COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
POST OFFICE BOX 514917
LOS ANGELES, CALIFORNIA 90051-4917

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

March 16, 2004

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

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY
SUPERVISORIAL DISTRICT 2- AGREEMENT 2379
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chairman to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by one public agency pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all 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" property.

PURPOSE OF RECOMMENDED ACTION

The property 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. Exhibit "A" attached to the agreement indicates the legal description and selling price of the parcel.

Upon approval, the enclosed agreement and copies 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 agreements as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of this agreement is also 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 property described in this letter will be acquired by one public agency. The City of Los Angeles Department of Water and Power will utilize the property for customer and employee vehicle parking.

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 back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Funds are budgeted in services and supplies for the Tax Collector's Office 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.

A summary of the public agency's purchase is attached. This attachment indicates the affected Supervisorial District and the use for which the property is being acquired. Moreover, we have attached 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 is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

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 agreement 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

Approve and sign the attached agreement forms for the proposed "Tax Defaulted Subject to Power to Sell" property which will be purchased through the Chapter 8 agreement.

Approve the publication of the proposed "Tax Defaulted Subject to Power to Sell" property which will be purchased through the Chapter 8 agreement.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:AC
Bdltr.agreement.11/4/03

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller
Internal Services Department

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

SECOND SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2379

AGENCY

City of Los Angeles Department of Water and Power
Public Agency (2 copies)

Selling price of this parcel
shall be $ 31,496.00

Public Agency
intends to utilize
this property
for customer and employee
vehicle parking.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
2ND	CITY OF LOS ANGEELES	6004-001-027	$31,496.00

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.
CHIEF

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

L. J. Monteith
LARRY J. MONTEITH
EXECUTIVE OFFICER

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

Gentlemen:

TAX AGREEMENT SALES

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

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

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

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the $1 per parcel price has remained constant since October 19, 1943.

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

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

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

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

AGREEMENT NUMBER 2379

CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER

SECOND SUPERVISORIAL DISTRICT

Department of Water and Power the City of Los Angeles

JAMES K. HAHN
Mayor

Commission
DOMINICK W. RUBALCAVA, *President*
LELAND WONG, *Vice President*
ANNIE E. CHO
KENNETH T. LOMBARD
SID C. STOLPER
SUSAN C. PARKS, *Secretary*

DAVID H. WIGGS, *General Manager*
FRANK SALAS, *Chief Administrative Officer*

AGREEMENT
2379

November 18, 2003

Mr. Stan Redins
Tax Specialist
County of Los Angeles
Treasurer and Tax Collector
Tax Defaulted Land Sales Unit
225 N. Hill Street, Room 130
Los Angeles, California 90012

Dear Mr. Redins:

Subject: DWP File No. J-78671
Request for Acquisition – Chapter 8
Located at 5920 South Vermont Avenue, Los Angeles
Vicinity Vermont Avenue and Slauson Avenue
Assessor's Parcel No. 6004-001-027

It is our understanding that the above-referenced parcel is currently listed on the County's register of tax defaulted properties. In accordance with the provisions of the County of Los Angeles' (County) Chapter 8 processing, we respectfully request that the parcel be removed from the list of properties to be sold at public auction and processed for sale to The City of Los Angeles Department of Water and Power (Department). The Department intends to use the subject parcel for vehicle parking purposes for our Vermont Avenue Customer Service Office. Acquisition of this property will allow us to provide a more secure location for employees and customers to park their vehicles.

Please forward to my attention all documentation requiring our completion. Should you have any questions or require additional information, I can be reached at (213) 367-0588. Please reference Department File No. J-78671.

Sincerely,

Kelly W. Nicholson

KELLY W. NICHOLSON
Real Estate Office

received
11-19-2003
S. Redins

KWN:gr

c: Dora Wong

CERTIFIED MAIL
Return Receipt Requested

Recyclable and made from recycled waste.

COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

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

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Property Subject to Power to Sell

Name of Organization: Los Angeles City Department of Water and Power
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: (check one)

_____ Objection to a Current Pending Chapter 7 Sale

X Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring The property: Vehicle Parking. Acquisition of this property will allow us to provide a more secure location for customers and employees to park their vehicles.

