# 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


November 21, 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 5-AGREEMENT 2525**
**SUPERVISORIAL DISTRICT 5-AGREEMENT 2550**
**(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 County Sanitation Districts of Los Angeles County (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

**PURPOSE OF RECOMMENDED ACTION**

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

Upon approval, the enclosed agreements and copies are to be signed by the 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

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

## JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one public agency. The agreements are with the County Sanitation Districts of Los Angeles County, which intends to utilize these properties for reclaimed water management projects.

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

Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreement is 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,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:lpg
D:/ BOS LTR-Agreement2525&2550-11-21-06

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. KIDWELL
CHIEF DEPUTY

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,

ORIGINAL SIGNED

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

173

On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

Attachment "B"

## SUMMARY OF PUBLIC AGENCY'S PURCHASE

### FIFTH SUPERVISORIAL DISTRICT

### AGREEMENT NUMBER 2525

**AGENCY**

County Sanitation Districts of Los Angeles County
Public Agency

Selling price of these parcels
shall be $321,716.00

Public Agency intends to utilize these
properties for reclaimed water management
projects.

| SUPERVISORIAL DISTRICT | LOCATION | PARCEL NUMBER | MINIMUM BID |
|---|---|---|---|
| 5TH | COUNTY OF LOS ANGELES | 3116-023-006 | $30,315.00 |
| 5TH | COUNTY OF LOS ANGELES | 3116-023-008 | $35,713.00 |
| 5TH | COUNTY OF LOS ANGELES | 3116-023-009 | $37,248.00 |
| 5TH | COUNTY OF LOS ANGELES | 3116-023-010 | $35,712.00 |
| 5TH | COUNTY OF LOS ANGELES | 3116-023-036 | $31,793.00 |
| 5TH | COUNTY OF LOS ANGELES | 3116-023-044 | $25,751.00 |
| 5TH | COUNTY OF LOS ANGELES | 3116-024-026 | $17,586.00 |
| 5TH | COUNTY OF LOS ANGELES | 3116-024-044 | $18,744.00 |

## SUMMARY OF PUBLIC AGENCY'S PURCHASE

### FIFTH SUPERVISORIAL DISTRICT

### AGREEMENT NUMBER 2525

| SUPERVISORIAL DISTRICT | LOCATION | PARCEL NUMBER | MINIMUM BID |
|---|---|---|---|
| 5TH | COUNTY OF LOS ANGELES | 3302-006-060 | $79,157.00 |
| 5TH | COUNTY OF LOS ANGELES | 3302-009-026 | $ 5,835.00 |
| 5TH | COUNTY OF LOS ANGELES | 3307-001-077 | $ 3,862.00 |

## SUMMARY OF PUBLIC AGENCY'S PURCHASE

### FIFTH SUPERVISORIAL DISTRICT

### AGREEMENT NUMBER 2550

**AGENCY**

County Sanitation Districts of Los Angeles County
Public Agency

Selling price of these parcels
shall be $209,593.00

Public Agency intends to utilize these
properties for reclaimed water management
projects.

| SUPERVISORIAL DISTRICT | LOCATION | PARCEL NUMBER | MINIMUM BID |
|---|---|---|---|
| 5TH | COUNTY OF LOS ANGELES | 3362-006-004 | $36,147.00 |
| 5TH | COUNTY OF LOS ANGELES | 3363-001-007 | $10,261.00 |
| 5TH | COUNTY OF LOS ANGELES | 3363-001-011 | $ 9,546.00 |
| 5TH | COUNTY OF LOS ANGELES | 3363-001-021 | $46,892.00 |
| 5TH | COUNTY OF LOS ANGELES | 3370-004-020 | $17,765.00 |
| 5TH | COUNTY OF LOS ANGELES | 3370-008-007 | $13,366.00 |
| 5TH | COUNTY OF LOS ANGELES | 3370-011-025 | $ 4,378.00 |
| 5TH | COUNTY OF LOS ANGELES | 3370-011-029 | $ 7,436.00 |

## SUMMARY OF PUBLIC AGENCY'S PURCHASE

### FIFTH SUPERVISORIAL DISTRICT

### AGREEMENT NUMBER 2550

| SUPERVISORIAL DISTRICT | LOCATION | PARCEL NUMBER | MINIMUM BID |
|---|---|---|---|
| 5TH | COUNTY OF LOS ANGELES | 3370-019-009 | $ 4,370.00 |
| 5TH | COUNTY OF LOS ANGELES | 3370-019-019 | $15,035.00 |
| 5TH | COUNTY OF LOS ANGELES | 3372-009-021 | $44,397.00 |

# AGREEMENT NUMBER 2525

# SANITATION DISTRICTS 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*

May 10, 2006

| DISTRICT | AGREE |
|---|---|
| • 5 County of L.A. (DW14) | 2525 |
| 5 City of Palmdale (DW20) | 2526 |
| 5 County of L.A. (DW20) | 2550 |

Ms. Martha Duran, Assistant Operations Chief-Tax Sale Unit
Los Angeles County Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90012

Dear Ms. Duran:

**Lancaster Water Reclamation Plant 2020 Facilities Plan (District 14) and Palmdale Water Reclamation Plant 2025 Facilities Plan (District 20)**
**Chapter 8 Agreement Sale Properties**

As discussed in a telephone conversation between Jerry Wilson of County Sanitation Districts of Los Angeles County (Districts) staff, and Ms. Mary Bell of your staff, the Districts hereby submit bids covering the parcels listed in the attached table. The bids are made in reply to your letter, dated April 14, 2006, concerning notification of your 2006C Sealed Bid Sale, under the provisions of Division I, Part 6, Chapter 8 of the Revenue and Taxation Code (Chapter 8 Agreement).

The Districts provide wastewater conveyance, treatment, and management services to the Cities of Lancaster and Palmdale and adjacent unincorporated areas of Los Angeles County. In order to implement the reclaimed water management projects within both Cities, the Districts are in the process of acquiring land in the vicinity of both its Lancaster Water Reclamation Plant and Palmdale Water Reclamation Plant. To date, the Districts have acquired several parcels of the needed land through voluntary sales and eminent domain proceedings instituted for the Lancaster project.

Please inform us as to the remaining steps and timing to acquire the parcels shown herein. The Districts would appreciate any assistance you could provide in enabling us to expeditiously acquire all these parcels shown on the attached list through the Chapter 8 Agreement Sale program. Maps showing the project areas, the properties acquired to date, and the parcels of interest, which are on the tax sale list, are enclosed. If you have any additional questions regarding this matter, please contact Jerry Wilson at (562) 699-7411, extension 2741. Thank you for your cooperation in this matter.

Very truly yours,

James F. Stahl

Sagar K. Raksit
Supervising Engineer
Finance & Property Management Section

SKR:vm
Enclosure

cc: J. Wilson

#640908
Recycled Paper

received
5-10-06

# PROPERTIES TO BE SOLD FOR TAX DEFAULT

DIST #5 **Lancaster - LWRP 2020 (District #14) - East Agricultural Area**

| | APN No. | Acreage | Minimum Bid |
|---|---|---|---|
| County of L.A. | 3302-006-060 | 20.00 | $74,654.32 |
| | ~~3302-006-063~~ | 20.00 | $ 9,807.15 |
| | 3302-009-026 | 1.36 | $ 5,101.34 |
| | ~~3302-017-008~~ | 2.50 | $21,455.99 |
| | 3307-001-077 | 1.25 | $ 3,388.73 |

DIST #5 **Lancaster - LWRP 2020 (District #14) – Reservoir Area**

| | APN No. | Acreage | Minimum Bid |
|---|---|---|---|
| County of L.A. | 3116-023-006 | 4.86 | $26,081.45 |
| | 3116-023-008 | 4.86 | $30,780.49 |
| | 3116-023-009 | 4.86 | $32,237.99 |
| | 3116-023-010 | 4.86 | $30,780.49 |
| | 3116-023-036 | 5.10 | $27,538.82 |
| | 3116-023-044 | 5.10 | $21,744.81 |
| | 3116-024-026 | 5.10 | $15,606.38 |
| | 3116-024-044 | 4.62 | $16,823.04 |

DIST #5 **Palmdale - PWRP 2025 (District ~~#14~~ #20) – Reservoir Area**

| | APN No. | Acreage | Minimum Bid |
|---|---|---|---|
| County of L.A. | 3362-006-004 | 20.70 | $32,210.81 |
| | 3363-001-007 | 2.56 | $ 8,891.39 |
| | 3363-001-011 | 2.56 | $ 8,279.54 |
| | 3363-001-021 | 10.21 | $40,860.45 |
| | 3370-004-020 | 2.50 | $15,186.18 |
| | 3370-008-007 | 2.60 | $11,730.76 |
| | 3370-011-025 | 1.28 | $ 3,702.28 |
| | 3370-011-029 | 1.28 | $ 6,451.05 |
| | 3370-019-009 | 1.28 | $ 3,829.60 |
| | 3370-019-019 | 2.56 | $12,677.96 |
| | 3372-009-021 | 20.26 | $38,193.33 |
| City of Palmdale | 3378-013-008 | 2.57 | $13,336.32 |
| | 3378-014-006 | 2.57 | $16,225.07 |
| | 3378-014-023 | 2.57 | $11,043.25 |
| | 3378-020-006 | 2.57 | $ 9,885.69 |

# 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)

## 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: See Attached List

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

| Authorized Signature | Title | Date |
|---|---|---|
| [signature] | Department Head | 9/21/06 |

AGREEMENT # 2525

**Acquisition of Tax-Default Properties for Implementation of Lancaster Water Reclamation Plant 2020 Facilities Plan Reported to District No. 14 on July 26, 2006**

| APN | ACREAGE | TAX SALE PRICE |
|---|---|---|
| 3302-006-060 | 20.00 | $79,160.00 |
| 3302-009-026 | 1.36 | $5,835.00 |
| 3302-017-008 | 2.50 | $24,880.00 |
| 3307-001-077 | 1.25 | $3,860.00 |
| 3116-023-006 | 4.86 | $30,315.00 |
| 3116-023-008 | 4.86 | $35,715.00 |
| 3116-023-009 | 4.86 | $37,250.00 |
| 3116-023-010 | 4.86 | $35,715.00 |
| 3116-023-036 | 5.10 | $31,795.00 |
| 3116-023-044 | 5.10 | $25,750.00 |
| 3116--024-026 | 5.10 | $17,585.00 |
| 3116-024-044 | 4.62 | $18,745.00 |
| TOTALS | 64.47 | $346,605.00 |

**COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY**

July 26, 2006

**MINUTE EXCERPT**

RE: LANCASTER WATER RECLAMATION PLANT 2020 FACILITIES PLAN - PURCHASE TAX-DEFAULTED PROPERTY LOS ANGELES COUNTY CONTRACT NO. 4163A - APPROVE

The Chief Engineer and General Manager presented a proposed *Agreement to Purchase Los Angeles County Tax-Defaulted Property* (Agreement) with the Board of Supervisors of Los Angeles County providing for the purchase of twelve tax-defaulted properties located in the project area for implementation of the Lancaster Water Reclamation Plant (WRP) 2020 Facilities Plan (Plan). He advised that staff is negotiating with the Los Angeles County Tax Collector to acquire the twelve tax-defaulted parcels within the project area. Such acquisition will require the District to enter into a proposed agreement with the County as required by the Revenue and Taxation Code. He recommended that the proposed Agreement be approved and ordered executed.

Upon motion of Director Antonovich, duly seconded and unanimously carried, the Board of Directors of County Sanitation District No. 14 of Los Angeles County found and determined that it would be to the advantage of the District to enter into a proposed *Agreement to Purchase Los Angeles County Tax-Defaulted Property* with the Board of Supervisors of Los Angeles County providing for the purchase of twelve tax-defaulted properties located in the project area for implementation of the Lancaster Water Reclamation Plant 2020 Facilities Plan, as set forth in said Agreement and under terms and conditions contained therein. All the terms and conditions of said Agreement, Contract No. 4163A, were accepted and approved, and the Chairperson and Secretary were authorized to execute same on behalf of the District.

* * * * * * * * *

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } 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 foregoing is a true and correct copy of excerpts of the minutes of the regular meeting of the Board of Directors of said District held July 26, 2006.

