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

May 29, 2007

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

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5-AGREEMENT 2552
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

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

PURPOSE OF RECOMMENDED ACTION

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

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

IMPLEMENTATION OF STRATEGIC PLAN GOALS

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

JUSTIFICATION

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

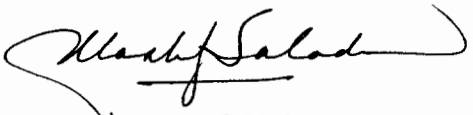
IMPACT ON CURRENT SERVICES (OR PROJECTS)

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,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:sr
D:/ BOS LTR-Agreement2552-05-29-07

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

W. T. KIDWELL
CHIEF DEPUTY

November 17, 1970

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 2552

AGENCY

City of Glendale
Public Agency

Selling price of these parcels
shall be $ 21,526.00

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

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER	MINIMUM BID
5TH	CITY OF GLENDALE	5654-024-015	$16,957.00
5TH	CITY OF GLENDALE	5654-024-037	$ 4,569.00

AGREEMENT NUMBER 2552

CITY OF GLENDALE

FIFTH SUPERVISORIAL DISTRICT

CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

November 7, 2006

Sent via Facsimile and U.S. Mail
(213) 680-3648

Agreement	District
* 2552	5
2553	5
2554	5

Mr. Stan Reddins, Tax Service Specialist
County of Los Angeles Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90012

Subject: **Supplemental to July 31, 2005 Letter of Non-Objection by the City of Glendale; Request to Purchase of Parcels within the City of Glendale, Pursuant to Chapter 8**

Dear Mr. Reddins:

This is in response to your letter dated October 13, 2006, received by this office on October 18, 2006. You have requested the City to make corrections to its letter of request dated July 31, 2006. Please accept this letter as a correction of ours dated July 31, 2006.

(1) The subject line has been corrected as instructed.

(2) The City of Glendale ("City") hereby requests to purchase twenty-one (21) tax-defaulted properties listed in former Agreement Nos. 2457, 2488 and 2491. The properties and the reasons for purchase are set forth as follows:

Parcel	Public Purpose
* ~~5642-005-066~~ Rescinded	Open Space
* 5654-024-015	Open Space
* 5654-024-037	Open Space
5630-023-001	Open Space
5654-024-022	Open Space
5654-024-023	Open Space
5607-020-002	Open Space
5607-024-020	Open Space
5613-026-004	Open Space
5630-029-001	Open Space
5630-029-013	Open Space
5654-025-011	Open Space
5654-026-002	Open Space

WE RECYCLE

Parcel	Public Purpose
5654-027-015	Open Space
5660-022-002	Open Space
5662-016-005	Open Space

(3) Please accept the enclosed Glendale City Council Agenda dated June 29, 2004 showing the parcels you cited: 5642-005-066, 5654-024-015, 5654-024-037, 5654-027-013, 5660-023-019, 5660-024-014, 5663-009-001. Parcel 5630-023-003 has been omitted as redeemed.

The City's mission with respect to the purchase of the above-referenced properties is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said properties for open space.

Your attention to this matter is sincerely appreciated. Should you have any questions regarding this letter, please do not hesitate to contact me at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: Christina Sansone
Christina R. Sansone
Senior Assistant City Attorney

Enclosure

CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

November 27, 2006

Sent via Facsimile and U.S. Mail
(213) 680-3648

County of Los Angeles Treasurer and Tax Collector
Secured Property Tax Division
225 North Hill Street, Room 130
Los Angeles, CA 90012
Attn: Ms. Martha Duran, Assistant Operations Chief

Re: Chapter 8 Agreement Number 2552, Assessor's Identification Numbers: 5642-005-066, 5654-024-015, 5654-024-037.

Dear Ms. Duran:

Enclosed please find an executed Chapter 8 Agreement Number 2552 for the above-referenced three properties from the 2004B Tax Sale.

The City's mission with respect to the purchase of said properties is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said properties for open space.