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

6004-001-027

APPROVED AS TO FORM AND LEGALITY
ROCKARD J. DELGADILLO, CITY ATTORNEY

DEC 2 9 2003

BY _____
EDWARD J. PEREZ
Assistant City Attorney

Authorized Signature: _____

Title: Craig G. Luna
Real Estate Manager

Date: _____

Agreement Number: 2379

1_78671

Real Estate

J-63763
(Land Acquisitions - $150,000
or Less)

RESOLUTION NO. 002 015

BE IT RESOLVED that the General Manager of the Department of Water and Power and the Manager of Real Estate of said Department are empowered and authorized on behalf of the City of Los Angeles to purchase real property and property rights and to perform all necessary acts in connection therewith; subject to the approval of the City Attorney as to form and legality, provided that the purchase price does not exceed $150,000.

BE IT FURTHER RESOLVED that Resolution No. 239, adopted January 27, 1983, which resolution limited the purchase price to $100,000, is hereby rescinded; and

BE IT FURTHER RESOLVED that the Chief Accounting Employee is authorized and directed, upon certification by the General Manager, to authenticate a demand or demands upon the appropriate revenue fund, payable to the sellers or assignees for the purchase price.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held JUL 17 2001

John C. Burmaller
Secretary

APPROVED AS TO FORM AND LEGALITY
JAMES K. HAHN, CITY ATTORNEY

APR 09 2001

BY STANTON J. SNYDER
ASSISTANT CITY ATTORNEY

The Los Angeles City
Department of Water and Power Mission Statement

"Our mission is to deliver a dependable supply of safe, quality water to our customers in an efficient and publicly responsible manner."
(Water System; source: LADWP website)

"The mission of the Power System and other organizational units involved in the electric business of the DWP is to provide customers with electric energy and related services reliably, competitively, and in a publicly responsible manner."
(Power System; source: Power System Strategic Plan Update 1992)

Property Detail

Los Angeles, CA Rick Auerbach, Assessor

Parcel # (APN):	6004-001-027	Use Description:	
Parcel Status:			
Owner Name:	POLLOCK JACK JACK POLLOCK TRUST		
Mailing Address:	1 AVENIDA DE ROSA, RCH PALOS VRD CA 90275		
Situs Address:	5920 S VERMONT, LOS ANGELES CA 90044		
Legal Description:	TRACT NO 1609 EX OF ST LOT 1		

ASSESSMENT

Total Value:	$69,629	Use Code:	100V	Zoning:	LAC2
Land Value:	$41,944	Tax Rate Area:	06669		
Impr Value:	$27,685	Year Assd:	2003	Improve Type:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	40%	Delinquent Yr:	1993		
Exempt Amt:		Exempt Codes:			

SALES HISTORY

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:	03/12/1971			01/29/1990
Recorded Doc #:				
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICS

Lot Acres:	Year Built:	Fireplace:
Lot SqFt:	Effective Yr:	A/C:
Bldg/Liv Area:		Heating:
Units:	Total Rooms:	Pool:
Buildings:	Bedrooms:	Flooring:
Stories:	Baths (Full):	Park Type:
Style:	Baths (Half):	Spaces:
Construct:	Bsmt SqFt:	Site Inflnce:
Quality:	Garage SqFt:	
Building Class:		Timber Preserve:
Condition:		Ag Preserve:
Other:		
Other Rooms:		