Dated: September 21, 2006

M. Alma Horvath

M. ALMA HORVATH
Secretary

S E A L

3116-023-006

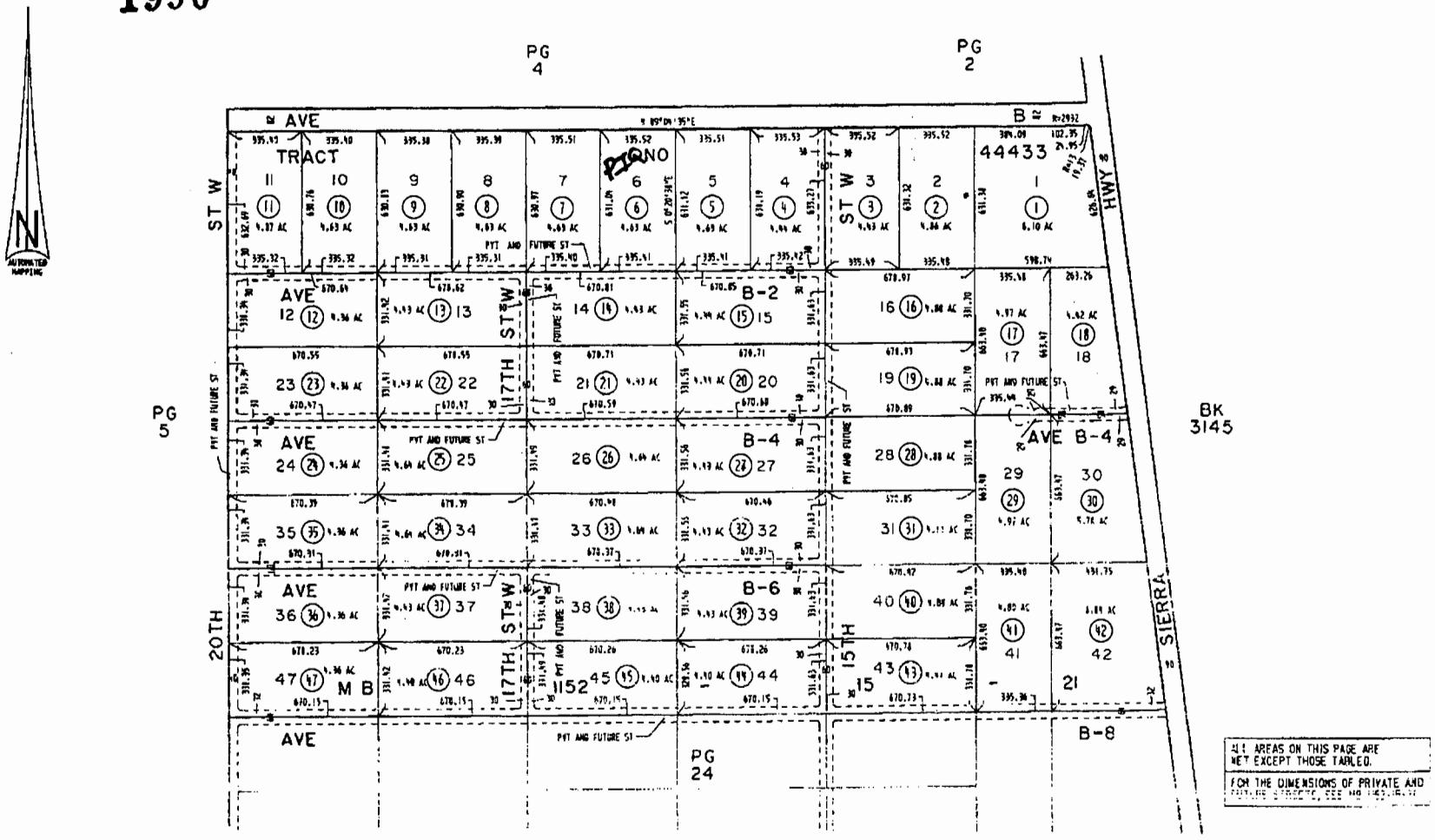
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3116 | 23 | SCALE 1" = 400' | P.A. 3116-5 | TRA 4815 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES

REVISED 9004/10908Z00E-AI

1990



3116-023-008

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

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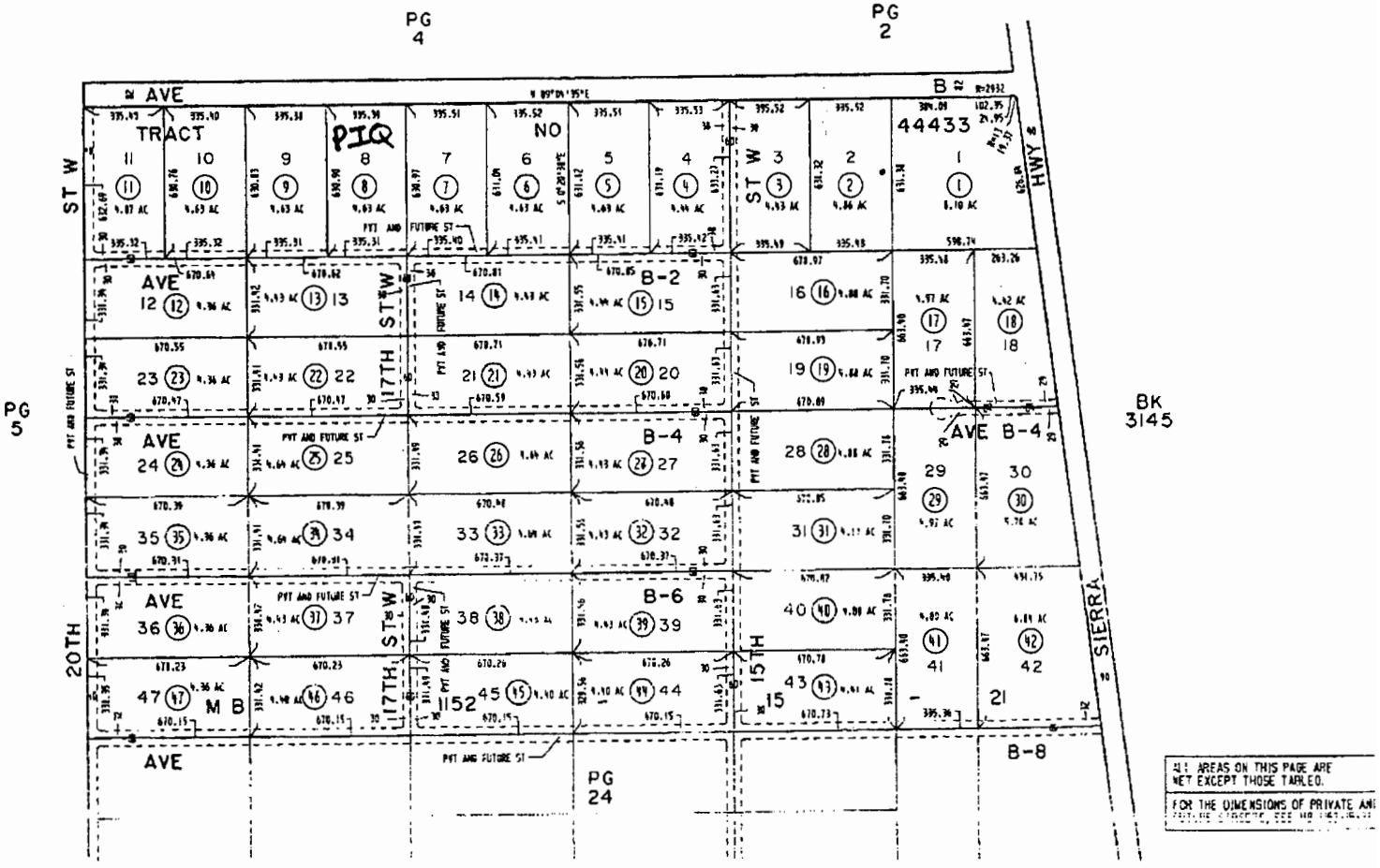
REVISED 9004/109002802-01

1990



3116-023-009

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

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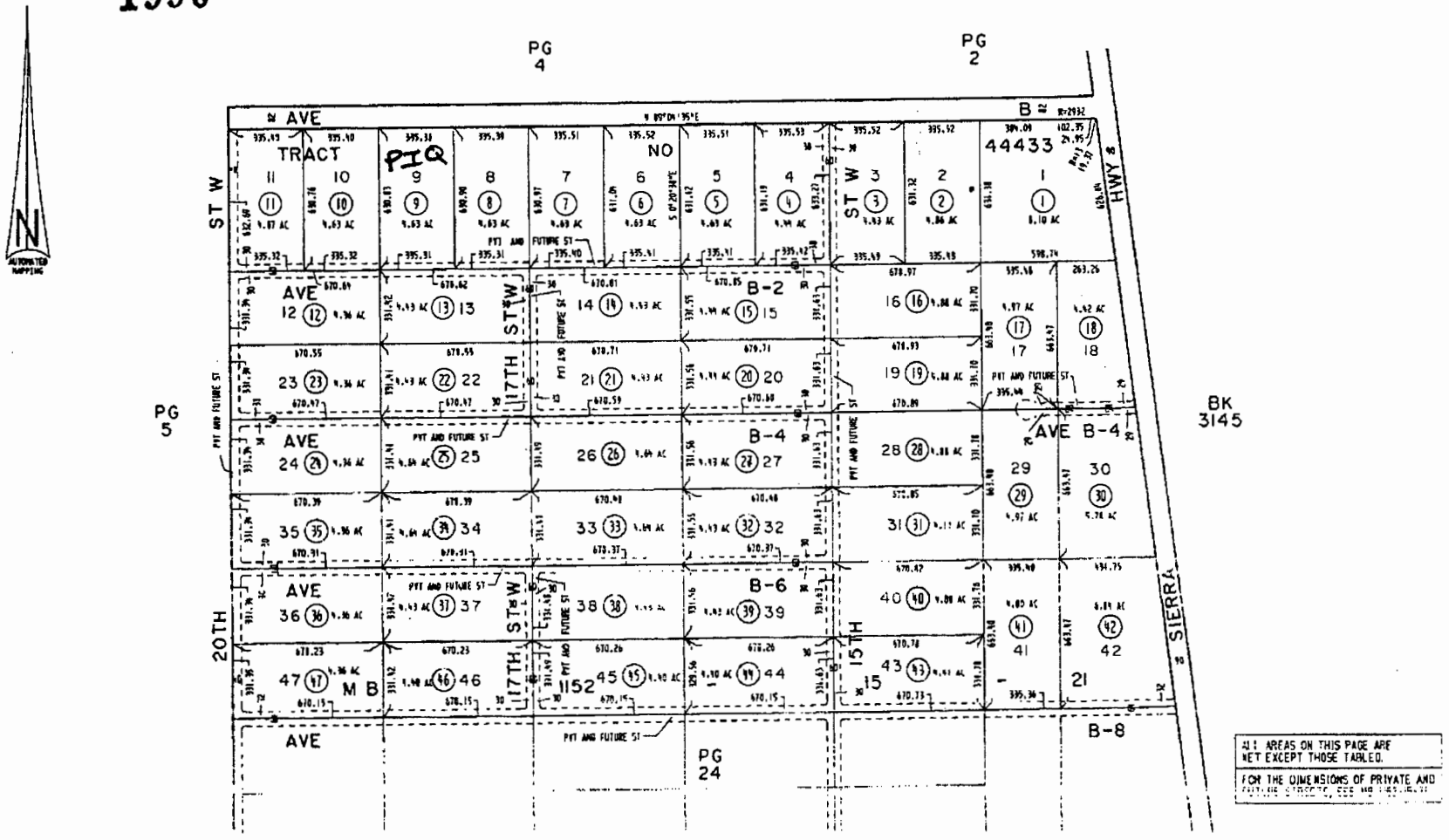
REVISED

1990



3116-023-010

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3116 | 23 | SCALE 1" = 400' | P.A. 3116-5 | TRA 4815 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES

REVISED 9004/1090028002-01

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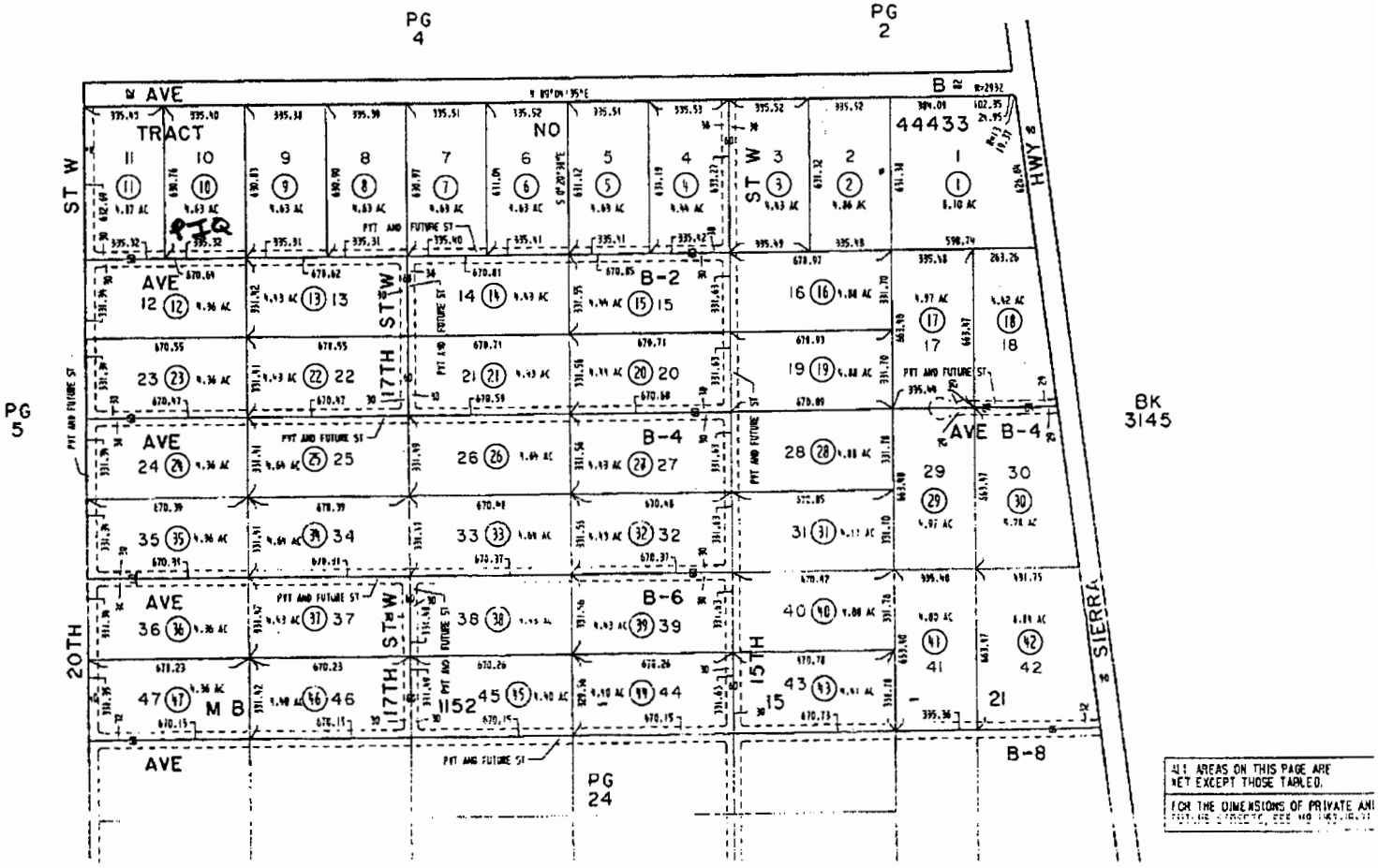