Should you have any questions regarding this letter, please contact me immediately at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: _____
Christina R. Sansone
Senior Assistant City Attorney

Attachment

cc: Mike Mathias, Real Property Agent

RECEIVED BY
STAN REDINS
11-29-06

J:\FILES\DOCFILES\LTR\CRS\tax-default 2552 112706.wpd

WE RECYCLE

Application to Purchase Tax-Defaulted Property from County

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

A. Purchaser Information

1. Name of Organization: CITY OF GLENDALE

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: 5642-005-066, 5654-024-015, 5654-024-037

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

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorized Signature	Title	Date
[signature]	CITY MANAGER	11/27/06

APPROVED AS TO FORM

[signature]

Senior Assistant City Attorney

Date: 11-27-06

AGREEMENT # 2552

CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

December 18, 2006

Sent via Facsimile and U.S. Mail
(213) 680-3648

County of Los Angeles Treasurer and Tax Collector
Secured Property Tax Division
225 North Hill Street, Room 130
Los Angeles, CA 90012
Attn: Mr. Stan Reddins, Tax Service Specialist

Re: Chapter 8 Agreement Number 2552, Assessor's Identification Numbers: 5642-005-066, 5654-024-015, 5654-024-037.

Dear Mr. Reddins:

This letter is in reference to the action of the Glendale City Council with regard to the above-referenced three properties from the 2004B Tax Sale. Occasionally, the Council makes its decision to purchase real property in closed session pursuant to Cal. Gov't Code § 54956.8. Such Council decisions are made verbally and no motion is adopted in open Council session. This is one of those cases whereby the Council decided to purchase the referenced tax-defaulted properties without adopting a motion in open session. We trust that the copy of the official City Council agenda reflecting the Council's closed-session decision of June 29, 2004, enclosed with the City's application dated November 27, 2006, will suffice as proof of the City's decision to purchase the properties.

Should you have any questions regarding this letter, please contact me immediately at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: Christina Sansone
Christina R. Sansone
Senior Assistant City Attorney

received
12/22/06
Hussein

J:\FILES\DOCFILES\LTR\CRS\tax-default 2552 121806.wpd

WE REC

GLENDALE CITY COUNCIL AGENDA

COUNCIL CHAMBERS
613 E. Broadway, 2nd Floor
Glendale, CA 91206

PLEASE TURN OFF CELLULAR PHONES & PAGERS

JUNE 29, 2004

ROLL CALL:

1. **CLOSED SESSIONS: – 1:00 p.m.**
   a. Conference with labor negotiators. The Agency designated representatives attending closed session are: James Starbird, Ron Braden, Robert Franz, Randy Adams, Ronald DePompa, Matt Doyle, Steve Zurn, Scott Teidmann, and Robert McFall. The names of the employee organizations are the Glendale Police Officers Association and the Glendale Management Association. The names of the unrepresented employees are the Executives.
   b. Conference with real property negotiators: Property location - Tax defaulted properties described as follows: Assessors parcel numbers 5607022041, 5607024024, 5607025019, 5630023003, 56300280002, 5630028003, 5630028005, 5642005066, 5642007020, 5654016020, 5654017003, 5654020007, 5654024015, 5654024037, 5654027013, 5654027015, 5659028023, 5660003008, 5660008002, 5660011015, 5660022003, 566002004, 5660023019, 5660024014, 5663009001, 5663011016, 5663014021, and 566600834. Discussions are authorized with the Coutny Tax Assessor. City Negotiators attending the closed session are: Ron Braden, Jim Starbird, Robert McFall, Robert Franz, Elaine Wilkerson, Laura Stotler, George Chapjian, Don Zabinski, George Balteria, and Mike Mathias. Instructions to the negotiator(s) will concern direction to purchase or refrain from purchasing or making a bid(s) for the properties.
   c. Conference with legal counsel; Existing litigation: The one case name is Anoush Alexanian v. Robert Gonzalez and City of Glendale, Case No. EC037484.
2. **REGULAR BUSINESS AGENDA - 6:00 p.m.**
   Roll Call -
   a. Flag Salute – Council Member Weaver
   b. Invocation – Chaplain Janet Richardson, Glendale Adventist Medical Center
   c. Report of City Clerk, re: Posting of Agenda. The Agenda for the June 29, 2004, meeting was posted on Thursday, June 24, 2004, on the Bulletin Board outside City Hall.

