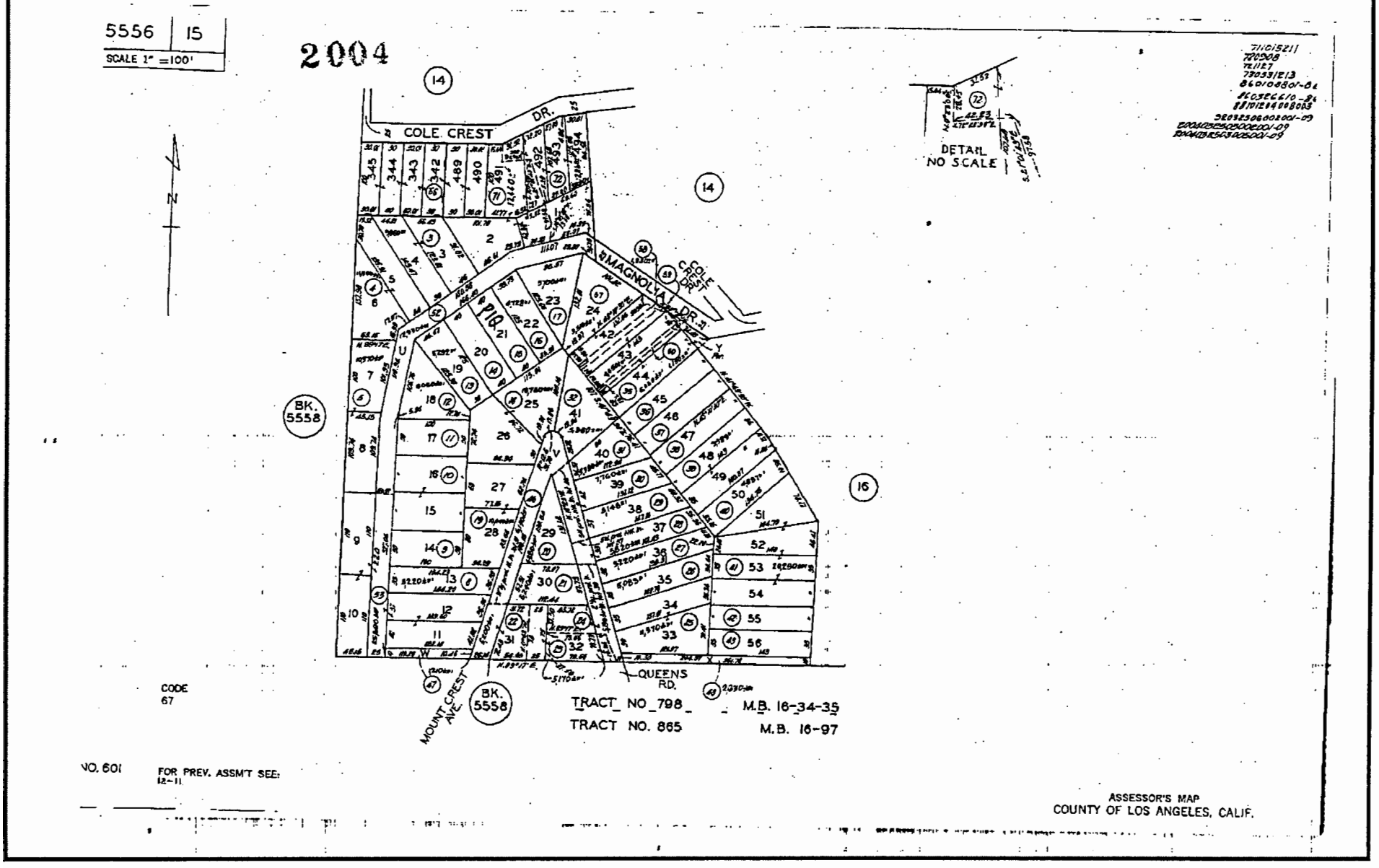
=200'&400'