3116-023-036

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

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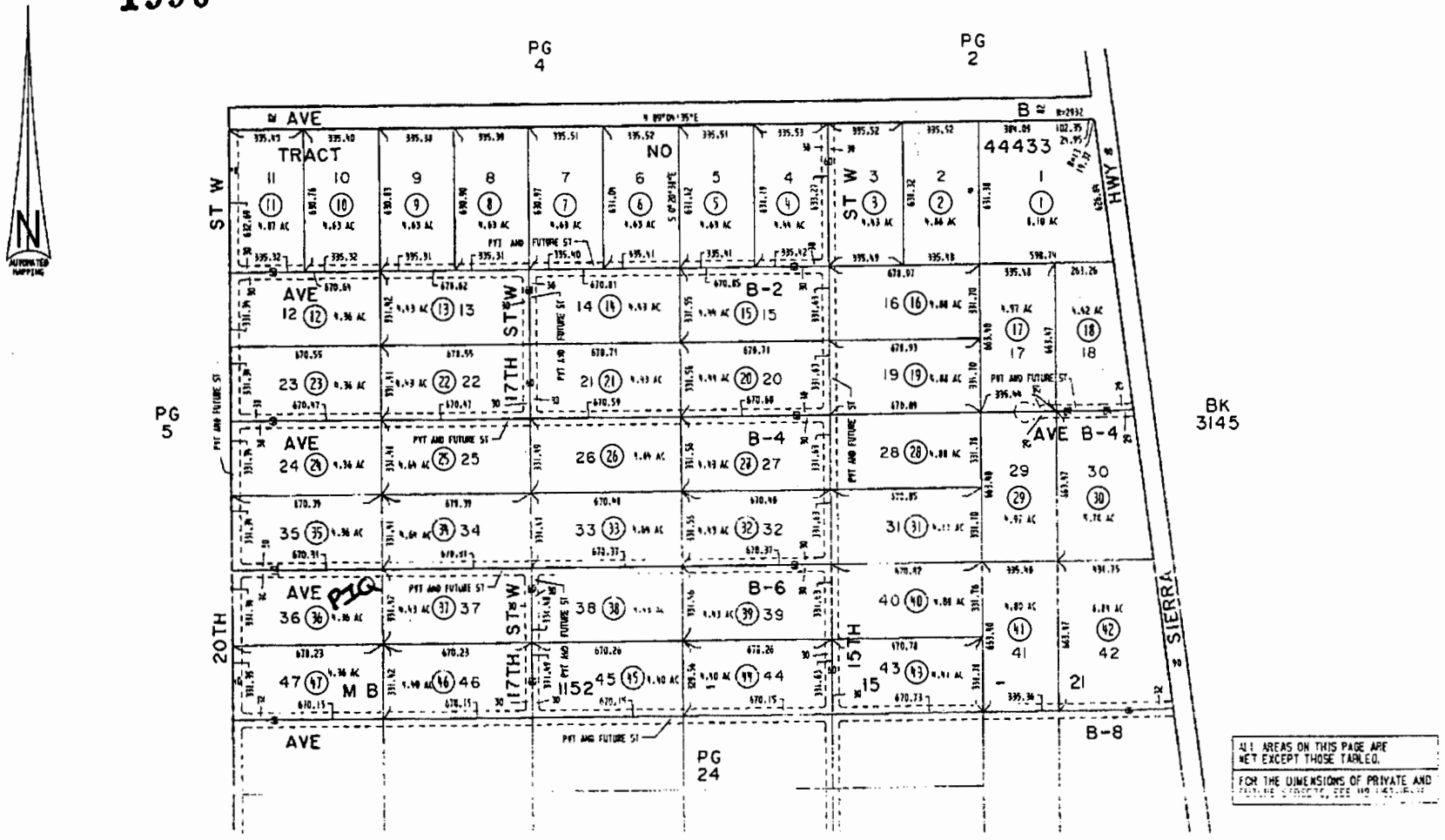
REVISED

1990



3116-023-044

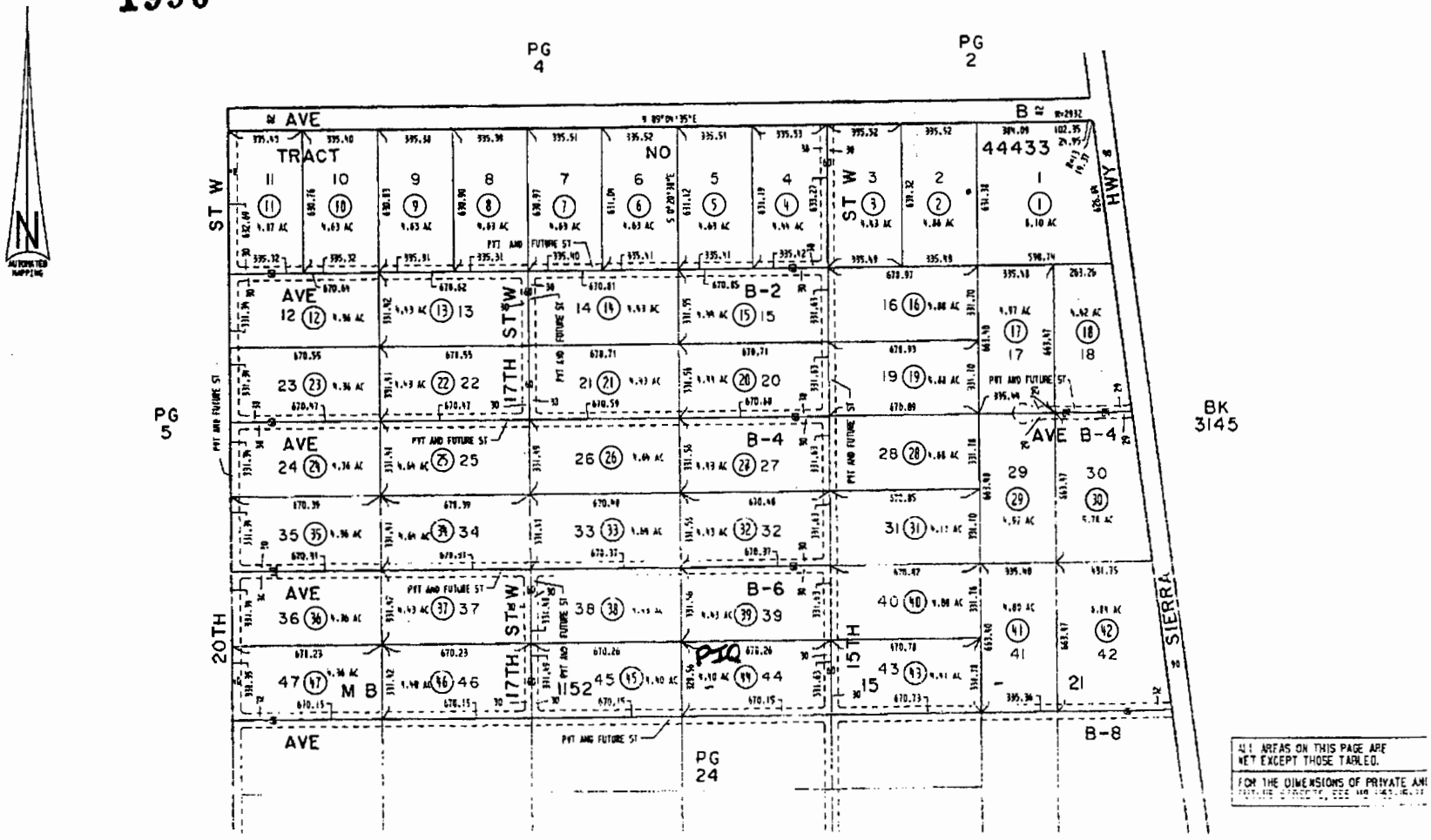
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3116 | 23 | SCALE 1" = 400' | P.A. 3116-5 | TRA 4816 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES

REVISED

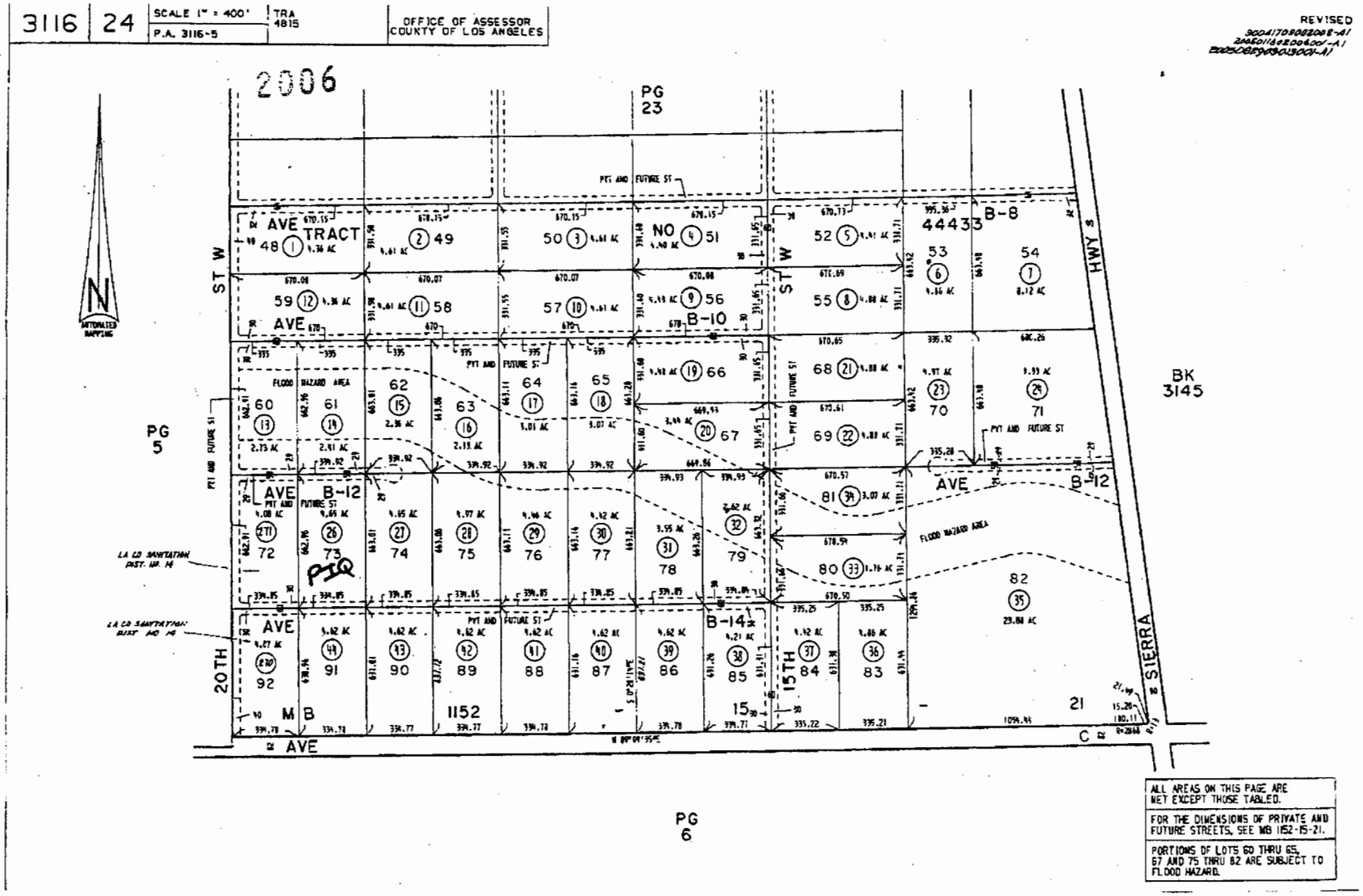
1990



3116-024-026

View Enlarged Map | View Printing Instructions

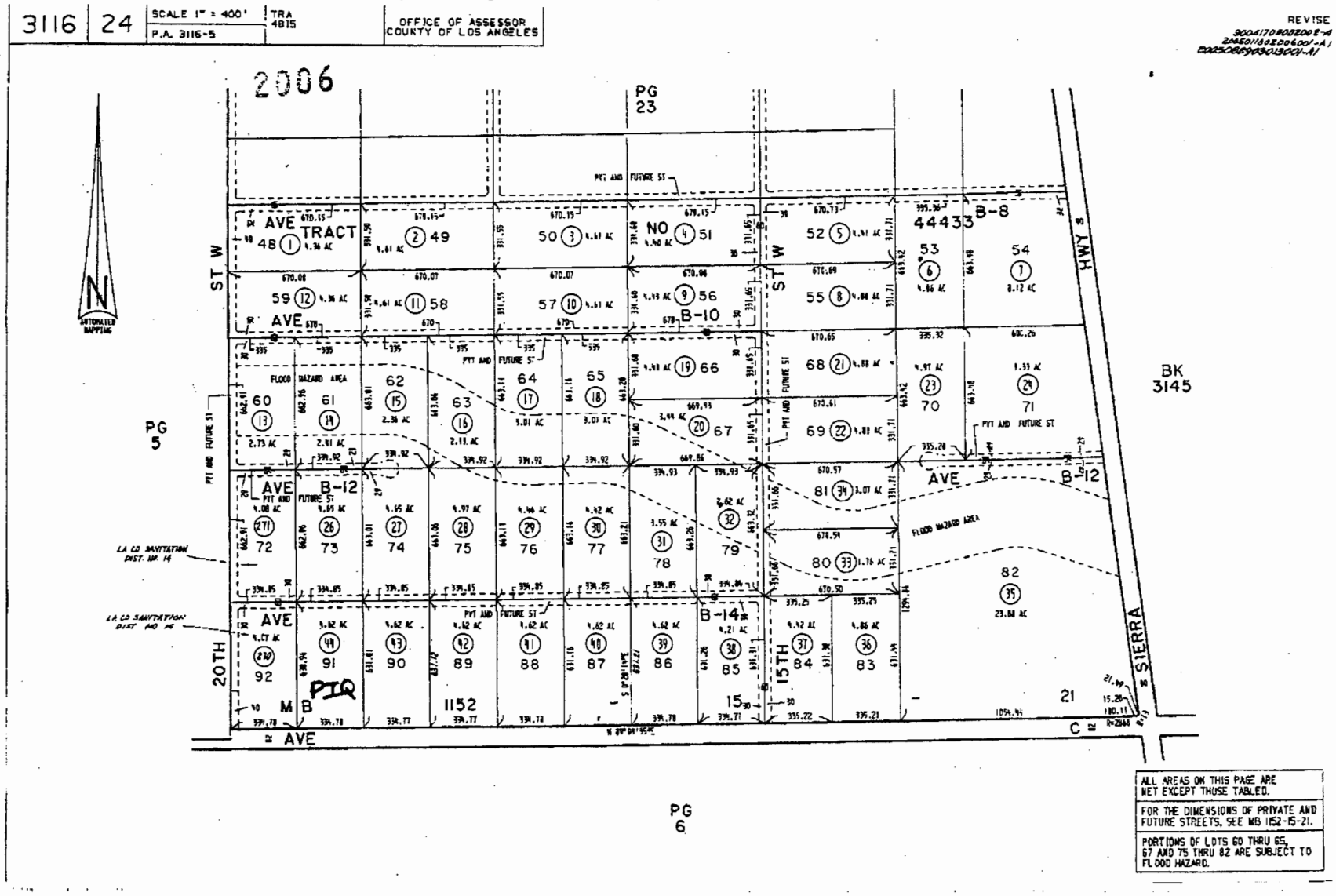
County of Los Angeles: Rick Auerbach, Assessor