3. **PRESENTATIONS AND APPOINTMENTS**
   a. **Commendation to Randy Ramos for his Successful Completion of the Public Works Mechanical Maintenance Apprenticeship Program**
   b. **Proclamation Designating July, 2004, as "Parks & Recreation Month"**

4. **ORAL COMMUNICATIONS**
   Discussion is limited to items NOT a part of this agenda. Each speaker is allowed 5 minutes. Council may question or respond to the speaker but there will be no debate or decision. The City Manager may refer the matter to the proper department for investigation and report.

5. **CONSENT ITEMS (INCLUDING MINUTES)**
The following are routine and may be acted upon by one motion. Any member of Council or the audience requesting separate consideration may do so by making such request before motion is proposed.

a. **City Clerk, re: Approval of the Minutes of the Special City Council Meeting held on Tuesday, June 8, 2004, & the Regular City Council Meeting held on Tuesday, June 15, 2004.**
b. **Director of Public Service, re: Electric Substation Construction & Maintenance – Time & Equipment – Spec. No. 3055**
   1. Resol. Adopting Spec. & Directing the City Clerk to Advertise for Bids
c. **Director of Public Service, re: 2003-2004 Water Main Replacement Project III/ Rossmoyne/Adams Hill – Spec. No. 3049R**
   1. Motion Accepting the Lowest Bid Made by B.R. Day Construction, Inc., & Authorizing a Reserve for Contingencies in the Amount of Ten Percent (10%) of the Bid Price
d. **Director of Public Works, re: Approval of the Final Map of Tract No. 52910, for a 6-Unit New Condominium Subdivision, at 1158-1160 Thompson Avenue, Gracio Fabris & Neda Fabris, Subdividers**
   1. Resol. Approving the Final Map of Tract No. 52910
e. **Director of Administrative Services, re: Annual Public Service Transfer**
   1. Resol. Reducing the Percentage of Operating Revenues to be Transferred from the Public Service Surplus Fund to the General Fund for Fiscal Year 2003-2004
f. **Director of Administrative Services, re: Appropriations Limit**
   1. Resol. Adopting Appropriations Limit
g. **Director of Administrative Services, re: Purchase of Excess Workers' Compensation Insurance for Fiscal Year 2004/05**
   1. Motion Authorizing City Manager, Subject to Approval of City Attorney, to Execute all Legal Documents for the City to Purchase Excess Worker's Compensation Insurance from the California Public Entity Insurance Authority
h. **Director of Public Works, re: Modification to the Single Family Residential Sewer Use Charge**
   1. Resol. Modifying the Single-Family Residential Sewer Use Charge
i. **City Clerk, re: September 14, 2004, Special Municipal Election**
   1. Resol. Establishing a Stipend for Services
j. **City Clerk, re: Rendering of Professional Services for September 14, 2004, Special Municipal Election**
   1. Resol. Declaring Martin & Chapman a Unique & Professional Service & Authorizing City Clerk to Enter into an Agreement
k. **City Manager, re: Consideration of Support of the Santa Monica Conservancy**
   1. Resol. in Support
l. **City Manager, re: City of Glendale Co-Sponsoring with the American Cancer Society for the Relay for Life Event on October 2 & 3, 2004**
   1. Resol. Allowing City of Glendale to Co-Sponsor the Event & Keeping Scholl Canyon Park Open for 24 Hours for the Event

6. **ADOPTION OF ORDINANCES**
   a. **Ordin. Amending Chapter 2.82 of the G.M.C., 1995, Relating to the Audit Committee** – Offered 6-22-04 (Weaver)
   b. **City Attorney Cont'd 6-22-04, re: Adoption of Ordinance Amending Sections 9. 7.010, 9.17.020, & 9.17.030, & Adding Sections 9.17.15 & 10.64.035 of the G.M.C. Relating to the Solicitation of Employment, Business Contributions of Money or other Property & the Blocking of Ingress & Egress to a Driveway**
      a. Ordin. for Adoption – Offered 6-15-04 (Weaver)