** The information provided here is deemed reliable, but is not guaranteed.

6004	1
SCALE 1" = 100	

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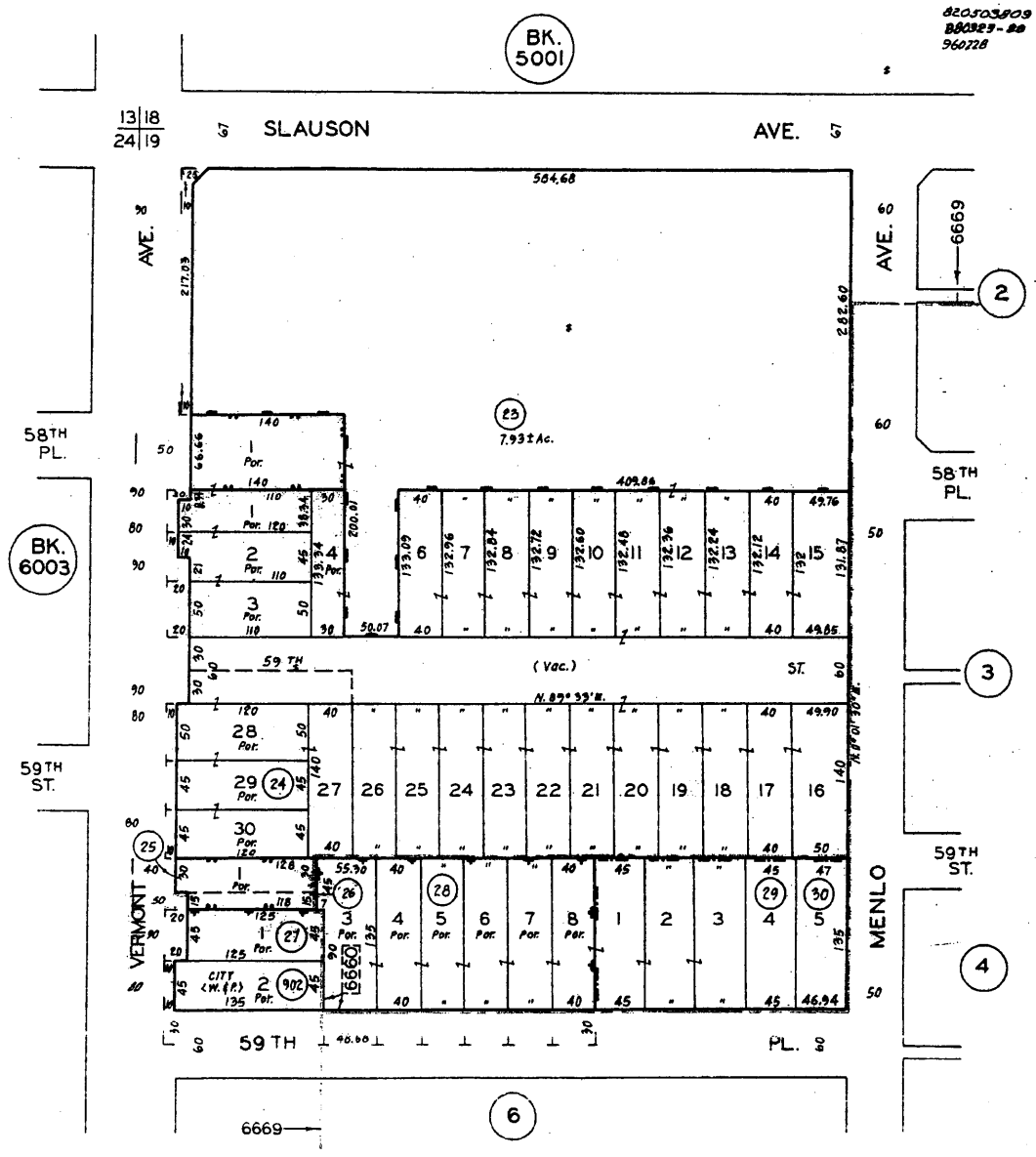

T. 2 S. R. 13 W.

MEDFORD TRACT	M.B. 11-124
TRACT NO. 1609	M.B. 20-98-99
TRACT NO. 2386	M.B. 26-67
TRACT NO. 10514	M.B. 178-6-7

FOR PREV. ASSM'T SEE:
202-1 2 & 31
6004-5

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 LOS ANGELES DEPARTMENT OF WATER AND POWER** ("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:

LLOYD W. PELLMAN
County Counsel

By_____
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

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

ATTEST:
CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER

By _____
Craig G. Luna
Real Estate Manager

(seal)

ATTEST:

By_____
Clerk of the Board of Supervisors

By_____
Deputy
(seal)

Board of Supervisors
Los Angeles County

By_____
Chairman of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY
ROCKARD J. DELGADILLO, CITY ATTORNEY

DEC 2 9 2003

BY _____
EDWARD J. PEREZ
Assistant City Attorney

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

AGREEMENT NUMBER 2272

SUPERVISORIAL DISTRICT 2
AGREEMENT NUMBER 2379

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF LOS ANGELES	1989	6004-001-027	$ 31,496.00*	CUSTOMER/ EMPLOYEE PARKING

LEGAL DESCRIPTION

TRACT NO 16O9 EX OF ST LOT 1

* 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 LOS ANGELES DEPARTMENT OF WATER AND POWER** ("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:

LLOYD W. PELLMAN
County Counsel

By _____
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

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

ATTEST:
CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER

By _____
Craig G. Luna
Real Estate Manager

(seal)

ATTEST:

By_____
Clerk of the Board of Supervisors

Board of Supervisors
Los Angeles County

By_____
Chairman of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY
ROCKARD J. DELGADILLO, CITY ATTORNEY

DEC 2 9 2003

BY _____
EDWARD J. PEREZ
Assistant City Attorney

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 2
AGREEMENT NUMBER 2379

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF LOS ANGELES	1989	6004-001-027	$ 31,496.00*	CUSTOMER/ EMPLOYEE PARKING

LEGAL DESCRIPTION

TRACT NO 16O9 EX OF ST LOT 1

* 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.