3116-024-044

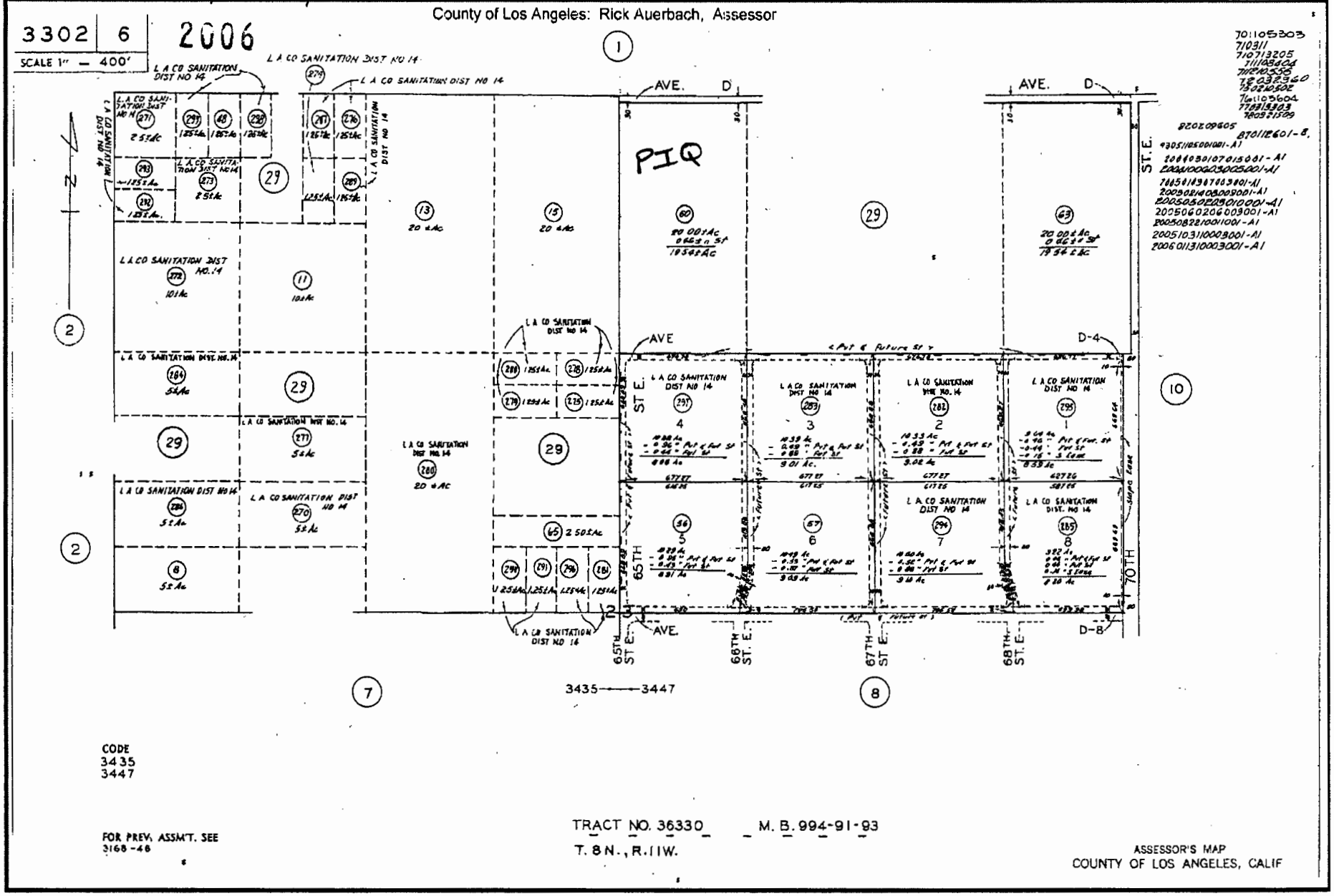
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



3302-006-060

View Enlarged Map | View Printing Instructions



3302-009-026

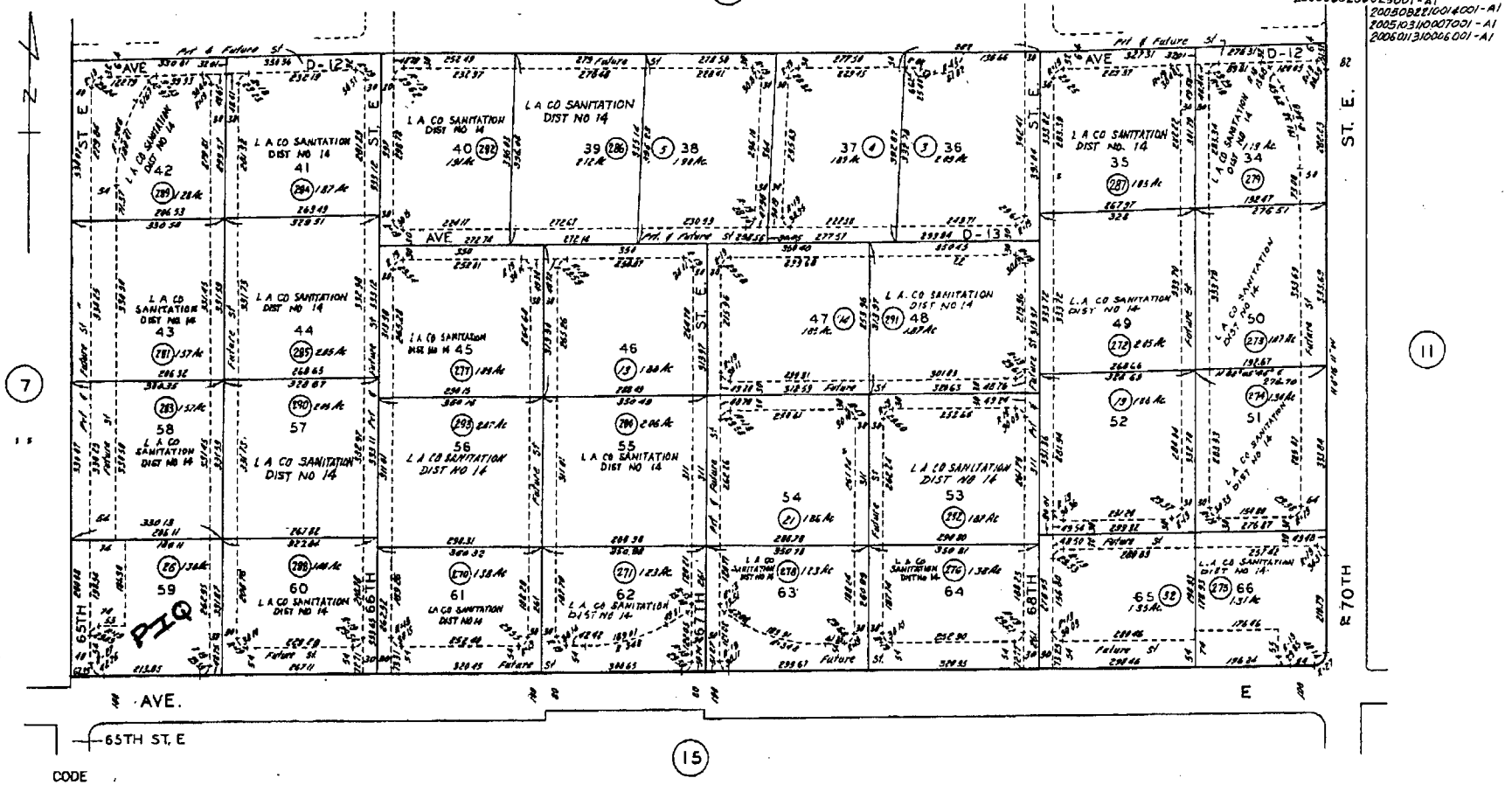
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3302 | 9

SCALE 1" = 200'

2006




CODE
3447

FOR PREV ASSM'T SEE
3168 - 36

TRACT NO. 30736 M. B. 793-27-33

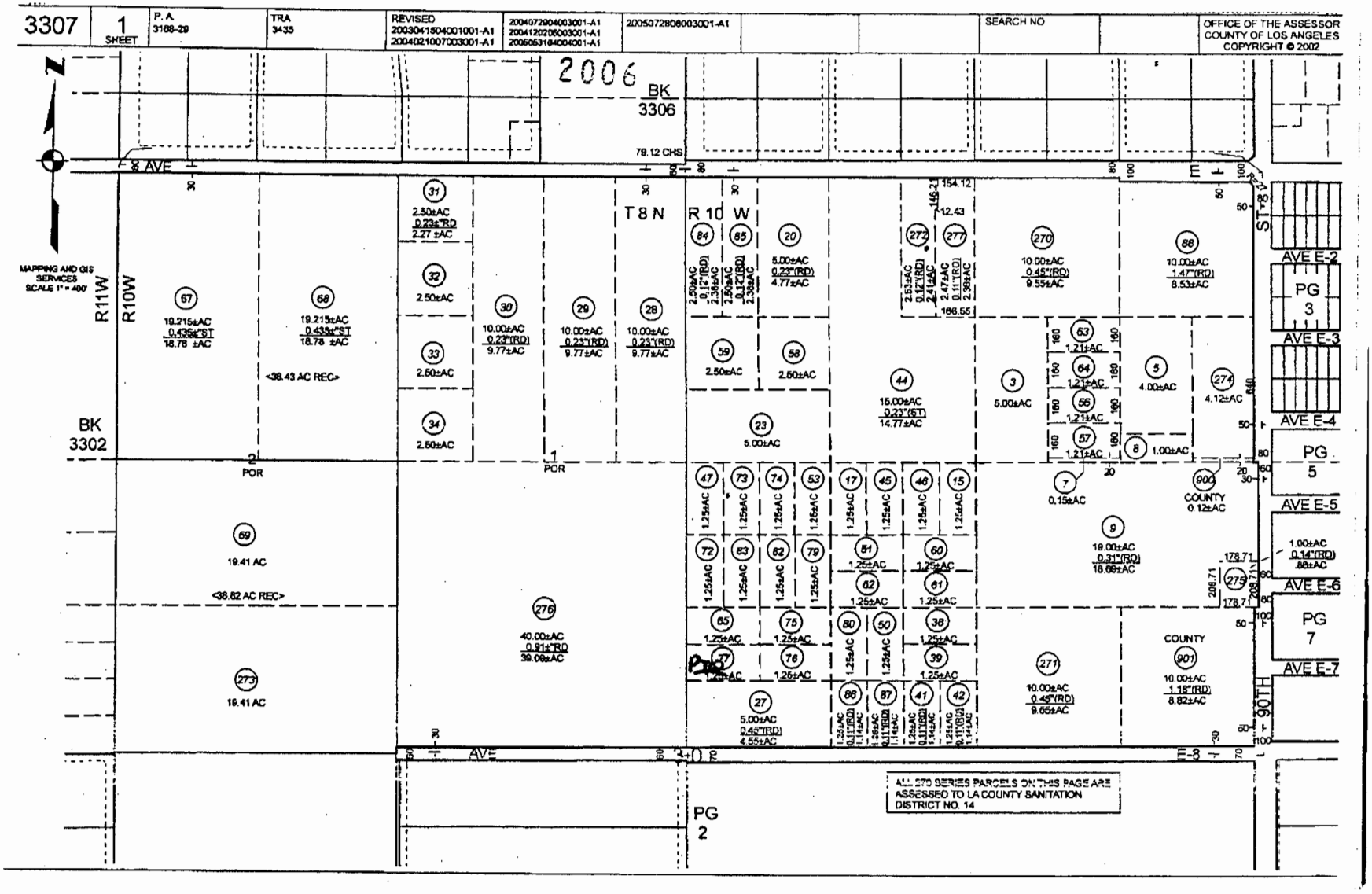
All Acreages on this page are net

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3307-001-077

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



CSD C# 4163A

# 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 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:

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:
**COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY**
APPROVED AS TO FORM:

B. Richard Marx
(seal) District Counsel

By _____
Chairperson, Board of Directors

ATTEST: JUL 26 2006

Secretary
Board of Supervisors
Los Angeles County

ATTEST:

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.

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 2525

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 6 | 1991 | 3116-023-006 | $30,315.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 8 | 1991 | 3116-023-008 | $35,713.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 9 | 1991 | 3116-023-009 | $37,248.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 10 | 1991 | 3116-023-010 | $35,712.00* | RECLAIMED WATER MANAGEMENT PROJECTS |

*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 5**
AGREEMENT NUMBER 2525

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 36 | 1991 | 3116-023-036 | $31,793.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 44 | 1991 | 3116-023-044 | $25,751.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 73 | 1990 | 3116-024-026 | $17,586.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 91 | 1990 | 3116-024-044 | $18,744.00* | RECLAIMED WATER MANAGEMENT PROJECTS |

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**SUPERVISORIAL DISTRICT 5**
AGREEMENT NUMBER 2525

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES | 1991 | 3302-006-060 | $79,157.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| W 1/2 OF NW 1/4 OF NE 1/4 OF SEC 23 T 8N R 11W | | | | |
| COUNTY OF LOS ANGELES | 1992 | 3302-009-026 | $ 5,835.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| TRACT NO 30736 LOT 59 | | | | |
| COUNTY OF LOS ANGELES | 1992 | 3307-001-077 | $ 3,862.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| *S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SEC 30 T 8N R 10W | | | | |

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

CSD C#4163A

# 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 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:

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:
**COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY**
APPROVED AS TO FORM:

B. Richard Marsh
(seal) District Counsel

By _____
Chairperson, Board of Directors
JUL 25 2006
ATTEST:

M. Alma Horvath
Secretary
Board of Supervisors
Los Angeles County

ATTEST:

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.