7. **ACTION ITEMS**
   a. **Director of Public Service Cont'd 6-22-04, re: Supplemental Information Report Related to Bids for Design-Build of the Kellogg 69kV Gas Insulated Station – Spec. No. 3043**
      1. Motion Awarding Contract to ABB Inc., & Rejecting all other Bids
   b. **Director of Administrative Services, re: Adoption of the City of Glendale 2004-05 Budget**
      1. Resol. Adopting 2004-05 Budget
      2. Resol. Transferring Funds to the New Police Staffing Augmentation Fund
   c. **Director of Planning, re: Fund Public Outreach for the Multi-Family Zoning Re-Evaluation Program**
      1. Motion Instructing Staff to Send Notice by Regular Mail

8. **HEARINGS**
   a. **Hearing, re: Ordinance Amending Title 30, G.M.C., 1995, Relating to Residential Zoning Standards for Hillside Areas (ROS, R1R, & PRD) & R1 Zones**
      1. Report from Director of Planning
      2. Motion Continuing Matter & Directing Staff to Draft Ordinance
      3. Motion Directing Staff to Return at a Future Date with Additional Information/Study

9. **REPORTS – INFORMATION**

10. **WRITTEN COMMUNICATIONS**

11. **CITY COUNCIL/STAFF COMMENTS**

12. **NEW BUSINESS**

13. **ADJOURNMENT**

NOTE: The official proceedings of the Glendale City Council are videotaped as a public record. Videotapes are

available at the Central Library.

6-29-04

FORM CM-36

CITY OF GLENDALE CALIFORNIA
REPORT TO CITY COUNCIL

April 10, 2007

AGENDA ITEM

City Attorney: Purchase of Two Tax-Defaulted Properties, Assessor Parcel Numbers 5654-024-015 and 5654-024-037.

(1) Motion Approving Purchase
(2) Resolution of Appropriation

COUNCIL ACTION

Public Hearing [ ] Ordinance [ ] Consent Calendar [x] Action Item [ ] Report Only [ ]

Approved for April 10, 2007 calendar

ADMINISTRATIVE ACTION

Signature

Submitted
Scott H. Howard, City Attorney ..... by Christina Sansone

Prepared
Christina R. Sansone, Sr. Assistant City Attorney .....

Approved
James E. Starbird, City Manager .....

Reviewed
Ron Ahlers, Acting Director of Finance & Administrative Services

Hassan Haghani, Acting Director of Planning .....

RECOMMENDATION

It is respectfully recommended that Council adopt a motion approving the purchase of two tax-defaulted properties from the Los Angeles County Tax Collector.

SUMMARY

In June 2004, the Council originally considered the purchase of twenty-eight properties which were identified by the Tax Collector of the County of Los Angeles to be sold by the Tax Collector at Public Auction Sale No. 2004B. Since that time the Tax Collector has notified the City that twenty-five of the twenty-eight properties have been redeemed by the original owners and are therefore not available for purchase by the City. Staff is requesting Council to adopt a motion to purchase two of the remaining three properties to be used for open space purposes.

5 K

FISCAL IMPACT

The cost for purchasing the two parcels described in this report will be approximately $21,526.00 plus statutory costs (estimated to be 50% of the purchase price) accrued to date of purchase.

Over the last three years, Council approved the following purchases of 30 tax-defaulted properties from the County of Los Angeles for open space purposes. The purchase of all of the tax-defaulted properties from June 2004 onward was anticipated to be funded from the CIP Open Space Account No. 51100-401-601-50087. As of the date of this report, none of the purchases have come due but we anticipate they will be due shortly. In order to give effect to all of the Council's approvals, it will be necessary to appropriate funds to cover these purchases. Therefore, staff recommends Council approval of the attached Resolution of Appropriation for $580,000 from General Fund reserves to purchase these tax defaulted properties. The purchases will be made from Account 53170-401-601-51614.