5556-015-015

View Enlarged Map | View Printing Instructions

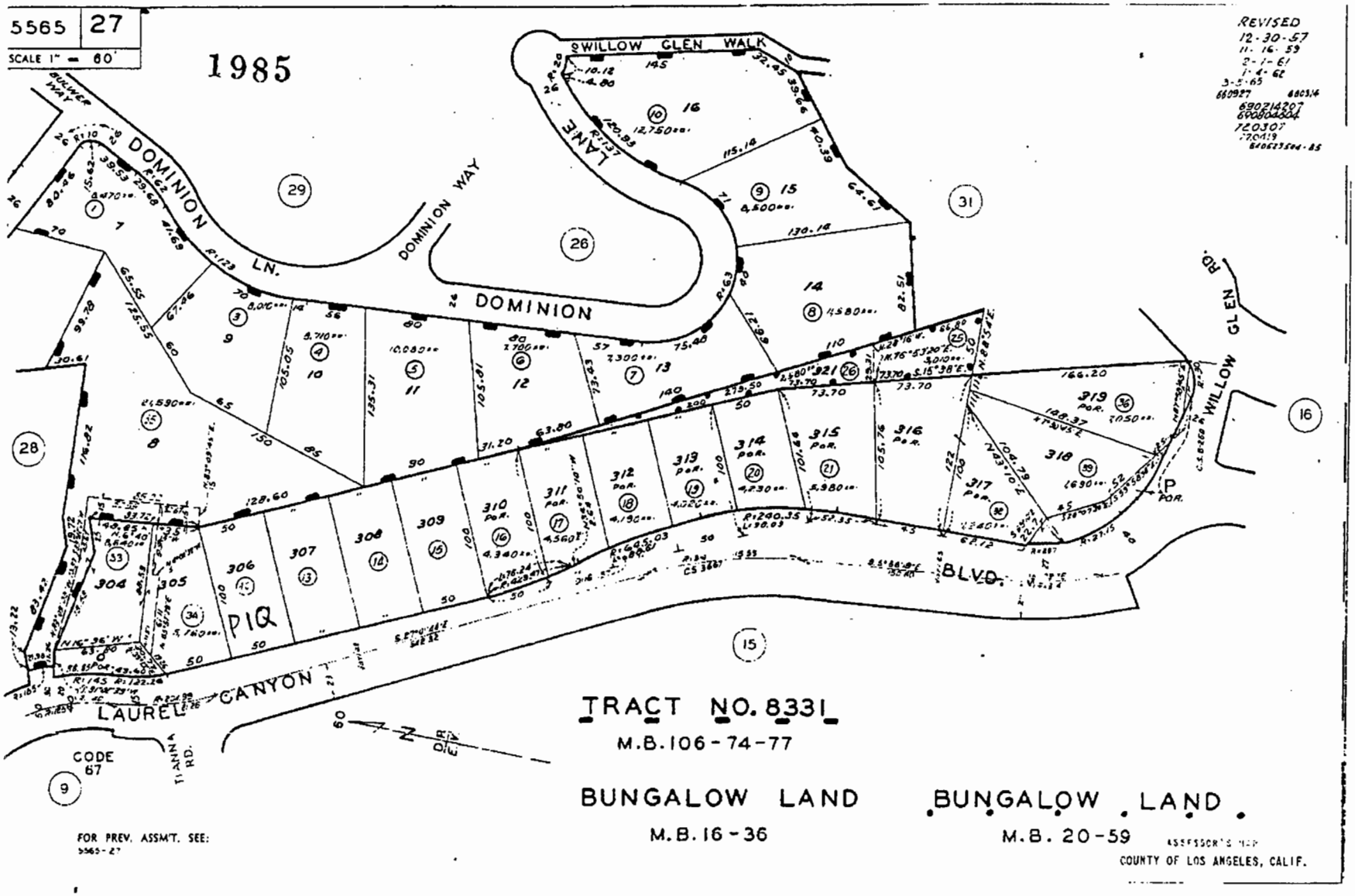
County of Los Angeles: Rick Auerbach, Assessor



5556-027-040

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 Reimbursement Taxation Code.

APPROVED AS TO FORM:
RAYMOND G. FORTNER JR.
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:
MOUNTAINS RECREATI
CONSERVATION AUTH

By _____
Chief Deputy Executive Offic

(seal)

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 **Los Angeles** hereby agrees to the selling price as provided in this agreement.