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 2525

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 6 | 1991 | 3116-023-006 | $30,315.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 8 | 1991 | 3116-023-008 | $35,713.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 9 | 1991 | 3116-023-009 | $37,248.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 10 | 1991 | 3116-023-010 | $35,712.00* | RECLAIMED WATER MANAGEMENT PROJECTS |

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**SUPERVISORIAL DISTRICT 5**
AGREEMENT NUMBER 2525

## EXHIBIT "A"

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| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 36 | 1991 | 3116-023-036 | $31,793.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 44 | 1991 | 3116-023-044 | $25,751.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 73 | 1990 | 3116-024-026 | $17,586.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| COUNTY OF LOS ANGELES<br><br>**LEGAL DESCRIPTION**<br><br>TR=44433 LOT 91 | 1990 | 3116-024-044 | $18,744.00* | RECLAIMED WATER MANAGEMENT PROJECTS |

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**SUPERVISORIAL DISTRICT 5**
AGREEMENT NUMBER 2525

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES | 1991 | 3302-006-060 | $79,157.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| W 1/2 OF NW 1/4 OF NE 1/4 OF SEC 23 T 8N R 11W | | | | |
| COUNTY OF LOS ANGELES | 1992 | 3302-009-026 | $ 5,835.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| TRACT NO 30736 LOT 59 | | | | |
| COUNTY OF LOS ANGELES | 1992 | 3307-001-077 | $ 3,862.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| *S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SEC 30 T 8N R 10W | | | | |

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

# AGREEMENT NUMBER 2550

# SANITATION DISTRICTS OF LOS ANGELES COUNTY

# FIFTH SUPERVISORIAL DISTRICT

# 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*

May 10, 2006

| DISTRICT | AGREE |
|---|---|
| 5 County of L.A. (D#14) | 2525 |
| 5 City of Palmdale (D#20) | 2526 |
| • 5 County of L.A. (D#20) | 2550 |

Ms. Martha Duran, Assistant Operations Chief-Tax Sale Unit
Los Angeles County Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90012

Dear Ms. Duran:

**Lancaster Water Reclamation Plant 2020 Facilities Plan (District 14) and**
**Palmdale Water Reclamation Plant 2025 Facilities Plan (District 20)**
**Chapter 8 Agreement Sale Properties**

As discussed in a telephone conversation between Jerry Wilson of County Sanitation Districts of Los Angeles County (Districts) staff, and Ms. Mary Bell of your staff, the Districts hereby submit bids covering the parcels listed in the attached table. The bids are made in reply to your letter, dated April 14, 2006, concerning notification of your 2006C Sealed Bid Sale, under the provisions of Division I, Part 6, Chapter 8 of the Revenue and Taxation Code (Chapter 8 Agreement).

The Districts provide wastewater conveyance, treatment, and management services to the Cities of Lancaster and Palmdale and adjacent unincorporated areas of Los Angeles County. In order to implement the reclaimed water management projects within both Cities, the Districts are in the process of acquiring land in the vicinity of both its Lancaster Water Reclamation Plant and Palmdale Water Reclamation Plant. To date, the Districts have acquired several parcels of the needed land through voluntary sales and eminent domain proceedings instituted for the Lancaster project.

Please inform us as to the remaining steps and timing to acquire the parcels shown herein. The Districts would appreciate any assistance you could provide in enabling us to expeditiously acquire all these parcels shown on the attached list through the Chapter 8 Agreement Sale program. Maps showing the project areas, the properties acquired to date, and the parcels of interest, which are on the tax sale list, are enclosed. If you have any additional questions regarding this matter, please contact Jerry Wilson at (562) 699-7411, extension 2741. Thank you for your cooperation in this matter.

Very truly yours,

James F. Stahl

Sagar K. Raksit
Supervising Engineer
Finance & Property Management Section

SKR:vm
Enclosure

cc: J. Wilson

#640908
Recycled Paper

received
5-16-06

# PROPERTIES TO BE SOLD FOR TAX DEFAULT

DIST #5 **Lancaster - LWRP 2020 (District #14) - East Agricultural Area**

| | APN No. | Acreage | Minimum Bid |
|---|---|---|---|
| County of L.A. | 3302-006-060 | 20.00 | $74,654.32 |
| | X 3302-006-063 | 20.00 | $ 9,807.15 |
| | 3302-009-026 | 1.36 | $ 5,101.34 |
| | 3302-017-008 | 2.50 | $21,455.99 |
| | 3307-001-077 | 1.25 | $ 3,388.73 |

DIST #5 **Lancaster - LWRP 2020 (District #14) – Reservoir Area**

| | APN No. | Acreage | Minimum Bid |
|---|---|---|---|
| County of L.A. | 3116-023-006 | 4.86 | $26,081.45 |
| | 3116-023-008 | 4.86 | $30,780.49 |
| | 3116-023-009 | 4.86 | $32,237.99 |
| | 3116-023-010 | 4.86 | $30,780.49 |
| | 3116-023-036 | 5.10 | $27,538.82 |
| | 3116-023-044 | 5.10 | $21,744.81 |
| | 3116-024-026 | 5.10 | $15,606.38 |
| | 3116-024-044 | 4.62 | $16,823.04 |

DIST #5 **Palmdale - PWRP 2025 (District ~~#14~~ 20) – Reservoir Area**

| | APN No. | Acreage | Minimum Bid |
|---|---|---|---|
| County of L.A. | 3362-006-004 | 20.70 | $32,210.81 |
| | 3363-001-007 | 2.56 | $ 8,891.39 |
| | 3363-001-011 | 2.56 | $ 8,279.54 |
| | 3363-001-021 | 10.21 | $40,860.45 |
| | 3370-004-020 | 2.50 | $15,186.18 |
| | 3370-008-007 | 2.60 | $11,730.76 |
| | 3370-011-025 | 1.28 | $ 3,702.28 |
| | 3370-011-029 | 1.28 | $ 6,451.05 |
| | 3370-019-009 | 1.28 | $ 3,829.60 |
| | 3370-019-019 | 2.56 | $12,677.96 |
| | 3372-009-021 | 20.26 | $38,193.33 |
| City of Palmdale | 3378-013-008 | 2.57 | $13,336.32 |
| | 3378-014-006 | 2.57 | $16,225.07 |
| | 3378-014-023 | 2.57 | $11,043.25 |
| | 3378-020-006 | 2.57 | $ 9,885.69 |

# 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 20 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)

## 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: See Attached List

3. State the purpose and intended use for *each* parcel: Implementation of the Palmdale Water Reclamation Plant 2025 Facilities Plan involving wastewater management for the Palmdale area (County Sanitation District No. 20)

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

| Authorized Signature | Title | Date |
|---|---|---|
| | Department Head | 9/21/06 |

AGREEMENT # 2550

**Acquisition of Tax-Default Properties for Implementation of Palmdale Water Reclamation Plant 2025 Facilities Plan Reported to District No. 20 on July 26, 2006**

| APN | ACREAGE | TAX SALE PRICE |
|---|---|---|
| 3362-006-004 | 20.70 | $36,145.00 |
| 3363-001-007 | 2.56 | $10,260.00 |
| 3363-001-011 | 2.56 | $9,545.00 |
| 3363-001-021 | 10.21 | $46,890.00 |
| 3370-004-020 | 2.50 | $17,765.00 |
| 3370-008-007 | 2.60 | $13,365.00 |
| 3370-011-025 | 1.28 | $4,380.00 |
| 3370-011-029 | 1.28 | $7,435.00 |
| 3370-019-009 | 1.28 | $4,370.00 |
| 3370-019-019 | 2.56 | $15,035.00 |
| 3372-009-021 | 20.26 | $44,400.00 |
| 3378-013-008 | 2.57 | $15,395.00 |
| 3378-014-006 | 2.57 | $18,000.00 |
| 3378-014-023 | 2.57 | $12,535.00 |
| 3378-020-006 | 2.57 | $10,850.00 |
| **TOTALS** | **78.07** | **$266,370.00** |

COUNTY SANITATION DISTRICT NO. 20
OF LOS ANGELES COUNTY

July 26, 2006

**MINUTE EXCERPT**

RE: PALMDALE WATER RECLAMATION PLANT 2025 FACILITIES PLAN - PURCHASE TAX-DEFAULTED PROPERTY LOS ANGELES COUNTY CONTRACTS NOS. 4236 AND 4236A - APPROVE

The Chief Engineer and General Manager presented proposed *Agreements to Purchase Los Angeles County Tax-Defaulted Property* (Agreements) with the Board of Supervisors of Los Angeles County providing for the purchase of fifteen tax-defaulted properties located in the project area for implementation of the Palmdale Water Reclamation Plant (WRP) 2025 Facilities Plan (Plan). He advised on October 26, 2005, the Board approved the Plan and certified the Final Environmental Impact Report. The Plan proposes a project that complies with the orders issued by the Lahontan Regional Water Quality Control Board and will meet the wastewater treatment and effluent management needs of the District through 2025. The Plan requires acquisition of approximately 6,000 acres of land for effluent management facilities. Staff has negotiated with the Los Angeles County Tax Collector to acquire fifteen tax-defaulted parcels within the project area. Such acquisition will require the District to enter into Agreements with the County as required by the Revenue and Taxation Code. He recommended that the proposed Agreements be approved and ordered executed.

Upon motion of Director Dispenza, duly seconded and unanimously carried, the Board of Directors of County Sanitation District No. 20 of Los Angeles County found and determined that it would be to the advantage of the District to enter into proposed *Agreements to Purchase Los Angeles County Tax-Defaulted Property* with the Board of Supervisors of Los Angeles County providing for the purchase of fifteen tax-defaulted properties located in the project area for implementation of the Palmdale Water Reclamation Plant 2025 Facilities Plan, as set forth in said Agreements and under terms and conditions contained therein. All the terms and conditions of said Agreements, Contracts Nos. 4236 and 4236A, were accepted and approved, and the Chairperson and Secretary were authorized to execute same on behalf of the District.

* * * * * * * * *

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

I, M. ALMA HORVATH, Secretary of the Board of Directors of County Sanitation District No. 20 of Los Angeles County, do hereby certify that the foregoing is a true and correct copy of excerpts of the minutes of the regular meeting of the Board of Directors of said District held July 26, 2006.