Contract No.	*Number of Parcels*	*Approved by Council*	*Estimated Price**
2558	4	12/19/06	$17,355
2529	6	05/09/06	153,684
2519	5	07/11/06	11,713
2554	10	06/21/05	81,035
2553	3	12/14/04	6,425
2552	2	06/29/04**	21,526
		Total Purchase Amount Committed:	$291,738
		Recommended Appropriation:	$450,000

* Purchase prices do not include fees for a Lot Book Lien Report, advertising, postage charges and increase in assessed value. Therefore, an additional 50% has been estimated for each contract.

** On this Council agenda for motion of approval.

BACKGROUND

The purchase of the subject properties, described in the table below, is authorized by Cal. Rev. & Taxation Code Section 3695.4 which permits cities to file with the County Tax Collector written objections to the sale of any tax-defaulted properties before the date of the County's notice of intended sale.

The two properties, Parcels 5654-024-015 and 5654-024-037 are in the Pasa Glen area easterly of State Route 2 and Fern Lane, consist of vacant land and are needed to establish more open space in these areas.

Maps of the properties are attached as Exhibit A to this report.

	Description	Assessor Parcel No.	Cost
(1)	Lot 144, Tract 9099, vacant land, 4320 sq.ft.	5654-024-015	16,957.00
(2)	Lot 187, Tract 9088, vacant land, 4050 sq.ft.	5654-024-037	4,569.00
		Total	**$21,526.00 + statutory costs**

EXHIBITS

Exhibit A: Property Maps

County of Los Angeles: Rick Auerbach, Assessor

5654 | 24

SCALE 1" = 50'