ATTEST:
Attest: Frank T. Martinez, City Clerk

By _____
Deputy 6-6-06

(seal)

City of Los Angeles

By _____
Mayor

MAY 24 2006

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

(for) _____
Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

AGREEMENT NUMBER 2480

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2480

Revised
6/20/2006

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LOS ANGELES	1998	2428-028-034	$ 1,043.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT NO 1450 LOT 348				
CITY OF LOS ANGELES	1998	4371-039-009	$ 2,037.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT NO 1033 LOTS 106 AND LOT 107 BLK 18				
CITY OF LOS ANGELES	1998	4379-021-023	$ 3,409.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT # 1033 LOT 25 BLK 42				
CITY OF LOS ANGELES	1998	4379-023-022	$ 1,474.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT # 1033 LOT 26 BLK 45				

*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.

SUPVISORIAL DISTRICT 3
AGREEMENT NUMBER 2480

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LOS ANGELES	1998	4380-017-031	$ 6,939.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT NO 1284 LOTS 2 AND LOT 3 BLK 6

CITY OF LOS ANGELES	1998	4380-021-008	$ 1,436.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT NO 1033 LOTS 7 AND LOT 8 BLK 27

CITY OF LOS ANGELES	1998	4380-032-003	$ 7,226.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT NO 1033 LOTS 5 AND LOT 6 BLK 40

CITY OF LOS ANGELES	1998	4419-015-026	$77,320.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

PARCEL MAP AS PER BK 178 P 89-91 OF P M LOT B

*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.

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2480

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LOS ANGELES	1998	5556-015-015	$ 814.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT # 865 LOT 21

CITY OF LOS ANGELES	1998	5565-027-040	$28,740.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TR=BUNGALOW LAND LOT 306

*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 **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:
RAYMOND G. FORTNER JR.
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:
MOUNTAINS RECREATI
CONSERVATION AUTH

By Rene A. Sui
Chief Deputy Executive Officer

(seal)

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 **Los Angeles** hereby agrees to the selling price as provided in this agreement.

ATTEST:
Attest: Frank T. Martinez, City Clerk
Maria Vizana
Deputy 6-6-06
(seal)

City of Los Angeles

By_____ MAY 24 2006
Mayor

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 Lutzniewich
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 3
AGREEMENT NUMBER 2480

Revised
6/20/2006

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LOS ANGELES	1998	2428-028-034	$ 1,043.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT NO 1450 LOT 348				
CITY OF LOS ANGELES	1998	4371-039-009	$ 2,037.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT NO 1033 LOTS 106 AND LOT 107 BLK 18				
CITY OF LOS ANGELES	1998	4379-021-023	$ 3,409.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT # 1033 LOT 25 BLK 42				
CITY OF LOS ANGELES	1998	4379-023-022	$ 1,474.00*	PERMANENT OPEN SPACE AND PARKLAND
LEGAL DESCRIPTION				
TRACT # 1033 LOT 26 BLK 45				

*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.

SUPVISORIAL DISTRICT 3
AGREEMENT NUMBER 2480

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LOS ANGELES	1998	4380-017-031	$ 6,939.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT NO 1284 LOTS 2 AND LOT 3 BLK 6

CITY OF LOS ANGELES	1998	4380-021-008	$ 1,436.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT NO 1033 LOTS 7 AND LOT 8 BLK 27

CITY OF LOS ANGELES	1998	4380-032-003	$ 7,226.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT NO 1033 LOTS 5 AND LOT 6 BLK 40

CITY OF LOS ANGELES	1998	4419-015-026	$77,320.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

PARCEL MAP AS PER BK 178 P 89-91 OF P M LOT B

*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.

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2480

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LOS ANGELES	1998	5556-015-015	$ 814.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TRACT # 865 LOT 21

CITY OF LOS ANGELES	1998	5565-027-040	$28,740.00*	PERMANENT OPEN SPACE AND PARKLAND

LEGAL DESCRIPTION

TR=BUNGALOW LAND LOT 306

*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.