Dated: September 21, 2006

M. Alma Horvath

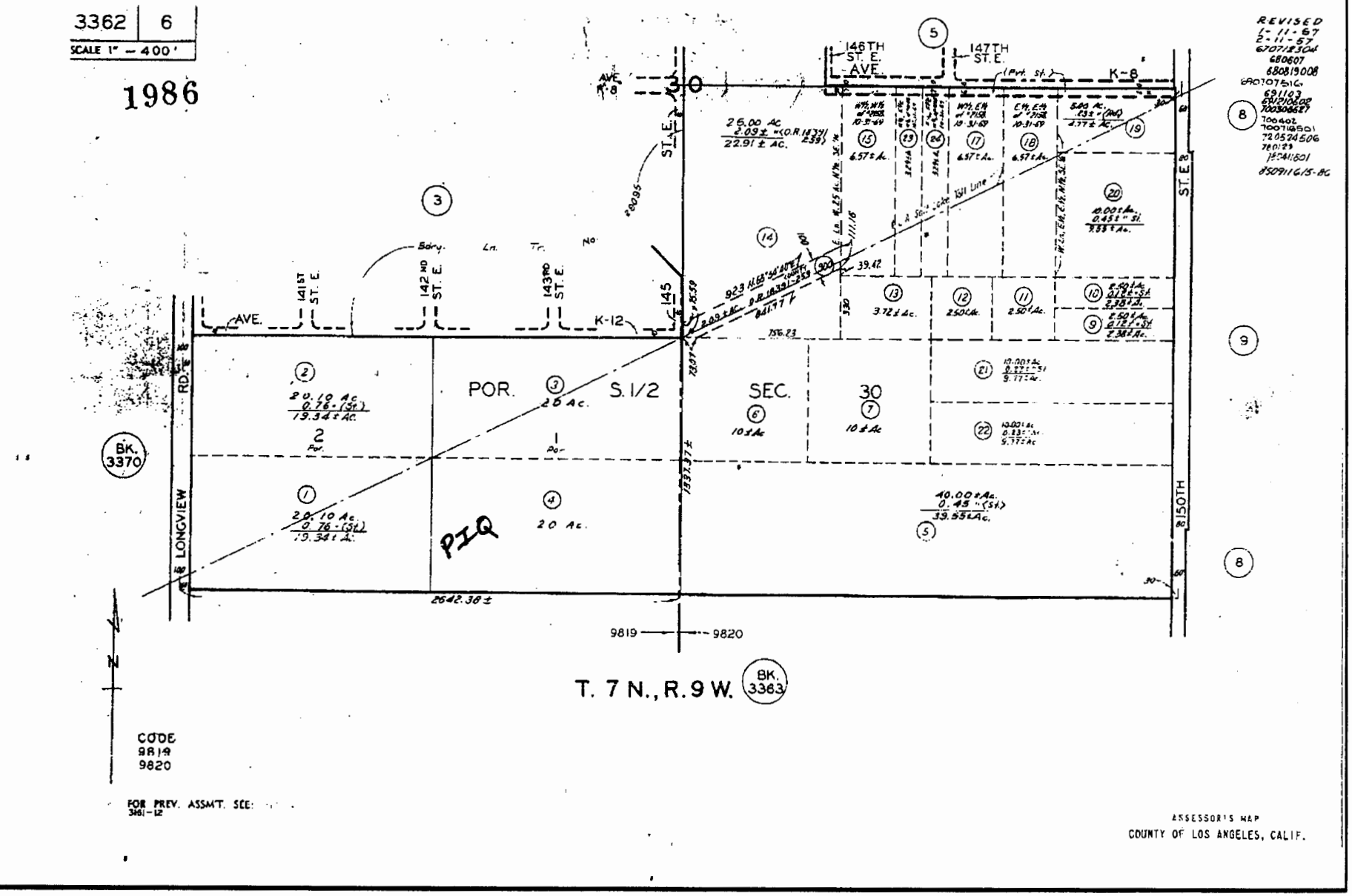
M. ALMA HORVATH
Secretary

S E A L

3362-006-004

View Enlarged Map | View Printing Instructions

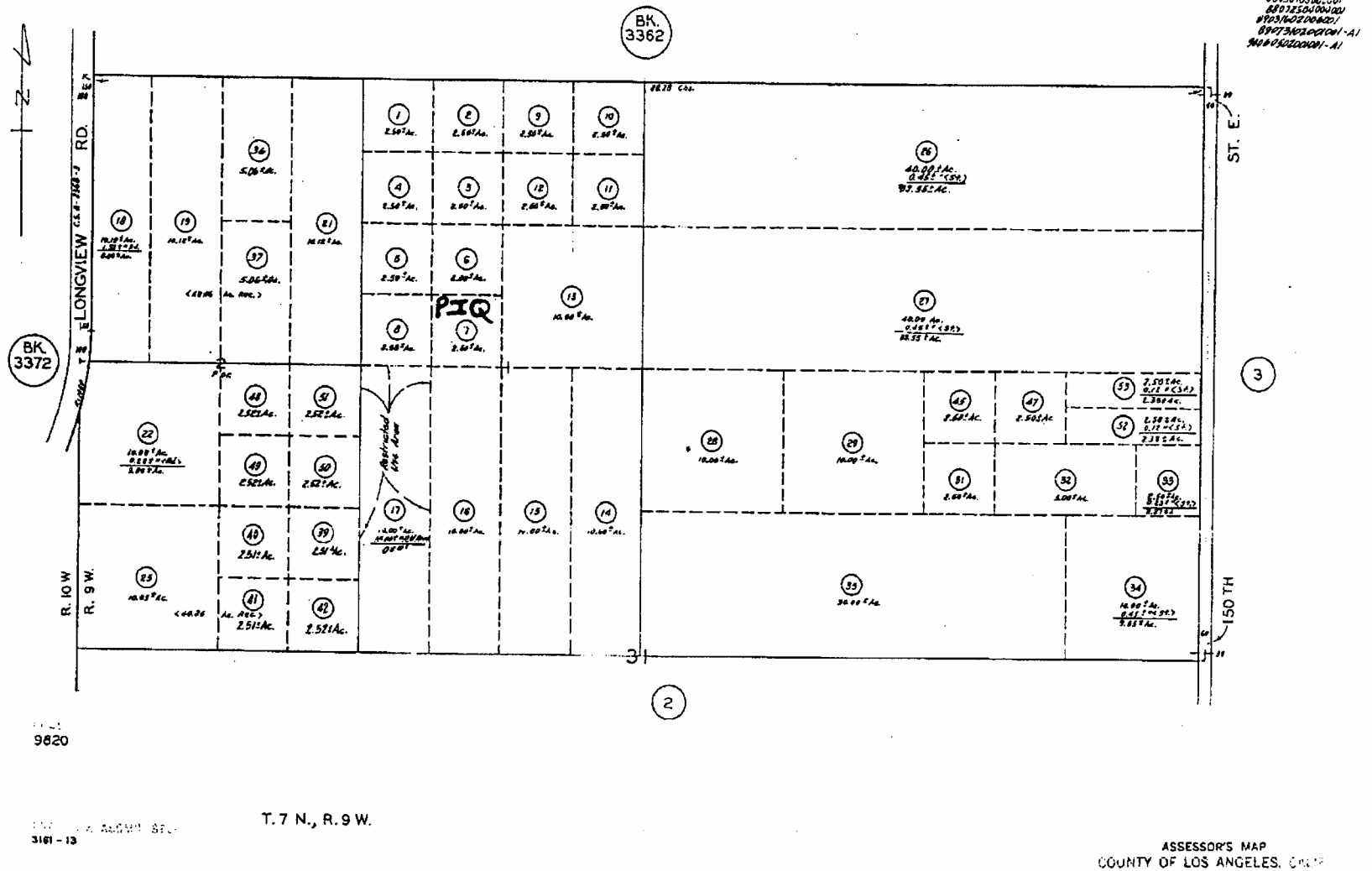
County of Los Angeles: Rick Auerbach, Assessor



3363-001-007

View Enlarged Map | View Printing Instructions

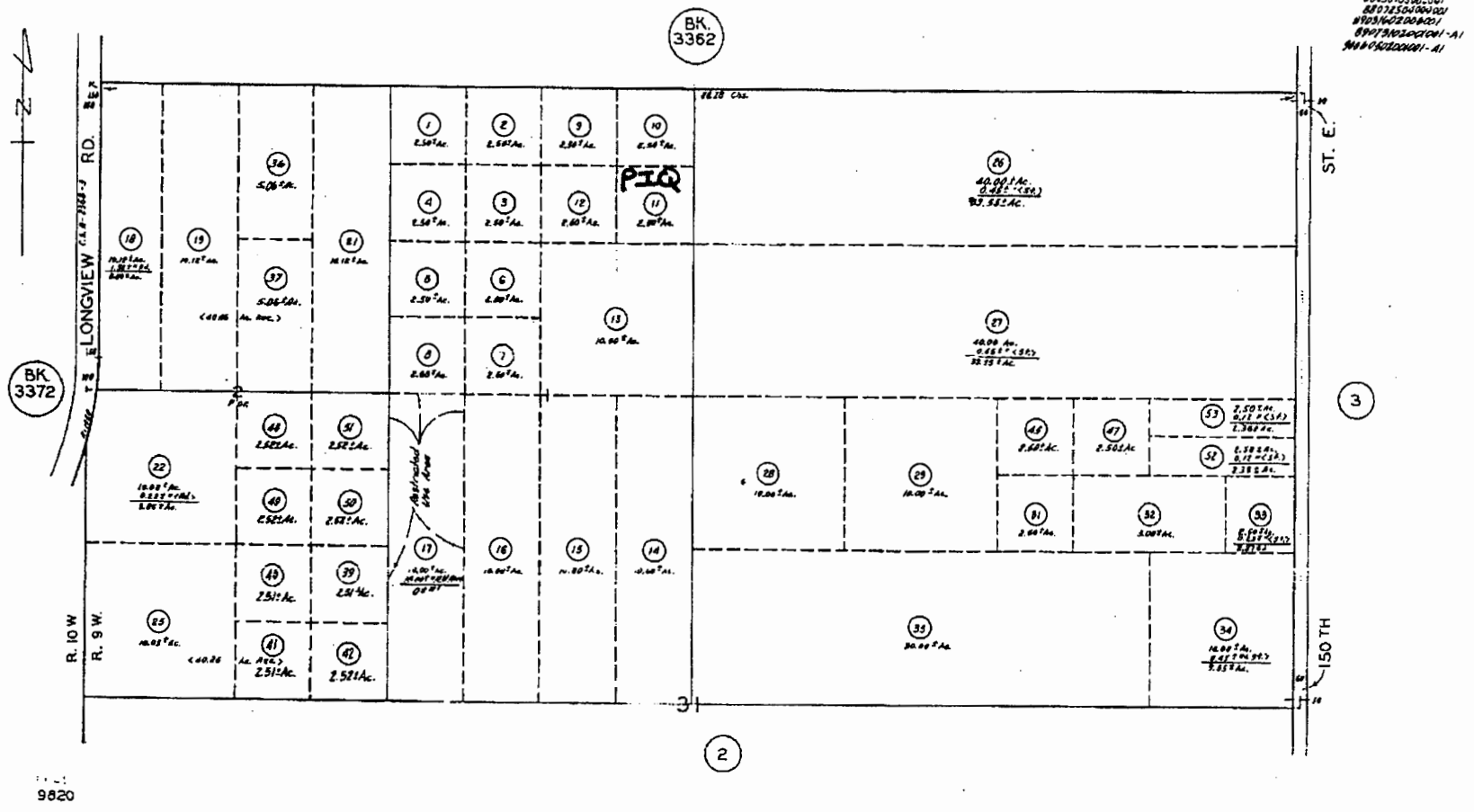
County of Los Angeles: Rick Auerbach, Assessor



3363-001-011

View Enlarged Map | View Printing Instructions

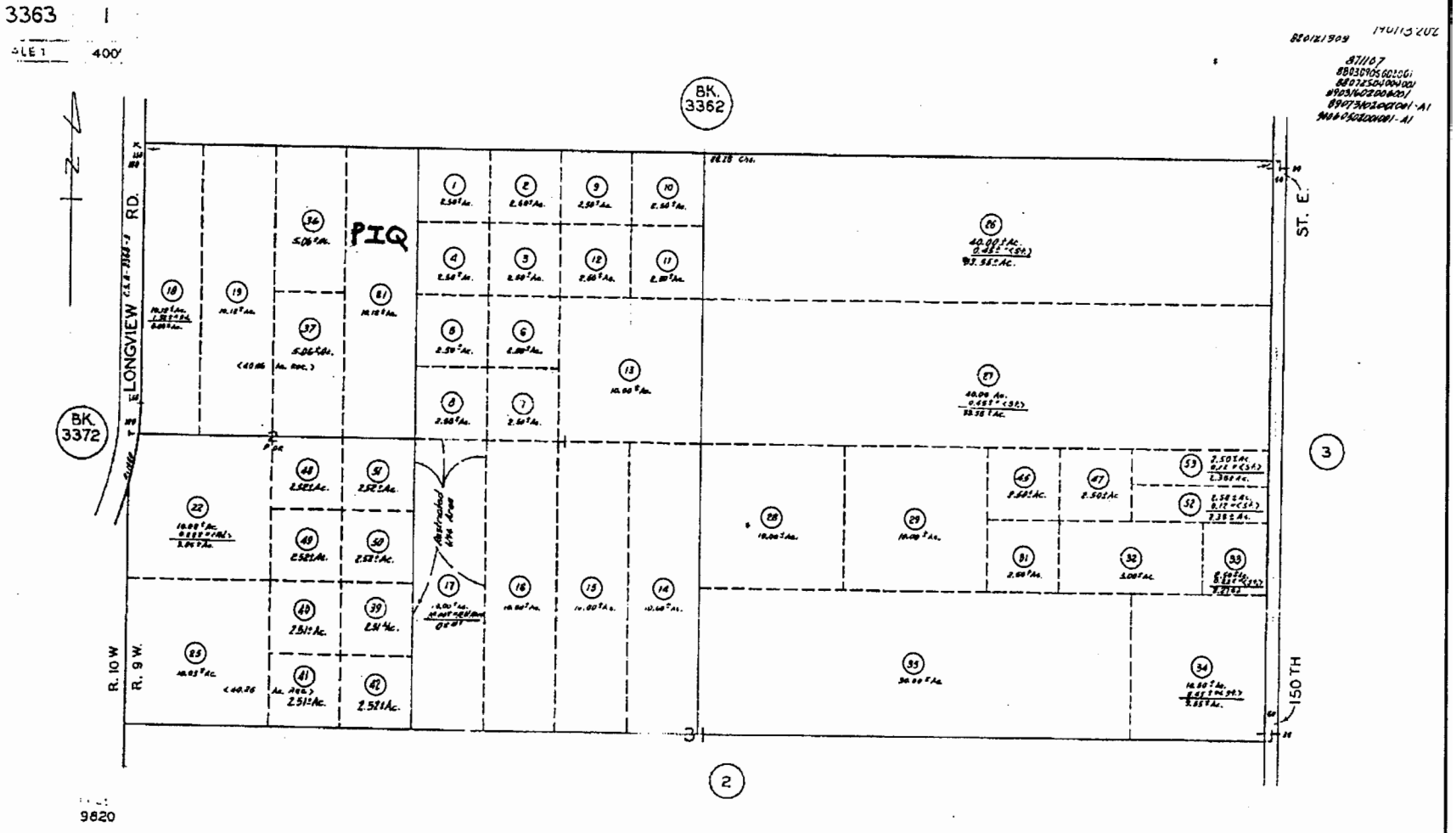
County of Los Angeles: Rick Auerbach, Assessor



3363-001-021

View Enlarged Map | View Printing Instructions

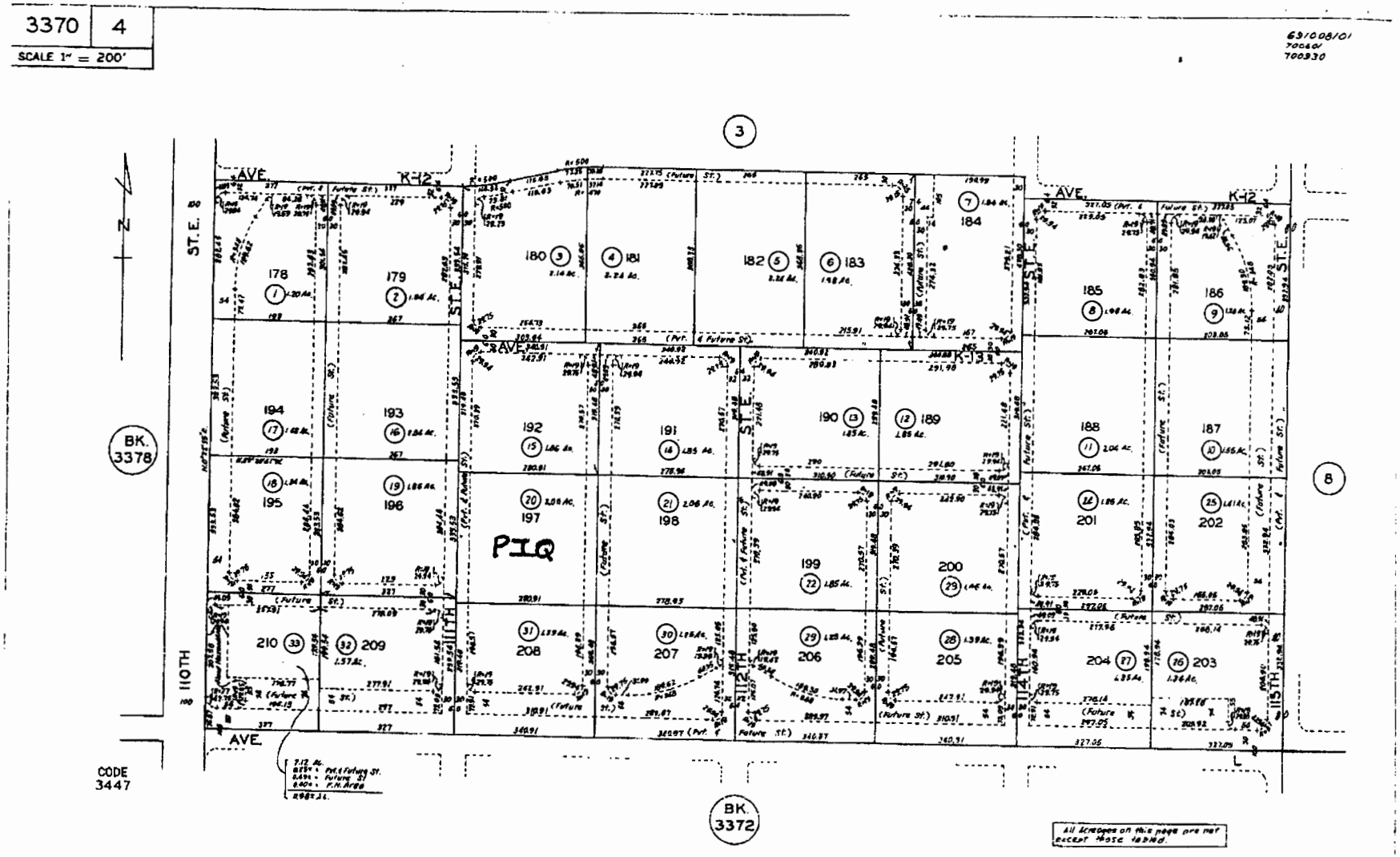
County of Los Angeles: Rick Auerbach, Assessor