REVISED

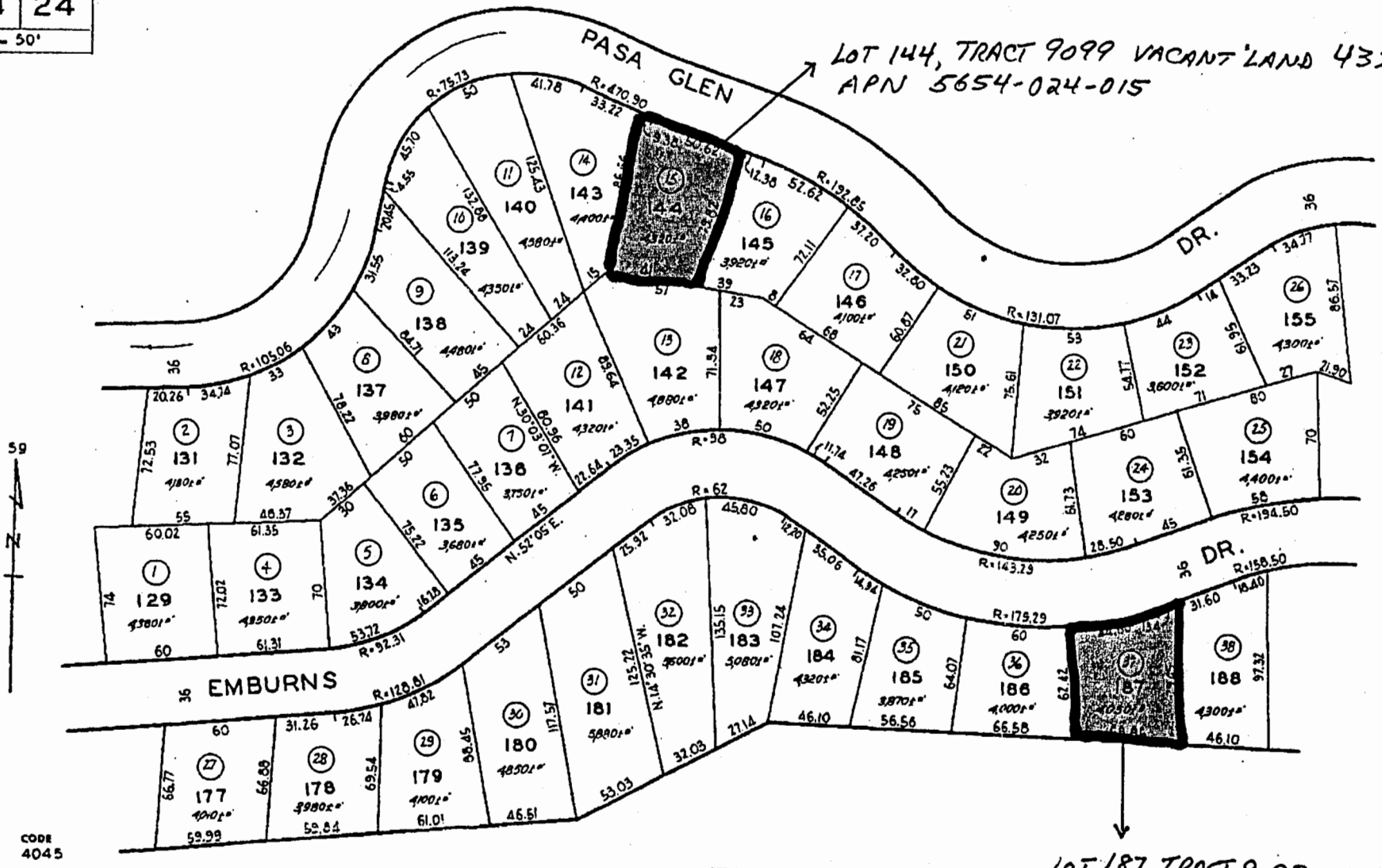


EXHIBIT A

CODE
4045

FOR PREV. ASSM'T. SEE: 719 - 40 & 41

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

M O T I O N

Moved by Council Member Manoukian, seconded by Council Member Yousefian, that the City Manager is hereby authorized to submit to the County of Los Angeles a request to remove two tax-defaulted properties from the list of properties which have been noticed for sale in the City of Glendale. The list of properties includes those properties more particularly described on the council agenda report from the City Attorney dated April 10, 2007. Further, the City Manager or his designate is authorized to execute any and all documents necessary to consummate the transaction to secure title to said properties in the name of the City of Glendale.

Vote as follows:

Ayes:	Manoukian, Najarian, Quintero, Yousefian, Weaver
Noes:	None
Absent:	None
Abstain:	None

MOTION ADOPTED BY THE GLENDALE CITY COUNCIL AT ITS REGULAR MEETING HELD ON Tuesday, April 10, 2007.

APPROVED AS TO FORM

Christine Sarrs

Senior Assistant City Attorney

Date: 4-4-07

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF Motion: Item 5k, mtg. of 4/10/07 ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GLENDALE

DATED April 11, 2007

RITA F. BUCHANAN, CMC

By Rita Buchanan

ASSISTANT CITY CLERK

J:\FILES\DOCFILES\COUNCIL\Tax-def properties mtn 021307.wpd

5 K 1

Assessor Maps are produced for property appraisal purposes, and are NOT surveys.
No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