3370-004-020

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



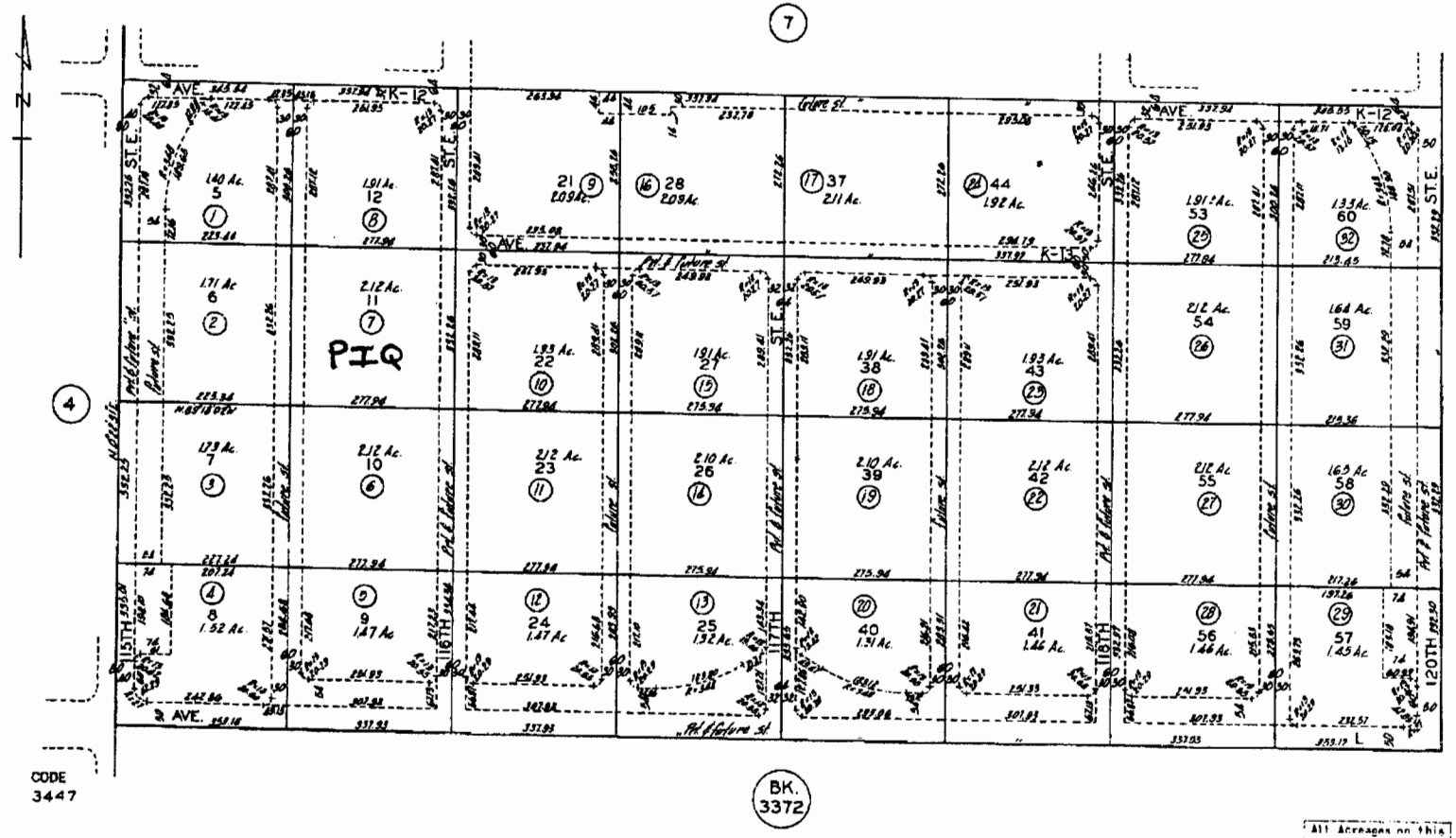
3370-008-007

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3370 | 8

SCALE 1" = 200'




All Acreages on this page are net.

FOR PREV. ASSMT SEE: 3160 - 43

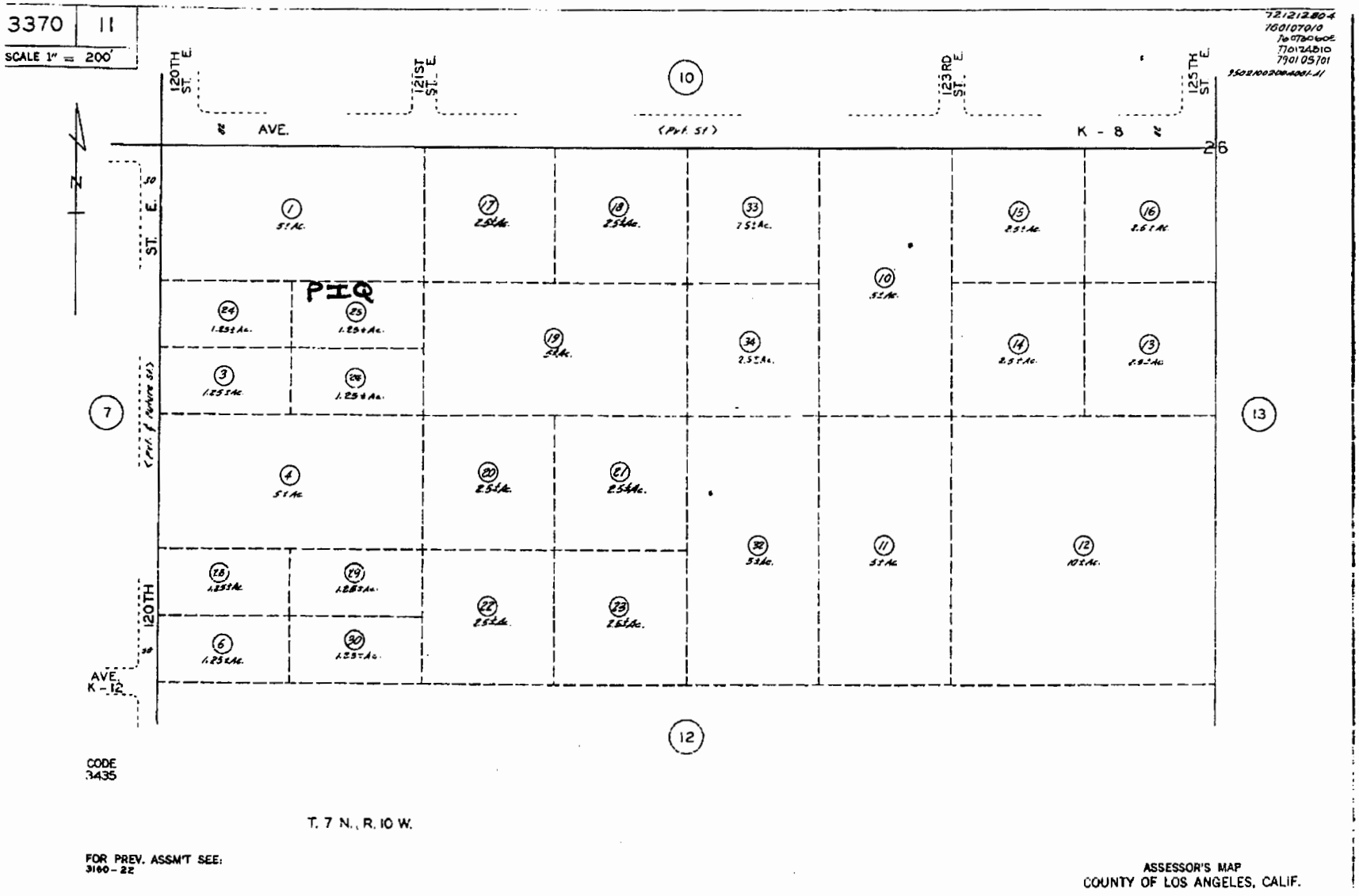
TRACT NO. 30752 M.B. 797 - 31 - 36

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3370-011-025

View Enlarged Map | View Printing Instructions

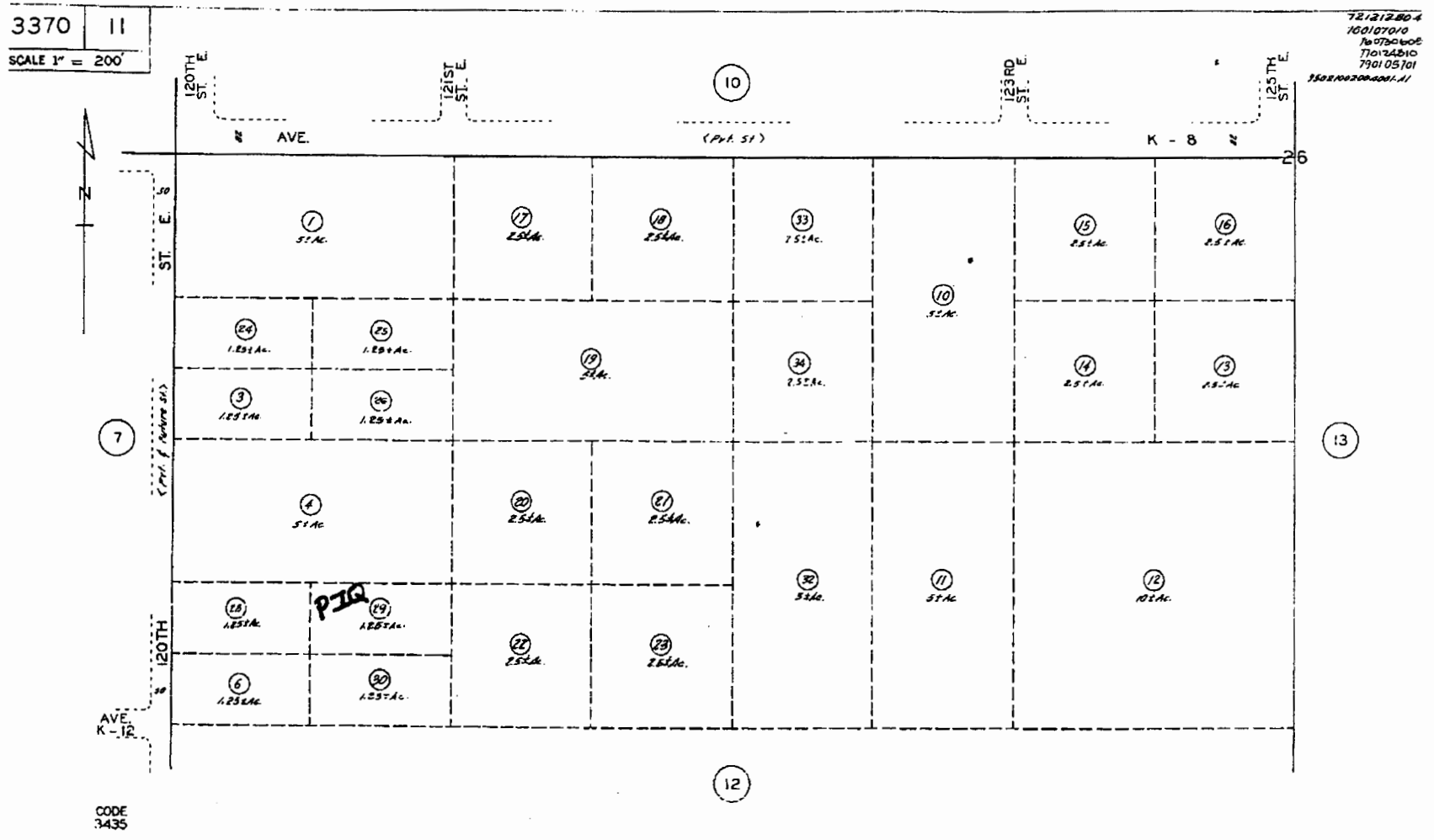
County of Los Angeles: Rick Auerbach, Assessor



3370-011-029

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



3370-019-009

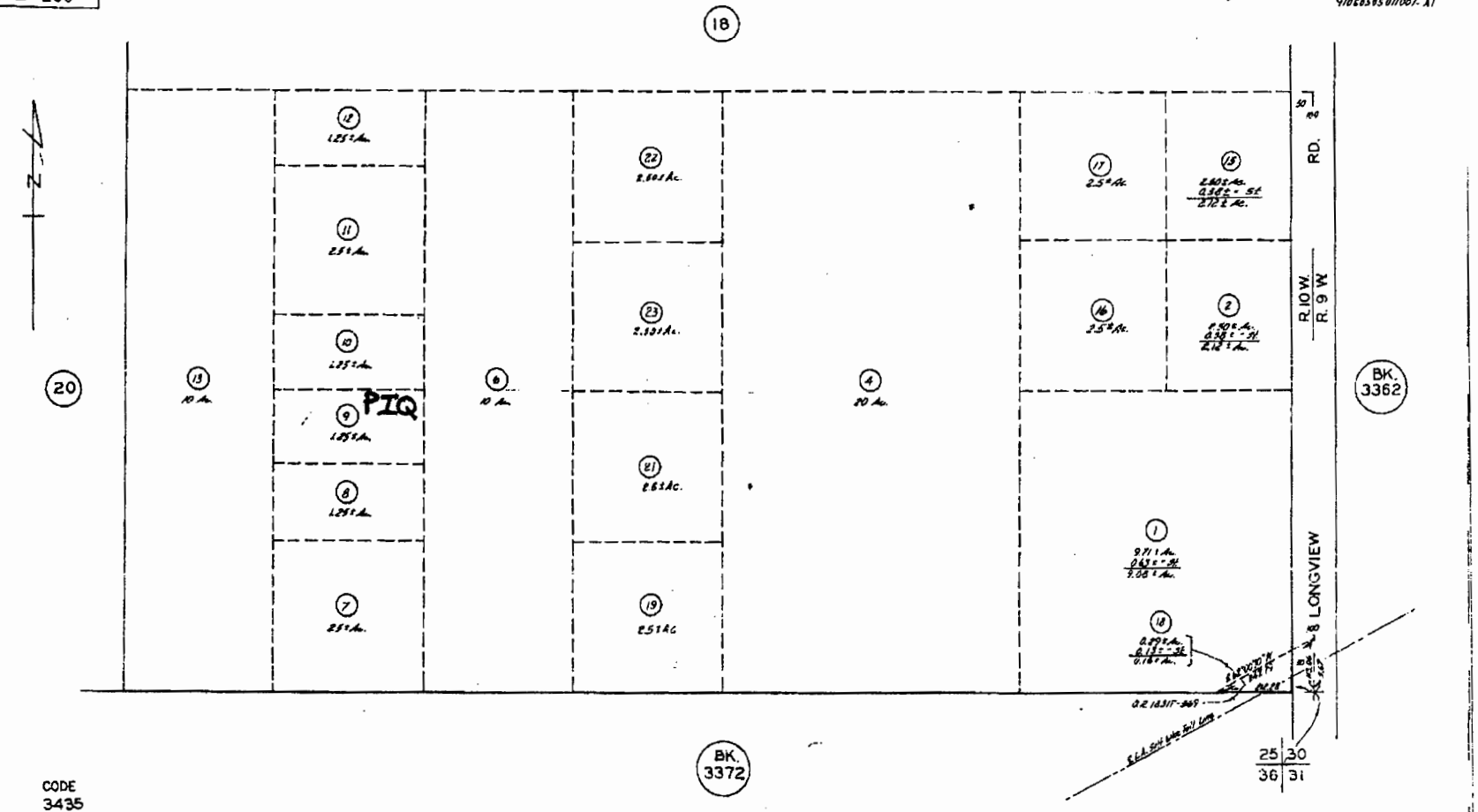
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3370 | 19

SCALE 1" = 200'

1992




CODE
3435

T. 7 N., R. 10 W.

FOR PREV. ASSM'T SEE:
3180-25

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3370-019-019

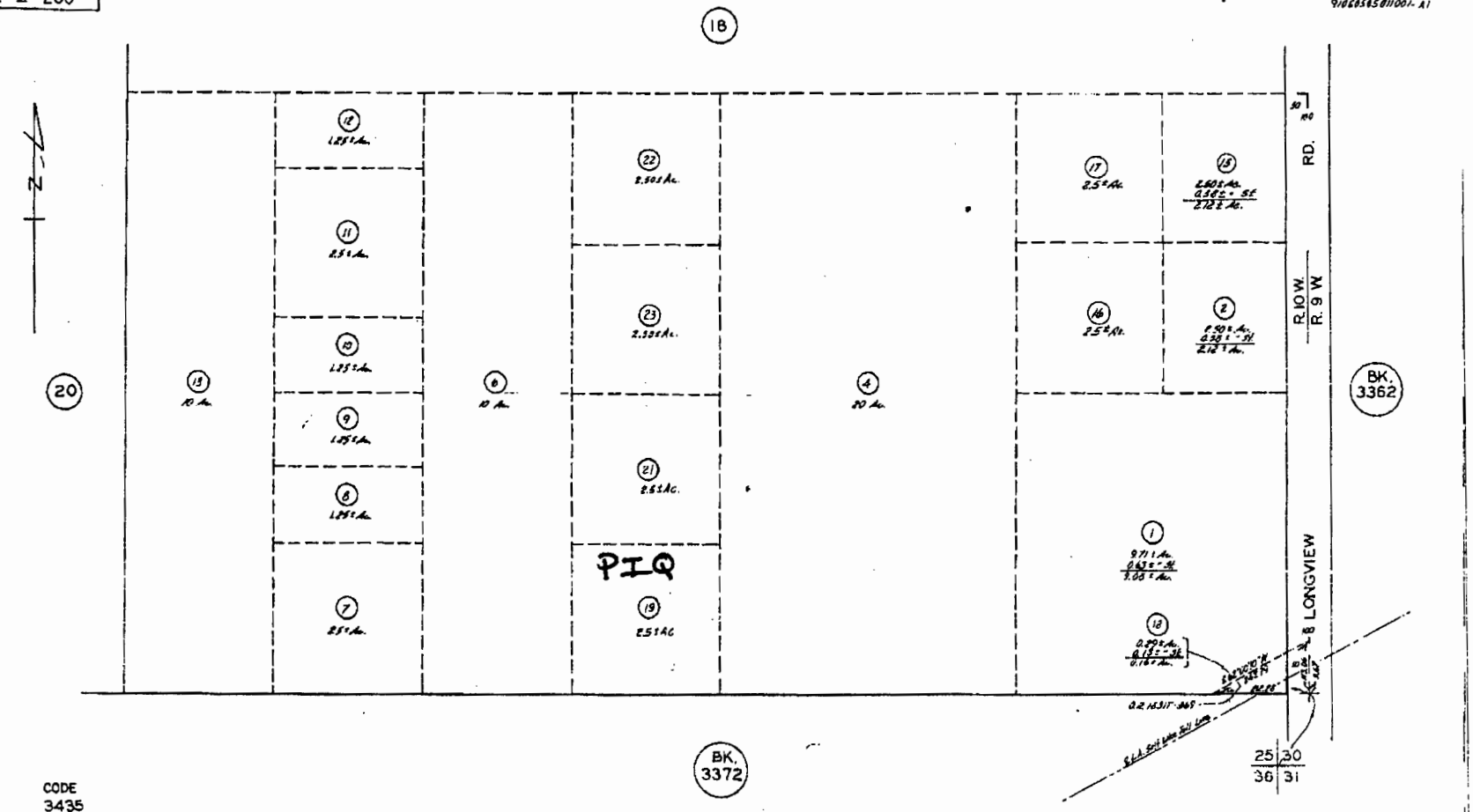
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3370 | 19

SCALE 1" = 200'

1992




CODE
3435

T. 7 N., R. 10 W.

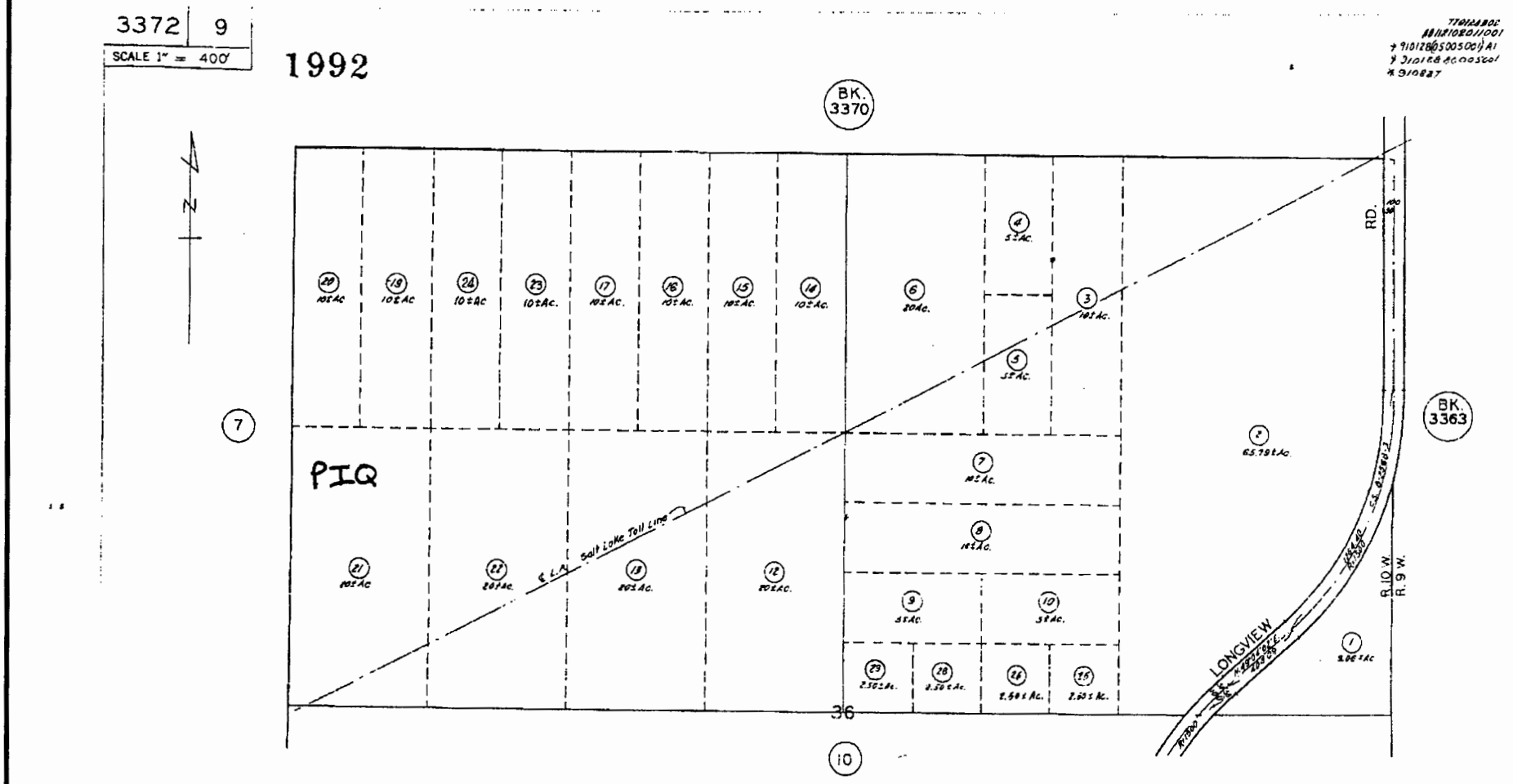
FOR PREV. ASSM'T SEE:
3160-25

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3372-009-021

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor




CODE
3435

T. 7 N., R.10W.

FOR PREV. ASSM'T SEE:
3160-26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CSD C# 4236A

# 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. 20 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:

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:
**COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES COUNTY**
APPROVED AS TO FORM:

B. Richard Marsh
(seal) District Counsel

By
Chairperson, Board of Directors
JUL 26 2006
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.

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 2550

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES | 1989 | 3362-006-004 | $36,147.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| S 1/2 OF S 1/2 OF LOT 1 IN SW 1/4 OF SEC 30 T 7N R 9W | | | | |
| COUNTY OF LOS ANGELES | 1993 | 3363-001-007 | $10,261.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| THAT PART OF LOT 1 IN SE 1/4 OF SW 1/4 OF NE 1/4 OF NW 1/4 OF SEC 31 T 7N R 9W | | | | |
| COUNTY OF LOS ANGELES | 1992 | 3363-001-011 | $ 9,546.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| THAT PART OF LOT 1 IN SE 1/4 OF NE 1/4 OF NE 1/4 OF NW 1/4 OF SEC 31 T 7N R 9W | | | | |
| COUNTY OF LOS ANGELES | 1992 | 3363-001-021 | $46,892.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| THAT PART OF LOT 2 IN E 1/2 OF E 1/2 OF NW 1/4 OF NW 1/4 OF SEC 31 T 7N R 9W | | | | |

*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 5**
AGREEMENT NUMBER 2550

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES | 1993 | 3370-004-020 | $17,765.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| TRACT NO 30718 LOT 197 | | | | |
| COUNTY OF LOS ANGELES | 1990 | 3370-008-007 | $13,366.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| TRACT NO 30752 LOT 11 | | | | |
| COUNTY OF LOS ANGELES | 1996 | 3370-011-025 | $ 4,378.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| *N 1/2 OF SE 1/4 OF NW 1/4 OF NW 1/4 OF SW 1/4 OF SEC 26 T 7N R 10W | | | | |
| COUNTY OF LOS ANGELES | 1995 | 3370-011-029 | $ 7,436.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| *N 1/2 OF SE 1/4 OF SW 1/4 OF NW 1/4 OF SW 1/4 OF SEC 26 T 7N R 10W | | | | |

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**SUPERVISORIAL DISTRICT 5**
AGREEMENT NUMBER 2550

## EXHIBIT "A"

| LOCATION | FIRST YEAR DELINQUENCY | DEFAULT NUMBER | PURCHASE PRICE | PURPOSE OF ACQUISITION |
|---|---|---|---|---|
| COUNTY OF LOS ANGELES | 1992 | 3370-019-009 | $ 4,370.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| N 1/2 OF NE 1/4 OF SW 1/4 OF SW 1/4 OF SE 1/4 OF SEC 25 T 7N R 10W | | | | |
| COUNTY OF LOS ANGELES | 1994 | 3370-019-019 | $15,035.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| SE 1/4 OF SE 1/4 OF SW 1/4 OF SE 1/4 OF SEC 25 T 7N R 10W | | | | |
| COUNTY OF LOS ANGELES | 1991 | 3372-009-021 | $44,397.00* | RECLAIMED WATER MANAGEMENT PROJECTS |
| **LEGAL DESCRIPTION** | | | | |
| W 1/2 OF SW 1/4 OF NW 1/4 OF SEC 36 T 7N R 10W | | | | |

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CSD C# 4236

# 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. 20 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.

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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:
**COUNTY SANITATION DISTRICT**
**NO. 20 OF LOS ANGELES COUNTY**
APPROVED AS TO FORM:

(seal) District Counsel

By
Chairperson, Board of Directors
ATTEST: JUL 26 2006
Secretary

Board of Supervisors
Los Angeles County

ATTEST:

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.

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**
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**SUPERVISORIAL DISTRICT 5**
AGREEMENT NUMBER 2550

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**SUPERVISORIAL DISTRICT 5**
AGREEMENT NUMBER 2550

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