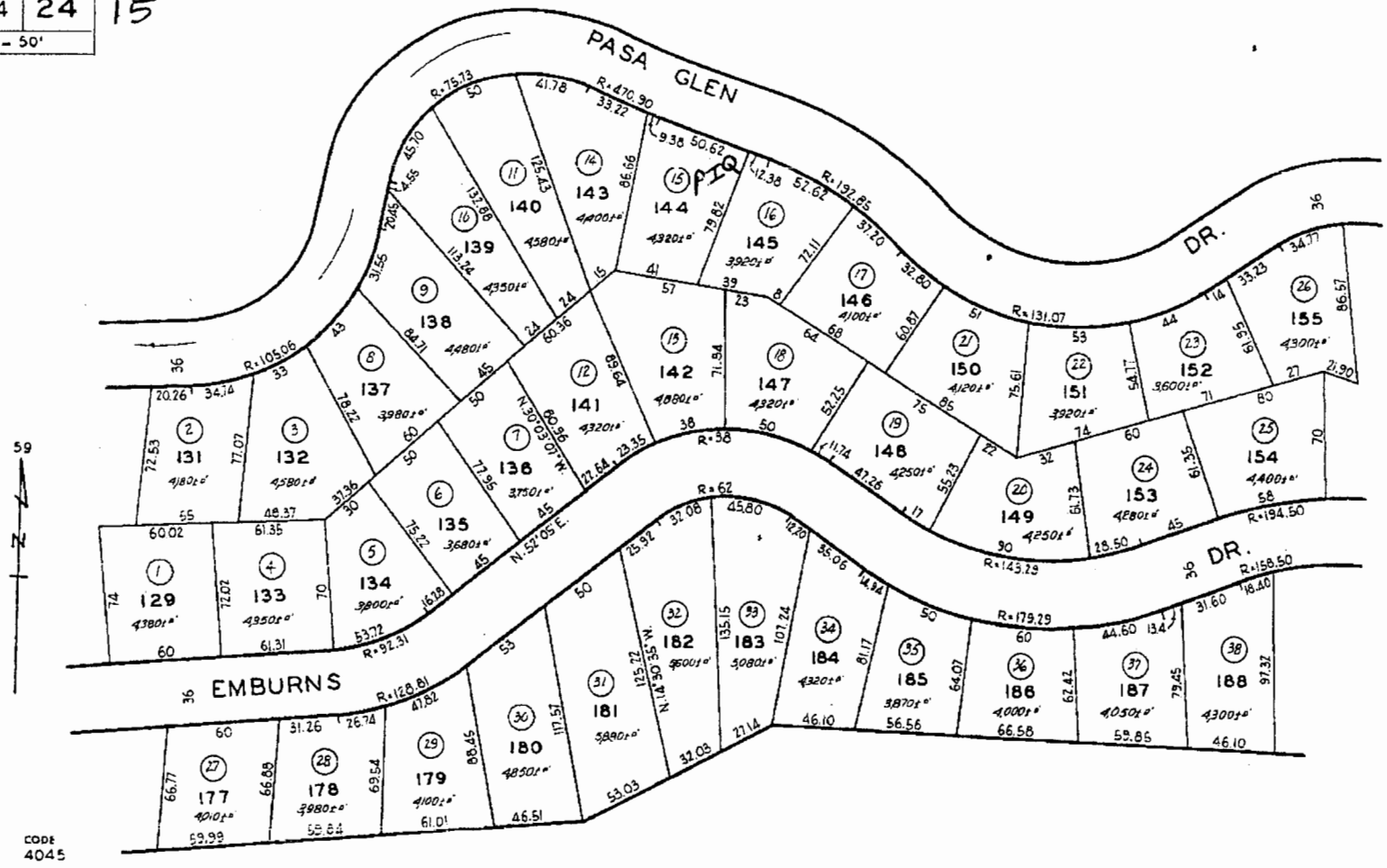
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5654 | 24 | 15

SCALE 1" = 50'

REVISED



CODE 4045

TRACT NO. 9088
M.B. 123 - 65 - 72

FOR PREV. ASSM'T. SEE: 719 - 40 & 41

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Assessor Maps are produced for property appraisal purposes, and are NOT surveys.
No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

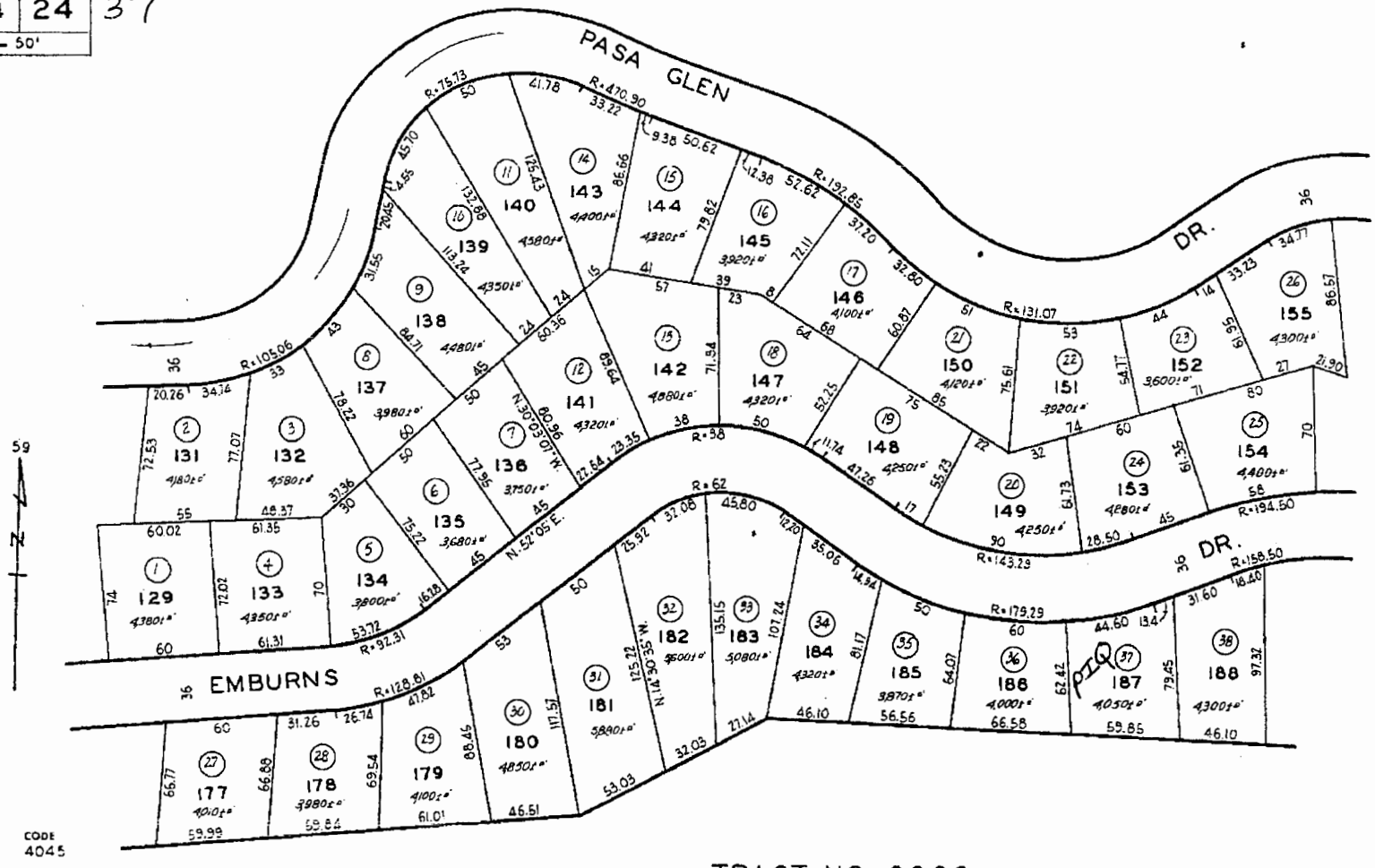
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5654 | 24 | 37

SCALE 1" = 50'

REVISED



CODE
4045

TRACT NO. 9088
M.B. 123 - 65 - 72

FOR PREV. ASSM'T. SEE: 719 - 40 & 41

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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

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

APPROVED

(seal) DEPUTY CITY MANAGER

ATTEST: DATE 11/27/06

By_____
Clerk of the Board of Supervisors

By_____
Deputy
(seal)

By_____

Board of Supervisors
Los Angeles County

By_____
Mayor of the Board of Supervisors

APPROVED AS TO FORM

Senior Assistant City Attorney

Date: 11-27-06

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 2552

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1985	5654-024-015	$ 16,957.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 144

CITY OF GLENDALE	1993	5654-024-037	$ 4,569.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 187

*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 **CITY OF GLENDALE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within _14_ days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

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APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By_____
Principal Deputy County Counsel

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

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

ATTEST:
CITY OF GLENDALE

APPROVED

By_____

(seal) DEPUTY CITY MANAGER

ATTEST: DATE 11/27/06

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Mayor of the Board of Supervisors

APPROVED AS TO FORM

Senior Assistant City Attorney

Date: 11-27-06

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 2552

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